Rifle Parks & Recreation Advisory Board

REGULAR MEETING AGENDA

June 8, 2026
5:30 PM
202 Railroad Avenue, Rifle, CO 81650

5:30 PM - Regular Meeting

1. **Call to Order**
2. **Roll Call**
3. **Public Comment** *(Maximum time permitted for Public Comment is 3 minutes per person)
   *(Reserved for general comments or items on the agenda that are not a public hearing)
4. **Consent Agenda**
   - **4.a.** Consider Minutes of the May 11, 2026, Regular Meeting
5. **Presentation**
   - **5.a.** South Rifle Master Plan Presentation
   - **5.b.** Rifle Creek Restoration Conceptual Design Presentation - Centennial Park
   - **5.c.** Garfield County Outdoors Presentation
6. **Regular Agenda**
   - **6.a.** Review and Discuss the Parks and Recreation Strategic Plan
7. **Administrative Reports**
   - **7.a.** 2027 Budget Update
   - **7.b.** Fieldhouse/Activity Center Feasibility Study
8. **Adjournment**

ACCESSIBILITY STATEMENT

The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide

translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Parks & Recreation Director Austin Rickstrew at 970-665-6578 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.

La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciónes, interpretaciónes, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame al Director de Parques y Recreacion Austin Rickstrew al 970-665-6478 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.

Agenda Item #4.a.

Agenda Item Name:
Consider Minutes of the May 11, 2026, Regular Meeting

Presenter:
Sarah Stubbs, Senior Administrative Specialist

Item Description:
Consider the minutes of the May 11, 2026, regular meeting.

Recommended Action:
Move to approve the minutes of the May 11, 2026, regular meeting.

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
Consider the minutes of the May 11, 2026, regular meeting.

Notification Requirements:

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:
1. PRAB Meeting Minutes 05.11.2026

Rifle Parks & Recreation Board
Regular Meeting Minutes
May 11, 2026

The meeting was called to order at 5:30 pm by Annie MacGregor.

Roll Call

Members Present	YES	NO
Ken Blatter	X	
Kirsten Clancy	X	
Aaron Cumming	X	
John Douglas	X	
Annie MacGregor	X	
Betsey Seymour	X	
Ari Philipson		X
Marisa Skajewski	X	

Staff Present: Matt Rowe, Sarah Stubbs, Keith Dawson, Keith Gray, Michael Churchill

Public Comment

- Comments heard from Steven Arousa

Consent Agenda

- Consider the minutes of the April 13th meeting.
    - Aaron Cumming motioned to approve the minutes of the April 13th, Parks and Recreation Advisory Board, Regular Meeting; seconded by Ken Blatter. Unanimous approval.

Presentation

5.a. RAMBO – Project Update Presentation

Aaron Maddox provided a RAMBO project update that reviewed completed trail projects, including Marrow Draw, Highlands, and Grand Hogback. Future priorities discussed included south-side trail development, Ramsey Gulch, CMC and Air Park connections, Stevens Hill, Middle Kingdom/Bryce's Valley access, Rifle Creek Canyon Ditch, Hubbard Mesa, and additional Highlands improvements.

The Board requested more detailed project information from RAMBO, including specific support needed from Parks and Recreation, such as funding, staff time, endorsement, or letters of support.

Comments were heard from Board Member Kirsten Clancy, Annie McGregor, and Betsey Seymour.

5.b. Feasibility Study Presentation

Chris Costelli of Studio CK and Jordan Lochner of Collab Architecture presented the draft feasibility study for the Rifle Activity Center. The presentation covered demographics, community outreach, site selection, building concepts, cost estimates, and operations.

DRAFT

Metro Park was selected as the preferred site after a review of several options. Proposed amenities included an indoor gymnasium, turf practice space, an indoor track, fitness areas, multipurpose rooms, an indoor playground, and an optional indoor aquatics component.
The base option without indoor aquatics was estimated at approximately $30 million total project cost. The option with indoor aquatics was estimated at a total project cost of approximately $46.5 million. Annual operations for the aquatics option were estimated at approximately $1.8 million in expenses, $1.2 million in revenue, and 60%–68% cost recovery.
The Board discussed facility size, future growth, aquatics, parking, and whether the facility would meet long-term community needs.

Comments were heard from Betsey Seymour, Kirsten Clancy, and Aaron Cumming.

6.a. Discuss City of Rifle Comprehensive Plan

The Board discussed final comments on the Comprehensive Plan. Key themes included treating parks and recreation as economic drivers, strengthening Rifle's recreation identity, better utilizing the golf course, expanding youth workforce opportunities, and promoting Rifle's regional outdoor recreation assets.

Administrative Reports

Staff reported that the RoverPass reservation system for Rifle Mountain Park had gone live. The system allows campground reservations up to three months in advance and has received approximately 50 reservations during its first weekend. Fourteen sites remain first-come, first-served.

Staff also reported that customers pay a $3.50 platform fee, while the City will absorb credit card processing fees. Additional updates included the upcoming Parks and Recreation golf tournament and the Bookcliff Field LED lighting project beginning May 18.

Adjournment: There being no further business, the meeting was adjourned by Annie MacGregor at 7:03 PM.

DRAFT

Agenda Item #5.a.

Agenda Item Name:
South Rifle Master Plan Presentation

Presenter:
Austin Rickstrew, Parks & Recreation Director

Item Description:
DHM will be presenting the final draft of the master plan for the South Rifle Property.

Recommended Action:
No action on a presentation

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
DHM, the firm that has worked on the South Rifle master plan, will present the findings of the study. The South Rifle Master Plan establishes a long-term vision for the future use, development, and stewardship of a 112-acre property located in South Rifle. The plan provides a strategic framework for creating recreational opportunities, preserving open space, enhancing trail connectivity, and supporting the community's growing demand for outdoor amenities while maintaining the property's natural character.
The 112-acre site presents a unique opportunity to expand Rifle's parks and recreation system and create a destination that serves residents and visitors alike. Through evaluation of site conditions, recreational needs, environmental considerations, and community priorities, the Master Plan identifies opportunities to balance active recreation, passive recreation, open space preservation, and public access.

Notification Requirements:

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:

1. 20260512_Rifle Open Space Master Plan_Cost Table
2. 20260512_Rifle Open Space Master Plan_22x34_150sc
3. Rifle Open Space Master Plan Summary Report

DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
URBAN DESIGN
LAND PLANNING

Rifle Open Space Master Plan
Programming Cost Estimate
Spring 2026

Amenity	Quantity	Cost	Notes	Annual Maintenance Cost	Maintenance Responsibility
Hiking Trails	Machine Built: 1.2 Miles Hand Built: 3.0 Miles Total: 4.2 Miles	Dante Harmony: • Machine Built: (6,332LF)($5) = **$31,600** • Hand Built: (15,640LF)($10 - $15) = **$156,400 - $234,600** • **Total: $188,000 - $266,200** Gumption Trailworks: • Alignment finalization: **$10,000 - $15,000** • Trail Construction: • (21,972LF)($7 - $25) = **$153,800 - $549,300** • **Total: $163,800 - $564,300**	Dante Harmony: • Machine Built: $5/LF • Hand Built: $10-15/LF Gumption Trailworks: • Alignment finalization: $10,000-$15,000 • Trail Construction: $7-$25/LF	$7,000.00	Contractor and City of Rifle
Disc Golf	20.6 Acres (18-holes)	(Infrastructure price) Tee-pad sizes: 6.5'x13.5' Concrete: (9 Holes)(88SF)($7/SF) = **$5,544** Artificial turf: (9 Holes)(88SF)($8/SF) = **$6,336** Baskets: (19)($700) = **$13,300** Ground Sleeves: (18)($30) = **$540** Signs: $1179 (+$40 metal posts)(18) = **$1900** **Total: $27,620**	Concrete Price: Birch Park Master Plan Cost Estimate Baskets and Ground Sleeve pricing from Cody Darling with Roaring Fork Disc Golf Club Tee Pad: Tee Pads Signage: Signage Price	$3,000.00	City of Rifle

Mountain Bike Skills Park	2.63 Acres	**Total: $25,000 - $50,000** (Combined infrastructure & install)	Pricing from: Gumption Trailworks Local reference: The Yard - Cañon City (3 acres): $40,000 (2021)	$5,000.00	Contractor and City of Rifle
Pavilions, Picnic Tables, Grills		(Combined infrastructure & install) (1) X-Large Shade Shelter 30'x50': $70,000 (4) Picnic Table: $3,000/each (2) Bench: $2,000/each (1) Trash Receptacle: $1,500/each (8) Bike Rack: $750/each (1) Drinking Fountain: $8,000 (2) Charcoal grill: $1,000/each **Total: $103,500**	Local reference: Birch Park Site Amenities / Furnishings: $182,000 (2023) Birch Park Master Plan Cost Estimate	$1,000.00 (After 5 Years) $3,500.00	City of Rifle
Adventure Play	5,493 SF Play Area	Airplane Cable 250LF: $400 Rope 200LF: $300 Cable Fasteners/Hardware for 10 elements: $500 Cement for 17-20 posts: $400 15-20 Rounded trees from onsite **Total: $3,000** Labor and Equipment: $1000 Course Inspection $500-$1000 **Total: $1,000 - $2,000**	Local reference: Ridgway Low Ropes Course: $5,000 (2016) • Low ropes course in Top of Pines, uses existing trees. • 200-250 LF of rope and cable with 9-10 elements 12-24" off ground • Kid-friendly (8+) designed for 10 people at a time Top of the Pines	$500.00	City of Rifle

Playground	0.12 Acres (5,000 SF)	(Combined infrastructure & install) Poured-in-place rubber surfacing: (5,000SF)($24)=$120,000 PIP Thickened Edge: (350LF)($30)=$10,500 PIP Concrete sub slab: (5,000SF)($7)=$35,000 PIP Underdrain System: $7,500 Primary (5-12yo) play equipment: $250,000 Toddler (2-5yo) play equipment: $150,000 Seat boulders: (10)($500)=$5,000 Log seating: $2,500 Striping/painted games: $7,500 **Total: $588,000**	Local reference: Birch Park 5000SF Inclusive Playground: $588,000 (2023) Birch Park Master Plan Cost Estimate	$2,000.00 (Replace after 15 years)	City of Rifle
Nature Play	0.15 Acres (6,456 SF)	(Combined infrastructure & install) **Total: $500,000**	Local reference: Creekside Quest Children's Garden (1 acre): 2015 $100,000 Natural play area, with play features including kid-sized homestead log cabin and Native American teepees. Sculptured concrete boulders and sandbars for water play. Creek Valley Ecological Park	$1,000.00	City of Rifle

Outdoor Fitness Stations	800 SF (5 Stations)	Kompan fitness equipment (steel collection): Square pull up station: $3,070 Tiered push up bars: $1,080 Overhead ladder: $2,760 Dip bench: $1,710 Sit up bench: $1,890 Freight: $3,000 Installation: $8,000 **Total: $21,510**	Specified elements are located in the Kompan catalogue 'Street Workout' section: Fitness Stations	Very minimal (tighten bolts and clean equipment)	City of Rifle
Dog Park	1.59 Acres	(Combined infrastructure & install) Water fountains Shaded seating areas Open fields **Total: $130,000**	Local reference: Deerfield Dog Park (1.7 Acres): $136,203 (2023)	$1,000.00	City of Rifle
Bouldering Structure	650 SF	(Combined infrastructure & install) Climbing equipment: $50,000 Poured-in-place rubber surfacing: (650SF)($24)=$15,600 PIP Thickened Edge: (150LF)($30)=$4,500 PIP Concrete sub slab: (650SF)($7)=$4,550 PIP Underdrain System:$3,000 **Total: $77,650**	Local reference: Birch Park "Lookout" Boulder Climbing: $77,650 (2023) Birch Park Master Plan Cost Estimate	$1,500.00	City of Rifle
Interpretive Signage	1 Sign Pannel	(Combined infrastructure & install) **Total: $2,000**	Local reference: Birch Park $2,000/interpretive sign (2023) Birch Park Master Plan Cost Estimate	$500.00	City of Rifle

Archery Range	0.72 Acres (8 lanes)	(Combined infrastructure & install) **Total: $140,000**	Local reference: Apex Archery Range Arvada, CO. $140,319 (2025) 13,100SF 60-yard outdoor range	$3,500.00	City of Rifle
Parking Area	0.65 Acres (52 spaces)	(Combined infrastructure & install) Gravel parking lot **Total: $25,000**	Local reference: Harvey Gap Parking Lot – 100 vehicles (2026) $50,000 Request for Bid	$6,000 (re-grading, pothole / rutting repair, weed control)	City of Rifle
Accessible Vault Toilet	1 precast concrete vault toilet	(Combined infrastructure & install) **Total: $32,000**	Local reference: Grand Hogback Trail Pit Toilet (2022) $32,192	$1000.00 (Pump Out Service)	Contractor

PROPOSED AMENITIES

	Amenity	Unit	Phasing Priority
1	Parking Area	0.65 Acres	Phase 1
2	Playground	5,000 Sq Ft	Phase 2
3	Mountain Bike Skills Park	2.63 Acres	Phase 2
4	Accessible Pit Toilet	100 Sq Ft	Phase 1
5	Pavilions, Picnic Tables, Grills	1,550 Sq Ft	Phase 1
6	Adventure Play	5,500 Sq Ft	Phase 1
7	Disc Golf	20.6 Acres	Phase 1

	Amenity	Unit	Phasing Priority
8	Nature Play	6,500 Sq Ft	Phase 1
9	Outdoor Fitness Stations	800 Sq Ft	Phase 1
10	Dog Park	1.6 Acres	Phase 1
11	Bouldering Structure	650 Sq Ft	Phase 1
12	Interpretive Signage	1 Panel	Phase 1
13	Archery Range	8 Lanes	Phase 1
14	Preservation Area	6.5 Acres	Phase 1

LEGEND

- City Parcel Boundary
- Garfield County Parcels
- 100' Contours
- 10' Contours

Proposed Trails: PHASING PIORITY - Phase 1

- Intersection
- Machine Built Existing Improved Trail (>4') = 3,400 LF / 0.65 Mi
- Machine Built Proposed Trail (>4') = 2,932 LF / 0.55 Mi
- Hand Built (<4') = 15,640 LF / 2.96 Mi
- Downhill Flow Trail (Future Connection to Regional Trail Network)

Proposed Disc Golf

- Tee
- Basket
- Alternate Basket
- Flight

Last Chance Ditch
Ramsey Gulch
Overhead Utility Line 100' Easement
County Road 332
Existing Trail
Grand River Plaza Prop Owners
BLM
BLM
5600
5700
5800
5900
6000

SCALE: 1" = 150'
0' 75' 150' 300'
N

RIFLE OPEN SPACE MASTER PLAN
RECREATION AMENITIES | CONCEPT PLAN
SPRING 2026

The City of Rifle, Colorado
DHM DESIGN

RIFLE OPEN SPACE MASTER PLAN SUMMARY REPORT

Rifle, Colorado

PREPARED FOR

City of Rifle - Parks and Recreation Department

PREPARED BY

DHM Design

SUBMITTAL DATE

May, 2026



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Executive Summary

The South Rifle Open Space Master Plan establishes a community-informed framework for transforming a 112.8-acre City-owned parcel in South Rifle into a passive recreation and open space amenity. The plan balances new recreation opportunities with protection of the site's sensitive natural resources, wildlife habitat, steep terrain, drainage corridors, and regional open space character. The project effort included site analysis mapping, concept development, stakeholder and community engagement documentation, final master plan development, preliminary cost estimates, and grant and funding partnership opportunities. These elements are included as an appendix to this document.

Project Purpose and Site Context

The project area is located south of I-70 near County Road 332, Last Chance Ditch, Ramsey Gulch, adjacent private properties, and surrounding BLM lands. Existing conditions analysis documented varied topography, slopes, drainage patterns, utility constraints, vegetation communities, and important wildlife habitat. Wildlife mapping and stakeholder input identified the property and surrounding landscape as important winter range and movement habitat for mule deer, elk, and other wildlife.

The master plan therefore emphasizes low-impact recreation, careful trail placement, habitat preservation and seasonal management. The plan is intended to serve Rifle residents, with particular benefit to the South Rifle community. Park amenities such as the playground and adventure play area will support families and children, while the trail network will provide opportunities for hiking and walking, and the disc golf course will offer a new recreation amenity for local and regional users. These improvements are planned in a way that maintains the site's natural character and reinforces its open space value.

Engagement Summary

Community and stakeholder engagement played a central role in shaping the plan. The outreach process included stakeholder meetings, a public engagement booth at Rifle's Hometown Holidays event that included interactive comment and voting boards, and an online community survey. Stakeholders included Colorado Parks and Wildlife, Bureau of Land Management, Rifle Area Mountain Bike Organization, Roaring Fork Disc Golf Club, and Grand River Health.

Stakeholder feedback highlighted several key priorities: protecting wildlife winter range, considering seasonal closures, keeping dogs on leash, coordinating with adjacent land managers, avoiding user conflicts, supporting passive recreation, and providing amenities

that benefit South Rifle residents and employees. Colorado Parks and Wildlife emphasized the ecological sensitivity of the property and recommended conservative seasonal use due to winter wildlife use. Recreation stakeholders expressed support for trails, disc golf, and limited bike amenities, provided that layout, maintenance, and user compatibility are carefully addressed.

Public feedback showed strong interest in trails, disc golf, mountain bike amenities, family-oriented play, picnic areas, and nature-based recreation. Survey results also showed strong support for natural resource protection, with preservation of habitat and wildlife identified as a major community value. Respondents expressed a preference for moderate level trails, with additional support for easy/ADA-accessible trail options and more challenging routes where appropriate.

Master Plan Overview

The master plan recommends a phased implementation of an open space recreation system organized around trails, disc golf, family amenities and preservation areas. Proposed amenities include approximately 4.2 miles of trails, an 18-hole disc golf course, mountain bike skills park, playground, nature play, adventure play, pavilion and picnic facilities, dog park, bouldering structure, outdoor fitness stations, interpretive signage, archery range, parking area, and an accessible vault toilet.

The trail network was laid out to respond sensitively to the site's steep slopes and natural drainage patterns while accommodating a range of users through varying trail difficulty levels. The plan identifies a preservation area and places more active amenities in locations intended to reduce disturbance to sensitive portions of the site. Disc golf is integrated into the natural landscape, with course design expected to be refined in later phases.

Grant Funding Review and Funding Matrix

A grant funding review was completed to identify implementation resources for the South Rifle Open Space Master Plan. The project is well-suited to a stacked funding approach because it includes several distinct but complementary project types: trails, trailhead access, wildlife-sensitive open space management, interpretation, youth and family recreation, outdoor wellness, disc golf, biking amenities, accessibility improvements, and public gathering areas. Because no single grant program is likely to fund the full plan, the City should pursue specific grant packages by phase and by project benefit.

Early grant applications should focus on shovel-ready, lower-risk improvements such as priority trails, trailhead access, parking, interpretive signage, habitat protection, and basic

visitor management. Larger amenities such as the playground, nature play, mountain bike skills park, disc golf course, archery range, and restroom facilities may be better suited to later phases, once design, permitting, environmental review, maintenance roles, and matching funds are confirmed.

Private, Foundation, and Corporate Funding Opportunities

Private and philanthropic sources should supplement public grants, provide required match, or fund highly visible amenity components that may not score as strongly in infrastructure-focused public grant programs. These sources are especially relevant for youth and family recreation, health and wellness, accessibility, stewardship, shade, seating, signage, and placemaking.



Specific Grant and Funding Opportunities – South Rifle Master Plan

Public Grant Opportunities

Grant / Funding Source	Best-Fit Project Elements	Cycle / Award Notes	Fit for South Rifle
Great Outdoors Colorado — Community Impact	Park amenities, playground, nature play, picnic/shade areas, outdoor fitness, access improvements, stewardship	FY2027 Cycle 1 concept papers are due July 23, 2026, full applications due September 10, 2026, and awards December 11, 2026; Cycle 2 concept papers are due January 21, 2027, with applications due March 11, 2027.	Strong fit for a bundled community recreation, access, and open space implementation phase.
Great Outdoors Colorado — Pathways	Trail connectivity, regional trail planning, trailhead improvements, wayfinding, outdoor access planning	GOCO lists Pathways awards at $100,000–$300,000 per project, with the same FY2027 cycle dates as Community Impact.	Strong fit for trail connectivity, regional access planning, and future connections to adjacent public lands.
CPW Non-Motorized Trails Grant Program	Trail construction, trail maintenance, trail stewardship, planning, trail support, trailhead improvements	CPW states the next application opens August 1, 2026, and the program supports construction, maintenance, trail stewardship, planning, and support applications.	Very strong fit for Phase 1 trail construction and stewardship, especially if wildlife management measures are clearly addressed.
Land and Water Conservation Fund — Colorado / CPW	Public outdoor recreation facilities, parks, playgrounds, bicycle paths, hiking trails, outdoor recreation access	CPW describes LWCF as supporting public recreation opportunities, including parks, playgrounds, bicycle paths, and hiking trails.	Good watch-list opportunity for playground, trailhead, restroom, picnic, and outdoor recreation improvements when a compatible cycle is available.
NFWF / GOCO RESTORE Colorado	Habitat restoration, sagebrush/rangeland restoration, wildlife corridor protection, winter range management, stewardship	RESTORE Colorado funds voluntary restoration, enhancement, and expansion of high-priority wildlife habitat in Colorado.	Strong conservation fit if paired with CPW/BLM coordination, seasonal closure planning, signage, habitat restoration, and monitoring.
FHWA Colorado Federal Lands Access Program — FLAP	Access improvements supporting federal lands, trail access, transportation-related trailhead improvements, regional connectivity	Best pursued only if the City and BLM can clearly connect the project to access serving adjacent federal lands.	Potential fit for future federal lands access or regional trail connection work; requires early BLM support.
Colorado Health Foundation — Equitable Community-Designed Outdoor Spaces	Planning and co-design for playgrounds, parks, outdoor spaces, inclusive physical activity, bilingual/community-designed amenities	The foundation's funding cycles are February 15, June 15, and October 15, adjusted to the next business day if needed. The outdoor spaces opportunity supports planning grants for spaces such as playgrounds and parks.	Strong fit for inclusive playground, nature play, seating, shade, bilingual signage, accessibility, and youth/family recreation.
CPW Partners in the Outdoors Grant	Interpretation, stewardship coordination, outdoor education, small partnership projects	Best suited for smaller education and stewardship components rather than major capital construction.	Good fit for wildlife education, seasonal closure messaging, interpretive signage, and partner coordination.

DOLA Energy/Mineral Impact Assistance Fund	Core public infrastructure, parking, restroom, access improvements, resilience-related improvements	Eligibility and active cycle should be confirmed directly with DOLA before application.	Potential fit due to Garfield County's energy/mineral context; best treated as a secondary or watch-list source.

Private / Philanthropic Source	Best-Fit Project Elements	Cycle / Award Notes	Fit for South Rifle
Boettcher Foundation — Community Connections Grants	Community-serving park amenities, outdoor gathering spaces, inclusive recreation, small capital improvements	Boettcher offers three funding cycles each year and states that awards typically range from $20,000 to $75,000.	Strong match or gap-funding source for picnic areas, shade, seating, accessible amenities, and family recreation features.
Gates Family Foundation — Capital Grants	Larger capital packages, parks and recreation improvements, durable community assets	Best pursued for a clear capital phase with broad public benefit.	Potential fit for larger bundled improvements, especially if paired with GOCO, LWCF, or local match.
The Anschutz Foundation	Health and wellness, youth/community benefit, recreation access, family amenities	Foundation process and eligibility should be confirmed before application.	Good prospect for wellness-oriented improvements, walking access, youth/family recreation, and outdoor fitness.
Daniels Fund	Youth recreation, youth access, community benefit through nonprofit partners	Generally stronger through nonprofit or youth-serving partners.	Best fit if a nonprofit partner leads youth access, bike skills, adventure play, or programming components.
AARP Community Challenge	Quick-build accessibility, seating, shade, wayfinding, age-friendly public spaces, trail comfort improvements	The 2026 application deadline was March 4, with grantees announced June 24 and projects due December 15.	Good future-cycle opportunity for benches, shade, ADA comfort features, wayfinding, crossings, and senior-friendly improvements.
KABOOM! Community-Built Playspaces	Playground, nature play, multi-sport court, adventure play, youth-focused play improvements	KABOOM! supports community-built playgrounds, multi-sport courts, and nature exploration areas through partner-funded opportunities.	Good prospect for playground, nature play, or adventure play if Rifle meets eligibility and can support a community-build model.
PeopleForBikes / Bike-Industry Funding	Bike skills park, bike amenities, youth cycling elements, trail-related bike access	Monitor for open cycles or pursue through industry relationships and local bike partners.	Good watch-list source for the mountain bike skills park, particularly with RAMBO support.
Local Business / Healthcare Sponsorships	Outdoor fitness stations, benches, shade structures, picnic areas, trail signage, wellness loops	Flexible timing; can fund individual amenities or provide grant match.	Strong fit given Grand River Health's interest in walking trails, staff wellness, and community health.
User-Group Fundraising and In-Kind Partnerships	Disc golf course, mountain bike skills park, trail maintenance, volunteer stewardship	Flexible timing; should be formalized through letters of commitment before public grant submittals.	Strong fit with Roaring Fork Disc Golf Club and RAMBO involvement. These commitments can strengthen GOCO, CPW, and foundation applications.

Grant Stacking Strategy

The City should pursue a phased funding strategy that matches grant opportunities to specific, fundable project packages. This approach allows the City to demonstrate early progress, reduce single-source funding risk, align each application with the most competitive grant narrative, and preserve flexibility as partnerships evolve.

Package 1 — Access, Trails, and Visitor Management

This should be the first priority package because it creates basic public access before larger amenities are constructed. Include priority hiking trails, improvements to existing trails, trailhead access, parking, wayfinding, interpretive signage, seasonal closure infrastructure, and initial stewardship.

Recommended stack: CPW Non-Motorized Trails for trail construction and stewardship; GOCO Pathways for trail connectivity and trailhead improvements; CPW Partners in the Outdoors for interpretation and partner coordination; AARP Community Challenge, local sponsorships, or user-group volunteer commitments for benches, wayfinding, and match.

Package 2 — Habitat Protection and Conservation Stewardship

This package should address CPW's winter range concerns and strengthen the overall grant narrative. Include preservation area management, restoration of disturbed areas, sagebrush/rangeland protection, wildlife education, seasonal closure planning, monitoring, and coordination with CPW and BLM.

Recommended stack: RESTORE Colorado for habitat and big-game winter range work; CPW Partners in the Outdoors for education and collaboration; GOCO Community Impact or Pathways if stewardship is tied to public access improvements; Gates Family Foundation, local conservation donors, and in-kind partner support for restoration match.

Package 3 — Family Recreation and Community Wellness

This package should focus on the amenities most visible to the public and most aligned with survey feedback: playground, nature play, adventure play, picnic/shade facilities, outdoor fitness stations, seating, bilingual signage, and accessible routes.

Recommended stack: GOCO Community Impact as the primary capital source; Colorado Health Foundation for equitable design, co-design, physical activity, and youth/family wellness; Boettcher Foundation, KABOOM!, Anschutz Foundation, or Daniels Fund for private match; Grand River Health or local business sponsorship for wellness-oriented improvements.

Package 4 — Specialized Recreation Amenities

This package should advance disc golf, mountain bike skills, bouldering, archery, and other specialized recreation elements after layout conflicts, wildlife considerations, and maintenance roles are resolved.

Recommended stack: GOCO Community Impact for broader outdoor recreation benefit; CPW Non-Motorized Trails for eligible trail or bike-related components; PeopleForBikes or bike-industry funding for bike skills features; Roaring Fork Disc Golf Club, RAMBO, and local business sponsorships for fundraising, design support, installation assistance, and maintenance commitments.

Package 5 — Regional Connectivity / Federal Lands Access

This package should be pursued only if the City, BLM, and regional trail partners agree on a realistic federal lands access or regional trail connection. It may include access improvements, trailhead facilities, future connection planning, and coordination with adjacent public lands.

Recommended stack: FHWA FLAP if the project can demonstrate access to federal lands; GOCO Pathways for trail connectivity; CPW Non-Motorized Trails Planning or Construction for trail alignment and implementation; BLM support letters and clear public access documentation.

Private Funding Prospectus Recommendation

The City should prepare a short private funding prospectus as a companion to public grant applications. This document should identify specific giving levels so local businesses, healthcare partners, civic groups, user groups, and donors can support visible project components.

Giving Level	Example Amenity
$2,500–$5,000	Bench, interpretive sign contribution, dog waste station, native seed/restoration area
$5,000–$15,000	Shade trees/planting, trail wayfinding package, disc golf tee sponsorships, small fitness station
$15,000–$50,000	Outdoor fitness cluster, picnic node, adventure play elements, bike skills features

$50,000–$150,000	Playground component, pavilion, bouldering structure, dog park improvements, restroom match
$150,000+	Major family recreation zone, trailhead package, nature play area, multi-amenity match package

For the strongest grant positioning, the City should secure private commitments before submitting major public applications. Even modest letters of commitment from local businesses, Grand River Health, RAMBO, Roaring Fork Disc Golf Club, or community donors can demonstrate readiness, partnership capacity, and long-term support.

Grant Cycle and Application Timing Recommendations

For near-term implementation, the City should prepare a 12- to 18-month grant calendar. The most immediate targets include GOCO FY2027 Cycle 1, with concept papers due July 23, 2026 and applications due September 10, 2026; CPW Non-Motorized Trails, which opens August 1, 2026; and Colorado Health Foundation deadlines of February 15, June 15, and October 15.

Before submitting applications, the City should confirm each grant's current guidelines, match requirements, environmental review needs, ownership/public access documentation, and procurement restrictions. For the South Rifle site, early coordination with CPW and BLM will be especially important because wildlife habitat, seasonal closures, and potential spillover onto adjacent public lands are central to the project's feasibility and competitiveness.

Implementation and Cost Considerations

The appendix includes preliminary programming-level cost estimates for the recommended amenities. These estimates are intended to support future budgeting, grant applications, phasing decisions, and partnership discussions. Major cost items include trails, playground and nature play features, disc golf infrastructure, mountain bike skills facilities, shade and picnic amenities, dog park improvements, bouldering structure, archery range, parking, and restroom facilities.

Implementation should proceed in phases, prioritizing core access, trail development, parking, interpretation, preservation measures, and lower-impact recreation elements. Later phases may add higher-cost amenities as funding, partnerships, maintenance capacity, and environmental considerations are confirmed. Continued coordination with CPW, BLM, user groups, adjacent property owners, community partners, and private

funders will be important as the City advances design, permitting, funding, construction, and long-term operations.

Conclusion

The South Rifle Open Space Master Plan provides a practical and community-supported vision for a new open space asset in South Rifle. The plan responds to demonstrated community demand for trails, family recreation, disc golf, biking opportunities, gathering areas, and nature-based experiences, while also recognizing the site's ecological importance. With thoughtful phasing, seasonal management, stacked public and private funding, and continued partner coordination, the project can expand recreation access, support community wellness, and preserve the natural landscape that makes the site valuable.

APPENDIX

APPENDIX A - SITE ANALYSIS MAPPING

APPENDIX B - CONCEPT PLAN & IMAGERY

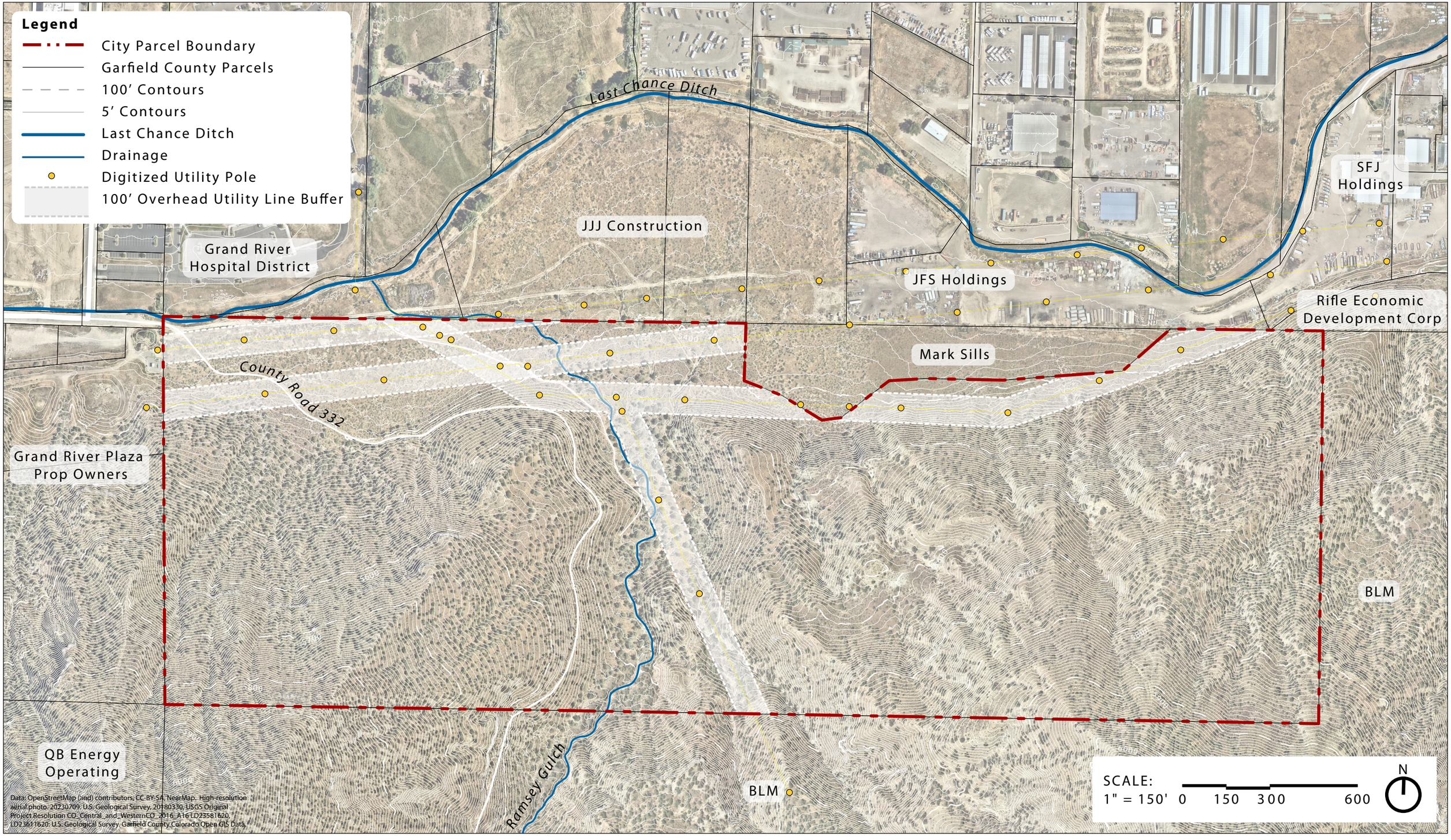
APPENDIX C - STAKEHOLDER AND COMMUNITY ENGAGEMENT

APPENDIX D - MASTER PLAN

APPENDIX E - MASTER PLAN COST TABLE

APPENDIX A

SITE ANALYSIS MAPPING



DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

SOUTH RIFLE MASTERPLAN | PARCEL MAP

October 2025

Legend

- City Parcel Boundary
- Garfield County Parcels
- 100’ Contours
- 5’ Contours
- Last Chance Ditch
- Drainage
- FEMA Zone AO

Zoning

- Community Service
- Developing Resource
- Light Industrial
- Light Industrial PUD
- Medium Density Residential PUD

Soil

- Torriorthents - Rock outcrop complex, steep
- Arvada loam, 6 to 20 percent slopes

Medium Density Residential PUD

Light Industrial PUD

Community Service

Light Industrial

Developing Resource

Last Chance Ditch

Light Industrial

Trail

County Road 332

Ramsey Gulch

5400

5500

5600

5700

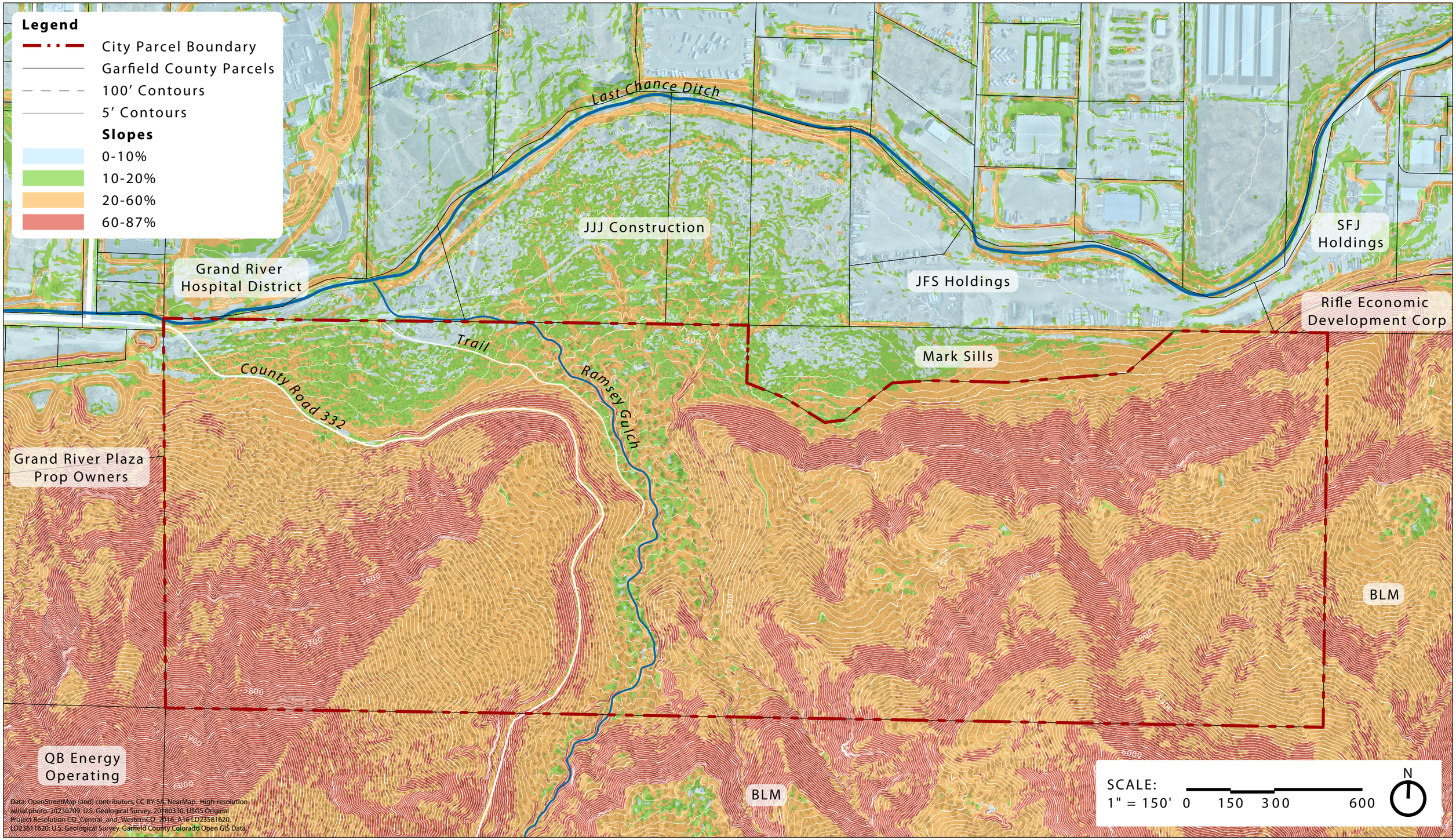
5800

5900

SCALE:
1" = 150' 0 150 300 600

N

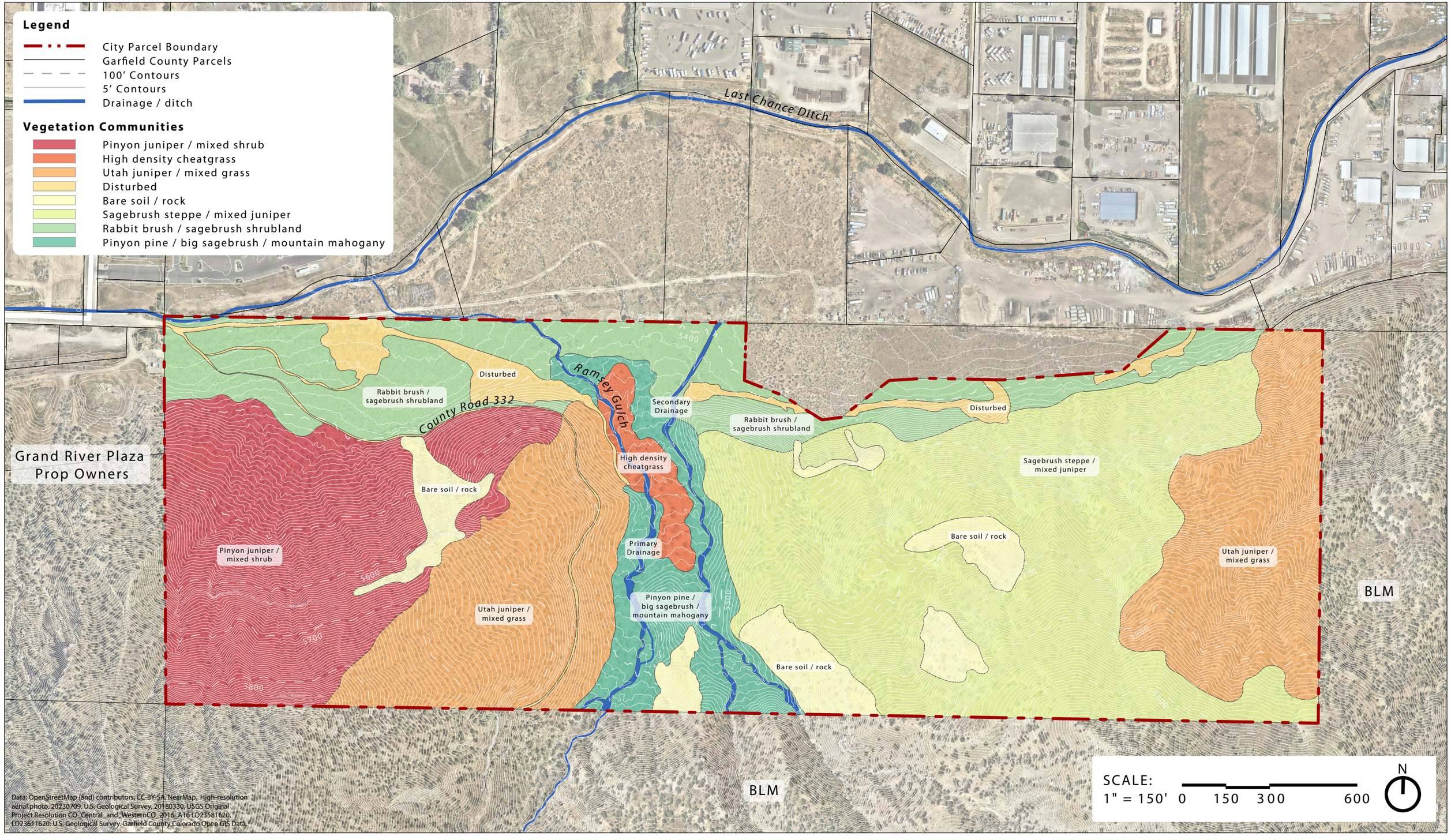
Data: OpenStreetMap (and) contributors, CC-BY-SA; NearMap. High-resolution aerial photo, 20230709, U.S. Geological Survey, 20180330, USGS Original Project Resolution CO_Central_and_WesternCO_2016_A16 LD23581620, LD23611620; U.S. Geological Survey, Garfield County Colorado Open GIS Data, The National Flood Hazard Layer (NFHL), USDA Natural Resources National Cooperative Soil Survey, Web Soil Survey (WSS)



DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

SOUTH RIFLE MASTERPLAN | SLOPE ANALYSIS

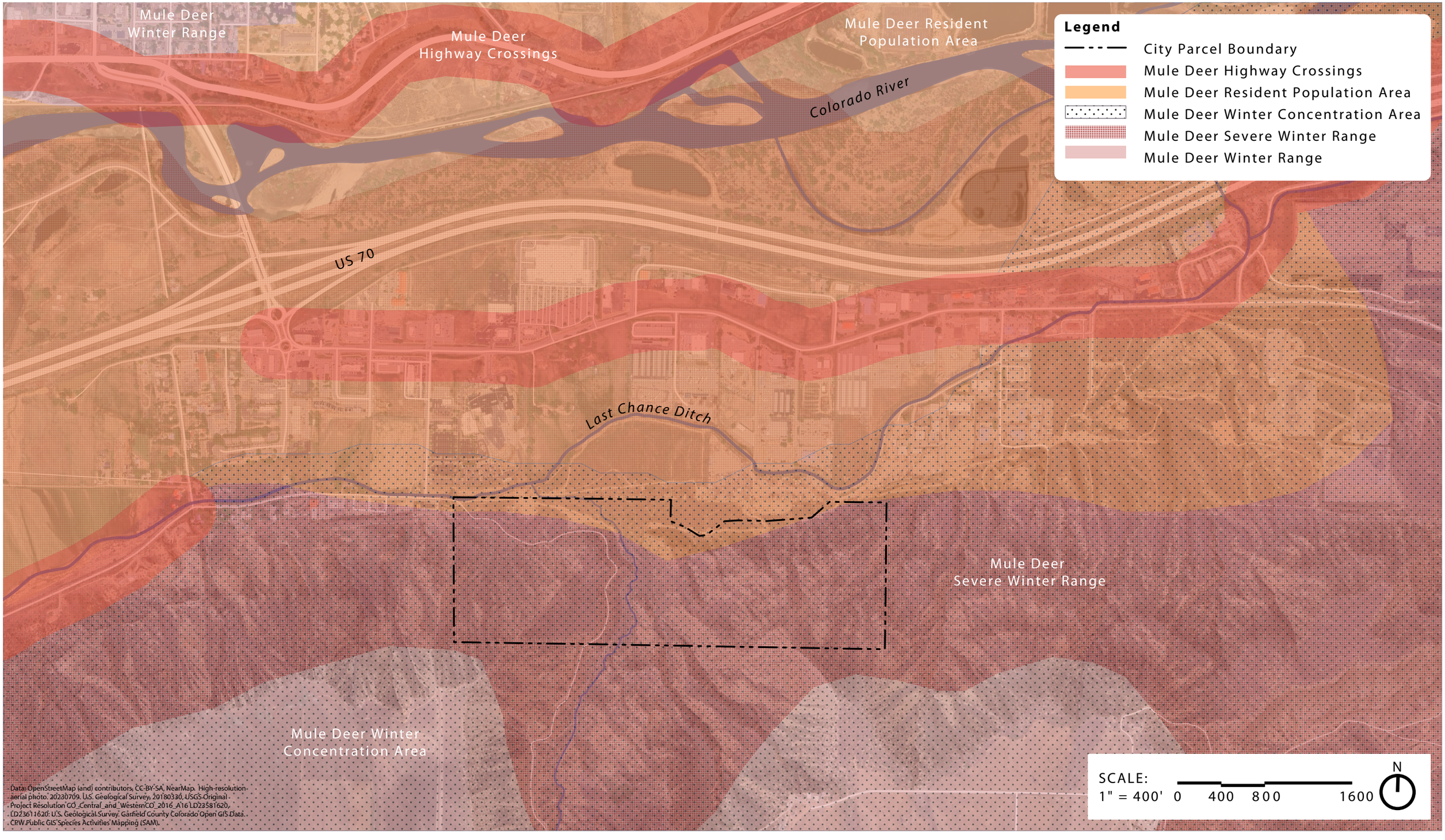
October 2025



DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

SOUTH RIFLE MASTERPLAN | VEGETATION COMMUNITIES

October 2025

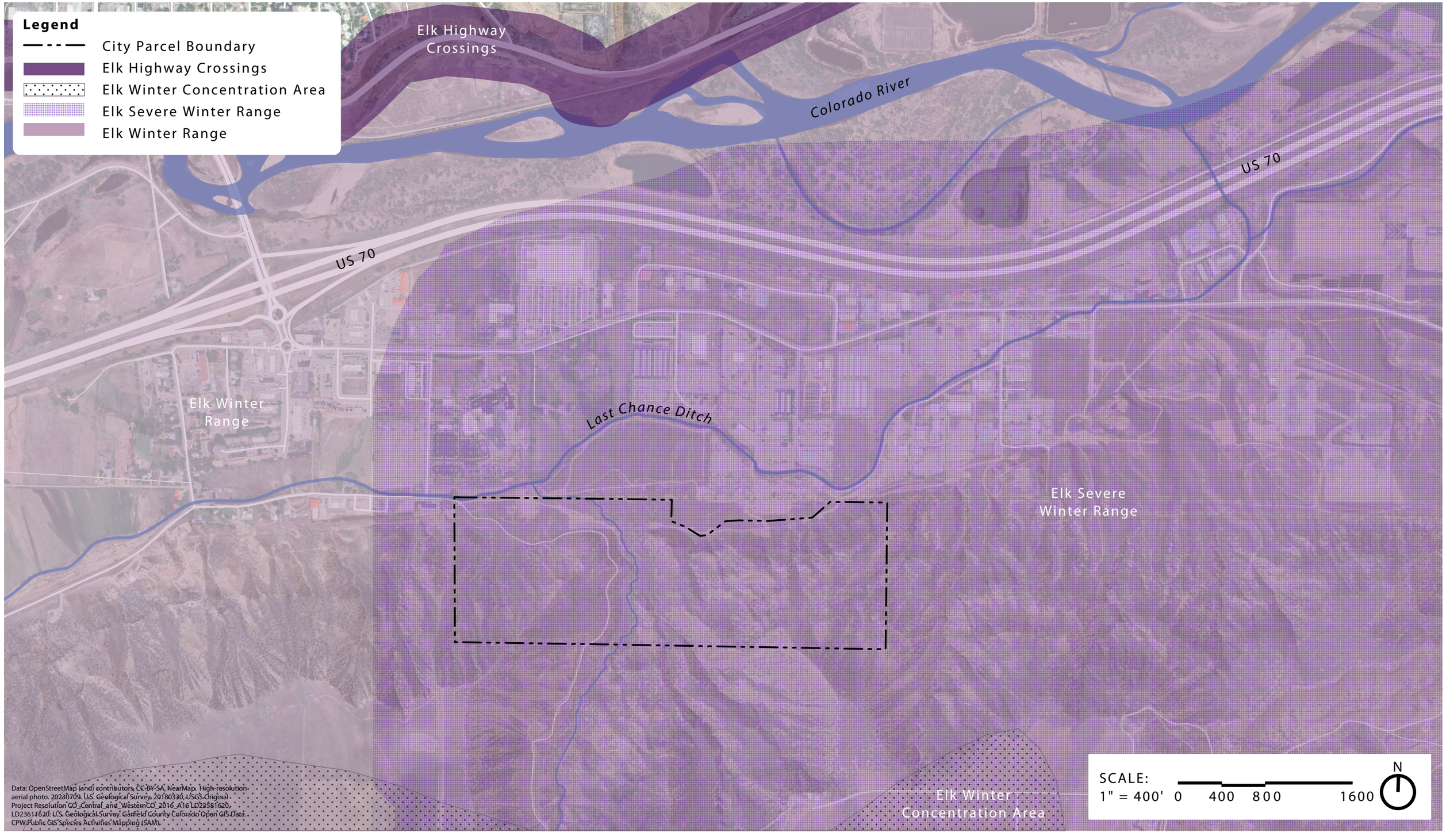


Data: OpenStreetMap (and) contributors, CC-BY-SA, NearMap. High-resolution aerial photo. 20230709. U.S. Geological Survey, 20180330. USGS Original Project Resolution CO_Central_and_WesternCO_2016_A16 LD23581620, LD23611620. U.S. Geological Survey. Garfield County Colorado Open GIS Data. CPW Public GIS Species Activities Mapping (SAM).

DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

SOUTH RIFLE MASTERPLAN | CPW SPECIES ACTIVITY

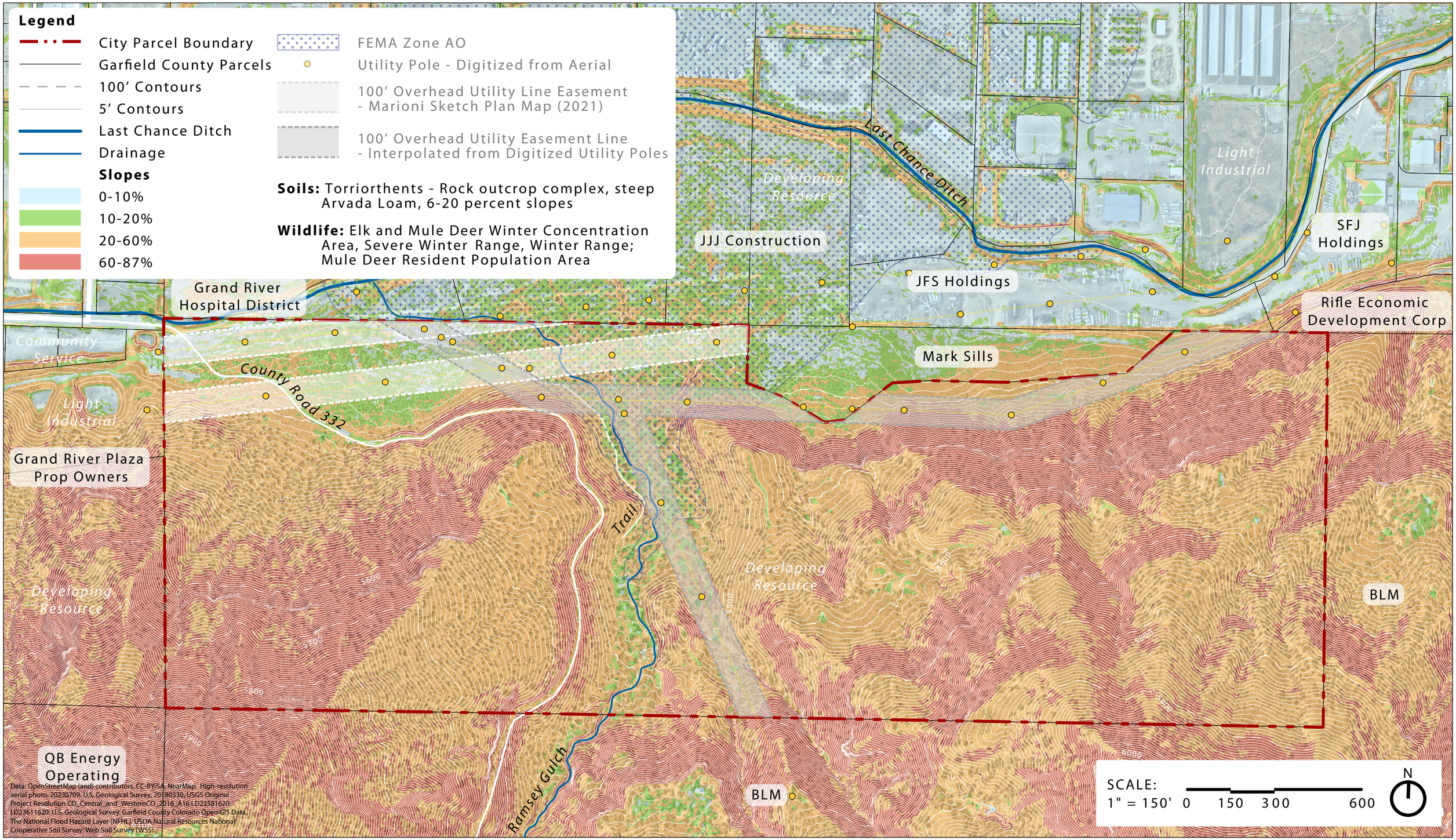
October 2025



DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

SOUTH RIFLE MASTERPLAN | CPW SPECIES ACTIVITY

October 2025



Data: OpenStreetMap (and) contributors, CC-BY-SA, NearMap - High-resolution aerial photo, 20230709; U.S. Geological Survey, 20180330, USGS Original Project Resolution CO_Central_and_WesternCO_2016_A16 LD23581620, LD23611620; U.S. Geological Survey Garfield County Colorado Open GIS Data; The National Flood Hazard Layer (NFHL); USDA Natural Resources National Cooperative Soil Survey Web Soil Survey (WSS).

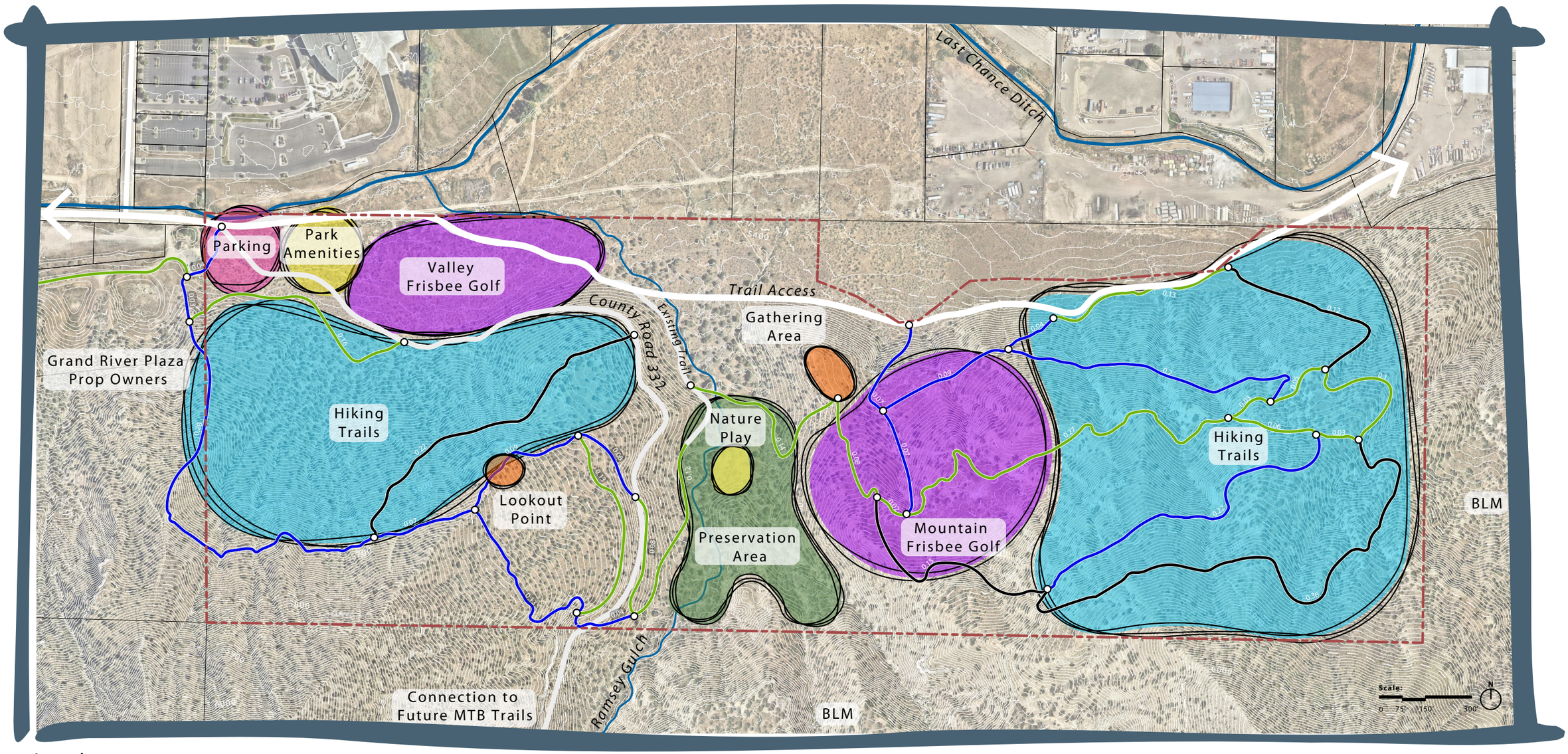
APPENDIX B

CONCEPT PLAN & IMAGERY

CONCEPT PLAN

CONCEPT PLAN

DHM DESIGN



Legend

- City Parcel Boundary
- Garfield County Parcels
- 100' Contours
- 5' Contours

Proposed Amenities

- Easy Trail (low slopes)- 1.40Mi
- Moderate Trail (moderate slopes) - 1.43Mi
- Difficult Trail (steep slopes) - 0.85Mi

- Easy Trail
- Moderate Trail
- Difficult Trail

- Frisbee Golf Course — Frisbee Golf Course
- Parking — Parking
- Gathering — Gathering
- Park Amenities — Park Amenities
- Preservation Area — Preservation Area
- Multi-Use Areas — Multi-Use Areas

Site Features

Park Amenities



Picnic Tables | Playground | Shade Structure

Nature Play



Log Steppers | Salvaged Play Elements

Gathering Area



Overlook | Boulder Seating | Memorial Bench

Multi-Use Trail



Existing Road/Trails | Establish Game Trails

Frisbee Golf



Sagebrush Valley Course | Pinyon Mountain Course

Preservation Area



Ditch Crossing | Mature Pinyon Juniper | Drainage Gully

APPENDIX C
STAKEHOLDER & COMMUNITY ENGAGEMENT

RIFLE OPEN SPACE MASTER PLAN

STAKEHOLDER & COMMUNITY OUTREACH STRATEGY
NOV - DEC 2025

DHM DESIGN

STAKEHOLDER ENGAGEMENT INFO

Identified Stakeholders:

- Rifle Area Mountain Biking Organization (RAMBO)
- Roaring Fork Disc Golf Club (RFGDC)
- Colorado Parks & Wildlife (CPW)
- Bureau of Land Management (BLM)
- Grand River Health

Format:

- Existing conditions mapping and concept plan draft distributed to stakeholder groups
- Individual meetings with stakeholders to describe the plan and receive input
- Incorporate feedback into the concept plan based on approvals from Rifle

COMMUNITY ENGAGEMENT INFO

PUBLIC OUTREACH EVENT
Date:

- Saturday December 6, 2025
- DHM will set up from 10am - 2pm

Location: Rifle's Hometown Holidays Event

Format:

- Booth set up: sequence of display boards and activity stations to inform attendees and receive feedback

Advertising:

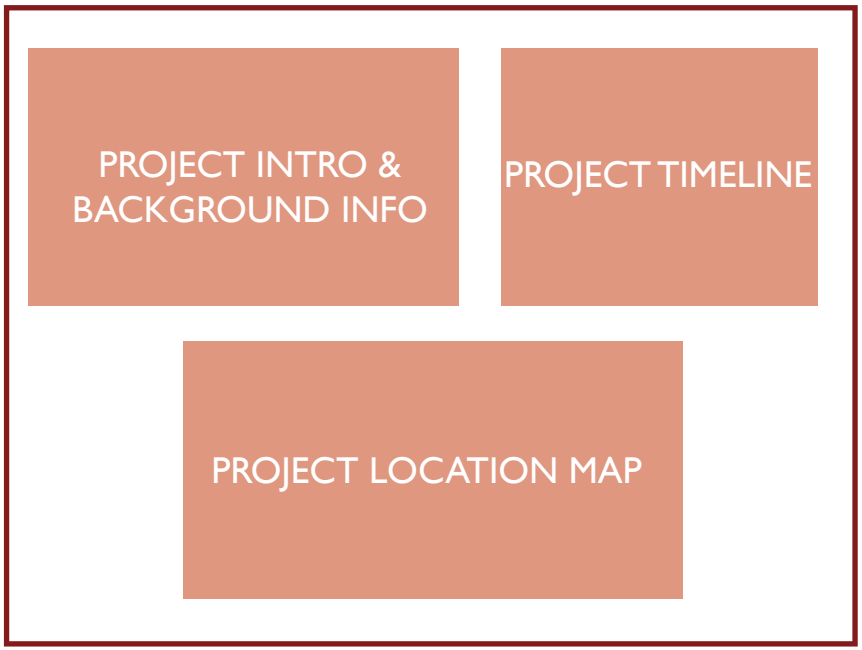
- » Social media blasts (Facebook & Instagram)
- » Rifle website
- » Local newsletter / press release?

SURVEY

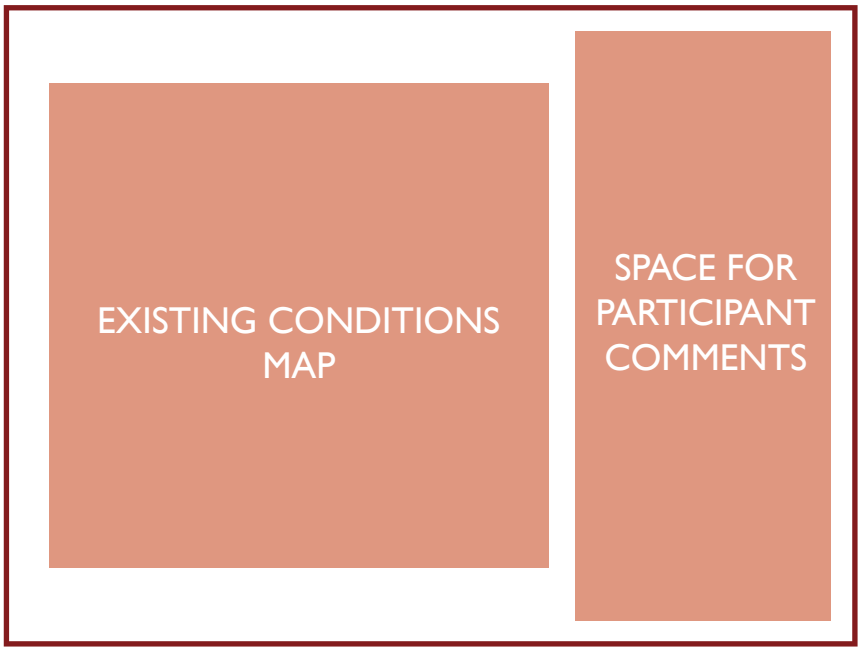
- DHM to provide survey questions to Rifle
- Survey to be hosted on Rifle's SurveyMonkey platform
- DHM to create QR code to provide at engagement event
- Survey to go live on December 6 and stay open for three weeks
- DHM to compile survey results into community engagement summary

COMMUNITY ENGAGEMENT BOARD OUTLINE

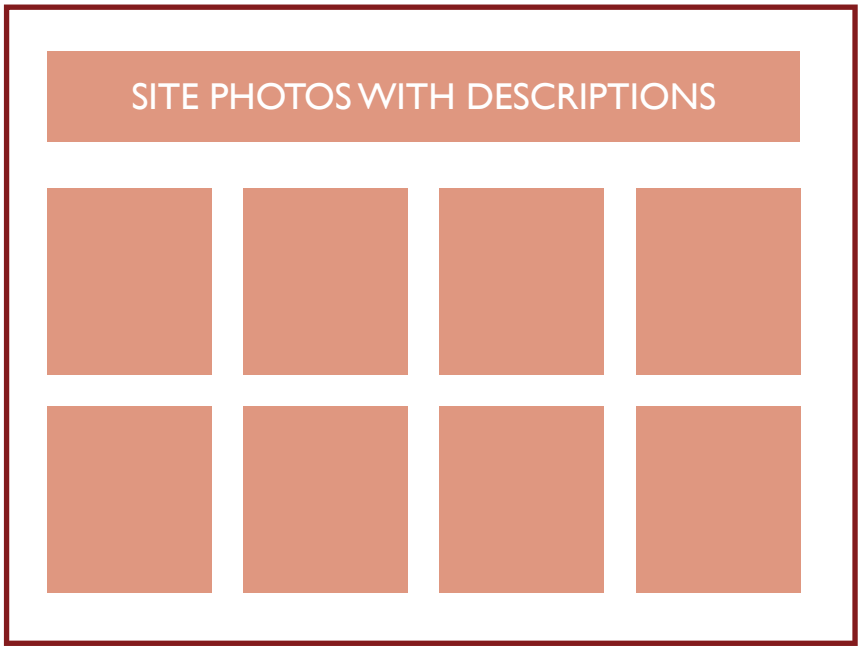
BOARD #1 - PROJECT INFORMATION



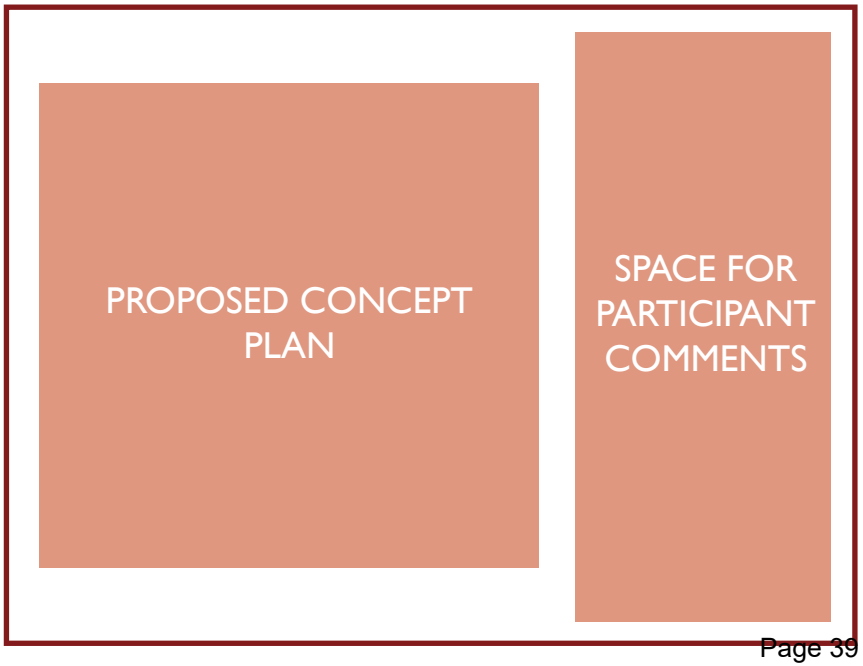
BOARD #2 - EXISTING CONDITIONS MAP



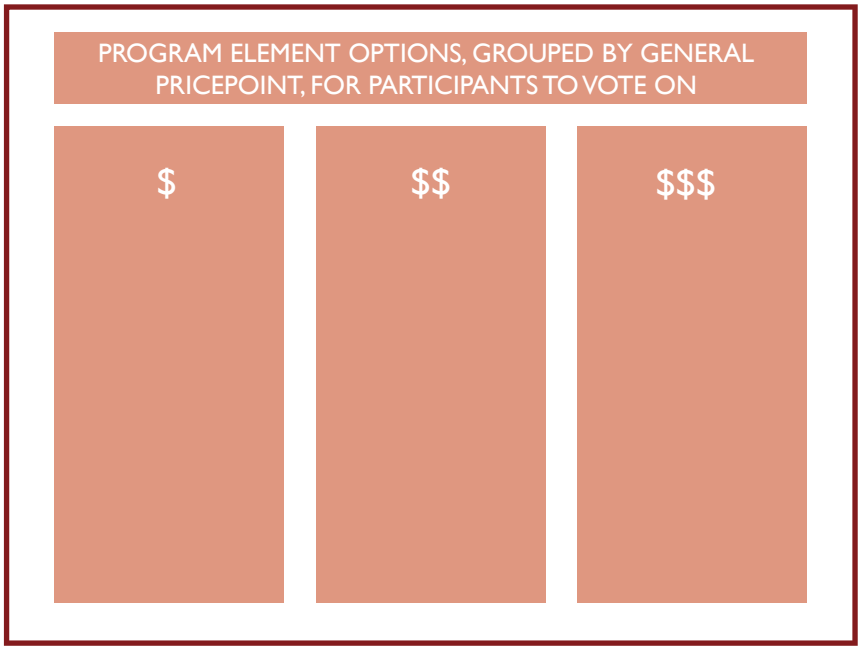
BOARD #3 - EXISTING CONDITIONS SITE PHOTOS



BOARD #4 - CONCEPT PLAN



BOARD #5 - STICKER VOTING: PROGRAM ELEMENT IMAGERY BOARDS



BOARD #6 - COMMENT CATCH-ALL BOARD



COMMUNITY ENGAGEMENT EVENT ADVERTISEMENT



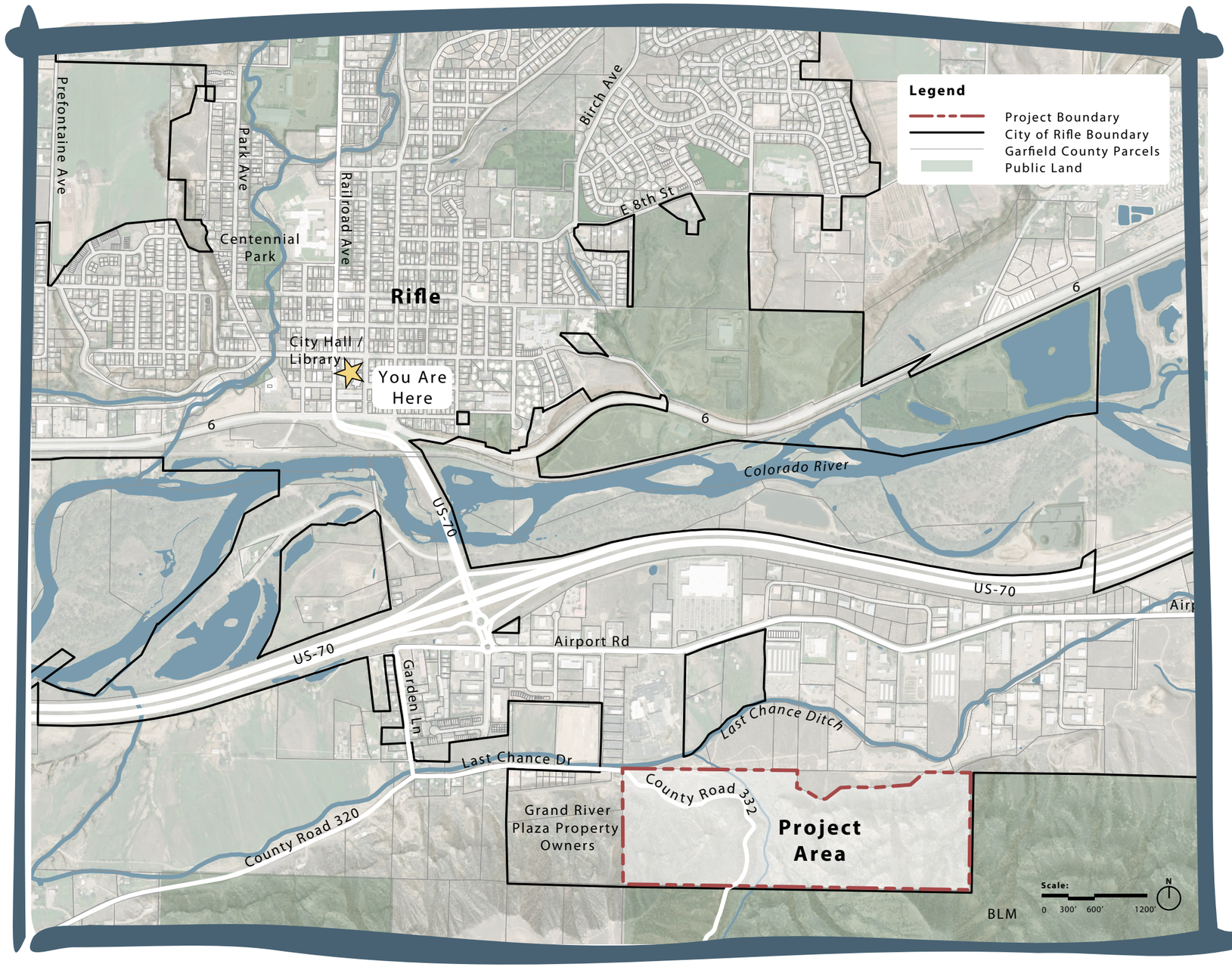
ENGAGEMENT EVENT TAKE HOME FLYER

SCAN QR CODE TO TAKE THE SURVEY

ESCANEA EL CÓDIGO QR PARA TOMAR LA ENCUESTA

RIFLE OPEN SPACE MASTER PLAN
PLAN MAESTRO DEL ESPACIO ABIERTO DE RIFLE

DHM DESIGN



PARCEL SIZE: 112.8 Acres
TAMANO DE PARCELA: 112.8 ACRES

ZONING: Developing Resource
ZONIFICACIÓN: Desarrollo de Recursos

PROJECT TIMELINE
Cronograma del Proyecto

SEPTEMBER 2025
PROJECT KICK OFF WITH CITY OF RIFLE

LANZAMIENTO DEL PROYECTO EN SEPTIEMBRE DE 2025 CON LA CIUDAD DE RIFLE

SEPTEMBER - OCTOBER 2025
SITE INVENTORY AND ANALYSIS

INVENTARIO Y ANÁLISIS DEL SITIO DE SEPTIEMBRE A OCTUBRE DE 2025

OCTOBER - NOVEMBER 2025
PROGRAM DEVELOPMENT AND CONCEPT DESIGN

DESARROLLO DEL PROGRAMA Y DISEÑO CONCEPTUAL DE OCTUBRE A NOVIEMBRE DE 2025

WE ARE HERE
ESTAMOS AQUÍ

DECEMBER 2025
COMMUNITY AND STAKEHOLDER ENGAGEMENT

PARTICIPACIÓN DE LA COMUNIDAD Y LAS PARTES INTERESADA EN DICIEMBRE 2025

JANUARY - MARCH 2026
PHASING PLAN AND COST ESTIMATES

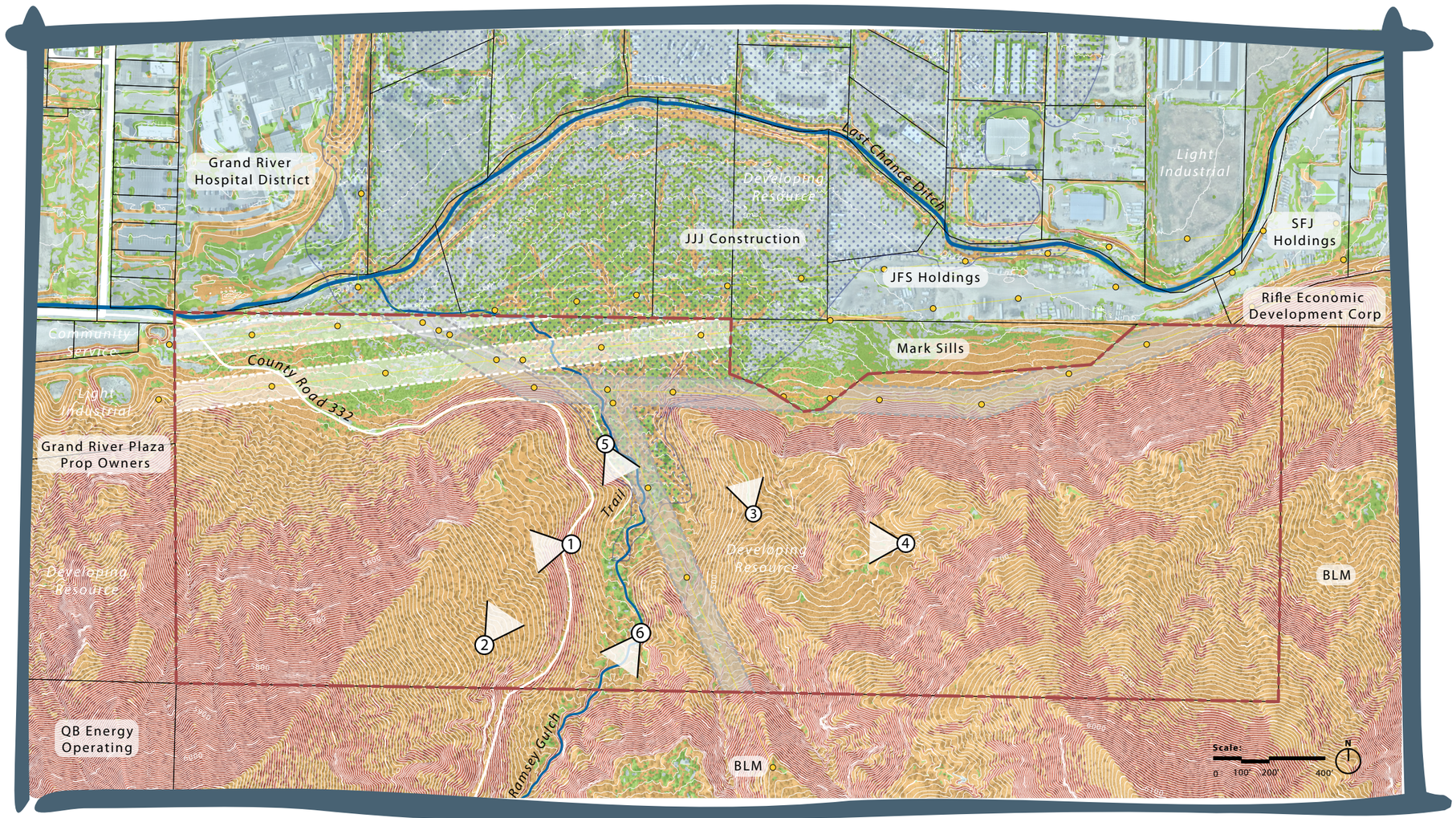
PLAN DE FRASES Y ESTIMACIONES DE COSTO DE ENERO A MARZO DE 2026

MARCH - APRIL 2026
FINAL MASTER PLAN PREPARATION

PREPARACIÓN DEL PLAN MAESTRO FINAL DE MARZO A ABRIL DE 2026

EXISTING CONDITIONS
CONDICIONES EXISTENTE

DHM DESIGN



Legend

- City Parcel Boundary
- Garfield County Parcels
- 100' Contours
- 5' Contours
- Last Chance Ditch
- Drainage
- FEMA Zone AO
- Utility Pole - Digitized from Aerial
- 100' Overhead Utility Line Easement - Marioni Sketch Plan Map (2021)
- 100' Overhead Utility Easement Line - Interpolated from Digitized Utility Poles

Slopes

- 0-10%
- 10-20%
- 20-60%
- 60-87%
- Photo Point

Soils: Torriorthents - Rock outcrop complex, steep
Arvada Loam, 6-20 percent slopes

Wildlife: Elk and Mule Deer Winter Concentration Area, Severe Winter Range, Winter Range; Mule Deer Resident Population Area



Photo 1: Pinyon pine and juniper sagebrush steppe

Foto 1: Estapa de pino piñonero y enebro



Photo 2: View looking north east from high point

Foto 2: Vista hacia el noreste desde el punto más alto



Photo 3: Clearing at lookout point, opportunity for gathering area

Foto 3: Claro en el mirador, oportunidad para zona de reunión



Photo 4: View looking west from high point

Foto 4: Vista hacia el oeste desde el punto más alto



Photo 5: Existing trail to serve as access to proposed trail network

Foto 5: Sendero existente que servirá como acceso a la red de senderos propuesta

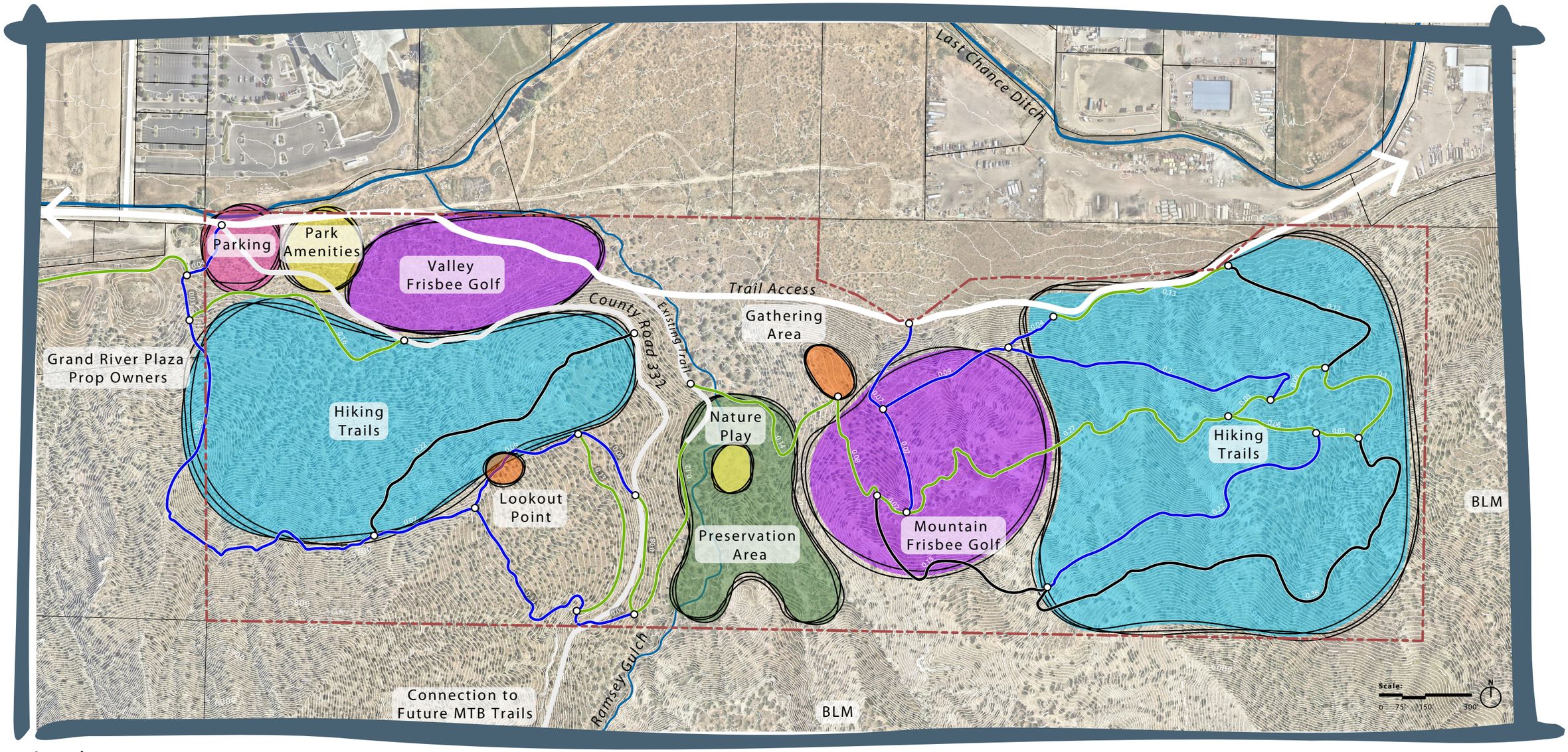


Photo 6: Site drainage and higher quality vegetation

Foto 6: Drenaje del sitio y vegetación superior

CONCEPT PLAN
PLAN CONCEPTUAL

DHM DESIGN



Legend

- City Parcel Boundary
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Proposed Amenities

- Easy Trail (low slopes)- 1.40Mi
- Moderate Trail (moderate slopes) - 1.43Mi
- Difficult Trail (steep slopes) - 0.85Mi

Easy Trail
Moderate Trail
Difficult Trail

Frisbee Golf Course	Campo de golf con frisbee
Parking	Aparcamiento
Gathering	Reunion
Park Amenities	Servicios del parque
Preservation Area	Área de preservación
Multi-Use Areas	Áreas de usos múltiples

HELP US IMAGINE THE SITE!
AYÚDANOS A IMAGINAR EL SITIO

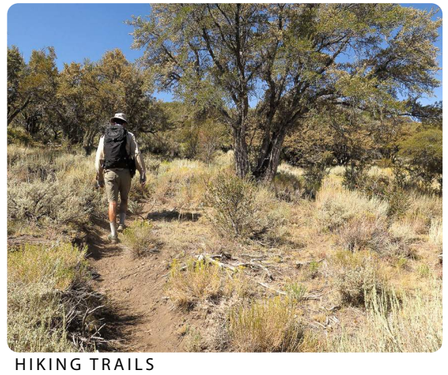
PLACE A STICKER NEXT TO YOUR FAVORITE IDEAS
COLOCA UNA PEGATINA JUNTO A TUS IDEAS FAVORITOS



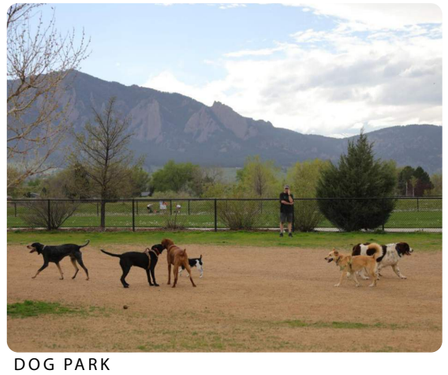
INTERPRETIVE SIGNAGE
SENALIZACION INTERCEPTIVA



OUTDOOR FITNESS STATIONS
ESTACIONES DE FITNESS



HIKING TRAILS
CAMINOS PARA CAMINAR



DOG PARK
PARQUE PARA PERROS



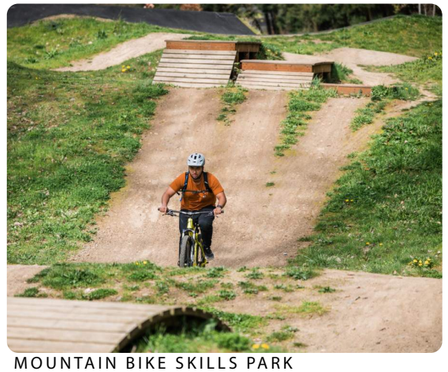
BOULDERING STRUCTURE
ESTRUCTURA DE BULDER



FRISBEE GOLF COURSE
CAMPO DE GOLD CON FRISBEE



NATURE PLAY
JUEGO DE LA NATURALEZA



MOUNTAIN BIKE SKILLS PARK
PARQUE DE HABILIDADES PARA BICICLETAS



PAVILIONS, PICNIC TABLES, & GRILLS
PABELLONES, MESAS DE PICNIC Y PARILLA



MOUNTAIN BIKE DOWNHILL / FLOW TRAIL
SENDERO DE DESCENSO Y ESTILO FLOW PARA BICICLETAS MONTANA



LOW ROPES COURSE / ADVENTURE PLAY
CIRCUITO DE CUERDAS BAJAS/ JUEGO DE AVENTURA



PLAYGROUND
AREA DE JUEGOS

ANY OTHER COMMENTS?
CUALQUIER OTRO COMENTARIO?

DHM DESIGN

SCAN QR CODE TO TAKE THE SURVEY
ESCANEA EL CÓDIGO QR PARA TOMAR LA ENCUESTA



RIFLE OPEN SPACE MASTER PLAN

COMMUNITY ENGAGEMENT REPORT

The City of Rifle, Colorado

JANUARY 2026

DHM DESIGN

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Outreach Report Introduction

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Outreach Goals

Outreach Process

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Summary of Approach

Key Findings

Public Engagement..... 7

Summary of Approach

Key Findings

Overall Takeaway

Community Survey..... 8

Summary of Approach

Key Findings

Overall Takeaway

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INTRODUCTION

Outreach Report Introduction

This report outlines the planning, implementation, and results of the community and stakeholder engagement process for the City of Rifle Open Space Master Plan project, in which the City of Rifle pursued input about how this parcel could best be developed to meet community needs.

This report includes a summary of the project background, the strategy and goals of the community engagement effort, and the outcomes of the overall outreach process.

Project Background

The City of Rifle is seeking to develop a long-term, community-driven master plan for a 112-acre city-owned parcel in South
Rifle. This plan aims to transform the site into a passive-use recreation area that balances ecological preservation and recreational opportunities. Key goals include promoting activities such as walking, biking, and nature observation, while integrating features like a disc golf course, interpretive signage, and natural play areas.

Outreach Goals

The outreach effort aimed to engage both the broader community and key stakeholders to inform the City of Rifle Open Space Master Plan. Public outreach focused on increasing awareness of the project and gathering input on desired amenities, access, safety, and environmental values. Stakeholder outreach targeted agencies, user groups, and community partners to better understand elements like site-specific constraints, wildlife considerations, and recreation needs. Together, community and stakeholder feedback is intended to guide planning decisions, refine design concepts, and ensure the project balances recreation opportunities with environmental stewardship, operational feasibility, and community priorities.

Outreach Process

1. Meetings with key stakeholders were held to gather early input on site conditions, constraints, and opportunities
2. An in-person public outreach event was hosted in December 2025 to share project information and collect community feedback
3. An online survey was distributed to reach a broader audience and gather quantitative input about the master plan
4. Feedback from all outreach phases was compiled to inform planning and design decisions



STAKEHOLDER ENGAGEMENT

Summary of Approach

The City of Rifle and the consultant team identified stakeholders who have an overlapping interest in the existing and future open space. Stakeholders include Colorado Parks and Wildlife, Bureau of Land Management, Rifle Area Mountain Bike Organization, Roaring Fork Disc Golf Club, and Grand River Health. Stakeholders were interviewed to determine potential partnerships to meet community needs. A summary of the findings from each stakeholder meeting are presented on the following pages.

Key Findings

Colorado Parks and Wildlife (CPW)

Colorado Parks and Wildlife (CPW) identified the parcel as critical winter habitat and a key movement corridor for wildlife, particularly mule deer and mountain lions. The property is one of the last remaining open spaces for deer in the area and includes high-quality sagebrush habitat that CPW strongly recommends preserving. The gulch functions as an essential funneling corridor connecting winter range to upper flatland areas, with wildlife movement extending toward Grass Mesa, West Mamm Creek, and Flatiron.

CPW expressed concern that development and increased recreation would result in significant winter impacts to wildlife. A seasonal winter closure is strongly recommended, tentatively from November 15 to May 15, consistent with nearby South Canyon closures. CPW emphasized prioritizing hiking over mountain biking, requiring dogs to remain on leash, and minimizing trail impacts on surrounding high-quality habitat. CPW also noted the presence of mountain lions, including likely winter use of the gulch, reinforcing the need for seasonal restrictions.

CPW recommended incorporating interpretive signage to educate users about winter range sensitivity and staying on designated trails, coordinating with BLM wildlife staff regarding adjacent lands, and confirming City liability considerations related to closures. Recent and forthcoming research in the Rifle area indicates that recreation impacts on wildlife activity and health are greater than previously understood, underscoring the importance of conservative, seasonal management strategies.

Roaring Fork Mountain Bike Association (RAMBO)

RAMBO expressed interest in the parcel as a potential future link within the broader Rifle-area trail network, noting the current lack of formal trails on the south side of town. Ramsey Gulch was identified as a strong candidate for trail development, with long-term interest in regional connections through ajdacnet BLM land to Beaver Creek and beyond, though these were acknowledged as aspirational.

STAKEHOLDER ENGAGEMENT

RAMBO supported the idea of limited biking amenities on the lower parcel, favoring a skills-based track over a traditional pump track. They emphasized the importance of avoiding conflicts between mountain biking and disc golf. RAMBO also highlighted concerns about long-term maintenance capacity, noting the need for clarity on the City's ability to support trail upkeep to avoid overextending volunteer resources. Overall, RAMBO was supportive of additional South Rifle trail opportunities.

Grand River Health

Grand River Health responded positively to the proposed plan, viewing the site primarily as a community wellness and staff amenity opportunity. There was strong interest in nearby high quality walking trails as a safer and more pleasant alternative to existing walking routes along Last Chance Road, particularly for hospital staff taking mid-day walking breaks. Outdoor fitness stations were also suggested as potential features for staff use and community-led health initiatives.

Additional ideas included a small dog park and a bike learning track for young children. There was no concern expressed about potential traffic increases near the hospital, noting the project's emphasis on passive recreation, nor were there concerns about flooding given the project's approach to floodplain planning. Overall, Grand River Health viewed the project as a valuable community asset, particularly for residents and businesses on the south side of I-70.

Bureau of Land Management (BLM)

BLM confirmed that surrounding parcels contain no designated hiking or biking routes, though lightly used social trails exist near the college. The area was identified as confirmed deer and elk winter range, with increased wildlife use during more severe winters. BLM noted that the eastern portion near Ramsey Gulch is likely used more heavily for animal foraging, while steeper western slopes support nesting or refuge habitat.

BLM deferred detailed comments since the project is not on BLM land but acknowledged CPW's recommended winter closure dates as appropriate for this area. Coordination with CPW and continued awareness of potential spillover impacts onto adjacent BLM lands were encouraged.

STAKEHOLDER ENGAGEMENT

Roaring Fork Disc Gulf Club (RFDGC)

The Roaring Fork Disc Golf Club expressed strong enthusiasm for potential inclusion of disc golf within the master plan. They emphasized a desire for a natural, landscape-integrated course, citing mountain-style precedents such as Aspen, Snowmass, and Dillon. The group noted successful examples of multi-use trail and disc golf coexistence, including the CMC Spring Valley course.

Given site constraints, the club discussed the feasibility of smaller course options, ranging from a compact 9-hole layout to a limited intermediate course. They highlighted the regional gap in disc golf opportunities between Silt and Parachute and expressed willingness to assist with course layout and mapping during future design phases.

PUBLIC ENGAGEMENT

Summary of Approach

City staff and the consultant team hosted an in-person outreach booth as part of Rifle's Hometown Holidays event. The booth featured informational boards and interactive activities to gather community input and resulted in strong attendance and steady foot traffic, particularly from young families. Attendees were invited to review project information, ask questions, place sticker votes on preferred recreation concepts, and scan QR codes to complete the online survey.

Overall, participants were generally familiar with the project location and expressed appreciation that the City is exploring new recreation opportunities on the south side of Rifle. Many attendees took QR codes to share the survey with others, extending outreach beyond the event itself.

Key Findings

Community feedback showed strong interest in family-oriented, low- to moderate-intensity recreation, with clear themes emerging around play, biking, and gathering spaces.

Top-Ranked Concepts (Sticker Voting):

1. Low ropes / adventure course
2. Bouldering structure
3. Mountain bike skills park
4. Playground
5. Pavilion / picnic areas
6. Nature play features

Moderate support was also shown for mountain bike trails, outdoor fitness stations, hiking trails, and disc golf, while interpretive signage and dog parks received fewer sticker votes.

Written Comments and Themes:

- Wildlife protection remains a concern for some community members, particularly regarding winter habitat.
- Strong enthusiasm for play and biking amenities, especially those designed for children and families.
- Shade emerged as a recurring priority, particularly for playgrounds and play areas.
- Dog park interest was expressed by some respondents, with comments highlighting both local and traveler use.
- Several comments reflected excitement and creativity from younger participants, reinforcing the family-oriented nature of the event.

Overall Takeaway

The outreach event successfully engaged community members in an accessible and interactive way. Feedback indicates strong support for family-friendly, active recreation amenities, balanced by awareness of wildlife sensitivity. The results help reinforce priorities identified through the online survey and provide additional insight into how amenities may be designed to support comfort, usability, and community enjoyment.

COMMUNITY SURVEY

Summary of Approach

The City of Rifle and consultant team hosted a community survey to understand how residents currently use open space, how frequently they would visit, what amenities they value most, and what concerns or priorities they have regarding future planning and development of the parcel.

Participation Overview

The survey was conducted in December 2025 throughgh January 2026 and received approximately 150–184 responses per question, representing residents from all areas of Rifle (North, South, East, West, and Downtown), as well as nearby communities including Silt and Glenwood Springs.

Demographics

Geographic Representation
- North Rifle: 23%
- East Rifle: 20%
- "Other": 30%

Age Distribution
- Majority of respondents were 25–54 years old
- Largest age group: 35–44 (32%)

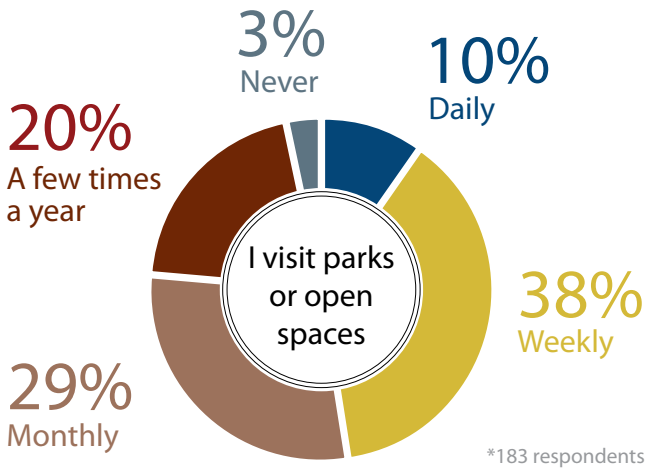
Households
- Majority of respondents were 25–54 years old
- Largest age group: 35–44 (32%)

This reflects a broad cross-section of community members and recreation users.

Current Use

Survey responses indicate an already engaged user base:
- 48% visit parks or open space weekly or daily
- 29% visit monthly
- Only 3% report never visiting local open space

This suggests strong baseline demand and familiarity with existing recreation opportunities.



Key Community Values

Preservation of natural resources emerged as the strongest and most consistent theme:
- 80% of respondents rated preservation of natural habitat and wildlife as "Very Important" or "Important"

Repeated comments emphasized:
- Maintaining a natural, low-impact character
- Protecting wildlife corridors
- Avoiding overwatering and unnecessary development
- Minimizing displacement of deer, elk, mountain lions, bobcats, and other species

The community strongly supports recreation that is balanced with conservation.

COMMUNITY SURVEY

Desired Recreation Amenities

Respondents identified the following as top priorities for inclusion in the Open Space Master Plan (*% represents the percentage of participants who selected that feature*):



Overall, there is strong interest in multi-generational amenities that serve children, adults, and seniors.

Trail Preferences and Connectivity

Trail-related feedback was consistent and specific:

- Moderate trails preferred by 87% of respondents
- Easy / ADA-accessible trails supported by 44%
- Advanced/difficult trails supported by 35%
- Frequent requests included:
  -Clear signage and wayfinding
  -Separation of walkers and cyclists to reduce conflicts
  -Connections to surrounding areas and public lands (e.g., Ramsey Gulch)

This supports a diverse trail system accommodating multiple skill levels and accessibility needs.

Anticipated Future Use and Willingness to Travel

If preferred amenities are included:

- 56% expect to visit weekly
- 18% expect to visit daily
- 76% are willing to travel more than 5 miles
- 43% would travel more than 10 miles

These responses indicate the site has potential to serve both local residents and a broader regional population.

COMMUNITY SURVEY

Safety, Access, and Equity Considerations

Respondents consistently emphasized:
- ADA accessibility and seating for seniors
- Bilingual signage and programming
- Avoidance of motorized recreation
- Affordable, welcoming, and inclusive public access

These themes reinforce the importance of equitable design and operations.

Development Concerns

Common concerns raised include:
- Avoiding overdevelopment and high capital costs
- Protecting adjacent private property and preventing trespassing
- Managing traffic impacts
- Ensuring long-term maintenance and safety
- Confirming that investment delivers community-wide benefit, not just recreation

Identified Indoor Recreation Gap

Although the survey focused on open space, many respondents highlighted a broader community need for indoor recreation, including:
- Indoor or year-round pool
- Community or recreation center
- Indoor walking track and multi-use gathering spaces

This feedback was often framed as a complementary priority alongside outdoor investment.

Overall Takeaway

The public process provides clear and actionable guidance:
- Strong demand for trails, biking amenities, and passive recreation
- Clear expectation that environmental preservation remains a priority
- High likelihood of increased usage if amenities align with community preferences
- Support for balanced, inclusive, and multi-generational open space design

Conclusion

The public engagement process successfully captured community priorities and values for the City of Rifle Open Space Master Plan. Survey results demonstrate strong enthusiasm for expanded recreational opportunities paired with a clear mandate to protect natural resources. This feedback will serve as a foundational reference as the City and design team advances design, programming, funding, and implementation decisions.

APPENDIX

Appendix A: Full Notes from Stakeholder Meetings

Appendix B: Sticker Voting Exercise from In-Person Engagement Event

Appendix A: Charts From Survey

APPENDIX A

1. **CPW 11/19/2025:**

Met with Travis Bybee
Jeremy Allinson, Meg Robie

- Property is used pretty heavily by deer
- Before business parcel north of this property used to hold 200-300 elk in the winter
    - Not so much anymore
- One of the last open spaces for deer
    - This plan will create significant impacts in the winter
- Potential seasonal closures
- The gulch is their funnel to get up to the upper flatland area
- CPW would highly favor a winter closure
    - Nov 15 - May 15 (double check dates)
    - Correlates with south canyon closure
- Haven't seen a lot of fawning but has seen some
    - On the steeper hillside section on the west side
- West mamm summer range
- They'll go up grass mesa to directly south to west mamm or over to the flatiron
- High quality sage brush we want to preserve
- Trails will impact surrounding high quality habitat
- Less focus on mountain bikes and more focus on hikers
    - CPW argues strongly in favor of that
- Research paper coming out about recreation impacts on wildlife activity and general body health
    - RF area
    - Prelim findings are much more than people thought
- Developing this property, bleeds into BLM land surrounding?
- Predominant BLM use is oil and gas
- Nick Jaillmo - BLM contact to add to meeting (BLM wildlife biologist)
- Dogs to remain on leash
- High concentration of deer = high concentration of lions
- High thoroughfare for lions in the winter too
    - Possible lion living in Ramsey gulch who has cubs every other year
    - Spike in sightings every other year in west side residential area
    - Comes down gulch down towards hospital, picks off turkeys
    - Probably further up on BLM parcel too
    - To avoid houses up on Grass Mesa
- Starting Jan 2nd, district wildlife manager will be different, travis will be their manager

- *check with city about liability
- *interpretive signage - talk about wildlife
    - Winter range zone for wildlife
    - Stay on trails as much as possible
- Late december and early Jan

2. **11/20 Meeting with RAMBO:**

Marc/Meg RAMBO Notes:

Attendees:

- Lindsey Williams (RAMBO President)
- Ari Philipson (RAMBO VP; incoming President in 2026)
- Austin Rickstrew, City of Rifle
- Meg Robie
- Marc Diemer

DHM presented maps, outlined project objectives, and asked for RAMBO's input on the Rifle-area trail system—specifically their interests, priorities, and goals for this parcel.

Current RAMBO Focus Areas (highest use):

1. Hubbard Mesa (north side of town)
2. Grand Hogback / Rifle Arch area (≈5 miles north; pursuing grants for trail build-out)
3. Highlands trails off 5th Street in town

RAMBO has in recent years focused more on grant funding but is shifting toward increased volunteer and maintenance efforts.

Southside / Project Area Discussion:

- No existing trail system in South Rifle.
- Ramsey Gulch identified as a strong candidate for new trails.
- "Trio" trails connect into town (airport to CMC via Excel Plant access road), known as the Connector or CMC Trail.
- Rifle Gulch has long been viewed as a "pipe dream" connection—high interest but historically seen as unlikely. The preferred vision is a long descent trail from the White River National Forest, through BLM land, connecting via Ramsey Gulch to Beaver Creek drainage. Dream would be to shuttle to top, then downhill ride through Ramsey Gulch (similar to Palisade Plunge or Whole Enchilada)
- RAMBO submitted comments to BLM in summer 2024 regarding these potential connections but received no response.

Lower-Parcel Biking Amenities:

- They like the idea of a biking feature but noted a *skills track* (terrain-based dirt jumps, big turns) would be more appropriate here than a traditional pump track.
- Want the design team to be cognizant of MTB/disc golf conflicts

General Feedback:
RAMBO sees value in this parcel as a potential link to the broader trail network but is cautious about future maintenance demands. They would want clarity on what level of maintenance the City could support so they don't overextend themselves as they continue developing Rifle-area trails. Overall, they're interested in additional Southside trails.

Austin requested more information from RAMBO regarding the potential Beaver Creek trail connection.
End notes.

3. **<u>11/21/25 with Grand River Health:</u>**

Met with Annick Pruett (Grand River Hospital)
Austin Rickstrew (City of Rifle), Meg Robie, Marc Diemer,

- Walking group, changing lifestyles
- Go over to centennial park, would be great to use this space
- Staff would have a connection
- Staff walks last chance road, solid mile
- Work out stations
- Community led health initiatives
- Not necessarily the patients but the overall community
- Sponsor the races in town, things that encourage people to move
- Not a lot of opportunity on the south side of I-70
- Could be great for the businesses on this side of the highway and friendly competition
- Concrete trail behind alpine bank and walmart
- Small dog park
- A little track for little kids just learning to mountain bike
- Would it be beneficial to have a trail connection to the hospital?
    - Not really, people walk up Megan
- Any worries about increased traffic?
    - Some increase but not heavy traffic
    - Only will be passive rec so not a major concern
- Any worry about floods? No, DHM programmed for flood zone
- Thinks this will be a great community asset for the residences of South Rifle

- Appreciates being included

Marc Grand River Meeting Notes – 11/21

Attendees: Annick Pruett (Grand River Hospital), Austin, Meg, Marc

- Presented maps and the draft master plan; reviewed overall project objectives.
- Annick responded positively to the proposed hiking trails. She sees them primarily as an amenity for hospital staff, who often take mid-day walking breaks. She noted this would be a better option than their current route along Last Chance Road.
- She felt fitness stations would also be used and appreciated by staff, though likely not by patients. Could create opportunities for friendly exercise challenges with other local businesses.
- Additional ideas from Annick:
    - Small off-leash dog park for local residents.
    - Bike skills/learning track for kids new to mountain biking.
- Austin asked about a trail connection to the hospital. Annick noted most people walk down Meghan Road and that this route would likely remain adequate.
- Annick asked about potential traffic concerns. Austin clarified that the area is intended as passive recreation, so increased traffic is not expected.

End notes.

4. **11/25/2025 with BLM:**

Met with Nicholas Jaramillo and Alan Czepinski

Austin Rickstrew (City of Rifle), Meg Robie, Jeremy Allinson

- No designated routes on the surrounding parcel
- There are social trails in the area behind the college
    - Lightly used
- Confirmed deer and elk winter range
    - To the east
- Questions about access point
- More severe winters you would see more utilization on the BLM and city property
    - Winters have been easier
- Doesn't have much to say since it's not on BLM property
- Question about winter closures
    - CPW recommended south canyon closure dates for this property
- Eastern half from Ramsay gulch will probably get higher utilization for foraging and western steep side more for nesting

- Animals are going into construction parcel for foraging

5. **12/03/2025 with Roaring Fork Disc Golf Club:**

Met with Cody Darling and Cory McGrath
Austin Rickstrew (City of Rifle), Meg Robie, Jeremy Allinson, Marc Diemer

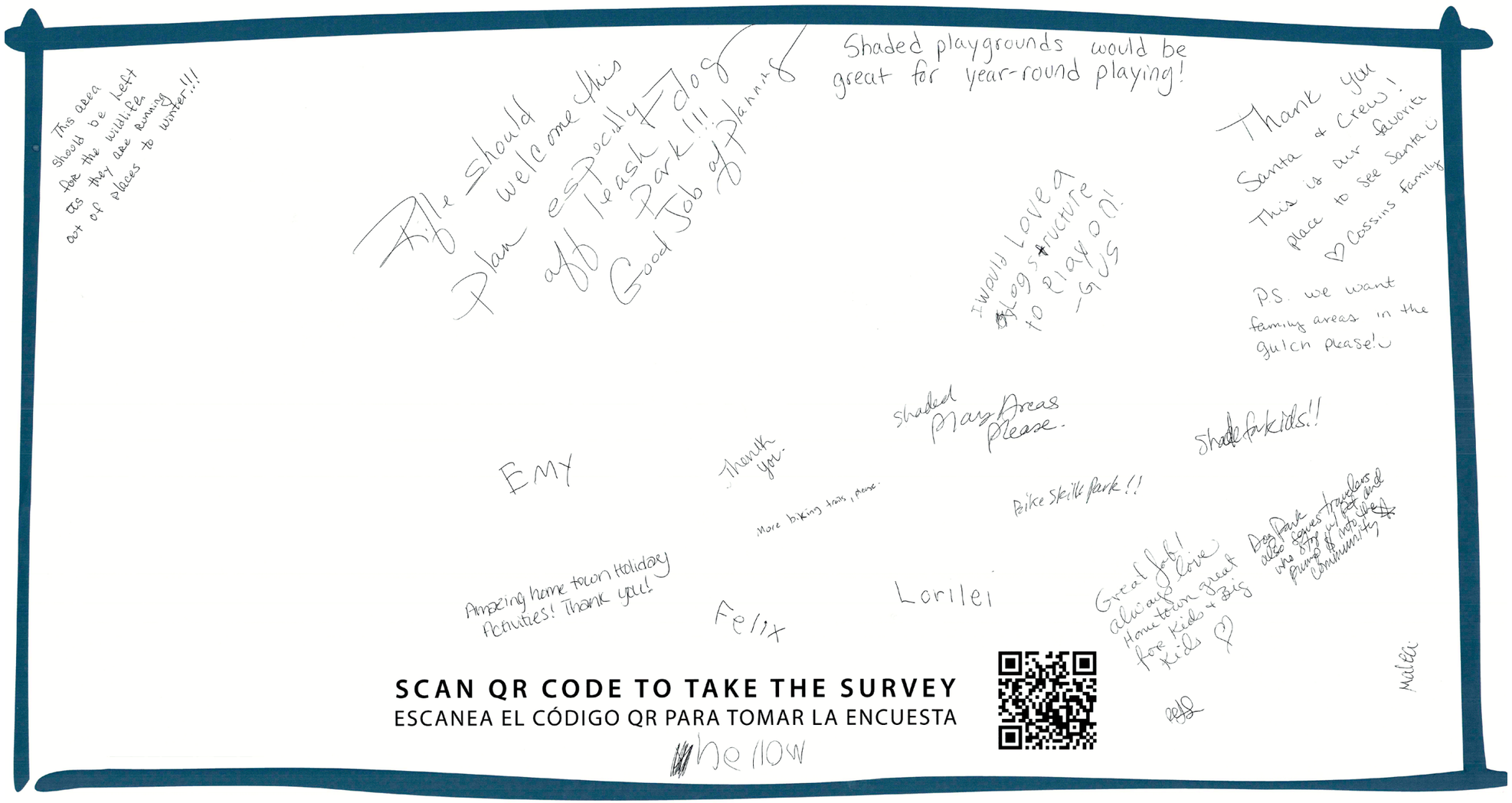
- Board members play extensively and have experience with re-design and new courses
- Are available and enthusiastic about helping to map out a course on this new master plan
- Goal would be to keep the course as natural and integrated into the native landscape as possible
- Sunlight / Aspen / Snowmass as precedents for mountain courses
- CMC Spring Valley disc golf course has trails / bikes through it
  - Precedent for a multi-use area
- Likes the idea of easy course and intermediate course
  - Reminds them of Dillon disc golf course
- Conversation about appropriate sizing - overall space is limited for a full 18 hole course
  - Small course = ~6 acres (short tees, 9 holes)
  - Large course = 25-40 acres (longer tees, expanded layout)
- Silt to Parachute has no disc golf courses so a course in Rifle is very exciting
- RFDGC can help with layout and mapping when the time comes

APPENDIX B

The City of Rifle, COLORADO

ANY OTHER COMMENTS?
CUALQUIER OTRO COMENTARIO?

DHM DESIGN



APPENDIX B

The City of Rifle, COLORADO

HELP US IMAGINE THE SITE!
AYÚDANOS A IMAGINAR EL SITIO

DHM DESIGN

PLACE A STICKER NEXT TO YOUR FAVORITE IDEAS
COLOCA UNA PEGATINA JUNTO A TUS IDEAS FAVORITOS



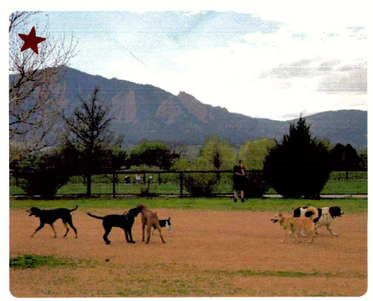
INTERPRETIVE SIGNAGE
SENALIZACION INTERCEPTIVA



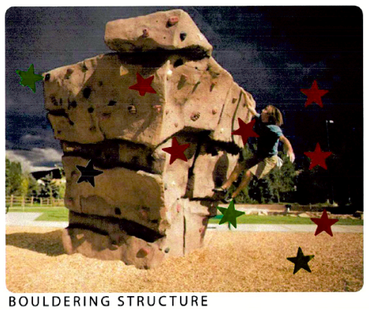
OUTDOOR FITNESS STATIONS
ESTACIONES DE FITNESS



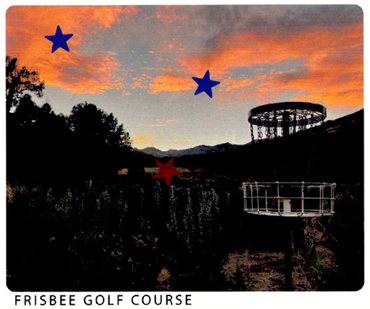
HIKING TRAILS
CAMINOS PARA CAMINAR



DOG PARK
PARQUE PARA PERROS



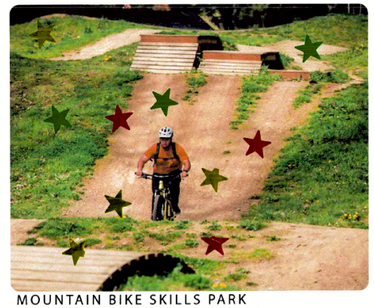
BOULDERING STRUCTURE
ESTRUCTURA DE BULDER



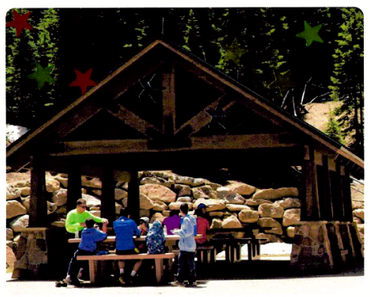
FRISBEE GOLF COURSE
CAMPO DE GOLD CON FRISBEE



NATURE PLAY
JUEGO DE LA NATURALEZA



MOUNTAIN BIKE SKILLS PARK
PARQUE DE HABILIDADES PARA BICICLETAS



PAVILIONS, PICNIC TABLES, & GRILLS
PABELLONES, MESAS DE PICNIC Y PARILLA



MOUNTAIN BIKE DOWNHILL / FLOW TRAIL
SENDERO DE DESCENSO Y ESTILO FLOW PARA BICICLETAS MONTANA



LOW ROPES COURSE / ADVENTURE PLAY
CIRCUITO DE CUERDAS BAJAS/ JUEGO DE AVENTURA

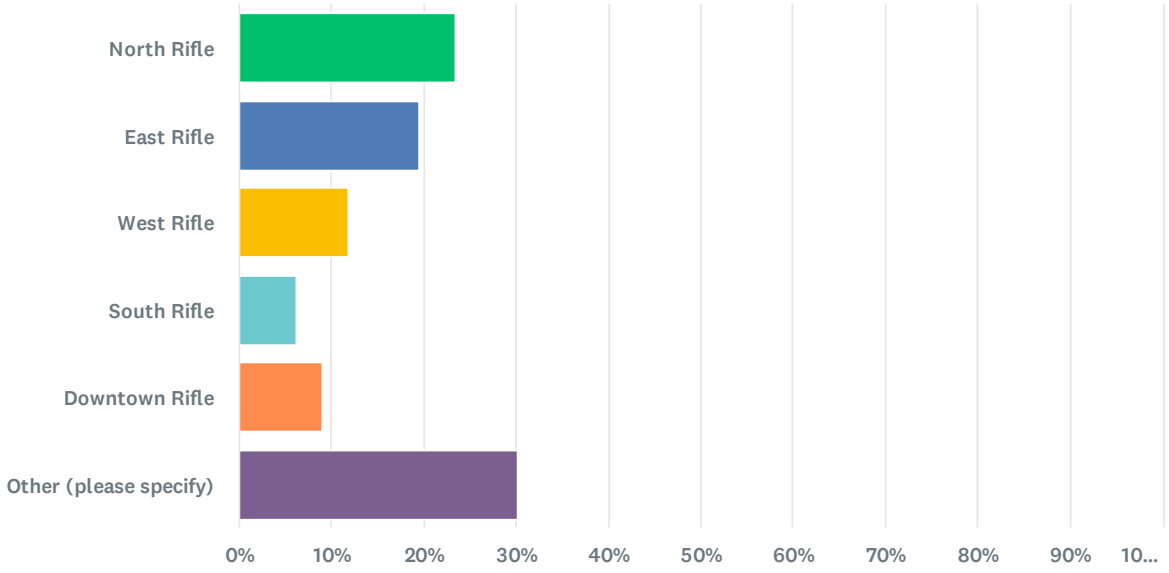


PLAYGROUND
AREA DE JUEGOS

APPENDIX C

Q1 In which general area do you live?

Answered: 179 Skipped: 5

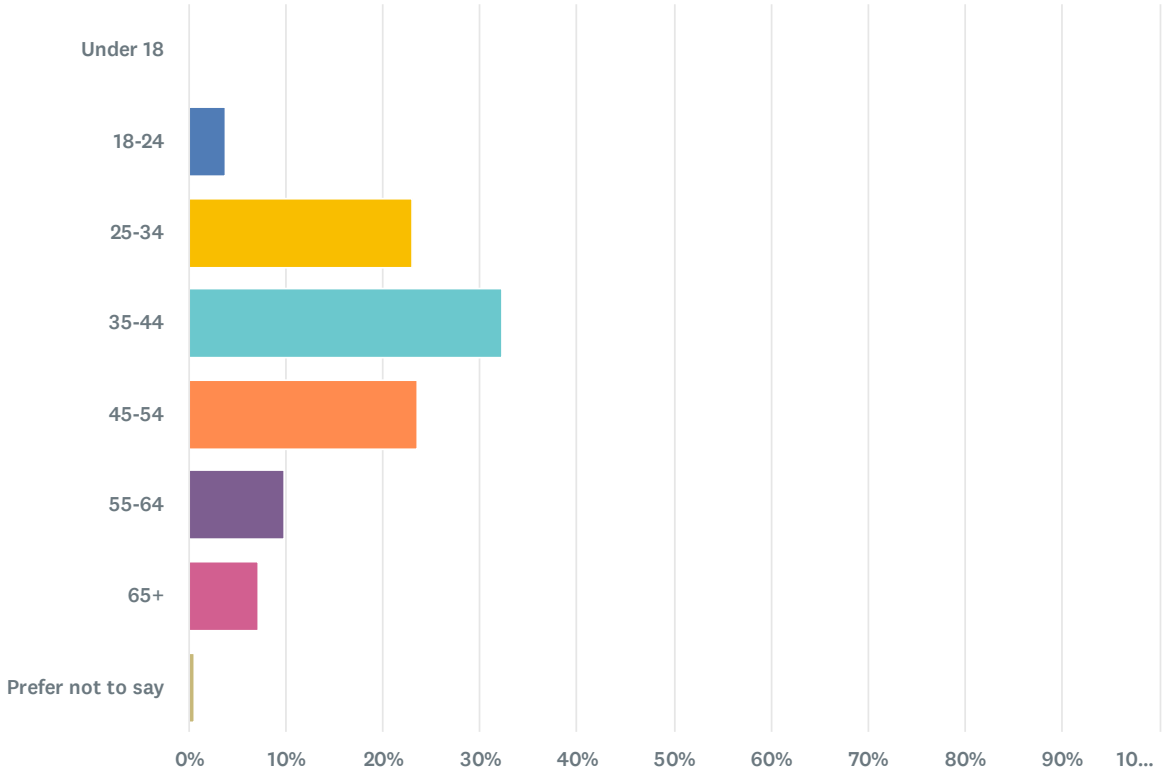


Answer Choices	Percentage	Responses
North Rifle	23.46%	42
East Rifle	19.55%	35
West Rifle	11.73%	21
South Rifle	6.15%	11
Downtown Rifle	8.94%	16
Other (please specify) Show responses	30.17%	54
Total		**179**

APPENDIX C

Q2 What is your age group

Answered: 183 Skipped: 1



Collapse

Answer Choices	Percentage	Responses
Under 18	0%	0
18-24	3.83%	7
25-34	22.95%	42
35-44	32.24%	59
45-54	23.50%	43
Total		**183**

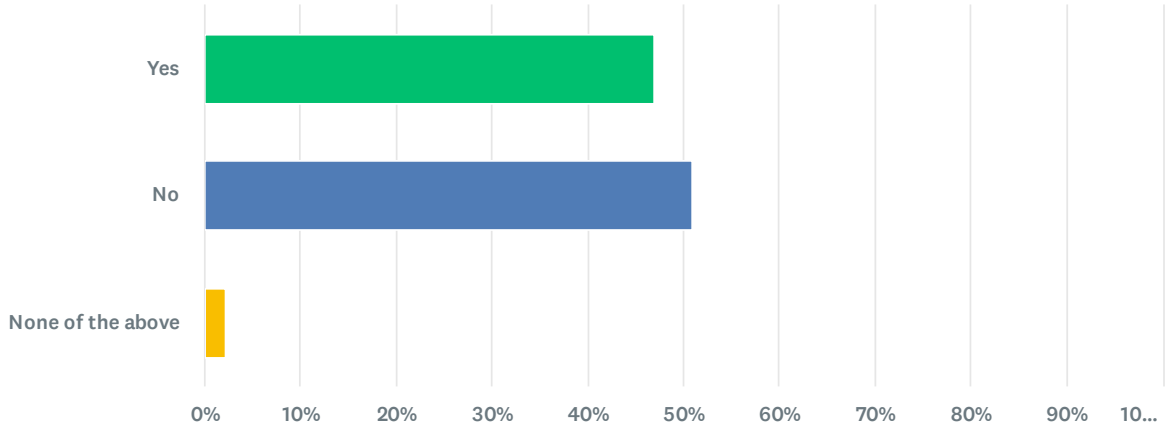
APPENDIX C

Answer Choices	Percentage	Responses
55-64	9.84%	18
65+	7.10%	13
Prefer not to say	0.55%	1
Total		**183**

APPENDIX C

Q3 Do you have children in your house hold?

Answered: 183 Skipped: 1

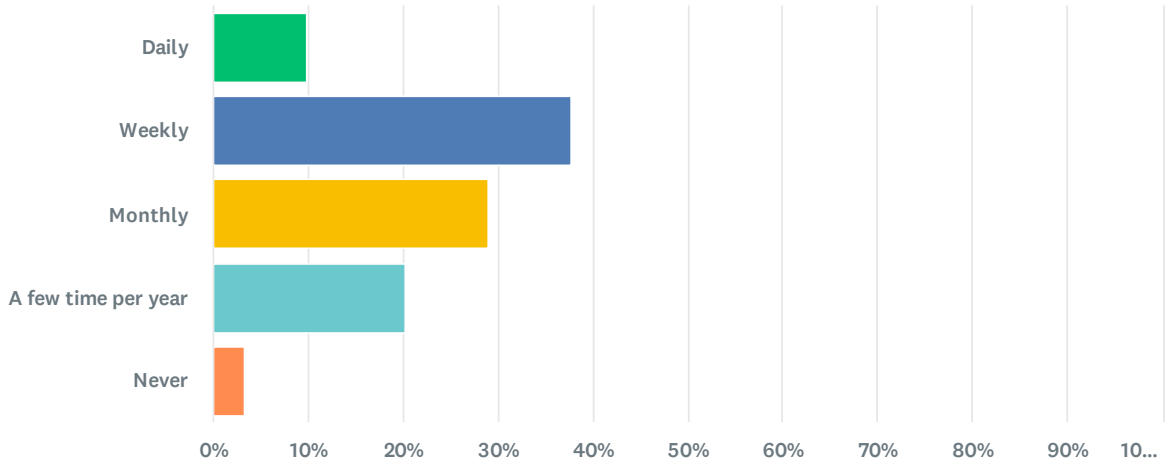


Answer Choices	Percentage	Responses
Yes	46.99%	86
No	50.82%	93
None of the above	2.19%	4
Total		**183**

APPENDIX C

Q4 How often do you currently visit parks or open spaces in the Rifle area?

Answered: 183 Skipped: 1



Answer Choices	Percentage	Responses
Daily	9.84%	18
Weekly	37.70%	69
Monthly	28.96%	53
A few time per year	20.22%	37
Never	3.28%	6
Total		**183**

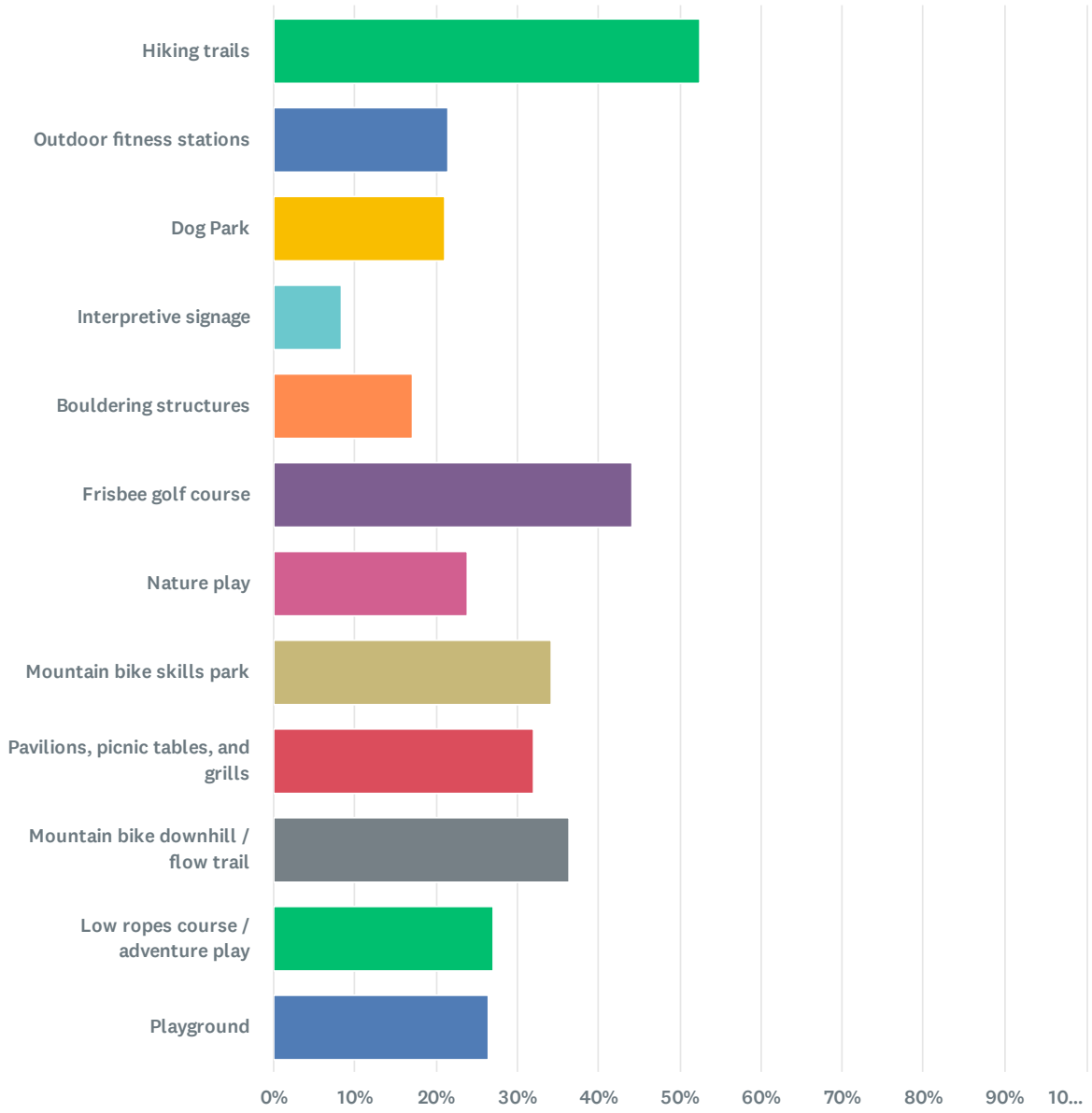
Q5 What types of recreation opportunities do you think are currently missing from the Rifle area?

Answered: 136 Skipped: 48

APPENDIX C

Q6 What types of recreation would you most like to see included in the Rifle Open Space Master Plan? (Select up to three)

Answered: 181 Skipped: 3



Collapse

Answer Choices	Percentage	Responses
Total		181

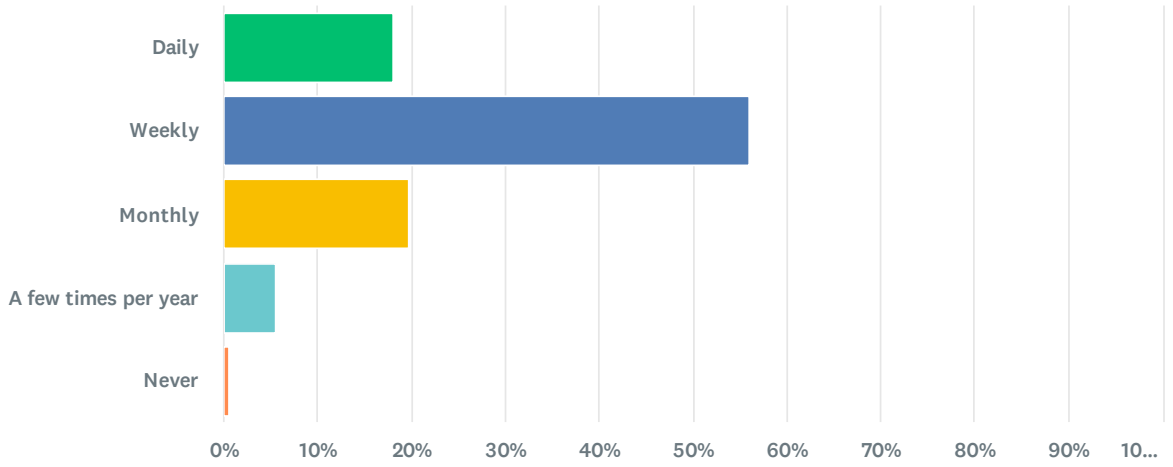
APPENDIX C

Answer Choices	Percentage	Responses	
Hiking trails	52.49%	95	•••
Outdoor fitness stations	21.55%	39	•••
Dog Park	20.99%	38	•••
Interpretive signage	8.29%	15	•••
Bouldering structures	17.13%	31	•••
Frisbee golf course	44.20%	80	•••
Nature play	23.76%	43	•••
Mountain bike skills park	34.25%	62	•••
Pavilions, picnic tables, and grills	32.04%	58	•••
Mountain bike downhill / flow trail	36.46%	66	•••
Low ropes course / adventure play	27.07%	49	•••
Playground	26.52%	48	•••
Total		**181**	

APPENDIX C

Q7 If the new open space includes your preferred amenitites, how often do you think you would visit it?

Answered: 182 Skipped: 2

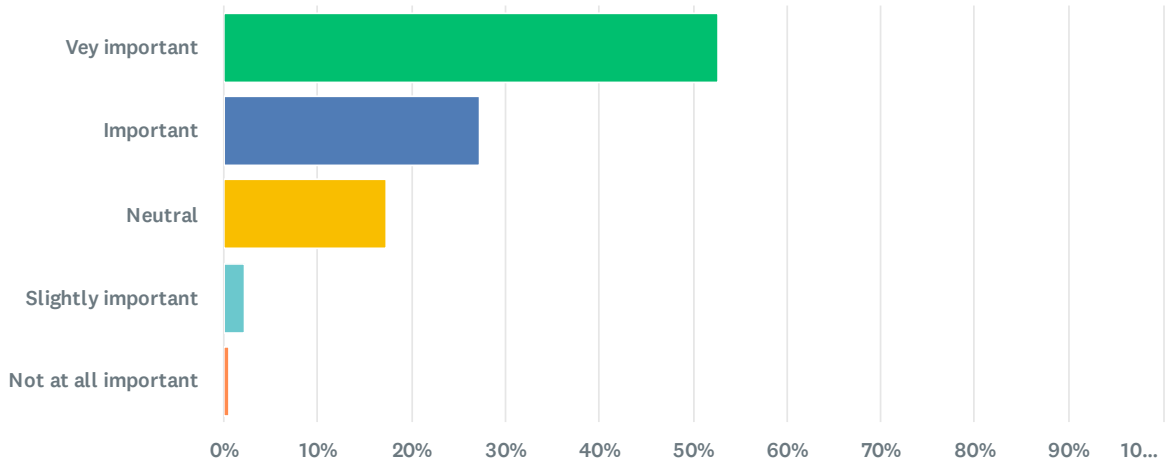


Answer Choices	Percentage	Responses
Daily	18.13%	33
Weekly	56.04%	102
Monthly	19.78%	36
A few times per year	5.49%	10
Never	0.55%	1
Total		**182**

APPENDIX C

Q8 How important is preserving natural habitat and wildlife in this area to you?

Answered: 184 Skipped: 0

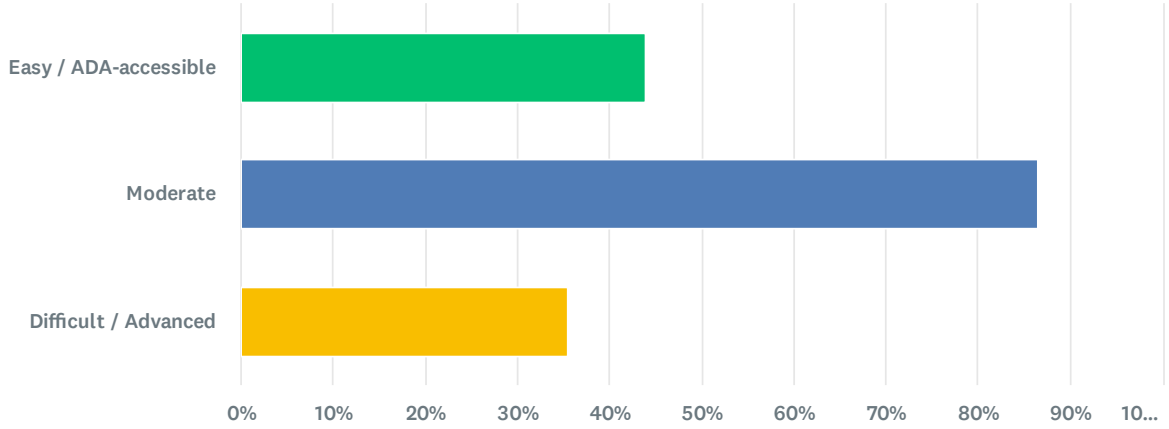


Answer Choices	Percentage	Responses
Vey important	52.72%	97
Important	27.17%	50
Neutral	17.39%	32
Slightly important	2.17%	4
Not at all important	0.54%	1
Total		**184**

APPENDIX C

Q9 What level(s) of trail difficulty would you prefer? (Select all that apply)

Answered: 178 Skipped: 6

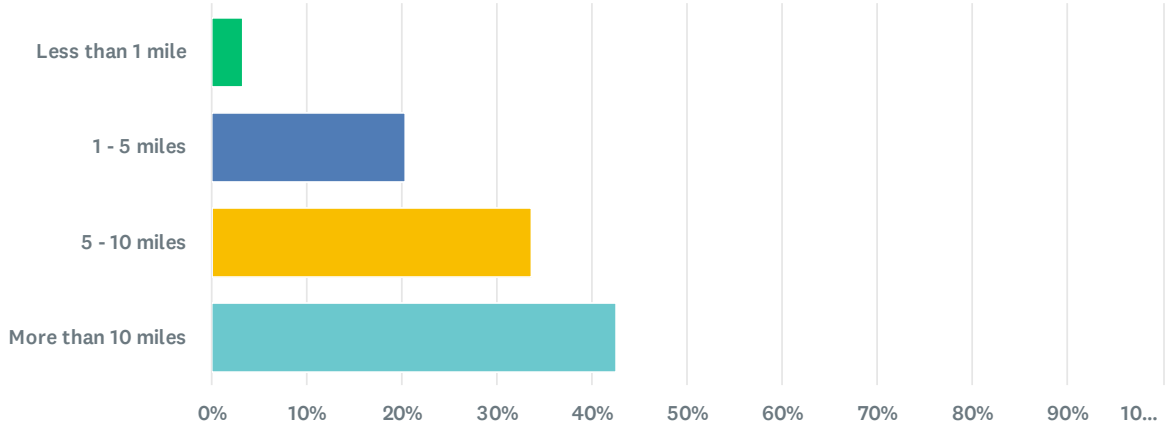


Answer Choices	Percentage	Responses
Easy / ADA-accessible	43.82%	78
Moderate	86.52%	154
Difficult / Advanced	35.39%	63
Total		**178**

APPENDIX C

Q10 How far would you be willing to travel to visit this open space?

Answered: 181 Skipped: 3



Answer Choices	Percentage	Responses
Less than 1 mile	3.31%	6
1 - 5 miles	20.44%	37
5 - 10 miles	33.70%	61
More than 10 miles	42.54%	77
Total		**181**

Q11 Do you have any concerns about developing or programming this site?

Answered: 89 Skipped: 95

Q12 Is there anything else you would like to see, or prefer to avoid, in the design of this open space?

Answered: 86 Skipped: 98

Summary of *City of Rifle Open Space Master Plan Survey Responses*

(Responses_All_260116.pdf)

Overview

The document compiles **approximately 150+ completed public survey responses** collected in December 2025 as part of the City of Rifle Open Space Master Plan process. Respondents represent all areas of Rifle (North, South, East, West, Downtown) as well as nearby communities (Silt, Glenwood Springs). The survey gathered demographic information, current recreation usage, desired amenities, and concerns related to future open space development.

Key Findings

1. Strong Support for Natural Preservation

- An overwhelming majority of respondents rated **preserving natural habitat and wildlife as "Very Important"**.
- Many comments emphasize maintaining the area as **natural, low-maintenance, and minimally developed**, with concerns about wildlife displacement (deer, elk, mountain lions, bobcats) and water use.

---

2. Top Desired Amenities

Across responses, the most frequently requested amenities include:

- **Hiking trails** (most common request)
- **Mountain bike facilities**, including:
    - Skills parks
    - Downhill / flow trails
- **Disc golf (frisbee golf)** — repeatedly cited as a major unmet need
- **Nature play and low-ropes / adventure play**
- **Dog parks**
- **Picnic amenities** (pavilions, tables, grills)

- **Bouldering structures and outdoor fitness stations**

There is broad interest in **multi-generational amenities** that serve children, adults, and seniors.

---

3. Trail Preferences

- Most respondents prefer **Easy/ADA-accessible and Moderate trails**, with a smaller but consistent interest in advanced trails.
- Several respondents request **separation of user types** (walkers, cyclists, equestrians) to reduce conflicts.
- Connectivity to surrounding areas and public lands (e.g., Ramsey Gulch, island access) is frequently mentioned.

---

4. Usage Frequency and Travel Distance

- Many respondents indicate they would visit the open space **weekly or daily** if preferred amenities are included.
- Most are willing to travel **1–5 miles**, though a notable number would travel **more than 10 miles** for high-quality amenities.

---

5. Equity, Safety, and Accessibility

Common concerns and suggestions include:

- **Safety**, particularly for solo users and families
- **ADA accessibility** and ample seating (benches for seniors)
- **Bilingual signage and programming**, reflecting Rifle's demographics
- Avoiding motorized recreation
- Ensuring affordability and public access

---

6. Concerns About Development

Recurring themes include:

- Avoiding overdevelopment and high capital costs
- Protecting adjacent **private property** and preventing trespassing
- Managing **traffic impacts**
- Ensuring the project provides **economic or community benefit**, not just recreation

---

7. Indoor Recreation Gap

While the survey focuses on open space, many respondents repeatedly note a **lack of indoor recreation options**, such as:

- Year-round or indoor pool
- Community / recreation center
- Indoor walking track and multi-use rooms

This is often framed as a higher priority than additional outdoor amenities alone.

Overall Conclusion

Public feedback strongly supports the creation of new open space in Rifle, **provided it prioritizes natural preservation, trail-based recreation, and low-impact amenities**. Residents value access, safety, inclusivity, and affordability, and they favor projects that enhance community connection without overbuilding or displacing wildlife. Disc golf, hiking, mountain biking, and nature-based play emerge as the most consistently supported program elements.

APPENDIX D

MASTER PLAN

PROPOSED AMENITIES

	Amenity	Unit	Phasing Priority
1	Parking Area	0.65 Acres	Phase 1
2	Playground	5,000 Sq Ft	Phase 2
3	Mountain Bike Skills Park	2.63 Acres	Phase 2
4	Accessible Pit Toilet	100 Sq Ft	Phase 1
5	Pavilions, Picnic Tables, Grills	1,550 Sq Ft	Phase 1
6	Adventure Play	5,500 Sq Ft	Phase 1
7	Disc Golf	20.6 Acres	Phase 1

	Amenity	Unit	Phasing Priority
8	Nature Play	6,500 Sq Ft	Phase 1
9	Outdoor Fitness Stations	800 Sq Ft	Phase 1
10	Dog Park	1.6 Acres	Phase 1
11	Bouldering Structure	650 Sq Ft	Phase 1
12	Interpretive Signage	1 Panel	Phase 1
13	Archery Range	8 Lanes	Phase 1
14	Preservation Area	6.5 Acres	Phase 1

LEGEND

- City Parcel Boundary
- Garfield County Parcels
- 100' Contours
- 10' Contours

Proposed Trails: PHASING PIORITY - Phase 1

- Intersection
- Machine Built Existing Improved Trail (>4') = 3,400 LF / 0.65 Mi
- Machine Built Proposed Trail (>4') = 2,932 LF / 0.55 Mi
- Hand Built (<4') = 15,640 LF / 2.96 Mi
- Downhill Flow Trail (Future Connection to Regional Trail Network)

Proposed Disc Golf

- Tee
- Basket
- Alternate Basket
- Flight

Last Chance Ditch
Ramsey Gulch
Overhead Utility Line 100' Easement
County Road 332
Existing Trail
Grand River Plaza Prop Owners
BLM
BLM
5600
5700
5800
5900
6000

SCALE: 1" = 150'
0' 75' 150' 300'
N

RIFLE OPEN SPACE MASTER PLAN
RECREATION AMENITIES | CONCEPT PLAN
SPRING 2026

The City of Rifle, Colorado
DHM DESIGN

APPENDIX E

MASTER PLAN COST TABLE

DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
URBAN DESIGN
LAND PLANNING

Rifle Open Space Master Plan
Programming Cost Estimate
April 2026

Amenity	Quantity	Cost	Notes	Annual Maintenance Cost	Maintenance Responsibility
Hiking Trails	Machine Built: 1.2 Miles Hand Built: 3.0 Miles Total: 4.2 Miles	Dante Harmony: • Machine Built: (6,332LF)($5) = **$31,600** • Hand Built: (15,640LF)($10 - $15) = **$156,400 - $234,600** • **Total: $188,000 - $266,200** Gumption Trailworks: • Alignment finalization: **$10,000 - $15,000** • Trail Construction: • (21,972LF)($7 - $25) = **$153,800 - $549,300** • **Total: $163,800 - $564,300**	Dante Harmony: • Machine Built: $5/LF • Hand Built: $10-15/LF Gumption Trailworks: • Alignment finalization: $10,000-$15,000 • Trail Construction: $7-$25/LF	$7,000.00	Contractor and City of Rifle
Disc Golf	20.6 Acres (18-holes)	(Infrastructure price) Tee-pad sizes: 6.5'x13.5' Concrete: (9 Holes)(88SF)($7/SF) = **$5,544** Artificial turf: (9 Holes)(88SF)($8/SF) = **$6,336** Baskets: (19)($700) = **$13,300** Ground Sleeves: (18)($30) = **$540** Signs: $1179 (+$40 metal posts)(18) = **$1900** **Total: $27,620**	Concrete Price: Birch Park Master Plan Cost Estimate Baskets and Ground Sleeve pricing from Cody Darling with Roaring Fork Disc Golf Club Tee Pad: Tee Pads Signage: Signage Price	$3,000.00	City of Rifle

Mountain Bike Skills Park	2.63 Acres	**Total: $25,000 - $50,000** (Combined infrastructure & install)	Pricing from: Gumption Trailworks Local reference: The Yard - Cañon City (3 acres): $40,000 (2021)	$5,000.00	Contractor and City of Rifle
Pavilions, Picnic Tables, Grills		(Combined infrastructure & install) (1) X-Large Shade Shelter 30'x50': $70,000 (4) Picnic Table: $3,000/each (2) Bench: $2,000/each (1) Trash Receptacle: $1,500/each (8) Bike Rack: $750/each (1) Drinking Fountain: $8,000 (2) Charcoal grill: $1,000/each **Total: $103,500**	Local reference: Birch Park Site Amenities / Furnishings: $182,000 (2023) Birch Park Master Plan Cost Estimate	$1,000.00 (After 5 Years) $3,500.00	City of Rifle
Adventure Play	5,493 SF Play Area	Airplane Cable 250LF: $400 Rope 200LF: $300 Cable Fasteners/Hardware for 10 elements: $500 Cement for 17-20 posts: $400 15-20 Rounded trees from onsite **Total: $3,000** Labor and Equipment: $1000 Course Inspection $500-$1000 **Total: $1,000 - $2,000**	Local reference: Ridgway Low Ropes Course: $5,000 (2016) • Low ropes course in Top of Pines, uses existing trees. • 200-250 LF of rope and cable with 9-10 elements 12-24" off ground • Kid-friendly (8+) designed for 10 people at a time Top of the Pines	$500.00	City of Rifle

Playground	0.12 Acres (5,000 SF)	(Combined infrastructure & install) Poured-in-place rubber surfacing: (5,000SF)($24)=$120,000 PIP Thickened Edge: (350LF)($30)=$10,500 PIP Concrete sub slab: (5,000SF)($7)=$35,000 PIP Underdrain System: $7,500 Primary (5-12yo) play equipment: $250,000 Toddler (2-5yo) play equipment: $150,000 Seat boulders: (10)($500)=$5,000 Log seating: $2,500 Striping/painted games: $7,500 **Total: $588,000**	Local reference: Birch Park 5000SF Inclusive Playground: $588,000 (2023) Birch Park Master Plan Cost Estimate	$2,000.00 (Replace after 15 years)	City of Rifle
Nature Play	0.15 Acres (6,456 SF)	(Combined infrastructure & install) **Total: $500,000**	Local reference: Creekside Quest Children's Garden (1 acre): 2015 $100,000 Natural play area, with play features including kid-sized homestead log cabin and Native American teepees. Sculptured concrete boulders and sandbars for water play. Creek Valley Ecological Park	$1,000.00	City of Rifle

Outdoor Fitness Stations	800 SF (5 Stations)	Kompan fitness equipment (steel collection): Square pull up station: $3,070 Tiered push up bars: $1,080 Overhead ladder: $2,760 Dip bench: $1,710 Sit up bench: $1,890 Freight: $3,000 Installation: $8,000 **Total: $21,510**	Specified elements are located in the Kompan catalogue 'Street Workout' section: Fitness Stations	Very minimal (tighten bolts and clean equipment)	City of Rifle
Dog Park	1.59 Acres	(Combined infrastructure & install) Water fountains Shaded seating areas Open fields **Total: $130,000**	Local reference: Deerfield Dog Park (1.7 Acres): $136,203 (2023)	$1,000.00	City of Rifle
Bouldering Structure	650 SF	(Combined infrastructure & install) Climbing equipment: $50,000 Poured-in-place rubber surfacing: (650SF)($24)=$15,600 PIP Thickened Edge: (150LF)($30)=$4,500 PIP Concrete sub slab: (650SF)($7)=$4,550 PIP Underdrain System:$3,000 **Total: $77,650**	Local reference: Birch Park "Lookout" Boulder Climbing: $77,650 (2023) Birch Park Master Plan Cost Estimate	$1,500.00	City of Rifle
Interpretive Signage	1 Sign Pannel	(Combined infrastructure & install) **Total: $2,000**	Local reference: Birch Park $2,000/interpretive sign (2023) Birch Park Master Plan Cost Estimate	$500.00	City of Rifle

Archery Range	0.72 Acres (8 lanes)	(Combined infrastructure & install) **Total: $140,000**	Local reference: Apex Archery Range Arvada, CO. $140,319 (2025) 13,100SF 60-yard outdoor range	$3,500.00	City of Rifle
Parking Area	0.65 Acres (52 spaces)	(Combined infrastructure & install) Gravel parking lot **Total: $25,000**	Local reference: Harvey Gap Parking Lot – 100 vehicles (2026) $50,000 Request for Bid	$6,000 (re-grading, pothole / rutting repair, weed control)	City of Rifle
Accessible Vault Toilet	1 precast concrete vault toilet	(Combined infrastructure & install) **Total: $32,000**	Local reference: Grand Hogback Trail Pit Toilet (2022) $32,192	$1000.00 (Pump Out Service)	Contractor

Agenda Item #5.b.

Agenda Item Name:
Rifle Creek Restoration Conceptual Design Presentation - Centennial Park

Presenter:
Austin Rickstrew, Parks & Recreation Director

Item Description:
Receive a presentation from River Restoration on the conceptual design for Rifle Creek within Centennial Park.

Recommended Action:
No action on a presentation.

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
The Rifle Creek Restoration Conceptual Design Presentation provides an overview of the proposed vision, goals, and conceptual improvements for the restoration and enhancement of Rifle Creek. The project seeks to improve stream health, stabilize creek banks, enhance aquatic and riparian habitat, reduce erosion, and strengthen the creek's role as a community asset while maintaining its recreational and aesthetic value. The conceptual design evaluates existing conditions within the Rifle Creek corridor and identifies opportunities to address environmental challenges, improve long-term resiliency, and enhance public access and connectivity where appropriate. The proposed concepts are intended to support ecological restoration, water quality improvements, floodplain function, and community enjoyment of the creek corridor. The presentation will summarize project objectives, site analysis, conceptual design recommendations, anticipated benefits, and potential implementation considerations. The conceptual design serves as a planning tool to guide future project development, funding opportunities, stakeholder coordination, and phased implementation efforts.

Notification Requirements:

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:

1. CentennialRifle_ConceptualDesignReport_DRAFT-v2

Conceptual Design Report

Rifle Creek Restoration through Centennial Park

June 2026



Prepared for:
City of Rifle

Conceptual Design Report

Rifle Creek Restoration through Centennial Park

Prepared for:

City of Rifle
202 Railroad Ave.
Rifle, CO 81650
(970) 665-6400

Prepared by:

RiverRestoration ORG, LLC
P.O. Box 248
Carbondale, Colorado 81623
(970) 947-9568

June 2026
Version: DRAFT

Cover Photo: Looking upstream on Rifle Creek in Centennial Park

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LIST OF ABBREVIATION AND ACRONYMS

CCR	Code of Colorado Regulations
CDPHE	Colorado Department of Public Health & Environment
cfs	cubic feet per second
CPW	Colorado Parks and Wildlife
CWCB	Colorado Water Conservation Board
DWR	Division of Water Resources
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIS	Flood Insurance Study
FIRM	Flood Insurance Rate Map
IPaC	Information for Planning and Consultation
ISF	Instream Flow
LiDAR	Light Detection and Ranging
MBTA	Migratory Bird Treaty Act
MCWC	Middle Colorado Watershed Council
NFIP	National Flood Insurance Program
OHWM	Ordinary High Water Mark
SFHA	Special Flood Hazard Area
SUE	Subsurface utility engineering
USACE	U.S. Army Corps of Engineers
USBR	U.S. Bureau of Reclamation
USFWS	U.S. Fish and Wildlife Service
WSE	Water surface elevation

EXECUTIVE SUMMARY

RiverRestoration ORG, LLC was retained by the City of Rifle to develop a conceptual design for restoring Rifle Creek through Centennial Park, from Railroad Avenue to 3rd Street. The project was identified in the *Rifle Creek Restoration Implementation Plan* (MCWC 2025) as suffering from channel incision, invasive vegetation, elevated sediment load, and flood risk. Project goals include improving water quality and delivery, enhancing aquatic and riparian habitat, reducing flood risk, and increasing climate and community resilience.

A site assessment was conducted in March 2026, supplemented by bathymetric survey data and LiDAR-based topographic mapping. Key findings include: six pedestrian bridges with inadequate freeboard for safe recreational passage and flood conveyance; bank encroachment by native phragmites that limits creek access and constrains the channel; and a Pioneer Ditch diversion structure that poses navigational and fish passage challenges.

Three design options were developed and evaluated against benefit criteria encompassing water quality, habitat, flood risk, community resilience, stream access, and public interest. The Corridor Circulation Option (Option 1) provides the highest benefit score (102) through comprehensive improvements – including up to 45 boulder grade controls, channel realignment, bank restoration, phragmites removal, improved stream access features, and bridge and diversion modifications – at an estimated total cost of approximately $4.09 million. The Shoreline Access Option (Option 2) offers a mid-range approach (benefit score 70, ~$1.99 million) focusing on bank grading and targeted grade controls without bridge or diversion modifications. The Sight Line Access Option (Option 3) represents the minimum scope (benefit score 47, ~$1.42 million), emphasizing passive recreation improvements and low-growing vegetation.

Public outreach conducted April 18th through May 10th, 2026 yielded 86 responses, with strong community interest in shade trees, creek access, habitat improvements, and boulder seating. The City of Rifle is asked to select a preferred option to advance the project into fundraising strategy, permitting, final design, and construction phases.

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1. PROJECT SCOPE

RiverRestoration ORG, LLC (RiverRestoration) has been retained by the City of Rifle (City) to develop a conceptual plan and report to restore functionality of Rifle Creek within Centennial Park (study). The project reach, which extends from Railroad Avenue to 3rd Street, was identified in the *Rifle Creek Restoration Implementation Plan* (MCWC 2025) as suffering from incision, invasive plants, high sediment load, and flood risk. The goals of the project, as identified by the City of Rifle and stakeholders, are to improve water quality and delivery, enhance aquatic and riparian habitat, reduce flood risk, and increase climate and community resilience. Potential solutions, identified by the City of Rifle and stakeholders, include step pools, channel realignment, vegetation reduction, and improved stream access.

RiverRestoration has authored this Conceptual Design Report to summarize our understanding of the existing site conditions, identify constraints and challenges in meeting the project goals, summarize public feedback, and recommend engineering solutions (in addition to those provided by the City) to progress the project to the next phase of design, permitting, and implementation.

2. SITE ASSESSMENT

RiverRestoration staff conducted a site assessment on March 17, 2026 to evaluate the reach characteristics and collect bathymetric survey data to augment the existing topographic data. This onsite evaluation was necessary to gather visual observations of existing vegetation, reference reaches, channel heath, and overall Centennial Park visitation. Quantitative data collection was also necessary for the purpose of developing a hydraulic profile through the project reach and estimating earthwork calculations.

2.1 PHYSICAL RESOURCES

2.1.1 Topography

Light Detection and Ranging (LiDAR) data was obtained from the Colorado Water Conservation Board's *Colorado Hazard Mapping & Risk MAP Portal* web application. The most recent LiDAR acquisition was flown between May 28 and October 7, 2016 (leaf-on scenario) and processed to a bare earth digital elevation model (DEM) grid spacing of 3 feet. The vertical datum is NAVD88.

RiverRestoration used Trimble R10 and R12i GNSS units to collect bathymetric survey data and to verify the 2016 LiDAR elevations in select locations. The bathymetric survey extends from Railroad Avenue to 3rd Street and includes details of the channel bed elevation and sediment type, hydraulic grade breaks, water surface elevations, changes in vegetation, toe of bank, top of bank, exposed utility line crossings, and sewer manhole covers. The survey points were imported into AutoCAD Civil3D 2023 to create a topographic basemap representing existing conditions as of March 2026.

2.1.2 Utilities

There are several utility lines that cross Rifle Creek, most notably an 18” diameter sanitary sewer line that was constructed in 1980. The elevations in the provided drawings are in the NGVD29 vertical datum and were vertically adjusted to NAVD88. Since subsurface utility engineering (SUE) was not part of this study, RiverRestoration surveyed sewer manhole cover elevations and the exposed sewer line just upstream of 3rd Street to verify the +3.88 foot vertical elevation adjustment from NGVD29 to NAVD88. The depth of the 18” sanitary sewer line ranges from 6.5 to 14 feet below existing grade (per drawings to invert). Areas where the sanitary sewer line may conflict with Rifle Creek include: creek crossing upstream of the 2005 bridge, along left bank just upstream of 1975 bridge, creek crossing upstream of 1955 bridge, two creek crossings directly west of the playground, and creek crossing upstream of 3rd Street bridge. It is recommended herein that the sanitary sewer alignment be protected-in-place for the purposes of this study.

Waterline and irrigation crossings are located at the Railroad Avenue bridge and 1905 bridge. At Railroad Avenue, the waterline is elevated alongside the girder of the upstream face of the highway bridge. At 1905 bridge, the waterline and irrigation lines are sleeved within the concrete deck. If 1905 bridge is modified or replaced, the waterline and irrigation line will need to be realigned and reconnected (refer to Section 3.1.2 for bridge discussion). Otherwise, all main waterline lines should be protected-in-place. Park irrigation may be modified in design plans subsequent to this study.

2.1.3 Existing Creek Access

There is one location where formal access has been established to Rifle Creek. These stone steps are directly west of the Centennial Park playground and may be protected-in-place.



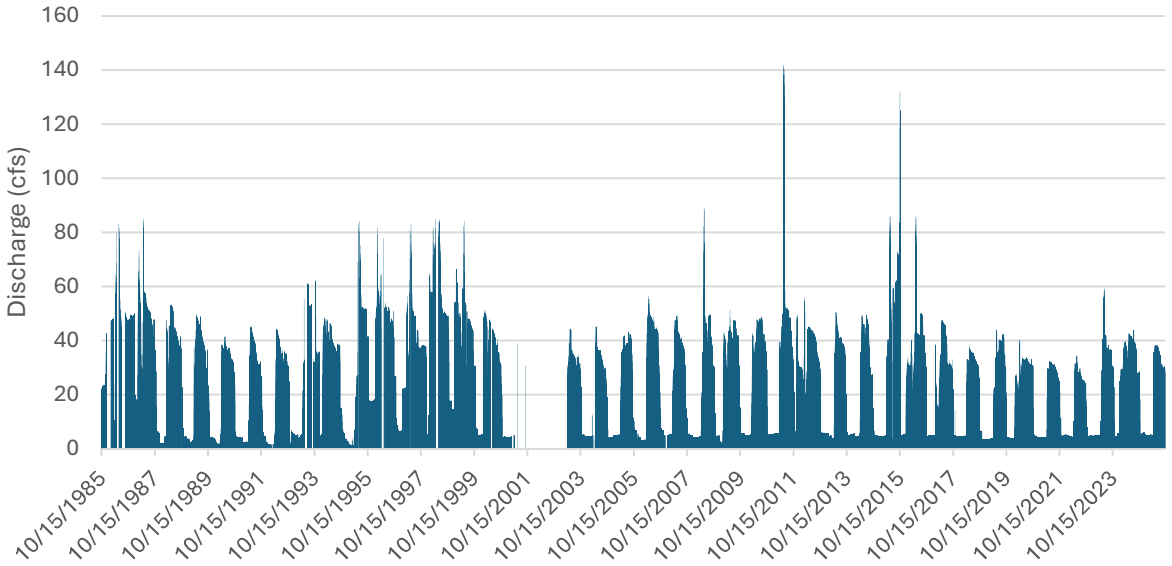
Source: RiverRestoration, 3/17/2026

Figure 2-1. Existing Stone Steps Across from Playground

2.2 WATER RESOURCES

2.2.1 Surface Water Hydrology

The Rifle Creek hydrology through Centennial Park is mostly influenced by two sources: controlled releases from Rifle Gap Reservoir and natural inflows from Government Creek and Hubbard Gulch. The USGS gage 09092000, which is no longer in operation but was located just downstream of the not-yet built Rifle Gap Reservoir, recorded flowrates from years 1940 to 1964. The Rifle Gap Reservoir was constructed between 1964 and 1967 by the U.S. Bureau of Reclamation. A newer gage, named RIFLE CREEK BELOW RIFLE GAP RESERVOIR (RIFRGRCO), is located directly below the Rifle Gap Reservoir spillway and is operated by the Colorado Division of Water Resources (DWR) in conjunction with the Colorado Water Conservation Board (CWCB). The RIFRGRCO gage has recorded flowrates from years 1985 to present.



Source: CWCB/DWR Observations for RIFLE CREEK BELOW RIFLE GAP RESERVOIR (RIFRGRCO)

Figure 2-2. Rifle Creek Below Rifle Gap Reservoir Daily Discharge (1985-2025)

Figure 2-2 shows that the outflow from Rifle Gap Reservoir is approximately 5 cfs during the non-irrigation season (November through March) and ranges between 40 to 80 cfs during the irrigation season (April through October). Releases from Rifle Gap Reservoir are relatively controlled and there are a number of surface water diversions between the reservoir and Centennial Park. However, Rifle Creek through Centennial Park is located below the Government Creek and Hubbard Gulch tributary inflows, which are uncontrolled and subject to natural fluctuations. There are no historic or currently active stream gages on Government Creek or Hubbard Gulch.

At Centennial Park, storm events are anticipated to create greater flows than recorded at the RIFRGRCO gage. However, late summer season flows at the park are likely less than the flows recorded at the gage due to agricultural diversion. The Pioneer Ditch

diversion is near the downstream end of the park and has a maximum decreed rate of 1.8 cfs based on the CWCB / DWR water administration map viewer. Further downstream (south of 3rd Street), the Squier Ditch has a maximum decreed rate of 1.2 cfs. Therefore, in extreme low flow years, Rifle Creek through Centennial Park could convey as low as 3 cfs to meet the water rights needs of these two diversions. Rifle Creek from Rifle Gap Reservoir to its confluence with the Colorado River also has an instream flow (ISF) decreed rate of 5 cfs during the winter season (October 1st through April 30th) and 9 cfs during the summer (May 1st through September 30th). Hence, in average years, Rifle Creek through Centennial Park would likely experience as low as 12 cfs during the summer months, which RiverRestoration recommends using as a target design flow for recreational passage and riparian vegetation establishment. RiverRestoration also calculated a flowrate of 6 cfs based on the measured water elevation at the Pioneer Ditch weir structure on survey date of March 17, 2026, which is consistent with the decreed seasonal ISF discussed herein.

To get a conservative estimate of anticipated high flows through Centennial Park, RiverRestoration used the USGS StreamStats web application, which is based on regression equations, to get a summary of peak discharges and monthly statistics on Rifle Creek at 3rd Street, the downstream boundary of the project.

Table 2-1. Rifle Creek at 3rd Street Monthly Average Discharge

Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
19 cfs	20 cfs	26 cfs	58 cfs	219 cfs	230 cfs	81 cfs	45 cfs	39 cfs	30 cfs	24 cfs	21 cfs

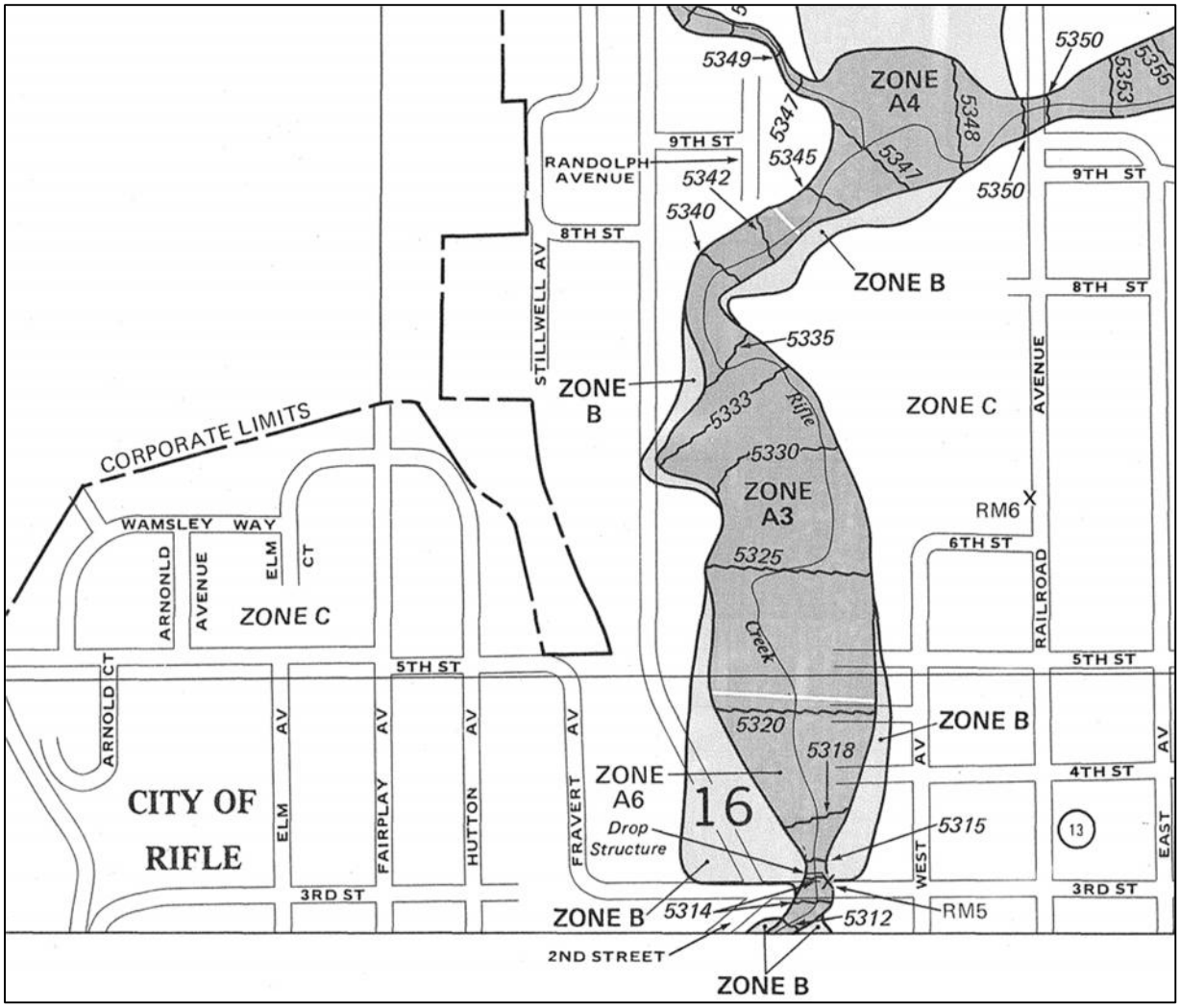
Source: USGS StreamStats web application

Based on Table 2-1, Rifle Creek through Centennial Park could see flows as high as 230 cfs during spring runoff. This takes into account runoff from Government Creek and Hubbard Gulch. Based on preliminary 2D hydraulic modeling of the existing conditions, RiverRestoration estimates that Rifle Creek through Centennial Park overtops the banks when flow rates exceed 200 cfs.

RiverRestoration recommends that additional hydrologic and hydraulic evaluation be performed in the next phase of design to hydraulically map the anticipated bankfull/ordinary high water mark (OHWM). The OHWM will be necessary to complete permitting documents related to the Clean Water Act Section 401/404. Additional 2D hydraulic modeling is also recommended to evaluate the bridge crossings for flooding and navigational hazards.

2.2.1.1 Flood Flows and Floodplain Mapping

The City of Rifle participates in FEMA's National Flood Insurance Program (NFIP) and the effective Flood Insurance Study (FIS) for the community is dated January 3, 1986. Figure 2-3 shows that the project reach is mapped in Special Flood Hazard Area (SFHA) Zones A3 and A4, which have published base flood elevations. The base flood elevations shown on the map are in the NGVD29 vertical datum and should be vertically adjusted by +3.88 feet to be in NAVD88 to compare with this study.



Source: FEMA FIRM Panel 0850781351D, revised January 3, 1986

Figure 2-3. FEMA FIRM Panel 0850781351D

The 1986 FIS provides useful historical background specific to the Rifle Creek watershed pre-dam construction, particularly Rifle Creek through Centennial Park. The 1986 FIS states that the Rifle Creek watershed is subject to “cloudburst activity with high-intensity rainfall of short duration during the summer and fall.” The worst documented flooding on Rifle Creek occurred in August 1930, which was caused by a 2-hour cloudburst that resulted in the Railroad Avenue and 3rd Street bridges to wash out. Another noteworthy flood event occurred in August 1963, also caused by a cloudburst that resulted in a flowrate of 1,720 cfs recorded at USGS gage 09092000. The 1963 flood severely damaged the Pioneer Ditch diversion, and it was further documented that the channel bed aggraded up to 10 feet for up to 800 feet upstream of the diversion structure.

Table 2-2 summarizes the FIS peak discharges on Rifle Creek below Government Creek and below Hubbard Gulch. It is worth noting that these peak discharges represent the Rifle Creek hydrology prior to construction of Rifle Gap Reservoir.

Table 2-2. FEMA FIS Peak Discharges

Location	10% Annual Chance (10-year)	2% Annual Chance (50-year)	1% Annual Chance (100-year)	0.2% Annual Chance (500-year)
Below confluence with Government Creek	1,490 cfs	2,230 cfs	3,610 cfs	6,150 cfs
Below confluence with Hubbard Gulch	1,590 cfs	2,410 cfs	3,920 cfs	6,690 cfs

Source: FEMA FIS for City of Rifle, Colorado Garfield County, effective 1986

2.2.2 Groundwater Hydrology

A groundwater hydrology evaluation was not performed for this phase of the study.

2.2.3 Water Quality and River Use Classification

The Colorado Department of Public Health & Environment (CDPHE) has classified the uses for Rifle Creek (COLCLC10_A) from Rifle Gap Reservoir to the Colorado River as "Recreation Class E – Existing Primary Contact Use" and "Class 1 Cold Water Aquatic Life." Table 2-3 shows that, as of the most recent assessment in 2024, the condition of Rifle Creek does not adequately support aquatic life and water supply uses due to the presence of total arsenic and an unhealthy population of macroinvertebrates, thus placing Rifle Creek on Colorado's 303(d) list of impaired waters. Sampling of *E. coli* is insufficient and therefore placed on the monitoring and evaluation (M&E) list.

Table 2-3. Use Attainment for Streams and Rivers and 303(d) and M&E List

Aquatic Life Use	Recreational Use	Agriculture Use	Water Supply Use
N – not supported	I – insufficient information	F – fully supporting	N – not supported
Affected Use	**Analyte**	**Category/List**	**Priority**
Recreational Use	*E. coli*	3b. – M&E list	N/A
Water Supply Use	Arsenic (total)	5. – 303(d) list	Low
Aquatic Life Use	Macroinvertebrates (provisional)	5. – 303(d) list	H

Sources: CDPHE 2024 Integrated Water Quality Monitoring and Assessment Report
CDPHE Regulation #93, effective 3/30/2026

2.3 BIOLOGICAL RESOURCES

2.3.1 Vegetation

Rifle Creek throughout the project reach is primarily encroached along its banks by Common reed (*Phragmites australis spp. americanus*), which was sampled and sent in for genetic testing by EcoPoint in 2025. This subspecies of phragmites grass is native to North America. There are also several locations where phragmites dominates on an inside bend, while the outside bend supports mainly Great Basin wildrye. This difference in vegetation may be indicative of a variation in soil chemistry on each bank. Soil testing is recommended to determine what plant species may have a better chance of survival when selecting seed mixes and planting palettes for the restored banks in future design.



Source: RiverRestoration, 1/15/2026

Figure 2-4. Existing Vegetation along Rifle Creek through Centennial Park

2.3.2 Wetlands

An aquatic resource delineation was not performed for this phase of the study. A desktop review through the USFWS National Wetlands Inventory web application shows Rifle Creek as the single riverine resource, without any other mapped wetlands, and likely would be delineated by the OHWM. An aquatic resource delineation and report may be required in future phases to support USACE permitting efforts.

2.3.3 Fish

Colorado Parks and Wildlife (CPW) collected fish survey data between 2007 through 2024 for Rifle Creek from the outflow of Rifle Gap reservoir to the confluence with the Colorado River. A complete list of caught fish is listed in Table 2-4.

Table 2-4. Fish Survey along Rifle Creek[a]

Fish Species (Common Name)	Catch Location	Total Caught (% of Total)
Black Bullhead	Private property[c]	2 (0.02%)
Black Crappie	Below Rifle Gap Reservoir Spillway	27 (0.34%)
Bluegill	Below Rifle Gap Reservoir Spillway	34 (0.42%)
Bluehead Sucker	Deerfield Park near ballfields, private property[c]	124 (1.54%)
Brown Trout	Below Rifle Gap Reservoir Spillway, Deerfield Park near ballfields, private property[c]	3562 (44.20%)
Colorado River Cutthroat[b]	1 Km below Rifle Gap Reservoir	3 (0.04%)
Common Carp	Private property[c]	1 (0.01%)
Creek Chub	Deerfield Park near ballfields, private property[c]	1296 (16.08%)
Fathead Minnow	Private property[c]	17 (0.21%)
Flannelmouth Sucker	Private property[c]	43 (0.53%)
Goldfish	Private property[c]	1 (0.01%)
Green Sunfish	Below Rifle Gap Reservoir Spillway, Deerfield Park near ballfields, private property[c]	94 (1.17%)
Hybrid Grass Carp (Triploid)	Private property[c]	1 (0.01%)
Largemouth Bass	Below Rifle Gap Reservoir Spillway	1 (0.01%)
Longnose Sucker	Private property[c]	2 (0.02%)
Mottled Sculpin	Private property[c]	1 (0.01%)
Mountain Whitefish	Private property[c]	38 (0.47%)
Northern Pike	Below Rifle Gap Reservoir Spillway	43 (0.53%)
Rainbow Trout	Below Rifle Gap Reservoir Spillway, private property[c]	292 (3.62%)
Rainbow x Cutthroat	Below Rifle Gap Reservoir Spillway	1 (0.01%)
Roundtail Chub[b]	Private property[c]	83 (1.03%)
Smallmouth Bass	Below Rifle Gap Reservoir Spillway	40 (0.50%)
Speckled Dace	Deerfield Park near ballfields, private property[c]	334 (4.14%)
Walleye	Below Rifle Gap Reservoir Spillway	10 (0.12%0
White Sucker	Below Rifle Gap Reservoir Spillway, Deerfield Park near ballfields, private property[c]	1476 (18.32%)
White-Bluehead Sucker Hybrid	Deerfield Park near ballfields, private property[c]	42 (0.52%)
White-Flannelmouth Hybrid	Private property[c]	8 (0.10%)
White-Longnose Hybrid Sucker	Private property[c]	1 (0.01%)
Yellow Perch	Below Rifle Gap Reservoir Spillway	481 (5.97%)

Notes:
(a) Fish surveys were collected from outflow of Rifle Gap Reservoir to confluence with Colorado River.
(b) Threatened/Endangered Species
(c) Exact coordinates of private property survey spots were omitted from the data per Colorado Statute.
Source: CPW 2025

Table 2-4 does not explicitly list catch locations near or within Centennial Park. It would be reasonable to disregard the sport fish found just below the Rifle Gap Reservoir Spillway and consider the species found near the ballfields at Deerfield Park and private properties (e.g. Bluehead Sucker, Brown Trout, Creek Chub, Speckled Dace, and White Sucker) to be more relevant to the Centennial Park project reach. Further background information from the *Rifle Creek Watershed Assessment* (MCWC 2019) states that the Colorado River immediately downstream of Rifle Creek's confluence with the Colorado is habitat for the endangered Colorado Pikeminnow and Razorback Sucker. These species were not reported in the fish survey data. Given the proximity of Centennial Park to the confluence, improvement of Rifle Creek channel health could potentially improve holding for fish migrating from the Colorado River upstream.

2.3.4 Macroinvertebrates, Birds, and Other

Field surveys for macroinvertebrates, birds, and other species were not performed for this phase of the study. RiverRestoration conducted a desktop evaluation using the USFWS IPaC web application to gather a list of threatened, endangered, proposed, and candidate species that could potentially be present in or affected by the project reach. Based on the IPaC report, the defined project reach (Rifle Creek from Railroad Avenue to 3rd Street) does not overlap critical habitat for any of these species. The *Rifle Creek Watershed Assessment* (MCWC 2019) also states that there has been previous documentation of northern leopard frogs, a sensitive aquatic species, in the reaches upstream of Centennial Park.

Table 2-5. IPaC Endangered Species Act Species List

Species (Common Name)	Species Type	Species Status
Gray Wolf	Mammal	Experimental population, non-essential
Yellow-billed Cuckoo	Bird	Threatened
Bonytail	Fish	Endangered
Colorado Pikeminnow	Fish	Endangered
Humpback Chub	Fish	Threatened
Razorback Sucker	Fish	Endangered
Monarch Butterfly	Insect	Proposed Threatened
Silverspot	Insect	Threatened
Suckley's Cuckoo Bumble Bee	Insect	Proposed Endangered
Ute Ladies'-tresses	Flowering Plant	Threatened

Source: USFWS 2026

Furthermore, the IPaC report lists Bald and Golden Eagles as present within the project reach. These species are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act (MBTA); therefore, any subsequent design should follow appropriate regulations and consider employing appropriate avoidance and minimization measures to reduce potential impacts to their nests. Other migratory birds of conservation concern that may be present within the project reach include the Black Swift, Broad-tailed Hummingbird, California Gull, Cassin's Finch, Clark's Grebe, Clark's Nutcracker, Evening Grosbeak, Pinyon Jay, Virginia's Warbler, and Western Grebe.

3. CONCEPTUAL DESIGN DEVELOPMENT

In addition to the step pools, channel realignment, vegetation reduction, and improved stream access solutions identified by the City and project stakeholders, RiverRestoration has developed additional improvement features for the City's consideration – features that will benefit the stream health, improve accessibility, and support safer recreational use of Rifle Creek within Centennial Park. Rationale for recommending these additional improvements are described in the following subsections.

It is important to note that throughout this study, the definition of "access" ranges from slower hydraulics (currents, eddies, and depth of water at shoreline) to improved sight lines (bank laybacks, riparian benching, point bars, and vegetation reduction) to shoreline access (hardened steps) to full corridor circulation within the park (bridge modifications). This broader definition of access is intended to provide the City and stakeholders a framework for which to consider the existing hazards and proposed improvements discussed herein.

3.1 EXISTING HAZARDS AND PROPOSED MITIGATION

One of primary goals of the project is to improve access and recreational opportunities in Rifle Creek through Centennial Park; therefore, an assessment of hazards was performed. River recreation, and outdoor recreation in general, has an inherent risk that the user assumes. Our goal is to reduce existing hazards to ensure that the public can reasonably assume the risk and that creek users have options for exiting the water if necessary.

3.1.1 Inherent Recreational Risk

Colorado residents and visitors alike enjoy the unique privilege of participating in outdoor recreation at their own risk. At Centennial Park, there is an opportunity to "open up" Rifle Creek for river recreation. This could take the active form of tubing, wading, angling, or passive form of sitting along the banks.

Several options exist for reducing recreational hazards. One recommendation includes installation of river safety signage to keep people aware of the risks associated with river use. Preferably, safety signage would be provided at all major river entry and exit locations. Another recommendation involves providing sufficient creek access along the reach so that a user can choose to exit the river at any point. At a minimum, obvious entry and exit points should be constructed upstream of every bridge crossing, as discussed below in Section 3.1.2.

3.1.2 Bridges

The existing pedestrian bridges are uniform, pre-cast concrete decks, each with a 24-foot span and 10-foot to 12-foot clear width. There are six pedestrian bridges on site; named 2005, 1995, 1975, 1955, 1945, 1905 (listed upstream to downstream). Bridges 2005 and 1955 were designed to bear AASHTO HS-20 emergency vehicle loading,

therefore their decks are slightly wider and thicker, leading to lower low chord elevations and decreased freeboard. Several other bridges are identified for future construction in the *Centennial Park Master Plan*; the 1915 bridge connecting to a future boardwalk from the east parking lot and the Pioneer Bridge connecting to a future 4th Street parking lot downstream of the Pioneer Ditch Diversion. Table 3-1 summarizes the measured freeboard (distance from water surface elevation to low chord) at each of the bridge crossings throughout the project reach.

Table 3-1. Bridge Hazard Summary

Bridge ID	Deck Elevation [b]	Low Chord Elevation[b]	WSE[b] at Upstream Face of Bridge	Freeboard (ft) WSE to Low Chord
Railroad Avenue	5363.7	5359.7	5349.5	10.2
2005 Bridge	5348.6	5347.3	5344.5	2.8
1995 Bridge	5347.3	5346.1	5342.2	3.9
1975 Bridge	5343.4	5342.2	5337.5	4.7
1955 Bridge	5337.0	5335.5	5333.3	2.2
1945 Bridge	5335.0	5333.9	5330.4	3.5
1915 Bridge[a]	n/a	n/a	n/a	n/a
1905 Bridge	not surveyed	5323.6	5320.4	3.2
Pioneer Bridge[a]	n/a	n/a	n/a	n/a
3rd Street	not surveyed	5319.8	5310.8	9.0

Notes:
(a) Bridge identified in *Centennial Park Master Plan* for future phase construction
(b) Surveyed by RiverRestoration on March 17, 2026. All elevations are in NAVD88, feet.

Target freeboard for safe river recreation passage below a bridge should target a minimum of 6.67 feet. As shown in Table 3-1, the existing pedestrian bridges do not provide adequate freeboard. Furthermore, the existing 24-foot span bridges constrict Rifle Creek during high flow events, which can cause deck overtopping, flooding, and damage to the adjacent park infrastructure.

Several options exist for reducing the bridge hazards. At a minimum, creek access should be provided directly upstream of every bridge to allow a person to safely and quickly exit the river before passing under the bridge. The next option would be to either a) retrofit the abutments and raise the bridge decks in their current spans or b) realign, raise, and increase bridge spans to more functional locations. Recommendations for bridge modifications are discussed in more detail in Section 3.2.10.

3.1.3 Encroachment

The existing phragmites cause both a visual and physical barrier separating Rifle Creek from the top of bank. The vertical banks and thickness of the phragmites already pose access challenges for a person getting in and out of the creek. From a river health standpoint, the vertical banks and phragmites constrain the channel width, limit aquatic and riparian habitat, and disconnect the river from its floodplain.

Proposed mitigation of the encroachment hazard includes removing the phragmites and grading the banks back to slopes 4:1 (H:V) or flatter to encourage new vegetative

growth and 10:1 or flatter in areas where the public may choose to gather along a point bar or cobble beach. In some areas, creating a planting bench at a specified hydraulic elevation may provide additional opportunity for a variety of riparian plant species. Shading the banks with a mature overstory may also reduce phragmites encroachment as it was recognized during the site assessment that they were not prevalent where a dense overstory was established.

3.1.4 Pioneer Ditch Diversion

The existing in-channel diversion structure consists of metal I-beams and wooden boards. Water delivery to the Pioneer Ditch headgate is controlled by manually placing the wood boards between the metal I-beams to control water elevation. The I-beams are spaced 4 feet apart and extend 4 feet above the concrete slab that they are set into. There is an approximately 2-foot deep scour pool (measured from the concrete slab to channel bed) immediately downstream of the structure. The measured headloss on the March 17, 2026 survey date was 0.3 feet. This configuration could pose navigational difficulties for creek users, should they choose to float this far downstream. Fish passage is likely also poor over the diversion, especially when the boards are up.



Source: RiverRestoration, 3/17/2026

Figure 3-1. Pioneer Ditch Diversion on Rifle Creek, looking upstream

Proposed mitigation of the Pioneer Ditch Diversion hazard includes the construction of boulder grade controls downstream of the structure to help control the hydraulics. A backwater eddy should be configured to allow for a safe river exit before passing

through the diversion. Downstream of the structure, boulder grade controls should be constructed to raise the water level and decrease the hydraulic drop over the diversion. A final creek access location should be provided just upstream of 3rd Street to allow for a final safe river exit option at the downstream boundary of the project reach.

Alternatively, the diversion structure could also be replaced in the future with a pneumatically actuated spillway gate system by Obermeyer Hydro, Inc. or similar. The gates in the Obermeyer system are supported by a patented inflatable air bladder, which can efficiently pass flood flows and debris when lowered. Fish passage considerations would need to be incorporated to support year-round aquatic connectivity.

3.2 PROJECT ELEMENTS

3.2.1 Boulder Grade Controls (Step Pools)

To design the step pools, RiverRestoration used the surveyed water surface elevations to develop a creek centerline profile from 3rd Street the Railroad Avenue. The profile shows that there is approximately 37 feet of headloss over 4,100 feet of river, which equals an average 0.9% slope. However, within this mapped profile, there are locations where the slope is steeper and closer to 4%. Ideally, the system should mimic a riffle-pool-drop morphology, with riffles no steeper than 1%. To address this, RiverRestoration developed a preliminary design to place up to 45 boulder grade control structures to create step pools and better distribute the hydraulic energy in the system. The grade controls are not evenly spaced; they are placed strategically to control the water level and hydraulics at bridge crossings and sanitary sewer crossings. Boulder crest elevations should create an average 0.5 feet of headloss to the downstream pool, and the bottom of the footer boulder should be keyed down at least 3-feet below the downstream grade control invert elevation.

3.2.2 Channel Realignment

In most cases, channel realignment should be planned appropriately so that the realigned length is not shorter than the existing length. Shortening or straightening a section of channel would locally increase the hydraulic energy, leading to instability in the system. Good ways to negate these effects would be to add meanders or grade control structures to help slow velocities. There are two key areas where channel alignment would benefit the project; one along the left bank just upstream of 1975 bridge to protect the 18” sanitary sewer line, and one along the left bank at the north end of the Centennial Park’s East Parking Lot. RiverRestoration recommends that a crib wall be constructed on the left bank and the channel realigned to the right to protect infrastructure. The crib wall is a more ideal option than a boulder wall or riprap bank because it can be benched and vegetated with native grasses, shrubs, and trees.

3.2.3 Vegetation Reduction

Although the phragmites on site has been identified to be the subspecies native to North America, as opposed to the invasive subspecies often found in the Mountain West and

Southwest regions of the U.S., it should still be considered undesirable due to the encroachment and difficulty it poses to park users trying to access in/out of the creek. There could be opportunities to leave pockets of phragmites where creek access is not a priority, for example near the Fairgrounds Connection on the northwest side of the 1995 bridge (where Hubbard Gulch comes in) and along the right bank adjacent to the Park Avenue subdivision between the 1975 bridge and 1955 bridge. However, for the purpose of cost estimating and fundraising, River Restoration has included these areas for revegetation. Replacement vegetation should be selected with the goal of restoring the riparian area with native plants that will provide sight lines at the bank and channel improvements. Irrigation and maintenance needs will also need to be considered. A list of recommended plant species should be developed in future design phases.

3.2.4 Improved Stream Access

There are a variety of options for improving stream access. “Soft” solutions can include simply grading the bank to 10:1 or flatter to form a gravel/cobble point bar, reducing vegetative growth and allowing park users to walk directly to the water’s edge. “Hard” solutions can include boulder/wood steps, slabstone terracing, concrete accessibility ramps, and terraced boulder seating areas. One of the most important goals of establishing creek access is to provide complete circulation through Centennial Park; i.e. a creek user should be able to safely enter/exit Rifle Creek above any potential navigational hazard between Railroad Avenue and 3rd Street. The following subsections describe different access options.

3.2.4.1 Boulder/Wooden Steps

RiverRestoration recommends providing obvious creek entry/exit hydraulics and footing upstream of each bridge crossing to improve recreation circulation by allowing users the option to exit the river before passing under the bridge. Boulder grade control structures should be implemented to create slow eddies along the bank toe and boulder or wooden steps should be constructed into the bank to allow for quick and safe entry/exit opportunities.

3.2.4.2 Slabstone Terracing

Slabstone terracing should be implemented in high-traffic areas to accommodate more concentrated creek users. Proposed areas include upstream of Railroad Avenue where the Rifle Creek Trail begins, upstream of 2005 bridge, downstream of 1975 bridge, downstream of the 1905 bridge near the park entrance, upstream of Pioneer Ditch diversion, and just upstream of 3rd Street.

3.2.4.3 Terraced Boulder Seating

A terraced boulder seating area is recommended on the right bank directly east of the oval community green space (a.k.a. “the Great Bowl”) for passive river recreation concentration. This location is consistent with what is shown in the *Centennial Park Master Plan*. Terraced banks can provide opportunities for passive river enjoyment and safe wading areas for family friendly recreation. Seating areas through Centennial Park

are currently limited to picnic tables and benches; therefore, providing additional seating opportunities at the river's edge will allow the public proximity to the channel with clear sight lines.

3.2.4.4 Accessible Ramp

An accessible ramp should be provided to allow visitors of all ages and abilities the opportunity to engage with Rifle Creek. RiverRestoration recommends that a concrete ramp, graded to ADA targets, be constructed near the terraced boulder seating area.

3.2.4.5 Bank Layback

In a natural river system, the inside bend of a river can often form a point bar, which consists of sand, gravel, and sediment deposit. The benefits of introducing point bars on Rifle Creek include allowing space for the water to spread out during higher flow events, thus increasing aquatic habitat, and providing an option for the public to access the water's edge by walking down gently-sloped gravel/cobble beaches. There are several areas within Centennial Park where grading the bank back along the inside bend can encourage a point bar; the right bank just upstream of 2005 bridge, the left bank between 1975 bridge and 1955 bridge, the right bank between the proposed terraced boulder seating area and north end of the Centennial Park East Parking Lot, the left bank directly west of the playground, and the left bank just upstream of the Pioneer Ditch diversion.

3.2.5 Benching Areas

There are several areas onsite where instead of grading the bank back at a single, consistent slope, a wetland/riparian bench could be introduced to encourage areas of diverse native plant habitat and establishment of a shading overstory. The bench elevations should be designed based on the Rifle Creek hydrology so that they engage at specific flow levels.

3.2.6 General Channel Grading / Debris Cleanup

RiverRestoration observed a few areas where concrete debris has been used to stabilize the bed and banks of Rifle Creek. It is recommended to remove the concrete to improve the aesthetic of the corridor. It is also recommended to excavate the channel bed in select areas of the project reach to deepen pools and create flow diversity.

3.2.7 Safety Signage

Signage is a useful educational and safety tool that should be implemented throughout the project to ensure that the public is notified of the risks associated with river recreation and the circulation through the park. At a minimum, a safety sign should be provided at every entry/exit point. Educational signs could also be added to inform the public of Rifle Creek's history, aquatic habitat, wildlife, vegetation, and restoration efforts.

3.2.8 Shade Trees

Replacement vegetation along the banks should primarily consist of native riparian plantings. However, shade is an important aspect of restoration that benefits both the aquatic and human environment. RiverRestoration recommends that shade trees be planted along south banks to help provide some canopy and provide relief on high temperature days. This improves water temperatures, sight lines, and control of encroaching vegetation.

3.2.9 Boardwalk

The *Centennial Park Master Plan* identifies a proposed boardwalk that would extend west from the playground and cross over Rifle Creek to connect to the 1915-1925 wayside. RiverRestoration recommends that instead of crossing the creek, the boardwalk should terminate on the east side of the creek to provide an “out-and-back” or loop experience. Installing another bridge here would be costly, cause additional flood hazard by constricting flood conveyance area, and would not feasibly provide 6.67 feet of freeboard. Any new crossings should be designed with minimum 6.67 feet of freeboard above the recreation design flow rate of 12 cfs.

3.2.10 Bridge Modifications

As described in Section 3.1.2, the existing pedestrian bridges pose a navigational hazard to the public and limit corridor circulation through the reach. Regardless of whether a person intends or does not intend to be in the water, bridge hazards should be reduced. Improvements to the channel and banks of Rifle Creek will help restore the natural floodplain, which could help reduce flood risk by helping slow discharge and attenuating floodwater. However, if the bridges are kept in their existing configuration, they may cause pinch points within the floodplain due to their spans being limited to 24 feet. These narrow constrictions could cause scour at the bridges, leading to additional maintenance costs in the future.

Table 3-2 summarizes RiverRestoration’s preliminary recommendations for improving the bridges to reduce navigational and flood hazards. In some areas it may be feasible to retrofit the existing abutments and raise the bridge deck. In other areas, the bridge would need to be realigned, raised, and have an increased span to reduce hazards and maintain ADA-compliant connection with the existing Rifle Creek Trail system. The exception is the 1975 bridge approach, which may not need to meet ADA grading targets since the north side of the bridge dead-ends at a metal staircase to the Randolph neighborhood with no other accessibility ingress/egress. Steps could be constructed to connect to Rifle Creek Trail here instead to accommodate the raised bridge deck.

Table 3-2. Bridge Modification Recommendations

Bridge ID	Recommendation
Railroad Avenue	No modifications.
2005 Bridge	Remove. Realign upstream, raise, and increase span to 60'. AASHTO HS-20
1995 Bridge	Raise deck to provide min. clearance.
1975 Bridge	Raise deck to provide min. clearance. Construct steps to meet new bridge elev.
1955 Bridge	Remove and create overlooks.
1945 Bridge	Remove. Realign downstream, raise, and increase span to 50'. AASHTO HS-20
1915 Bridge[(a)]	Do not construct. See Section 3.2.8 for boardwalk recommendations.
1905 Bridge	Remove. Realign downstream, raise, and increase span to 50'.
Pioneer Bridge[(a)]	Evaluate whether 46'-span and low chord design elevation are adequate.
3rd Street	No modifications.

Notes:
(a) Bridge identified in *Centennial Park Master Plan* for future phase construction

A structural engineer will need to be consulted for retrofitting and designing of replacement bridges to ensure that loading requirements are met and that water and irrigation lines are properly re-routed.

3.2.11 CSU Extension Outdoor Classroom (By Others)

There is an ongoing effort to build an outdoor classroom facility in the neighboring Garfield County parcel on the north end of the project. The outdoor classroom is sponsored by CSU Extension and is currently in the process of seeking funding. To avoid design overlap, RiverRestoration has not proposed any improvements north of Rifle Creek between 2005 and 1995 bridges. As the Centennial Park Restoration design progresses through future phases, coordination with CSU Extension is recommended to ensure that the two projects work in harmony towards a similar goal.

3.3 CONCEPTUAL LAYOUT

RiverRestoration developed a conceptual layout to illustrate a recreational circulation plan and recommended improvements along Rifle Creek through Centennial Park. The layout was presented to the City of Rifle for initial review and then was shared with Rifle community members to get public feedback. See Appendix A for the full size exhibit with representative cross sections.



Source: RiverRestoration, 4/17/2026

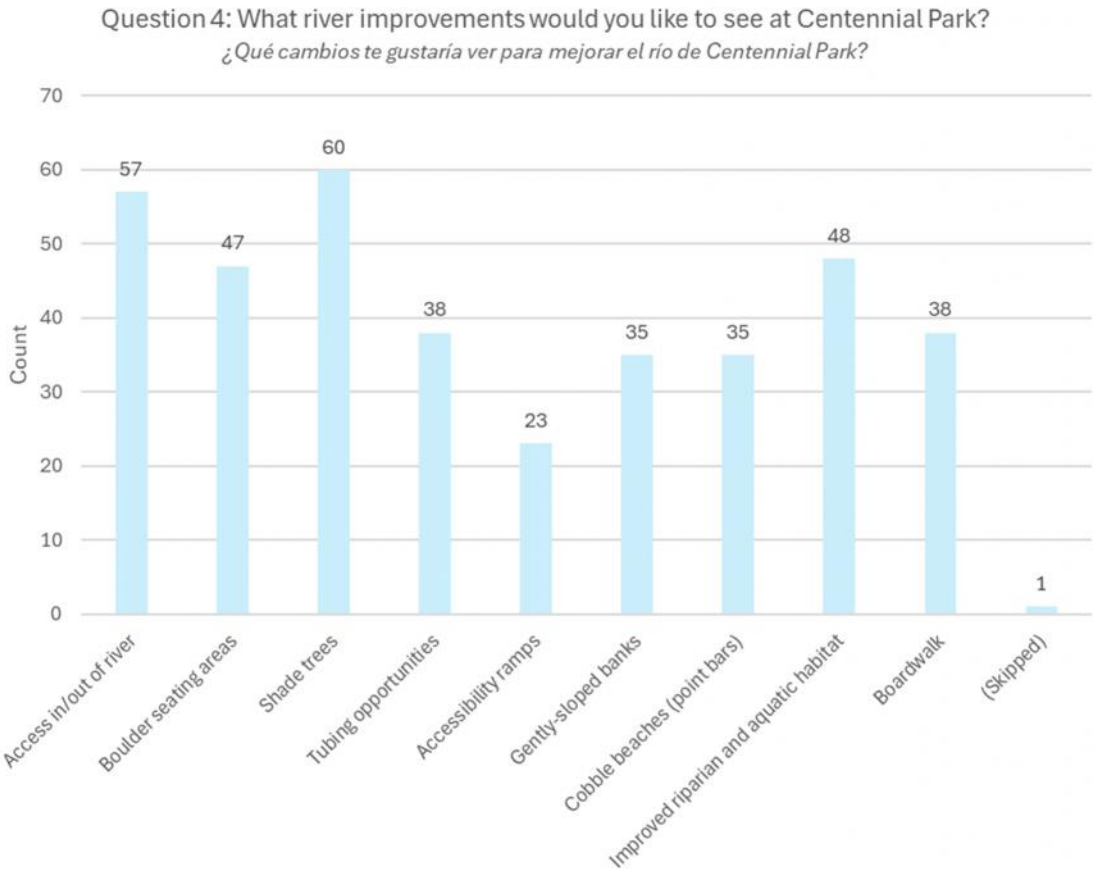
Figure 3-2. Conceptual Layout/Circulation Plan

3.4 PUBLIC FEEDBACK ON CONCEPTUAL LAYOUT

Receiving public feedback early in the design process is crucial to getting a full sense of the community's wants and needs. RiverRestoration collected public feedback from April 18 through May 10, 2026. The first public outreach effort involved in-person attendance of the "2026 Earth Day along Rifle Creek" volunteer cleanup event at Centennial Park on April 18, 2026. RiverRestoration presented the conceptual layout/circulation plan and asked community members to fill out a brief survey describing their current park usage and to select which improvements they are most interested in. The second public outreach effort was digital. RiverRestoration coordinated with the City's Public Relations and Communications Department to post the survey questions and conceptual layout on the City's website for digital distribution. A full report of public survey statistics and comments is provided in Appendix B.

3.4.1 Summary of Public Feedback Results

A total of 86 people responded to the survey. Of these, 97% either live or work in Rifle. In general, the feedback from the community was positive, and public seemed to favor shade trees, access, improved riparian and aquatic habitat, and boulder seating areas over all other features.



Source: RiverRestoration

Figure 3-3. Ranking Chart for Public Interest in Proposed River Improvements

4. DESIGN OPTIONS

Three design options were developed for review by the City of Rifle and stakeholders. The options are based on three cost ranges and extent to which access is provided. For this study, RiverRestoration has chosen to refer to these as “options” rather than “alternatives” because they are not mutually exclusive; rather, the recommended options are intended to build upon one another to give the City the opportunity to phase out the project over the long-term. The information in the following sections aims to assist the City in selecting a preferred design option to move forward to permitting, final design, and implementation phases. Additional fundraising may be needed depending on the selected option.

1. **Corridor Circulation Option:** All features shown on the conceptual layout are included. Grade all banks, add new plantings, and add all grade controls and channel grading to deepen channel and provide more hydraulic control through entire reach. Modify bridges and diversion structure to allow for safer human passage and improved conveyance.

2. **Shoreline Access Option**: Most features shown on the conceptual layout are included. Grade all banks to increase riparian area and improve sight lines. Some grade controls should be added in strategic areas to protect utility crossings and channel realignment where eroding banks may be threatening infrastructure and to improve hydraulics at specific shorelines. No bridge or diversion structure modifications and no channel grading to deepen sections.

3. **Sight Line Access Option**: Phragmites removal and replanting, some bank grading. Some grade controls should be added in strategic areas to protect utility crossings and channel realignment where eroding banks may be threatening infrastructure. Add access upstream of each bridge. No bridge or diversion modifications and no channel grading to deepen sections.

4.1 EVALUATION CRITERIA

Each option was evaluated based on the ability to meet the City-identified goals of improving water quality and delivery, enhancing aquatic and riparian habitat, reducing flood risk, and increasing climate and community resilience. Additional evaluation criteria include improved stream access and community experience. The sum of these scores for each option is called the **Benefit Score**. A description of how each feature was scored based on benefit provided is as follows:

- Improves water quality and delivery efficiency (up to 1 point) – based on potential for feature to improve water quality and delivery efficiency. Measurable water quality improvements may include reduced sediment loading vertically eroding banks and lowered water temperature.

- Enhances aquatic and riparian habitat (up to 1 point) – based on potential for feature to enhance, restore, or introduce aquatic and riparian habitat compared to existing conditions.

- Reduces flood risk (up to 1 point) – based on potential for feature to reduce flood risk in the community.

- Increases climate and community resilience (up to 1 point) – based on potential for feature to strengthen the community's ability to prepare for, withstand, and recover from climate-related hazards such as floods, fires, and heatwaves.

- Improves stream access (up to 10 points) – based on potential for feature to improve or introduce access to Rifle Creek. 10 points for channel connectivity and passage through entire project corridor, 5 points for shoreline access at designated locations, and 1 point for sight line improvements only.

- Community Experience (up to 3 points) – based on public feedback on a scale of 1 to 3; 3 being of highest interest to the public, 1 being of least interest.

Costs were tallied separately, and include permitting, design, and construction costs. Generally, the design of creek restoration projects seeks to minimize long-term operation, maintenance, repair, rehabilitation, and replacement (OMRR&R) efforts. RiverRestoration's theory is that projects designed in balance with the natural environment have the lowest OMRR&R costs and efforts. Furthermore, an understanding of the natural processes that result in long-term OMRR&R can help optimize the initial capital costs of a project. Projects requiring significant capital investment may be averse to natural processes and demand greater OMRR&R. Development of OMRR&R cost estimates will help account for expected upkeep of project features for the project design lifetime; which for river projects, is typically 50 years. OMRR&R cost estimates are not included in this study but should be completed based on the City-selected preferred design option.

4.2 OPTIONS SCORING AND DISCUSSION

At a minimum, each option must include the City-identified solutions of step pools, channel realignment, vegetation reduction, and improved stream access. Additional features yield additional points. Therefore, it stands to reason that the Corridor Circulation (Option 1) has the highest benefit score while the Sight Line Access (Option 3) has the lowest benefit score. Refer to the following subsections for detailed benefit scoring and discussion for each option.

Permitting and design costs would be approximately the same for options 2 and 3, and higher for option 1 because of the need for a structural engineer for bridge and diversion structure modifications. See Appendix C for more detailed quantity takeoffs and cost opinion for each option.

Table 4-1. Options Comparison

Component	Option 1	Option 2	Option 3
Benefit Score	102	70	47
Permitting and Design Cost	$202,000	$127,000	$127,000
Construction Cost	$4,089,990	$1,989,970	$1,424,130

4.2.1 Corridor Circulation (Option 1)

The Corridor Circulation option improves the upstream to downstream channel circulation as well as ingress and egress. This includes all features shown on the conceptual layout, which exceeds the minimum requirements set forth by the City of Rifle. This option provides complete access to Rifle Creek within Centennial Park due to the variety of entry/exit options, cohesive circulation plan, and passage throughout the channel. The proposed point bar and riparian bench improvements will also provide significant ecological benefits to the project, not to mention a more enticing and open park atmosphere for visitors. Channel realignment and bank stabilization are included to protect the existing sanitary sewer line and East Parking lot in place. The full recommended number of boulder grade control and riffle pool features would be constructed to provide hydraulic control throughout the entire reach, raising the low water level to connect more frequently with the restored banks and native revegetation. Lastly, though perhaps the most costly, this option includes bridge and diversion structure modifications to reduce the navigational and flood hazards through the project.

Feature	Improves water quality and delivery efficiency	Enhances aquatic and riparian habitat	Reduces flood risk	Increases climate and community resilience	Improves stream access	Community experience
Step pools - channel deepening	1	1		1	10	3
Bank stabilization (with channel realignment)	1		1	1		
Vegetation removal and replanting	1	1		1	1	2
Improved stream access - boulder/wood steps for bridge safety					5	3
Improved stream access - slabstone terrace					5	3
Improved stream access - terraced boulder seating					1	3
Improved stream access - paved accessible ramp					1	1
Improved stream access - bank layback (point bar)	1	1	1	1	1	2
Grade riparian bench	1	1	1	1		3
General channel grading and debris cleanup	1	1	1	1		
Safety signage				1		
Shade trees		1		1		3
Boardwalk					1	2
Bridge modifications			1	1	10	2
Pioneer Ditch Diversion modifications	1		1		10	2
Category Totals=	**7**	**6**	**6**	**9**	**45**	**29**
Corridor Circulation (Option 1) Total=						**102**

Source: RiverRestoration

Figure 4-1. Benefit Scoring for Option 1

4.2.2 Shoreline Access (Option 2)

The Shoreline Access option focuses on ingress and egress but not full channel connectivity. It is similar to Option 1, with the key difference being that the bridge and diversion modifications are excluded and that the boulder grade control structures would be constructed only at focused locations to protect utility crossings and to form pools at designated stream entry/exit points, rather than throughout the entire project. General channel grading and debris cleanup is also removed from this option, as much of that work could be considered incidental to boulder grade control placement and bank grading activity.

Feature	Improves water quality and delivery efficiency	Enhances aquatic and riparian habitat	Reduces flood risk	Increases climate and community resilience	Improves stream access	Community experience
Step pools - channel deepening	1	1		1	10	3
Bank stabilization (with channel realignment)	1		1	1		
Vegetation removal and replanting	1	1		1	1	2
Improved stream access - boulder/wood steps for bridge safety					5	3
Improved stream access - slabstone terrace					5	3
Improved stream access - terraced boulder seating					1	3
Improved stream access - paved accessible ramp					1	1
Improved stream access - bank layback (point bar)	1	1	1	1	1	2
Grade riparian bench	1	1	1	1		3
General channel grading and debris cleanup						
Safety signage				1		
Shade trees		1		1		3
Boardwalk					1	2
Bridge modifications						
Pioneer Ditch Diversion modifications						
Category Totals=	**5**	**5**	**3**	**7**	**25**	**25**
Shoreline Access (Option 2) Total=						**70**

Source: RiverRestoration

Figure 4-2. Benefit Scoring for Option 2

4.2.3 Sight Line Access (Option 3)

The Sight Line Access option focuses on a passive recreation connection with the creek with limited active recreation considerations. This achieves the minimum requirements set forth by the City of Rifle. This option may be desired if estimated costs of the other two options prohibit the project from moving forward, and if there are no identified fundraising opportunities. Boulder grade control structures would be constructed at focused locations to protect utility crossings and to form pools at designated stream entry/exit points. Stream access would be limited to the boulder seating area and point bar grading for improved sight lines and passive recreation benefit and placement of boulder/wood steps upstream of each bridge to improve public safety. Slabstone terraces are taken out of this option. It is still recommended to construct a concrete accessible ramp to provide an inclusive experience for park users; however, this could be removed from the option since it has the lowest community value based on public feedback results. Riparian benching areas are also excluded from this option. Instead, revegetation efforts would focus on removing the phragmites and replanting with native species that provides a better sight line to Rifle Creek. Finally, channel realignment and bank stabilization are kept as part of this option because of the need to protect the existing sanitary sewer line and East Parking lot in place.

Feature	Improves water quality and delivery efficiency	Enhances aquatic and riparian habitat	Reduces flood risk	Increases climate and community resilience	Improves stream access	Community experience
Step pools - channel deepening	1	1		1	10	3
Bank stabilization (with channel realignment)	1		1	1		
Vegetation removal and replanting	1	1		1	1	2
Improved stream access - boulder/wood steps for bridge safety					5	3
Improved stream access - slabstone terrace						
Improved stream access - terraced boulder seating					1	3
Improved stream access - paved accessible ramp					1	1
Improved stream access - bank layback (point bar)	1	1	1	1	1	2
Grade riparian bench						
General channel grading and debris cleanup						
Safety signage				1		
Shade trees						
Boardwalk						
Bridge modifications						
Pioneer Ditch Diversion modifications						
Category Totals=	**4**	**3**	**2**	**5**	**19**	**14**
Sight Line Access (Option 3) Total=						**47**

Source: RiverRestoration

Figure 4-3. Benefit Scoring for Option 3

5. PERMITTING

Several permits will need to be approved prior to construction activity in Rifle Creek. Each design option will require compliance with floodplain development requirements and a Clean Water Act (CWA) 401/404 requirements.

5.1 FLOODPLAIN DEVELOPMENT PERMIT

Since Rifle Creek through Centennial Park is located in SFHA Zones A3 and A4 with published base flood elevations, a floodplain development permit must be submitted to the City of Rifle along with a memo demonstrating that the project will result in a "no-rise" condition. This "no-rise" condition must be proven through hydraulic analysis, and should be demonstrated using HEC-RAS version 6.6 or newer.

The selected design option should be expected to result in a no-rise condition. If, through the permitting and design process, it is determined that the project may result in an increase in base flood elevations, a conditional letter of map revision (CLOMR) and letter of map revision (LOMR) may be required. This could cost upwards of $25,000 including the application fee and engineering effort (based on previous RiverRestoration experience with requesting CLOMR/LOMRs from FEMA).

5.2 CWA 401/404 PERMIT

A Nationwide Permit (NWP), issued by the U.S. Army Corps of Engineers (USACE) under the Clean Water Act (CWA) Section 404, will be needed to demonstrate no more than minimal individual and cumulative adverse effects to the aquatic environment. The most applicable permit for the proposed improvements is the NWP 27 for "aquatic ecosystem restoration, enhancement, and establishment activities." As stated in Section 2.3.2 of this report, Rifle Creek is the only mapped riverine resource within the project site. Therefore, the introduction of additional riparian and aquatic habitat through the implementation of bank laybacks, benching, and channel deepening would seemingly qualify the project for authorization under the NWP 27. The conditions of the CWA Section 401 water quality certifications are incorporated as a condition of the NWP.

A pre-application meeting with the USACE district engineer is recommended to determine any additional permitting requirements, such as an aquatic resources delineation and cultural resource survey.

5.3 OTHER PERMITS

A CPDHE stormwater discharge general permit (COR400000) and dewatering permit (COG080000) may be required. These will be the responsibility of the selected Contractor.

6. NEXT STEPS

The first step following submittal of this study is for the City of Rifle and stakeholders to select a preferred design option. Depending on the selected option, a fundraising strategy and phasing plan may be developed. Hydraulic modeling will be a large component of the next design phase (30%-level) to get a clearer understanding of the water elevation fluctuations in the project reach, which will dictate the planting species and access design elevations. From there, the project will need to go through preliminary (60%-level) design and permitting. Depending on funding secured, the final phase will include final design, bid advertisement, and construction.

RiverRestoration is committed to supporting these future phases and we are available to assist the City in carrying the project through implementation.

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Appendix A.

Conceptual Layout and Cross Sections

RIFLE CREEK RESTORATION THROUGH CENTENNIAL PARK
CONCEPTUAL LAYOUT / CIRCULATION PLAN

(NOT FOR CONSTRUCTION)

RIVER RESTORATION.ORG

NORTH

PROPOSED CSU EXTENSION OUTDOOR CLASSROOM

REMOVE 24' SPAN 2005 BRIDGE*; REALIGN UPSTREAM, RAISE, AND INCREASE SPAN TO 60'

RAISE 24' SPAN 1995 BRIDGE

RAILROAD AVE

PIP SANITARY SEWER LINE

RIFLE CREEK

RAISE 24' SPAN 1975 BRIDGE

PIP SANITARY SEWER LINE

PIP SANITARY SEWER LINE

REMOVE 24' SPAN 1955 BRIDGE*

REMOVE 24' SPAN 1945 BRIDGE; REALIGN DOWNSTREAM, RAISE, AND INCREASE SPAN TO 50'

RIFLE MIDDLE SCHOOL

REALIGN CHANNEL

REALIGN BOARDWALK TO NOT CROSS RIVER (FUTURE PHASE)

PIP SANITARY SEWER LINE

CENTENNIAL PARK PLAYGROUND

EAST PARKING LOT

PARK AVE

WEST AVE

STAGE

PIP WATER LINE

REMOVE 24' SPAN 1905 BRIDGE; REALIGN DOWNSTREAM, RAISE, AND INCREASE SPAN TO 50'

WEST PARKING LOT

CLOCK WORK WATER PLAY

PIONEER DITCH DIVERSION

46' SPAN PIONEER BRIDGE (FUTURE PHASE)

4TH ST PARKING LOT (FUTURE PHASE)

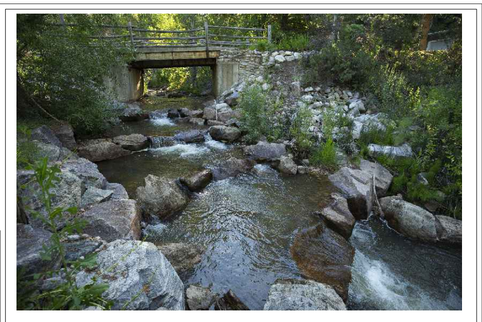
PIP SANITARY SEWER LINE

5TH STREET

4TH STREET

3RD STREET

NOTES:
* BRIDGES 2005 AND 1955 ARE DESIGNED FOR AASHTO HS-20 LOADING FOR EMERGENCY VEHICLES. REPLACEMENT OF THESE BRIDGES WILL NEED TO BE DESIGNED TO SAME STANDARD.



1 STEP POOLS – CHANNEL DEEPENING



2a GRADE POINT BAR & PLANT LARGE SHADE TREES



2b GRADE BENCH & PLANT LARGE SHADE TREES



3 VEGETATION REDUCTION – REMOVE PHRAGMITES AND PLANT WITH NATIVE GRASSES & SHRUBS



4a IMPROVED STREAM ACCESS – SLABSTONE TERRACE



4b IMPROVED STREAM ACCESS – STEPS FOR BRIDGE SAFETY



4c IMPROVED STREAM ACCESS – PAVED ACCESSIBLE RAMP



4d IMPROVED STREAM ACCESS – TERRACED BOULDER SEATING



5 BANK STABILIZATION (BOULDER/LOGS)



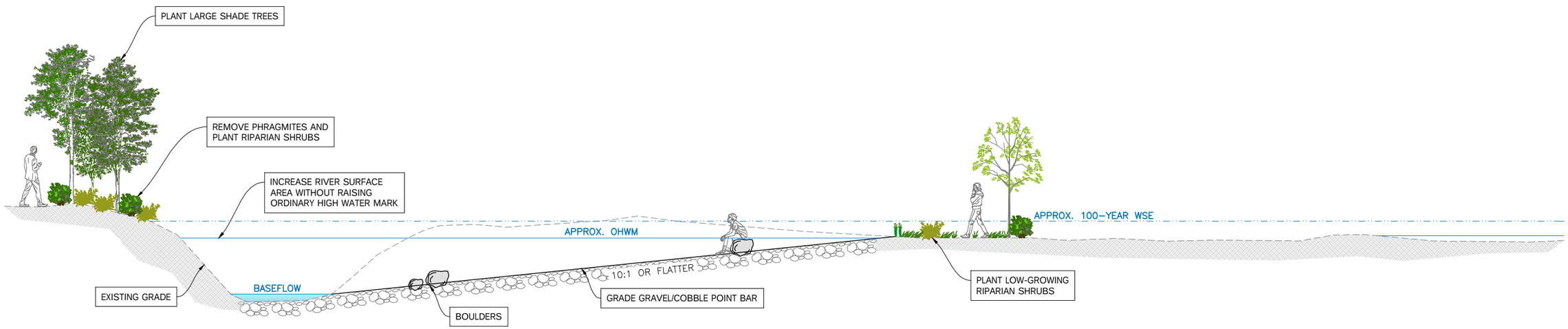
6 GENERAL CHANNEL GRADING & DEBRIS CLEANUP



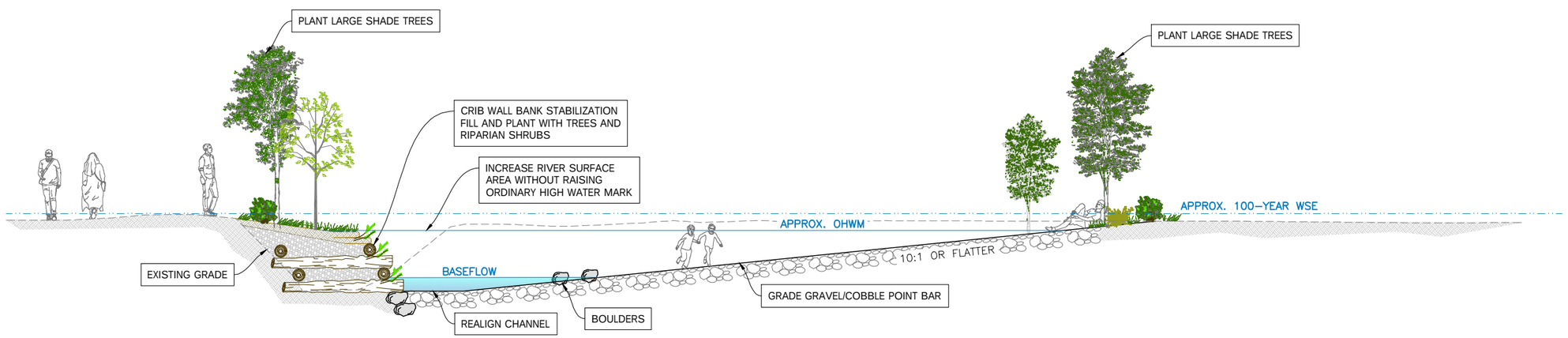
7 RIVER SAFETY SIGNAGE

RIFLE CREEK RESTORATION THROUGH CENTENNIAL PARK
CONCEPTUAL CROSS SECTIONS 1 OF 3

(NOT FOR CONSTRUCTION)



CROSS SECTION - POINT BAR



CROSS SECTION - BANK STABILIZATION AND CHANNEL REALIGNMENT

NOTES:
1. CROSS SECTIONS ARE NOT DRAWN TO SCALE AND ARE INTENDED FOR REPRESENTATIVE PURPOSES ONLY. TREE DENSITY AND PLACEMENT WILL VARY BASED ON FINAL DESIGN, WITH THE INTENTION OF PROVIDING SHADE AND IMPROVING SIGHT LINES TO RIFLE CREEK.

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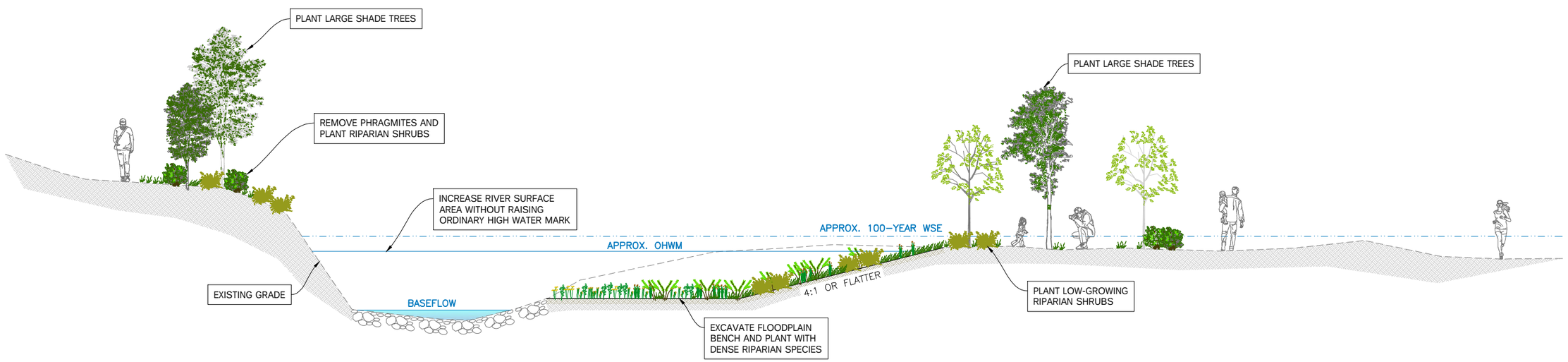
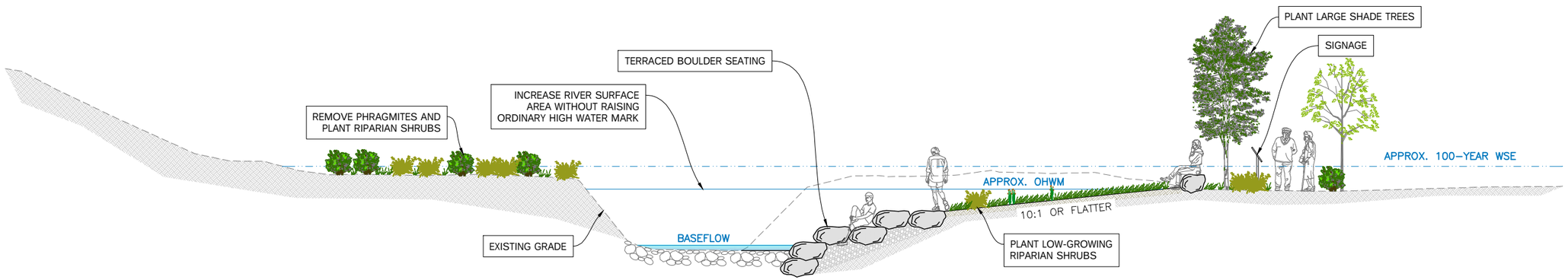
RIFLE CREEK RESTORATION THROUGH CENTENNIAL PARK
CONCEPTUAL CROSS SECTIONS 2 OF 3

(NOT FOR CONSTRUCTION)



CROSS SECTION - RIPARIAN PLANTING BENCH



CROSS SECTION - TERRACED BOULDER SEATING

NOTES:
1. CROSS SECTIONS ARE NOT DRAWN TO SCALE AND ARE INTENDED FOR REPRESENTATIVE PURPOSES ONLY. TREE DENSITY AND PLACEMENT WILL VARY BASED ON FINAL DESIGN, WITH THE INTENTION OF PROVIDING SHADE AND IMPROVING SIGHT LINES TO RIFLE CREEK.

NOT TO SCALE

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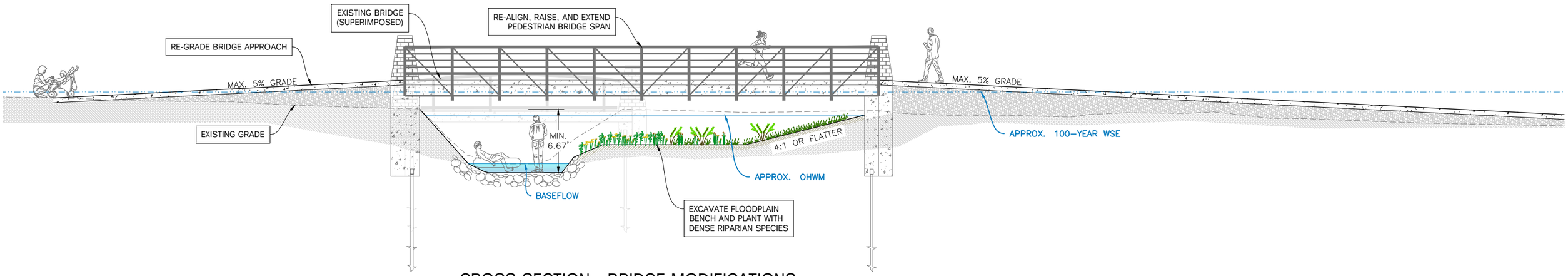
RIFLE CREEK RESTORATION THROUGH CENTENNIAL PARK
CONCEPTUAL CROSS SECTIONS 3 OF 3

(NOT FOR CONSTRUCTION)



CROSS SECTION - BRIDGE MODIFICATIONS

NOTES:
1. CROSS SECTIONS ARE NOT DRAWN TO SCALE AND ARE INTENDED FOR REPRESENTATIVE PURPOSES ONLY. STRUCTURAL AND GEOTECHNICAL ENGINEERING WILL BE REQUIRED FOR BRIDGE DESIGN.

NOT TO SCALE

RIVER RESTORATION.ORG

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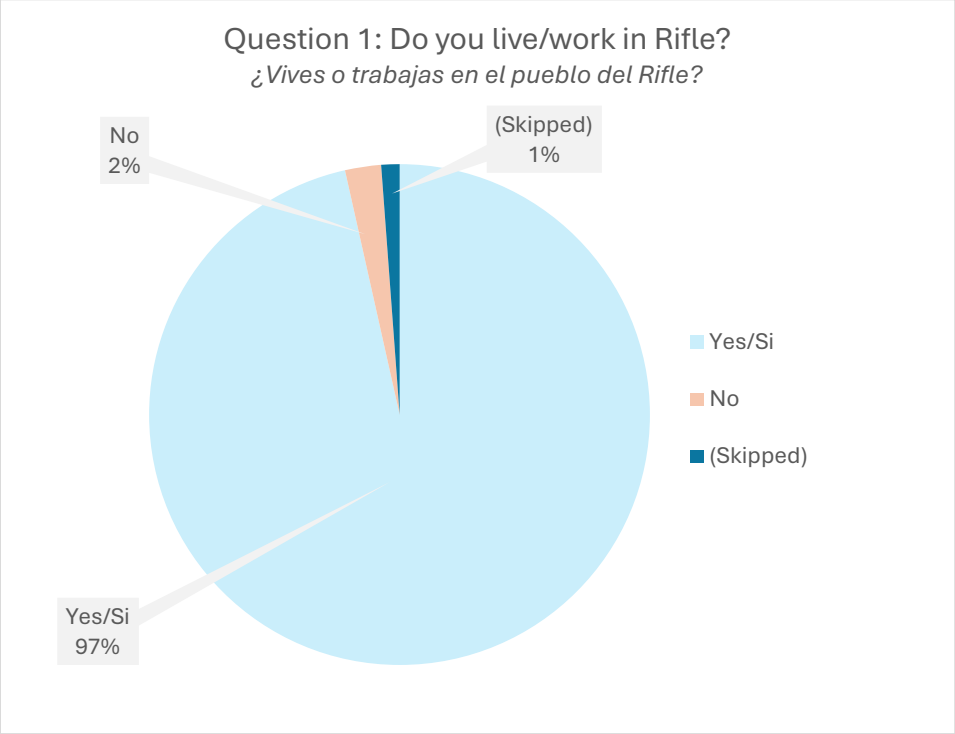
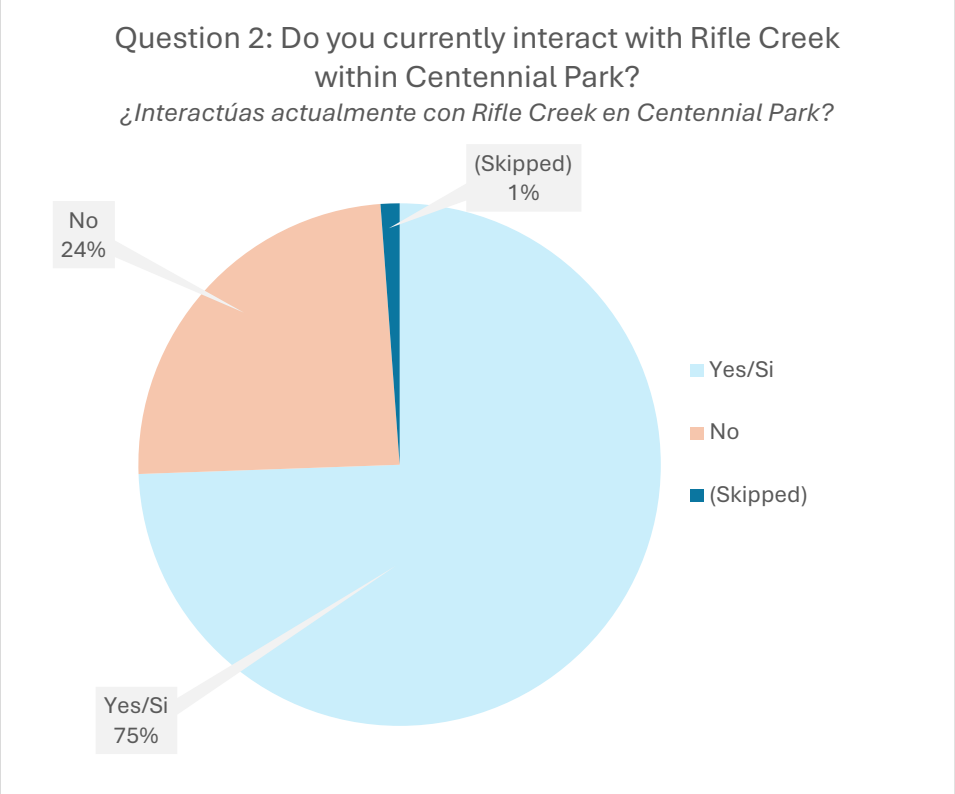
Appendix B.

Public Feedback

Report of 2026 Public Survey Results for Rifle Creek at Centennial Park

Survey Dates: April 18 – May 10, 2026
Total Responses: 68





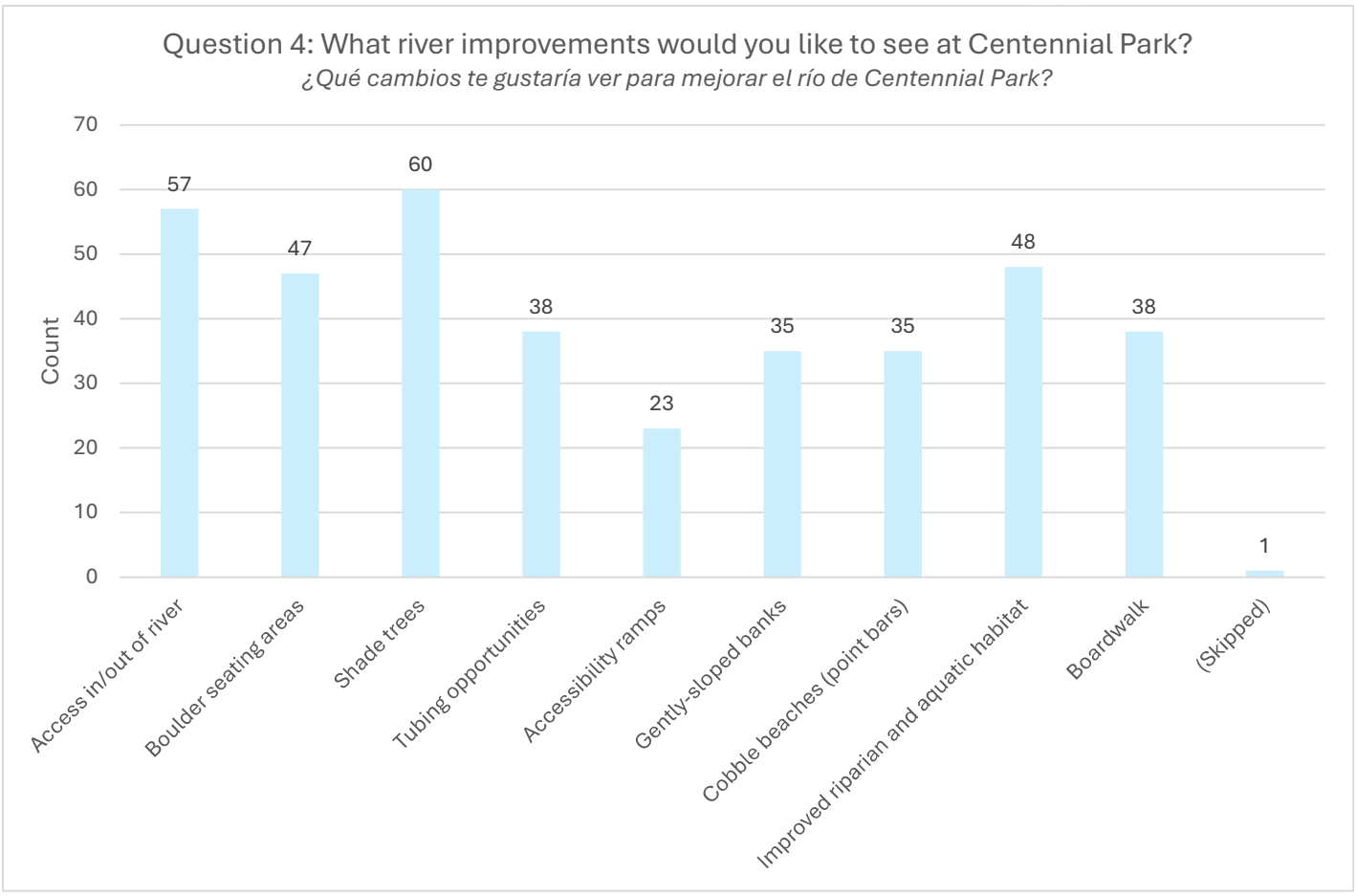
Question 3: What do you enjoy most about Centennial Park? Write in:

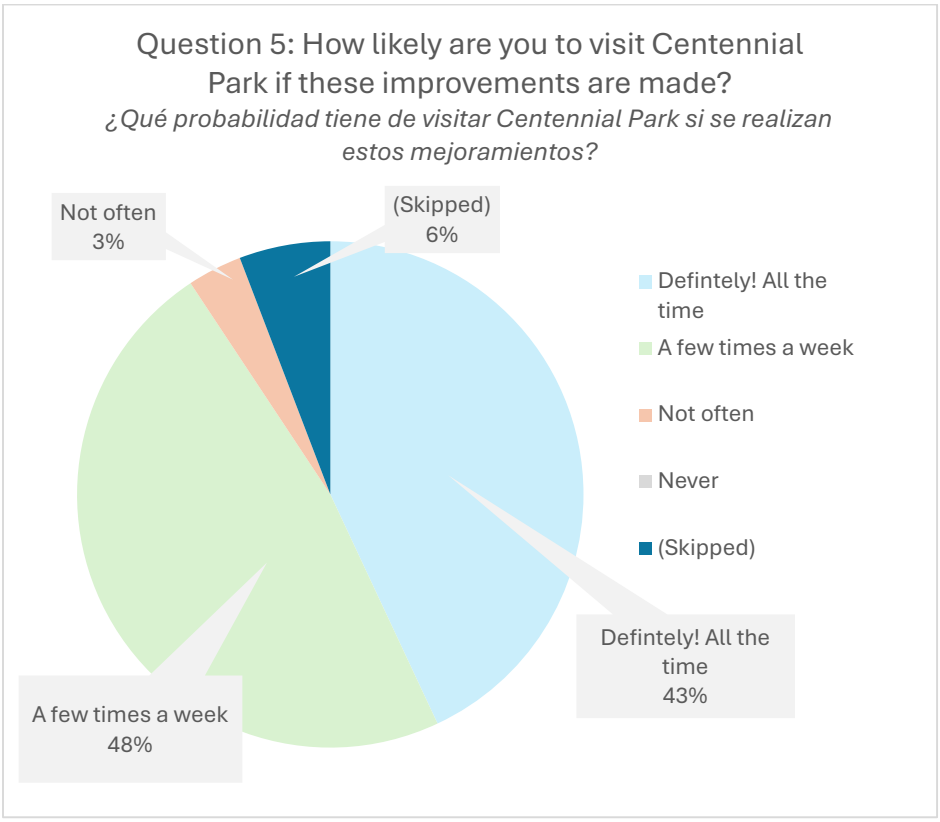
¿Qué es lo que más disfrutas de Centennial Park? Escribe:

User	Survey Date	Response to Question 3
1	4/18/2026	(Skipped)
2	4/18/2026	Community engagement, creek access
3	4/18/2026	The walkway, playground, field
4	4/18/2026	Walking path, gathering space
5	4/18/2026	It's in the heart of town.
6	4/18/2026	Natural spaces, gathering places, walking path, water!
7	4/18/2026	Creek access, open space
8	4/18/2026	Plenty of room, lots of potential
9	4/18/2026	The large park
10	4/18/2026	The variety of activities (bike paths, creek, playground)
11	4/18/2026	Children's play area
12	4/18/2026	Nature feels so close to town.
13	4/18/2026	The scenic path
14	4/18/2026	Beauty
15	4/18/2026	Everything
16	4/18/2026	I enjoy walking, the churritos, the playground, and the activities offered.
17	4/18/2026	Walking
18	4/23/2026	Peaceful access to Rifle Creek. The park is spacious enough that even if the splash pad and playground are busy, you can still peacefully enjoy the park/creek.
19	4/23/2026	walking trails
20	4/23/2026	The water measurements and history of flumes etc. in the water park area
21	4/23/2026	Quiet
22	4/23/2026	Trails
23	4/23/2026	(Skipped)
24	4/23/2026	Open space, walking trail, playground and waterpark for kids, proximity of creek
25	4/23/2026	(Skipped)
26	4/23/2026	Open space, green grass, walking trail, amphitheater and splash park.
27	4/23/2026	The walking path. Being able to hear the creek.
28	4/23/2026	Something for everyone. It's a dynamic park with lots of places and spaces. The creek is peaceful. The playground is epic.
29	4/23/2026	(Skipped)
30	4/23/2026	The creek walk in the trees.
31	4/23/2026	Seed keep us beautifully
32	4/23/2026	Walking trail, splash pad, playground
33	4/23/2026	Beautiful area for concerts and community events.
34	4/23/2026	Circle trail, access to other parts of town.
35	4/23/2026	Beautiful park, grandkids love the water park and the playground equipment,
36	4/23/2026	Walk my dog; bike riding; will buy a scooter soon for my knees; go to events, music, fireworks favorite- I live a block away so I can walk to everything.
37	4/23/2026	The open spaces, splash pad, playground. Covered picnic area.

User	Survey Date	Response to Question 3
38	4/23/2026	I like the trail - I can run/bike from my house (mostly on trail) to Centennial Park and I love that I don't have to use a car and that I have paths to use for recreation. I really like the large grass area - I don't think it makes sense for residents to use water on grass for personal yards in our arid climate but it makes more sense to utilize water for green open spaces that are shared by many. I like how close the park is to downtown.
39	4/23/2026	Standing on the bridge and watching the water, walking the trail, wading when it's warm, play on the splash pad, community get togethers.
40	4/24/2026	The walking trail. My daughter and I walk it regularly.
41	4/24/2026	The walking and listening to wildlife and the water
42	4/25/2026	I love the walking paths and the wide open space for frisbee, etc.
43	4/25/2026	Magnet fishing in Rifle Creek
44	4/26/2026	The easy walking paths
45	4/26/2026	How open it is
46	4/26/2026	My kids and I enjoy the park and walking the trail.
47	4/26/2026	Splash pad, the greenery, the walking trail, the bridge and creek
48	4/26/2026	I don’t, I don’t feel safe taking my kids on the creek path nor to that park.
49	4/26/2026	Open flow, splash pad, band shelter
50	4/26/2026	Open spacious offers options for small and big kids
51	4/26/2026	path access
52	4/26/2026	walking paths
53	4/26/2026	The open space
54	4/26/2026	The splash pad, and events.
55	4/26/2026	Open spaces, trees, benches, playground, picnic tables, covered dining, bike paths, the creek and creek access would be great.
56	4/26/2026	Nothing
57	4/26/2026	Nice walkways, and being close to water.
58	4/26/2026	Very nice area to walk the dogs
59	4/26/2026	The amenities of all of the park
60	4/26/2026	Splash park for kids, bike path, concert area.
61	4/27/2026	The open space to walk, green grass, trail, letting my dogs play in the creek
62	4/27/2026	The playground and splash pad
63	4/27/2026	Play ground, creek access, bike path, Mather
64	4/27/2026	The walking/ jogging/running path
65	4/27/2026	The walkways
66	4/27/2026	How much open space it has
67	4/27/2026	Great park to spend some time with my young children!
68	4/27/2026	I enjoy what the park offers, from the splash pads, the stage for live music, the pathways that meander through the town and connect to the park. The landscape is beautiful and well maintained.
69	4/27/2026	The play grounds and splash pad!
70	4/27/2026	walking trail, park for kids, peaceful area to hang out
71	4/28/2026	I like the statue and shaded picnic tables
72	4/28/2026	(Skipped)
73	4/28/2026	The walking path and park
74	4/29/2026	the open space, kids play ground and access to a splash pad. I like there is a creek but we can't really utilize it or enjoy it.

User	Survey Date	Response to Question 3
75	4/30/2026	I enjoy having the open space across the street from my house and having a large open space in the core of Rifle.
76	4/30/2026	Great open space to walk the dog and see if other users are coming, enjoy the walking path around the park and addition connections to extend the walk. The movies in the park are also enjoyable.
77	5/1/2026	(Skipped)
78	5/2/2026	The pathways
79	5/3/2026	I enjoy its beautifully done elements.
80	5/3/2026	Its history and open spaces.
81	5/4/2026	The playground for our kids.
82	5/4/2026	The water and trees
83	5/4/2026	It's absolutely beautiful and has so many amenities! :)
84	5/6/2026	Shade trees, event and game spaces (amphitheater, large bowl grass area), sound of creek and foliage
85	5/9/2026	I appreciate most that it is there and can be enjoyed by myself or others. I've visited a few times but hope to be visiting more soon now that I'm done with school. It's a safe community space and can be an opportunity to show that sustainable changes pay off in more ways than one.
86	5/9/2026	The playground, splash pad, Christmas lights, and cement paths to bike and ride on.


Question 4: What river improvements would you like to see at Centennial Park?
¿Qué cambios te gustaría ver para mejorar el río de Centennial Park?
Count
70
60
50
40
30
20
10
0
57
47
60
38
23
35
35
48
38
1
Access in/out of river
Boulder seating areas
Shade trees
Tubing opportunities
Accessibility ramps
Gently-sloped banks
Cobble beaches (point bars)
Improved riparian and aquatic habitat
Boardwalk
(Skipped)


Question 5: How likely are you to visit Centennial Park if these improvements are made?
¿Qué probabilidad tiene de visitar Centennial Park si se realizan estos mejoramientos?
Not often 3%
(Skipped) 6%
Defintely! All the time 43%
A few times a week 48%
Defintely! All the time
A few times a week
Not often
Never
(Skipped)

Question 6: Additional comments?

¿Comentarios adicionales?

User	Survey Date	Response to Question 6
1	4/18/2026	Fish spawning - ladder over Pioneer Ditch
2	4/18/2026	Thank you
3	4/18/2026	Natural water slide! I'm serious.
4	4/18/2026	(Skipped)
5	4/18/2026	(Skipped)
6	4/18/2026	I love all of these ideas!! Looking forward to supporting this!!
7	4/18/2026	Excited to see improvements!
8	4/18/2026	(Skipped)
9	4/18/2026	(Skipped)
10	4/18/2026	Rifle Creek is such a big community asset. It would be wonderful to have access to it. Currently it's just something to look at.
11	4/18/2026	At its current condition, I don't believe the quality of the water invites people to go into the creek. It needs work upstream.
12	4/18/2026	More cottonwoods! Beaver wetlands in areas appropriate can help with sediment and in case of floods.
13	4/18/2026	(Skipped)
14	4/18/2026	(Skipped)
15	4/18/2026	Please ask dog owners to keep all dogs on leashes - thank you
16	4/18/2026	Tables we sit at while we eat something or when we come for the churros.
17	4/18/2026	It is a park that we enjoy as a family, and sometimes we see trash, so thank you for this activity.
18	4/23/2026	(Skipped)
19	4/23/2026	(Skipped)
20	4/23/2026	The end of rifle Creek really needs a measurement so that water managers and DNR can properly set outflows of the reservoir especially in hard drought years like this one
21	4/23/2026	(Skipped)
22	4/23/2026	(Skipped)
23	4/23/2026	The biggest factor of how enjoyable centennial park is would be how sketchy it’s feeling at any given time.
24	4/23/2026	Love these ideas. It is such an under utilized park. So lucky to have a creek running through the park, great ideas to make best use of it!
25	4/23/2026	(Skipped)
26	4/23/2026	(Skipped)
27	4/23/2026	Already love the park but improvement to the creek would be amazing and better for the overall environment and bird habitat.
28	4/23/2026	Please dont take away or detract from the naturalness of the creek. A boardwalk and tubing are too commercialized and take away from the natural and wild element of the creek. Research proves access to nature provides improved physiologic and mental state. Please keep the nature, keep it natural.
29	4/23/2026	(Skipped)
30	4/23/2026	(Skipped)
31	4/23/2026	Under 9th st bridge needs upgraded. Can be dark and unsafe area and lighting would be beneficial. It gets trashy at times and seems to be neglected. Dogs often still run at large.
32	4/23/2026	(Skipped)

User	Survey Date	Response to Question 6
33	4/23/2026	I don't want to have people in the creek itself. I think this would endanger the environment for plants and wildlife that thrive in the creek area. Is there enough water in the creek for actual tubing?
34	4/23/2026	More parking is needed at centennial park
35	4/23/2026	The playground part of Centennial gets very very hot during the summer and it needs either shade trees or a shade structure over the equipment.
36	4/23/2026	I would think many folks like me would be glad to help. Be sure there are activities that seniors with mobility problems can participate in.
37	4/23/2026	Also need more picnic areas through out the park. Maybe some in or around the "circle"
38	4/23/2026	It would be awesome to have more connectivity to the river there. In Gunnison, the river park has a large beach/boulder seating area where you can get right up next to the river. And people go there in the summer and just sit and hang out. I think something like that in Rifle would be amazing - and maybe even better because the park is so centrally located it would be almost like a latin american plaza where people go to just hang out and see friends and neighbors and enjoy the outdoors.
39	4/23/2026	Thank you for seeing possibilities and improving our parks.
40	4/24/2026	Just want to say how much I loved the paved walking trail around centennial, and how much I'm looking forward to the one at the new park!
41	4/24/2026	Can you assist with the area behind the old Napa by the fairgrounds?
42	4/25/2026	We would appreciate playground equipment on the north end as previously planned. A pavilion or shaded seating at the north end would also be nice.
43	4/25/2026	(Skipped)
44	4/26/2026	(Skipped)
45	4/26/2026	(Skipped)
46	4/26/2026	Adding perhaps around/near the creek and kids park a fencing etc for safer experience with those of us with adventurous kids
47	4/26/2026	The toddler playground isn't well designed. Wish there were better play structures for littles
48	4/26/2026	Invest more into public safety and making the community feel safe in these spaces before we dump funds into beautification projects.
49	4/26/2026	(Skipped)
50	4/26/2026	Main concern is need for increased security for this area a lot of people enjoy this park with kids but also seems to attract riff raff as well, please consider signs for surveillance and camera repairs as opposed to trail cameras
51	4/26/2026	(Skipped)
52	4/26/2026	I am unclear about where in the park you are referring to, for these improvements????? Aren't we talking about Rifle Creek? (River improvements?) Tubing sounds like a liability issue the City doesn't need. No mention of fishing. Any fish running through the creek? Cobble beaches? Where? Boardwalk? Where? Would have been helpful if a rough sketch was presented with your survey, pointing out the various features the City is proposing. Trees are always welcomed.
53	4/26/2026	(Skipped)
54	4/26/2026	A shaded playground would be nice, as well as additional parking.
55	4/26/2026	Thank you for considering these options. So many nice river access ideas to get from meeker, junction, gypsum and eagle.
56	4/26/2026	Above all these, safety! Police the people who are making unsafe to be there.
57	4/26/2026	(Skipped)
58	4/26/2026	(Skipped)

User	Survey Date	Response to Question 6
59	4/26/2026	(Skipped)
60	4/26/2026	None.
61	4/27/2026	Please be mindful, when developing this with great amenities, of the poor drainage it already has and the waste of the amphitheater that only gets used a few times a year. This really should be a primary outdoor venue for concerts (instead of the Ute Theatre), outdoor movies and performances. It rarely gets used except for skateboarders and homeless people. PLEASE, be intentional so our tax money isn't wasted on cool ideas that never get used except for those that only want to destroy/ruin it and homeless people. Tennis courts would be a great added value too!
62	4/27/2026	Area to get wet in the creek safely
63	4/27/2026	Making the creek more enjoyable for citizens would be a major improvement to the park.
64	4/27/2026	Easy access to walking path from park
65	4/27/2026	(Skipped)
66	4/27/2026	(Skipped)
67	4/27/2026	I love Centennial Park as it is! But improvements that led to more interaction with the creek would be great and only add to the area. Solving the bee situation at the splash pad would be more of a priority for me.
68	4/27/2026	Thank you so much city of Rifle for carrying about the parks! I have noticed a change in the last few years that the parts department are working really hard to improve the parks.
69	4/27/2026	Thank you for providing us with the opportunity to enjoy our home!
70	4/27/2026	(Skipped)
71	4/28/2026	I would love improvements with seniors and those with disabilities in mind.
72	4/28/2026	(Skipped)
73	4/28/2026	(Skipped)
74	4/29/2026	We have a great asset and it's a good time to beautify and improve it for public use. It is also a great stopover spot for those traveling through if marketed correctly.
75	4/30/2026	I believe Centennial Park really needs permanent restrooms.
76	4/30/2026	(Skipped)
77	5/1/2026	(Skipped)
78	5/2/2026	(Skipped)
79	5/3/2026	(Skipped)
80	5/3/2026	Continue the decades of history up to 9th Street. The park feels unfinished without it.
81	5/4/2026	Please kill all the hornets/wasps at the splash pad/fountains at Centennial Park.
82	5/4/2026	I would like to see more areas to sit in the shade, it gets very hot. Less weeds. A place to soak in the water would be great.
83	5/4/2026	(Skipped)
84	5/6/2026	I especially love the cobble beaches/point bars option. Great gentle water access with reduced fall risk and space to hang out close to the cool water! Riparian and aquatic habitat are also especially valuable on the north end both for improving stream health and making water clearer for recreation further into the park!

User	Survey Date	Response to Question 6
85	5/9/2026	Re: question 5, I wouldn't say that I'd visit more specifically if these improvements are made but I hope to be visiting more often soon anyway. I work up valley so it'd be less than a few times a week unfortunately. I live off Government Creek which feeds into Rifle Creek so it'd be interesting to see if changes over the years can be seen up here. With regards to question 4… I am not as familiar with what river access looks like at the park and the changes suggested/options looks like significant changes to the river with benefit to people but maybe not so much benefit to river. If all options support the river than I can get behind that but as far as river restoration (per the logo provided) and ecological benefits than I will stick with improving riparian habitats and neighboring shade trees benefitting the system. I'm curious to see what comes next. Best of luck!
86	5/9/2026	Hello, we live right along the park. Our main concern with the improvements near the easement on the back of the middle school going to Randolph Ave is that the path and area is already so busy with people coming up the hill and the corner. I worry putting access in there will create a flow issue there. Especially with the use of e bikes zipping around there. I think it makes more sense to have the shade trees and water access closer to the parking lots, play grounds, and picnic areas not all the way across the park where there is no parking. I think all the improvements would be great just not on the easement away from the park by Randolph. I also think benches and shade trees wouldn't be the best there because then it would be looking right into the middle school field and could create issues with children at recess while adults are there right outside the fence. Would love to see improvements closer to the heart of the park!

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Appendix C.

Quantities and Cost Opinion for Each Option

PROJECT: Centennial Park Restoration Design - Rifle Creek, Rifle, CO
Draft Concept Level Quantities and Engineer's OPCC

Ver 2 -Date: **June 4, 2026**

Item #	Description	Quantity (Option 1)	Unit	Unit Cost	Total Cost (Option 1)	Totals	Notes / Assumptions	Quantity (Option 2)	Total (Option 2)	Quantity (Option 3)	Total (Option 3)
	Site Preparation										
1	Protect In Place (PIP)	1	LS	$ 5,000.00	$ 5,000.00		*Tree, utility*	1	$ 5,000.00	1	$ 5,000.00
2	Construction Access, Staging, and Repair	1	LS	$ 5,000.00	$ 5,000.00			1	$ 5,000.00	1	$ 5,000.00
3	Erosion Control and General BMPs - Furnish, Install, and Manage	1	LS	$ 10,000.00	$ 10,000.00			1	$ 10,000.00	1	$ 10,000.00
4	Care of Water - Furnish, Install, and Manage	1	LS	$ 25,000.00	$ 25,000.00		*Turbidity curtain, oil boom, pump. Cofferdam likely not needed.*	1	$ 25,000.00	1	$ 25,000.00
					Sub Total:	**$ 45,000.00**			**$ 45,000.00**		**$ 45,000.00**
CHANNEL & BANK IMPROVEMENTS											
5	Equipment and Labor for Channel Grading	22	DAYS	$ 2,000.00	$ 44,000.00		*Assume 200 LF channel clearing per day (4,300 LF total)*	0	$ -	0	$ -
6	General Excavation and Stockpiling	8,587	CY	$ 10.00	$ 85,870.00			8,587	$ 85,870.00	6,428	$ 64,280.00
7	Native Alluvial Backfill	103	CY	$ 10.00	$ 1,030.00			103	$ 1,030.00	103	$ 1,030.00
8	Haul off and Disposal of Alluvial Material Offsite	8,484	CY	$ 30.00	$ 254,520.00			8,484	$ 254,520.00	8,484	$ 254,520.00
9	Boulder Grade Controls - Furnish and Install	1,171	TON	$ 225.00	$ 263,475.00		*45 grade controls*	457	$ 102,825.00	457	$ 102,825.00
10	Slabstone - Furnish and Install	79	TON	$ 600.00	$ 47,400.00		*6 slabstone terrace locations*	79	$ 47,400.00	0	$ -
11	Boulder Steps - Furnish and Install	31	TON	$ 225.00	$ 6,975.00		*8 access step locations*	31	$ 6,975.00	31	$ 6,975.00
12	Crib Wall Stabilization - Furnish and Install	142	EA	$ 1,200.00	$ 170,400.00		*2 stabilization locations - 12" logs, 10' length*	142	$ 170,400.00	142	$ 170,400.00
13	Erosion Control Blanket - Furnish and Install	440	SY	$ 15.00	$ 6,600.00		*Installed with crib walls*	440	$ 6,600.00	440	$ 6,600.00
14	Boulder Seating Terrace - Furnish and Install	538	TON	$ 225.00	$ 121,050.00		*1 seating terrace location*	538	$ 121,050.00	538	$ 121,050.00
15	Furnish Concrete Ramp (Class A)	17	CY	$ 150.00	$ 2,550.00		*Accessible ramp no steeper than 5%*	17	$ 2,550.00	17	$ 2,550.00
16	Install Concrete Ramp (Class A)	908	SF	$ 10.00	$ 9,080.00		*" "*	908	$ 9,080.00	908	$ 9,080.00
17	Furnish and Install Signage	16	EA	$ 2,500.00	$ 40,000.00			16	$ 40,000.00	9	$ 22,500.00
					Sub Total:	**$ 1,052,950.00**			**$ 848,300.00**		**$ 761,810.00**
PLANTING IMPROVEMENTS											
18	Removal of Phragmites	6,237	SY	$ 5.00	$ 31,185.00			6,237	$ 31,185.00	6,237	$ 31,185.00
19	Topsoil - Furnish and Install	1,513.0	CY	$ 30.00	$ 45,390.00			1,513	$ 45,390.00	757	$ 22,695.00
20	Hydromulch	0.6	AC	$ 5,000.00	$ 2,931.57		*Select one: Erosion Control Blanket or Hydromulch. Not both.*	0.6	$ 2,931.57	0.3	$ 1,465.79
21	Riparian Seed Mix	1.9	AC	$ 5,000.00	$ 9,373.89			1.9	$ 9,373.89	0.7	$ 3,500.00
22	Shrubs	596	EA	$ 150.00	$ 89,400.00		*5 Gal, 10' o.c.*	596	$ 89,400.00	100	$ 15,000.00
23	Wetland Plugs	3,550	EA	$ 4.00	$ 14,200.00		*3" plugs, 6' o.c.*	3,550	$ 14,200.00	2,840	$ 11,360.00
24	Shade Trees	40	EA	$ 2,000.00	$ 80,000.00		*4-6" Diam., 30' to 50' o.c.*	40	$ 80,000.00	0	$ -
					Sub Total:	**$ 315,050.46**			**$ 272,480.46**		**$ 85,205.79**
STRUCTURAL IMPROVEMENTS (OPTION)											
25	Remove 24' span bridge deck and abutments	6	EA	$ 5,000.00	**$ 30,000.00**			0	$ -	0	$ -
26	Furnish 60' span x 12' wide bridge deck (HS-20 loading)	1	EA	$ 176,900.00	**$ 176,900.00**		*HS-20 loading for realigned 2005 bridge*	0	$ -	0	$ -
27	Furnish 50' span x 12' wide bridge deck (HS-20 loading)	1	EA	$ 147,500.00	**$ 147,500.00**		*HS-20 loading for realigned 1955/1945 bridge*	0	$ -	0	$ -
28	Furnish 50' span x10' wide bridge deck	2	EA	$ 140,000.00	**$ 280,000.00**		*Realigned 1905 bridge, Pioneer Bridge*	0	$ -	0	$ -
29	Furnish 24' span x 10' wide bridge deck	2	EA	$ 59,000.00	**$ 118,000.00**		*1995 and 1975 bridges raised in place*	0	$ -	0	$ -
30	Install bridge decks	6	EA	$ 10,000.00	**$ 60,000.00**			0	$ -	0	$ -
31	Install abutments	12	EA	$ 20,000.00	**$ 240,000.00**			0	$ -	0	$ -
32	Furnish Concrete Trail (Class A)	72	CY	$ 150.00	**$ 10,800.00**		*Assume 6" thick based on City Standard Drawing ST-3*	0	$ -	0	$ -
33	Install Concrete Trail (Class A)	3,732	SF	$ 10.00	**$ 37,320.00**			0	$ -	0	$ -
34	Furnish and Install Class 6 Aggregate Base Course	72	CY	$ 85.00	**$ 6,120.00**		*Assume 6" thick based on City Standard Drawing ST-3*	0	$ -	0	$ -
35	Pioneer Ditch Diversion - OHI Gates	100	SF	$ 2,000.00	**$ 200,000.00**		*25 ft wide, 4 ft high. Assume $2,000/sq.ft. including manufacturing and installation costs with concrete*	0	$ -	0	$ -
36	Furnish and Install Boardwalk	190	LF	$ 850.00	**$ 161,500.00**			190	$ 161,500.00	0	$ -
					Sub Total:	**$ 1,468,140.00**			**$ 161,500.00**		**$ -**
	ITEMIZED CONSTRUCTION SUBTOTAL					**$ 2,881,140.46**			**$ 1,327,280.46**		**$ 892,015.79**
	Contingency (20%)					**$ 576,228.09**			**$ 265,456.09**		**$ 178,403.16**
A1	Land Survey (LS)					$ 5,000.00	*May be required*	$	5,000.00	$	5,000.00
A2	Geotechnical Engineering					$ 25,000.00	*May be required if bridges are to be replaced.*	$	-	$	-
A3	Structural Engineering					$ 45,000.00	*May be required if bridges are to be replaced.*	$	-	$	-
A4	Utility Relocations					$ 5,000.00	*May be required*	$	5,000.00	$	5,000.00
A5	Traffic Control					$ 15,000.00	*Vehicle, pedestrian*	$	15,000.00	$	15,000.00
A6	Hydrographic Survey						*Included in current design/planning contract*				
A7	Cultural Resource Survey and Report					$ 25,000.00	*May be required by USACE*	$	25,000.00	$	25,000.00
A8	Full Wetland Delineation					$ 7,000.00	*May be required by USACE*	$	7,000.00	$	7,000.00
A9	Lands and Easements (Permanent)										
A10	Lands and Easements (Construction)										
A11	Lands and Easements Processing										
A12	Construction Bonding/Ins (5%)					$ 144,057.02	*5% construction*	$	66,364.02	$	44,600.79
A13	Mob and Demob (5%)					$ 144,057.02	*5% construction*	$	66,364.02	$	44,600.79
A14	Environmental Assessment Recovery Prgm										
A15	Public Outreach and Coordination						*Included in current design/planning contract*				
A16	Engineering Design					$ 30,000.00	*Required*	$	30,000.00	$	30,000.00
A17	Hydraulic Modeling					$ 15,000.00	*Required*	$	10,000.00	$	10,000.00
A18	Permitting 404, 401					$ 10,000.00	*Required - possibly authorized under NWP 27*	$	10,000.00	$	10,000.00
A19	CDOT ROW Encroachment Permit										
A20	Permitting Floodplain					$ 10,000.00	*Required*	$	10,000.00	$	10,000.00
A21	Plans and Specifications for bid					$ 5,000.00	*Required*	$	5,000.00	$	5,000.00
A22	Construction Stakeout					$ 10,000.00	*Required*	$	10,000.00	$	10,000.00
A23	Construction Review Observations					$ 7,500.00	*Required*	$	7,500.00	$	7,500.00
A24	Vegetation Replacement YR 2					$ 50,000.00	*May be required*	$	50,000.00	$	50,000.00
A24	Grant Writing Assistance					$ 10,000.00	*May be required*	$	10,000.00	$	10,000.00
A25	Interpretive Design Programming/Details					$ 10,000.00	*May be required*	$	10,000.00	$	10,000.00
A26	Irrigation Consultant (Irrigation Design)					$ 10,000.00	*May be required*	$	10,000.00	$	10,000.00
A27	Irrigation System Installation					$ 50,000.00	*May be required*	$	50,000.00	$	50,000.00
	TOTAL PROJECT COST OPINION					**$ 4,089,990.00**			**$ 1,989,970.00**		**$ 1,424,130.00**
	Permitting tasks needed to take project through Bid Documents					$ 52,000.00		$	52,000.00	$	52,000.00
	Design tasks needed to take project through Bid Documents					$ 150,000.00		$	75,000.00	$	75,000.00
	Additional construction costs					$ 430,614.05		$	275,228.05	$	231,701.58

Notes:

1. The bridge deck costs are based on Contech® quotes for Connector® Pedestrian Truss bridges with concrete deck, weathering steel finish, and include freight to site by standard semi-trailer. Sales tax, abutment design, and installation is not included in quote.

red = Item reduced or eliminated from Design Option

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Agenda Item #5.c.

Agenda Item Name:
Garfield County Outdoors Presentation

Presenter:
Austin Rickstrew, Parks & Recreation Director

Item Description:
Members of Garfield County Outdoors will present a general update on their projects.

Recommended Action:
No action on presentation

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
Members from Garfield County Outdoors will present a general update on all the programs that they are working on.

Notification Requirements:
N/A

Prepared By:
Sarah Stubbs, Senior Administrative Specialist

Attachments:
None

Agenda Item #6.a.

Agenda Item Name:
Review and Discuss the Parks and Recreation Strategic Plan

Presenter:
Austin Rickstrew, Parks & Recreation Director

Item Description:
Review and Discuss the Parks and Recreation Strategic Plan

Recommended Action:
Provide direction on the strategic plan and set a special meeting to hold a workshop to review and update the plan for 2027.

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
The Parks and Recreation Advisory Board will review and discuss the current City of Rifle Parks and Recreation Strategic Plan and associated project list. The purpose of this discussion is to evaluate the progress made toward strategic goals, identify emerging community needs and priorities, and assess the relevance of existing projects and initiatives. As the department continues to advance programs, facilities, parks, trails, and recreational opportunities, it is important to ensure that the Strategic Plan remains aligned with community expectations, available resources, and the City's long-term vision. The review will provide an opportunity for Board members to discuss accomplishments, challenges, and potential adjustments to strategic priorities and project implementation timelines. Staff will facilitate a discussion regarding the current Strategic Plan framework, project list, and future planning needs. The Board will also consider scheduling a special workshop meeting dedicated to a more comprehensive review of the Strategic Plan. The workshop would allow for in-depth discussion of departmental goals, project prioritization, funding considerations, community engagement opportunities, and potential updates to the Strategic Plan.

Notification Requirements:

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:
1. Strategic Plan 2025-2026
2. 4.15.25 Parks Projects List

City of Rifle Parks & Recreation Strategic Plan 2025-2026

Parks & Recreation Advisory Board Adoption:

Facilitator: Austin Rickstrew

PRAB Adoption: February 10, 2025

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Goal 1: Promote a healthy lifestyle through year-round recreational and leisure opportunities. 5

Goal 2: Work to maintain, complete, landscape, and beautify all parks. 5

Goal 3: Continue investment of park and recreation funds for recreation programs, parks, trails, open space, indoor and outdoor facilities, operations, maintenance, equipment, and reserves. 7

Goal 4: Provide optimal workspace for efficient operations. 7

Goal 5: Build/maintain relationships and collaborate with outside organizations. 7

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Executive Summary

Strategic planning is a process for clarifying the aspirations of a Board and Staff. It establishes goals to be met and identifies broad strategies to achieve them.

Everything that happens in an organization is driven by its values. These are the principles and beliefs that explain why the organization exists. Values define the goals and boundaries of behavior for the board, staff, and volunteers in their interactions with each other, with clients, and with the community.

Values are the things we believe are important. Values govern the way we behave, communicate, and interact with others. Values help us determine our priorities. Values are a small set of general guiding principles not to be compromised for short-term financial gain or expediency. Below are the values the Parks & Recreation Advisory Board and Staff set forth.

Mission

The mission is a summary of the means that the organization will employ to achieve its vision. The mission statement answers the question, “Why do we exist?”

“To put forth the highest level of parks, programs, facilities, and services necessary, to establish Rifle as the premier recreational community on the Western Slope.”

Vision

The vision is a picture of the future state of the community we serve as a result of our work. Our vision statement is our destination.

“We strive to enrich lives through quality parks, programs, facilities, and services.”

Values

When an organization’s values appear as guiding principles, a code of conduct, or a culture code that explains how the organization intends to operate in accordance with those values, a values statement makes a promise. Complimentary to the City’s values, Parks & Recreation has identified additional values that guide how they provide services.

City of Rifle Parks & Recreation Values

- Integrity
- Community
- Collaboration
- Safety
- Leadership
- Positive Attitude

City of Rifle Parks & Recreation Strategic Plan Values

The City of Rifle Parks & Recreation's vision is to be nimble, responsive, and innovative in serving our community.

Goals



Goal 1: Promote a healthy lifestyle through year-round recreational and leisure opportunities.

Strategy #1: Develop Recreational Programs (dependent on community needs and availability of funding)

Action Steps

1. Identify opportunities to increase activities, either upon request or as opportunities are made available.
2. Implement year-round opportunities for public recreational activities.
3. Study opportunities for new recreational and leisure activities.

Strategy #2: Improve Rifle Mountain Park

Action Steps

1. Repair and maintain the Community House.
2. Use the Department of Corrections, Boy Scouts, Rocky Mountain Youth Corps, and volunteers to work at RMP.
3. Identify programs and activities that better utilize Rifle Mountain Park.
4. Improve parking in RMP (Follow Master Plan).
5. Add Information Center (Bulletin Board) in RMP to advertise things that are happening in town.

Goal 2: Work to maintain, complete, landscape, and beautify all parks.

Strategy #1: Increase funding for parks through grants and donations. Consider funding for ongoing maintenance costs.

Action Steps

1. Identify potential grant opportunities.
2. Secure other funding opportunities.
3. Review and expand business advertising and collaboration opportunities. (Baseball/Softball Field Score Boards)
4. Develop a list of all known Parks Capital Projects.
5. Prioritize projects with estimated timelines. (Refer to Addendum 1)

6. Collaborate with the State and Federal Forest Service to help with trees. (Deadfall and wildfire mitigation)

Strategy #2: Implement a list of known projects based on appropriated funds

Action Steps

1. Prioritize Projects with estimated timeline.
2. Use completed master plans to phase projects.
3. Seek grant funding opportunities.

Strategy #3: Create a unified approach – theme to beautify City Parks

Action Steps

1. Uniform signage and planned themes.
2. Translate signs to Spanish. (Physical or QR Code)
3. Community Master Plan.
4. Adopt a Trail Program (this is newly fully implemented)

Strategy #4: Deter Vandalism in City Parks

Action Steps

1. Keep trash picked up.
2. Cover up vandalism within 24 hours.
3. Develop a program collaborating with community resources to deter and clean up graffiti.
    a. Use lighting as a deterrent. Remove solar and replace with LEDs at Centennial and add lights going south to 3rd street.
    b. Explore alternative measures such as security cameras.
    c. Work with Rifle Police Department.
    d. Increase and maintain security.

Goal 3: Continue investment of park and recreation funds for recreation programs, parks, trails, open space, indoor and outdoor facilities, operations, maintenance, equipment, and reserves.

Strategy #1: Conduct Strategic Planning quarterly.

Action Steps

1. Review Strategic Plan quarterly.
2. Develop a five-year plan.
3. Conduct a community survey every five years. (2029)
4. Develop a capital reserve and investment strategy.
5. Coordinate with the City Planning Department for trail development.

Goal 4: Provide optimal workspace for efficient operations.

Strategy #1: Identify opportunities for Parks & Recreation Department workspace.

Action Steps

1. Evaluate the current work area and provide a work area to meet staff needs (i.e., privacy, line of sight for supervision, proximity to work groups).
2. Identify adequate storage for equipment and supplies (present and future).
3. Evaluate opportunities for expansion in existing facilities.
4. Build Field House (5-10 Year Plan).

Goal 5: Build/maintain relationships and collaborate with outside organizations.

Strategy #1: Partner with other organizations.

Action Steps

1. Continue to collaborate and maintain relationships with existing partners.
    a. RE-2 School District
    b. Rifle Climbing Coalition
    c. Forest Service

2. Identify and build new relationships with community partners.
    a. RAMBO
    b. Colorado Outfitters Association
3. Identify and partner with Private Business
    a. Market Vendor Application Better

Strategy #2: Evaluate the Marketing Plan

Action Steps

1. Evaluate and maintain current marketing strategies
2. Review Marketing Plan

Next Steps

- Update Strategic Plan annually.
- Parks & Recreation Advisory Board and Staff review and approve the document.
- Participate in City Strategic Planning Process.
- Review quarterly.

Appendix A – Beliefs

Beliefs are convictions that we generally hold to be true, usually without actual proof or evidence. Beliefs grow from what we see, hear, experience, read and think about.

- Parks and recreational activities foster human development, promote health and wellness, strengthen community image and sense of place, efficiently utilize resources, demonstrate fiscal responsibility, develop and cultivate partnership, support economic development, protect environmental resources, develop and empower staff, and increase cultural unity.
- Recreational activities should develop one physically, socially, and emotionally by enhancing athletic, cultural, and life skills.
- Programs should adapt to changing needs, age, and culture of the community.
- Participation in programs enhances one's education, promotes sportsmanship, advocacy, inclusiveness, and develops good citizenship, and overall well-being.
- A variety of recreational opportunities should be available to everyone.
- Amenities should meet the needs of a diverse population by providing a safe, clean, affordable, well-balanced, educational, wholesome, enjoyable, and rewarding experience.
- Investments in parks maintenance and improvements provide dividends that enhance the quality of life, property values, and the community's self-perception.
- Recreational activities enhance the quality of life in Rifle.
- Operations should be efficient, maintaining the facilities we currently have before building new facilities.
- Support high quality youth and adult programs through collaborative efforts.

Appendix B – Strategic Planning Participants

Parks & Recreation Advisory Board:

– Annie MacGregor	Board Member/Chairman
– Aaron Cumming	Board Member/Vice Chairman
– Ken Blatter	Board Member/Secretary
– Jens Smith	Board Member
– John Douglas	Board Member
– Betsey Seymour	Board Member
– Kirsten Clancy	Board Member
– Ari Philipson	Board Member
– Chris Bornholdt	Council Liason

Parks & Recreation Staff:

– Austin Rickstrew	Parks & Recreation Director
– Kim Arnold	Parks & Recreation Administrative Assistant
– Matt Rowe	Recreation Program Manager
– Keith Gray	Parks & Facilities Maintenance Manager
– Kyle Mills	Recreation Coordinator
– Taylor Walters	Recreation Coordinator
– James Magnuson	Parks Maintenance Worker
– Jon Hutchinson	Parks Maintenance Worker
– David Lowery	Grounds & Facilities, Building Maintenance, Cemetery Supervisor

Year:

2007
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2019

2020
2020

ACCOMPLISHMENTS:

Item:

Constructed picnic shelters at Davidson Park.
Completed Centennial Park Phase I, Spray Park, Amphitheater, picnic shelters, Sun dial, shade structures, Great
Upgraded playground surfacing at Arnold Park.
Upgraded surfacing at Moki Park.
Completed construction of new concession stand, press box, bleachers, dugouts, planter boxes and concrete
Installed parking lot lighting at Deerfield Park.
Construct Morrow trail.
Constructed soccer pitch/turf area with RE-2 at Wamsley Elementary.
Construct Rifle Creek trail segment-11th Street to City Market.
Construct boat ramp and trail.
Upgraded playground surface at Heinze Park playground.
Upgraded playground surface at Deerfield Park playground.
Replaced roof on Heinze gazebo.
Installed Bleachers at Taughenbaugh field. (Now Skinner Field -- 2019)
Installed Playground at Centennial Park.
Painted Pickle Ball Court at Tennis Courts.
Refurbished and re-dedicated Grand Army of the Republic (G.A.R.) Memorial at Heinze Park.
Installed drinking fountain at Centennial Park.
Replaced Davidson Park fence
Added basketball court at Palomino Park
Completed RMP map
Rifle Climber's Coalition installed signs at RMP
Replaced DRP basketball court lighting
GOCO Grant Award $217,500 for Aquatic Play Structure and shade shelter
Garfield County Federal Mineral Lease District (GCFMLD) Grant Awarded- $500,000 for Art Dague Pool
Installed Scoreboard at RMS Auxiliary Gym
Off Grid Solar upgrades at RMP host cabin/office.-- supports I.T. improvements and internet and staff/PD
Construct Rifle Pool Renovation Project; New Lap lane pool, zero depth entry pool, improvements to catch pool, remodel bathhouse, improved concessions, changing rooms, concessions.
Safety Fencing at Joyce Park Playground and Palomino Park Basektball Courts, vehicle gates installed at Parks
Metro Park/Pool Parking lot was repaired, crack sealed, seal-coated, and re striped prior to the opening of the

Addendum 1: Approximate Timeline--Parks Projects Updated March 15, 2025

*Costs shown may be actual/current, or are rough estimates for future projects. Except for the pool project, no dollars have been invested in planning or design for refined estimates.

#NAME?	Year/ Priority	2025 priority	Time Frame	Location	Item	Estimated/Cost	Notes:	Completed/other
			2027-2028	Rifle Creek Trail	Add trail lighting/street lighting	$ 85,000.00		
			(TBD)	All Parks	Security Cameras	$ -	I.T. planning, --Prioritize Parks, long term-phase (Comes out of IT budget	
GRANT $			2025	Birch Park	Construct Playground , Parking area, Picnic Shelter	$ 4,250,000.00	LWCF 1.2 Million (PENDING) - GOCO 1 Million (PENDING) - City 650,000	Council '2019
GRANT $			2027-2028	Centennial Park	Complete Cent Park-Remove Solar,Install Hard wired LED Trail Lights/north end, lights on south end	$ 85,000.00	Safety Concern--Estimates are being sought	
			(TBD)	Colorado River (Rifle Island Park)	Master Planning	$ -	GRANT $ - Part of POST Master Plan	Council '19
GRANT $			2027-2028	Community Parks, Open Space and Trails Master Plan	Master Plan All Park locations	$ 300,000.00		
			(TBD)	Davidson Park	Parking Lot Replacement	$ 100,000.00		
GRANT $			2025-2028	Deerfield Park	Complete DFP Trails and Sidewalks	$ 200,000.00	Cooper planters, Complete Landscape,	
			2029-2031	Deerfield Park	Compete DFP Covered dugouts on all fields	$ 800,000.00	Skinner, Roan, Graham, Bookcliff, and Hogback	
			2025-2030	Deerfield Park	Chainlink Fence Replacement Project	$ 100,000.00		
			2025-2030	Deerfield Park	Baseball/Softball Field Renovations	$ 200,000.00	Five Fields	
			2026-2030	Deerfield Park	Musco LED Retrofit Project	$ 700,000.00		
			2030-2031	Deerfield Park	Playground Replacement	$ 200,000.00		
			2026-2027	Deerfield Park	Skinner/Graham Concession Area Upgrades	$ 65,000.00	Concrete under Pavillion/ADA Access to Pavillion	
			(TBD)	Field House/Community Center - Construction	Build Field House/Community Center	$ 25,000,000.00	Fort Morgan bulit in 2021 for 9.3 Million	
			(TBD)	Field House/Community Center - Design/Construction Documents	Design and Construction Documents	$ 350,000.00		
			2025	Field House/Community Center - Feasibility Study	Feasibility Study to determine location, price and size.	$ 100,000.00		
			(TBD)	Field House/Community Center - Land Acquisition	Purchase Land for Field House/Community Center	$ 1,500,000.00	Pending if the City has land or if it needs to be acquired	
			2027-2030	Metro Park	Replace Picnic Shelter/Tennis Courts	$ 400,000.00		
GRANT $			2029-2030	Metro Park	Pump Track and Expand Skate Park	$ 1,000,000.00		
			(TBD)	Metro Park	Re-Plan the Metro Park Area	$ -	This could be combined with POST Master Plan	
GRANT $			(TBD)	Metro Park	Determine use of Dirt Jump Area	$ -	Target what community wants within survey. Could Fit in the POST Master Plan	
			2026	Palomino Park	Shade Structure	$ 60,000.00		
			2027-2028	Rifle Metro Pool	New slide	$ 300,000.00		
			2028-2029	Rifle Metro Pool	Resurface Leisure Pool	$ 100,000.00		
			2030-2032	Rifle Metro Pool	Resurface Comp Pool	$ 150,000.00		
			2026	Rifle Mountain Park	Replace chinking on Community House	$ 12,500.00		
			2026-2030	Rifle Mountain Park	Master Plan - Build Out	$ 2,500,000.00	Theming, landscape, screening between campsites	
			2026-2028	Rifle Mountain Park	Clean up RMP Dead Trees	$ 150,000.00	Partner with CSU Extention and Colorado State Forest Service/BLM	
			2025	South Rifle property	Master Plan	$ 50,000.00	May be able to include this in Community Park Master Plan????	
Total Amount						**$ 38,672,500.00**		

COMPLETED PROJECTS				
Location	**Item**	**Estimated/Cost**	**Notes:**	**Completed:**
Metro Action Park	Action Park Lights Repaired/ Replaced	$ 58,000.00		2016
Deerfield Park	Fun timbers, ewf playground upgrades	$ 4,500.00		2016
Heinze Park	Gazebo Roof Replacement	$ 8,000.00	architectural shingles	2016
Centennial Park	Playground equipment	$ 375,000.00	Donations, CTF, CHF, Rotary, VIF, Private Donors	2017
Art Dague Pool	Concept & Schematic design	$ 71,396.98	Complete in 2017 pending election	2017
Taughenbaugh Softball Field (Skinner Field 2019)	Elevated Bleacher System	$ 78,000.00	& host RHS lady Bears Softball	2017
Art Dague Pool	Engage Const Manager as Advisor, PVCMI	$ 82,000.00	Per Council Recommendation- 2017, continued 2018+	
Art Dague Pool	CM-GC Pre-Construction Services	$ 21,900.00	FCI part 1 agreement	2018
Art Dague Pool	DD, CD, Const. Admin fee	$ 283,185.00	Jeff Johnson Architectural engaged as of May 2, 2018	2018
Palomino Park	Added basketball court and new Bison Goals	$ 14,000.00	fall 2018	2018
Davidson Park	South Fence replaced with vinyl clad c-link	$ 6,264.00	spring/summer	2018
Rifle Middle School, Re-2 IGA	Scoreboard in auxiliary gym	$ 7,032.00	late 2018	2018
Deerfield Park	Replace Basketball Court light poles, lights	$ 5,668.56		2018
Joyce Park	Swings, fun timbers, fall zone	$ 8,000.00	Swings, fun timbers, fall zone	2020
Metro Park	Crack fill and sealcoat *following pool construction*	$ 15,976.00	Crack fill and sealcoat *following pool construction*	2020
Joyce Park	Safety fence at playground.	$ 11,000.00	Safety fence at playground.	2020
Palomino Park	Safety fence for basketball court, along 24th	$ 5,500.00	Safety fence for basketball court, along 24th	2020
Skinner Field Concession	Complete DFP Upgrade Skinner Concessions	$ 1,000.00	Complete DFP Upgrade Skinner Concessions	2022
Promontory Park	Plan/ Design Promontory Park	$ 105,000.00	Plan/ Design Promontory Park	2022
Metro Park	Look into Field House, Gym Multi-purpose?	$9.3 Million/Ft. Morg	Look into Field House, Gym Multi-purpose?	2022
Deerfield Park	Upgrade Basketball Court Surface	$ 18,076.00	Upgrade Basketball Court Surface	2018
Metro Pool	Completed Pool	$ 6,067,996.00		
Skinner Field	Light Replacement	$352,443	Old lights failed in 2022	2023
Skinner Field	Safety Fence	$33,840	Request from community/council to update safety fencing	2023
All Fields	Bleacher Replacement	$43,576	CIRSA Reccomendation	2023
Skinner Field Concession	Seal and Paint Concession/Restroom exterior	$9,000		2023
Grotto	Dog Park	$140,000	Paid for in part by CVT Funds	2023
Moki Park	Replace Playground Per Insurance Recommendation	$ 150,000.00		2024
Arnold Park	Replace Playground Per Insurance Recommendation	$ 150,000.00		2024
Deerfield Park	Complete DFP Parking Lot Islands	$ 100,000.00		2024
Community Survey 2024 (5 year intvl)	Community Survey 2024 (5 year intvl)	$ 17,000.00		2024
Metro Park	Remove Concession/Storage Area	$ 1,500.00		2024
		$ 8,244,853.54		

Agenda Item #7.a.

Agenda Item Name:
2027 Budget Update

Presenter:
Austin Rickstrew, Parks & Recreation Director

Item Description:
Staff will provide an update on the 2027 budget process

Recommended Action:
No action required.

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
Staff will provide an update on the 2027 budget process.

Notification Requirements:
N/A

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:
None

Agenda Item #7.b.

Agenda Item Name:
Fieldhouse/Activity Center Feasibility Study

Presenter:
Austin Rickstrew, Parks & Recreation Director

Item Description:
Discussion and update on the closeout of the feasibility study.

Recommended Action:
No action required.

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

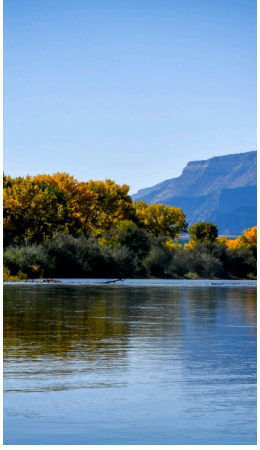
Executive Summary:
Staff will provide an update on the feasibility study final presentation to council and begin discussing what the next steps could look like.

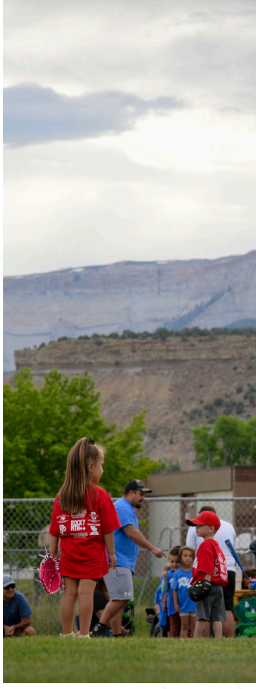
Notification Requirements:

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:
1. Rifle Activity Center Feasibility Study_052926 (1)

Rifle
COLORADO
PARKS & RECREATION

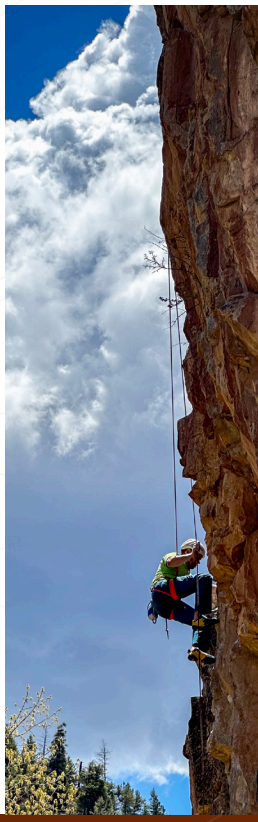












City of Rifle Activity Center Feasibility Study

Produced by Collab Architecture

March 2026

collab. architecture



“The vision of the City of Rifle is to cultivate a resilient community, preserving our hometown values while fostering economic diversity and responsible growth.”

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Executive Summary

Purpose

The City of Rifle Activity Center Feasibility Study evaluates the need, scale, and feasibility of a new indoor recreation facility to support year-round programs, community gathering, and overall quality of life. Rooted in a strong outdoor culture and a connected community, Rifle has long valued recreation as a part of daily life. While the City offers a robust network of parks and outdoor amenities, indoor recreation opportunities are limited, constrained by shared facilities and seasonal use. As a result, many residents travel to nearby communities to access recreation facilities and programs.

Through stakeholder engagement, community outreach, market analysis, and site evaluation, this study establishes a clear understanding of community priorities and provides a framework for a facility that aligns with Rifle's needs and long-term vision.

Findings

Engagement and analysis confirmed that many of Rifle's existing recreation programs operate within shared or limited spaces, including school facilities and outdoor fields, creating scheduling conflicts and restricting program growth. Several youth and adult programs, including basketball, volleyball, and other indoor activities, are currently unable to expand or are waitlisted due to a lack of dedicated indoor space.

Community input consistently identified a need for year-round indoor recreation, with a strong emphasis on youth-focused programming and multi-use spaces that can support a variety of activities. The prevalence of young families in the community further reinforces the demand for flexible, indoor facilities that support daily use, not just seasonal programming.



Site analysis evaluated multiple locations across Rifle, including Metro Park, Deerfield Park, the Airport site, and Two Creeks. Through comparative analysis of access, adjacencies, and integration with existing amenities, Metro Park emerged as the most viable option to support the proposed facility and its long-term success.

Market analysis also highlighted the importance of aligning the facility with local economic conditions. With a smaller service population and cost-sensitive households, the recommended approach emphasizes a right-sized, efficient facility that prioritizes high-demand program elements while maintaining long-term financial sustainability.



Recommended Concept

The recommended concept reflects a balanced mix of recreation, fitness, and community-focused spaces designed to support a wide range of users. The program includes indoor courts, turf space, fitness areas, multi-use studios, a walking track, youth activity spaces, and support areas, with an optional aquatic component evaluated.

The facility is organized to support efficient circulation, flexible use, and long-term adaptability, creating a community-centered space that responds directly to identified needs.

Cost Evaluation

Two program scenarios were evaluated to understand project cost and impact.

Option A, without aquatics, has an estimated total project cost of approximately $30.2 million.

Option B, with an indoor aquatic component, has an estimated total project cost of approximately $46.6 million.

These estimates include construction and associated soft costs and provide a clear framework for decision-making based on program priorities and available funding.

Concept	Cost
Option A (without Aquatics)	$30.2 M
Option B (with Aquatics)	$46.6 M

Acknowledgments

The City of Rifle Board / Council

Design Advisory Group

City Council
Clint Hostettler – Mayor
Karen Robers – Mayro Pro Tem
Chris Bornholdt – Councilor
Alicia Gresley – Councilor
Michael Clancy – Councilor
Jonathan Rice – Councilor
Scott Marsh – Councilor

Parks and Recreation Advisory Board
Annie Macgregor – Chairperson
Aaron Cumming – Vice Chairperson
Ken Blatter – Secretary
John Douglas – Board Member
Kirsten Clancy – Board Member
Betsey Seymour – Board Member
Ari Phillipson – Board Member
Marisa Skajewski – Alternate Board Member

Design Team

Collab Architecture
Design Concepts
Ballard*King & Associates
DFH Consulting

To the City of Rifle Community and Stakeholders - Thank you all for your thoughtful participation, engagement, and input throughout this process.

Introduction

Rifle is a community shaped by resilience, connection, and a deep appreciation for the outdoors. Located along the Colorado River and surrounded by expansive public lands, the city has long embraced recreation as a cornerstone of daily life. From youth sports and community programs to outdoor adventure and gathering spaces, parks and recreation play a central role in supporting the health, wellbeing, and social fabric of the community.

As Rifle continues to grow and evolve, the need for year-round indoor recreation opportunities has become increasingly clear. Residents have expressed a desire for facilities that allow families, youth, and adults to remain active throughout the year while providing spaces for community events, wellness programs, and recreational leagues.

The City's 2024 Parks and Recreation Community Survey reinforced this need. Among all priorities identified by residents, the development of a community recreation facility ranked as the highest. Specific features such as an indoor walking track, multipurpose courts, flexible fitness spaces, and areas that support a wide range of recreational programming were consistently identified as important investments for the community's future.

The Rifle Activity Center Feasibility Study represents an important step in understanding how such a facility could serve the community both today and in the decades ahead. This study evaluates community needs, potential program elements, site considerations, and financial implications associated with developing a new indoor recreation facility.

Metro Park was identified at the outset of this project as a potential location for the future Rifle Activity Center due to its existing role as



a community recreation hub. As the study progressed, additional locations throughout Rifle were also evaluated to better understand site opportunities, constraints, accessibility, and long-term development potential. Through this process, the study considers multiple site options alongside community needs, operational considerations, and long-term sustainability to determine how a future facility could best serve Rifle residents.

Through data analysis, stakeholder engagement, and thoughtful planning, this study seeks to define a clear and realistic path forward. The goal is not simply to evaluate a building, but to explore how the Rifle Activity Center can strengthen community connections, support healthy lifestyles, and provide lasting value for the City of Rifle.



Study Process

To ensure the Rifle Activity Center Feasibility Study reflects both community priorities and practical implementation considerations, the project was organized into a series of focused stages. Each stage built upon the previous one, allowing the team to move from listening and discovery to testing ideas and ultimately developing clear, data-informed recommendations.

1. **Discovery** - The work began with a Discovery stage centered on understanding the community, existing recreation assets, and the goals of the City of Rifle. This effort included reviewing prior planning documents, analyzing the 2024 Parks and Recreation Community Survey, conducting stakeholder discussions, and evaluating existing recreation facilities and opportunities within the region. This step helped establish a strong foundation for the study and ensured that the project began with a clear understanding of community priorities
2. **Big Ideas** - Building on this foundation, the study moved into the Big Ideas stage where the team explored potential program elements, facility concepts, and site opportunities that could support the vision for the Rifle Activity Center. Early concepts allowed the team and community stakeholders to test possibilities, consider how different recreational amenities could work together, and evaluate how a new facility could complement Rifle's existing parks and recreation system.
3. **Project Analysis** - The final stage focused on a final Project Analysis. The team refined facility concepts, analyzed potential sites, evaluated operational considerations, and prepared order-of-magnitude cost estimates. This work allowed the study to transition from conceptual ideas to realistic, data-informed options that could support future decision making.

The following sections outline the work completed throughout each stage of the study, including the activities undertaken, key findings, and the outcomes that ultimately informed the final recommendations for the Rifle Activity Center.

01. / Discovery

Discovery

Introduction

The Discovery stage established the foundation for the Rifle Activity Center Feasibility Study. During this stage, the project team focused on understanding the community, the existing parks and recreation system, and the needs of current and future users. The project team emphasized listening, learning, and gathering information that would guide the development of facility concepts and recommendations later in the study.

A range of engagement activities and technical investigations were completed to support this effort. These activities are outlined below. Together, these efforts provided valuable insight into community priorities, operational considerations, and site opportunities. The following sections summarize the activities completed and the outcomes that informed the next stages of the feasibility study.

- **Project Kick-Off Meeting**
- **Site Tours**
- **Stakeholder Engagement**
- **Market Analysis**
- **Community Engagement**



This stage focuses on listening and learning, building a clear understanding of the demographic landscape, site potential, and the community needs that will guide future decisions.

Project Kick-Off Meeting

Summary

The City of Rifle Activity Center Feasibility Study kicked off on July 12 with an in-person meeting involving City staff, Parks and Recreation leadership, the design team, and project stakeholders. The purpose of this meeting was to introduce the project team, review the goals and vision for the study, and establish the framework for the work ahead. The discussion included a review of past recreation planning efforts, an overview of the City's current parks and recreation system, and initial conversations about potential locations that could be considered for a future activity center. The team also reviewed the proposed project schedule, upcoming engagement opportunities, and the overall process that will guide the development of the study.



Site Tours

Summary

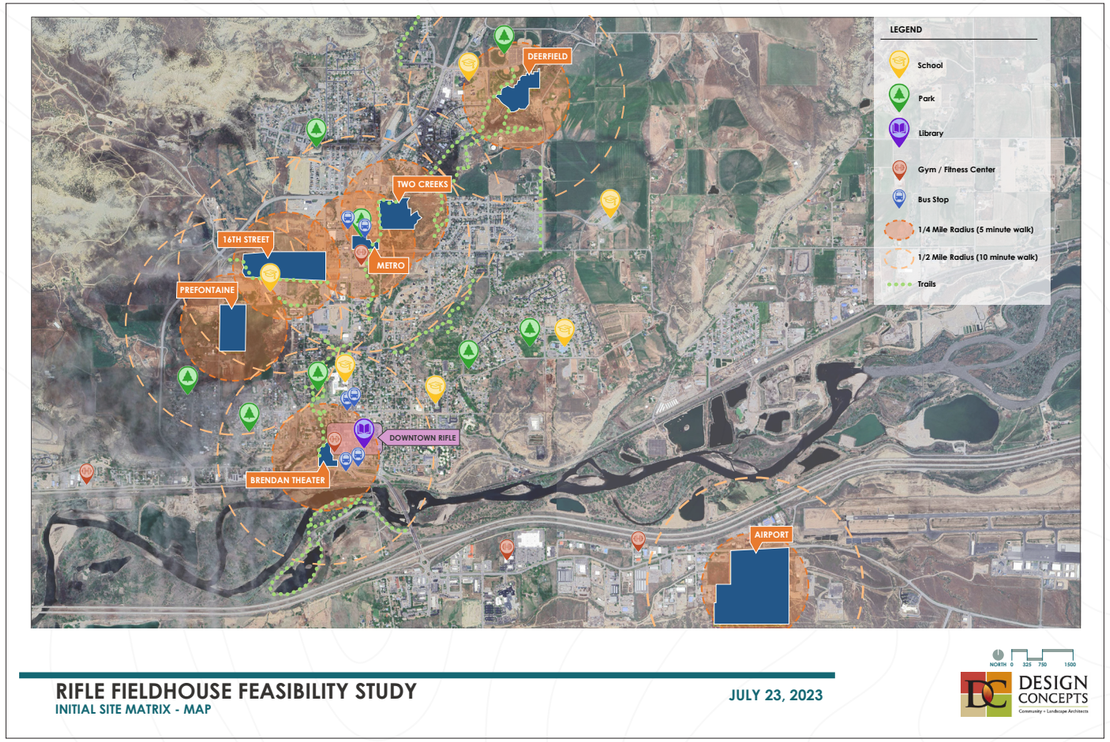
On July 25, the project team conducted site tours and assessments of the potential locations identified during the initial discussions. The goal of these visits was to better understand the existing conditions, opportunities, and constraints associated with each site. In total, the team visited seven potential locations throughout Rifle and evaluated key factors including surrounding adjacencies, available utilities, parking considerations, site topography, and access. These observations provided important context that informed the comparative site analysis completed as part of the feasibility study.

Outcome

Following the site visits, the project team refined and shared a site assessment layout and comparative evaluation matrix with the City for review. This analysis helped organize the observations from each location and provided a consistent framework for comparing opportunities and constraints. Through this process, the initial list of potential locations was narrowed to four sites that were determined to warrant further evaluation in the next stages of the feasibility study. These sites included Metro Park, Two Creek, Deerfield Park, and the Airport.

Please see the appendix for the full site evaluation matrix.

Left: Signage from Metro Park; **Opposite Page:** Map of potential site locations.



Location	Initial Observations
Metro Park	Central location with existing pool; opportunity for year-round aquatics and consolidated recreation operations.
Two Creeks	Large creekside site with trails and vegetation; requires new bridge access and floodplain considerations.
Deerfield Park	Sloped overlook site near athletic complex; expansion limited by soils and land acquisition needs.
Brendan Theater	City-owned downtown site with high visibility, utilities, and existing parking.
16th Street Site	Secluded creekside site with utilities nearby; access improvements and adjacent property concerns.
Prefontaine	Flat site with strong views; high cost and geotechnical concerns due to unstable slopes.
Airport	Potential donated land on south edge of town; large site with utilities and some elevation change.

Stakeholder Engagement

Summary

Stakeholder engagement for the Rifle Activity Center Feasibility Study took place in person on August 11 at City of Rifle City Hall. The engagement included two focused sessions designed to gather insight from recreation providers, community leaders, the Parks and Recreation Advisory Board (PRAB), and City representatives. These sessions helped the project team better understand the current recreation landscape in Rifle, identify gaps in programming and facilities, and gather ideas for how a future activity center could best serve the community.

Stakeholder Interviews - The first session consisted of interviews with local sports organizations, community user groups, and City of Rifle parks and recreation staff. The discussions focused on understanding existing sports programs, current use patterns within Rifle and across the region, team sizes and participation levels, seasonal scheduling considerations, and perspectives on potential needs for the future activity center.

Participants included representatives from Colorado River Valley Little League (CRV), Colorado Mountain United, Rifle United, the City of Rifle Recreation Coordinator for Athletics, the City of Rifle Recreation Manager, and the City of Rifle Parks Supervisor. These conversations helped the team develop a clearer understanding of how recreation facilities are currently used and where opportunities may exist to better support programs and organizations.

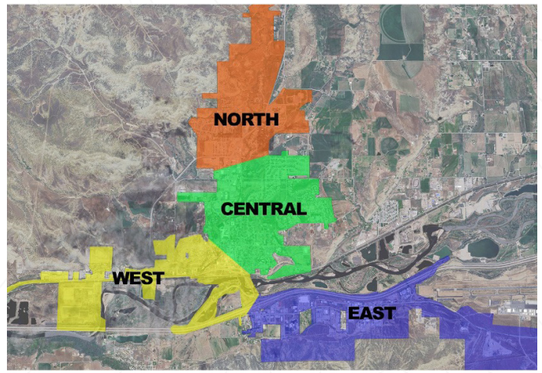
Activity Session - The second session was conducted with the Parks and Recreation Advisory Board (PRAB) and included a broader group of community and City representatives. In total, 28 participants attended, including PRAB members, City Council members, Planning and Zoning Commission members, the City Manager, parks and recreation staff, the City Engineer, and the Community Development Director.

The session included three interactive activities designed to gather feedback and encourage participants to think creatively about the future Rifle Activity Center.

Activities

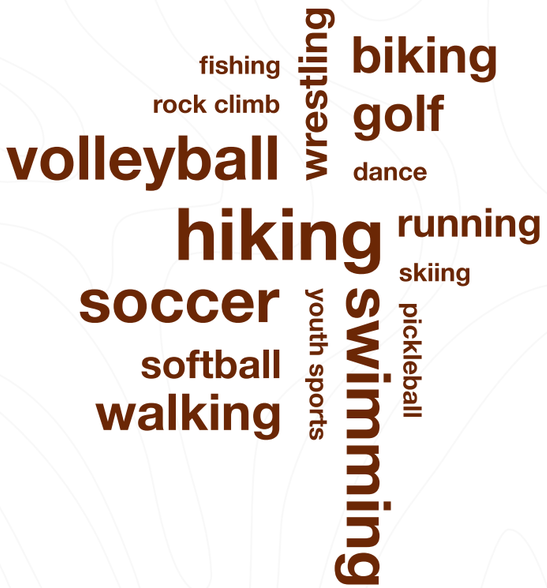
1. The first activity used **Mentimeter**, a digital engagement platform used to collect real-time community input through live polling, ranking exercises, and open-ended feedback during meetings and events, to gather responses to several questions, including:
    - What recreational activities do you currently participate in?
    - What types of activities or programs do you feel are lacking in Rifle?
    - What outdoor activities or amenities should be considered?
    - In one word, what is the most important priority or consideration for the activity center?

Where would you consider the best location for the potential center?



Responses: 4 10 0 1

What recreational activities do you currently participate in?



What types of activities or programs do you feel are lacking in Rifle?



2. The **Build a Center** activity invited participants to prioritize potential spaces and amenities for the future facility. Participants were provided with a placemat outlining a variety of potential program spaces along with associated costs. The hypothetical budget was set at $25,000,000, representing the total project cost including construction and soft costs. Participants were instructed to select their highest priority spaces while remaining within the available budget. A required $5,000,000 allocation was reserved for essential support spaces such as site infrastructure, offices, locker rooms, and operational areas, leaving $20,000,000 available for program spaces. The activity included presentation imagery to illustrate how each potential space could be used within the facility. The buliding blocks included the following spaces:

Sport and Fitness Spaces:

- 2-Court Gymnasium → $8,000,000
- Multi-Activity Gymnasium (1-court) → $4,000,000
- Indoor Walking/Jogging Track → $1,500,000
- Racquetball Courts (2) → $1,000,000
- 4-Court Tournament Gymnasium → $12,000,000
- Indoor Turf Training (80'x100') → $5,000,000
- Fitness Center (Large) → $6,000,000
- Fitness Center (Small) → $3,000,000
- Health/Wellness Suite → $500,000
- Group Exercise Studio (Large) → $2,000,000
- Group Exercise Studio (Small) → $1,500,000

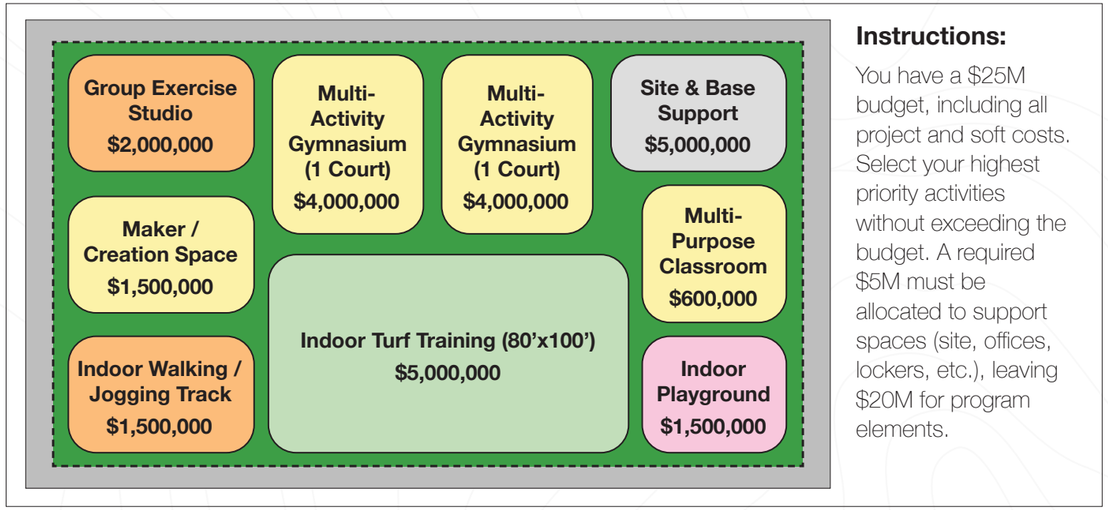
Aquatic Spaces:

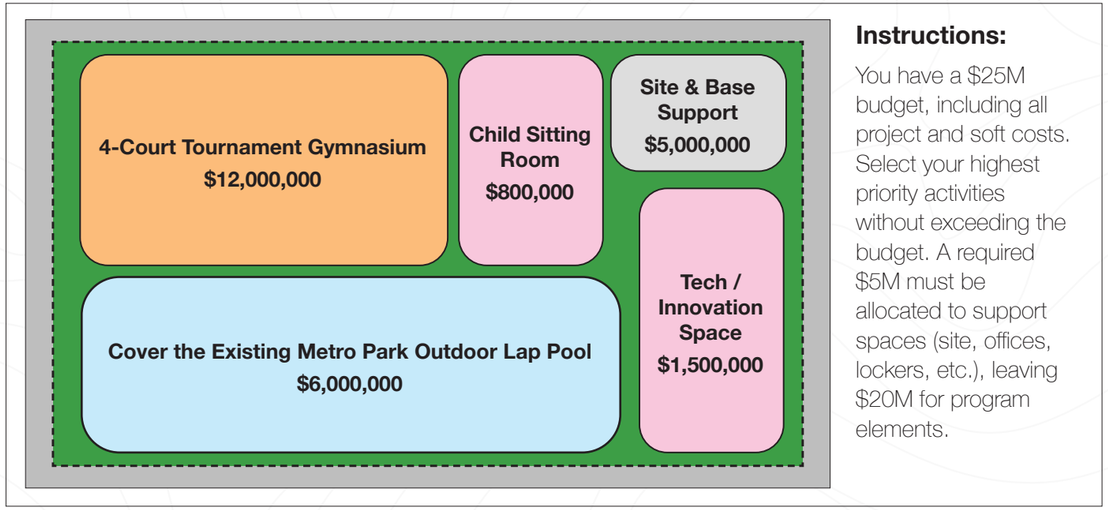
- Indoor 6-Lane 25 yd Lap Pool → $10,000,000
- Indoor Therapy Pool → $4,000,000
- Indoor Program Pool (4 lanes) → $6,000,000
- Indoor Recreational Leisure Pool → $15,000,000
- Outdoor Recreational Leisure Pool → $6,000,000
- Outdoor Sprayground → $1,000,000
- Cover Existing Metro Park Outdoor Pool → $8,000,000

Community and Multi-Gen Spaces:

- Multi-Purpose Meeting Rooms/Event Hall → $3,000,000
- Senior Activity Center → $1,200,000
- Indoor Playground → $1,000,000
- Maker/Creation Space → $1,500,000
- Multi-Purpose Classroom → $600,000
- Catering Kitchen → $800,000
- Café/Lounge → $1,500,000
- Youth Activity Center → $1,000,000
- Technology/Innovation Space → $1,500,000
- Licensed ECL/Preschool → $1,000,000
- Child Sitting Room → $800,000
- Esports Room → $600,000

Build a Center Response Examples





3. The **Postcards from the Future** activity encouraged participants to think about the long-term impact of the Rifle Activity Center. Participants were asked to imagine visiting the facility ten years in the future and to write a postcard to their past self describing what they enjoyed most about the experience. Responses often focused on memorable activities, the quality of the facility, and the ways the center brought the community together.



> **Dear Self,**
>
> **Last weekend I went to an amazing basketball tourney for the grand kids. In between games, we played on the climbing wall, took a walk on the track and the walked over to the lap pool.**

> **I have just visited the Activity Center that you approved to build. I loved the gym space and track. It was a nice way to stay out of the extreme heat and cold. Thank you for the foresight!**

> **Rifle is awesome but really hot! Thank god they have an Activity Center. It had a huge gym with tons of people all playing sports. I wish I could play hockey though. Hope you enjoy Florida.**

> **Had a great time at Rifle's Urban Activity Center. My daughters played in a tournament. My wife and I had a snack and coffee while in between games. We all walked the indoor track together. The girls checked out the youth activity center at the end of the day.**

Outcomes

The stakeholder engagement activities provided valuable insight into community priorities, recreational trends, and expectations for a future Rifle Activity Center. Participants emphasized the importance of creating a facility that supports a wide range of users, including youth, families, seniors, and community organizations. Key themes that emerged included affordability, accessibility, and the ability to serve multiple generations through flexible and adaptable spaces. Participants also expressed interest in a facility that reflects Rifle's community values, supports social connection, and provides year-round recreation opportunities.

Input gathered through the Build-a-Center activity highlighted strong interest in indoor recreation amenities that allow for year-round physical activity. The most frequently prioritized spaces included an indoor walking or jogging track, an indoor turf fieldhouse, multi-activity gymnasium spaces, and indoor play areas for youth. Other desired amenities included spaces that support group fitness, community gatherings, and multipurpose programming.

Survey and engagement results also revealed that many residents currently travel to nearby communities for indoor recreation opportunities, reinforcing the need for additional recreation facilities within Rifle. The outreach process helped confirm that a future activity center should focus on flexible, multi-use spaces that can support a variety of programs and evolving recreation trends over time.



Above: Stakeholder Engagement Session with PRAB.

Market Analysis

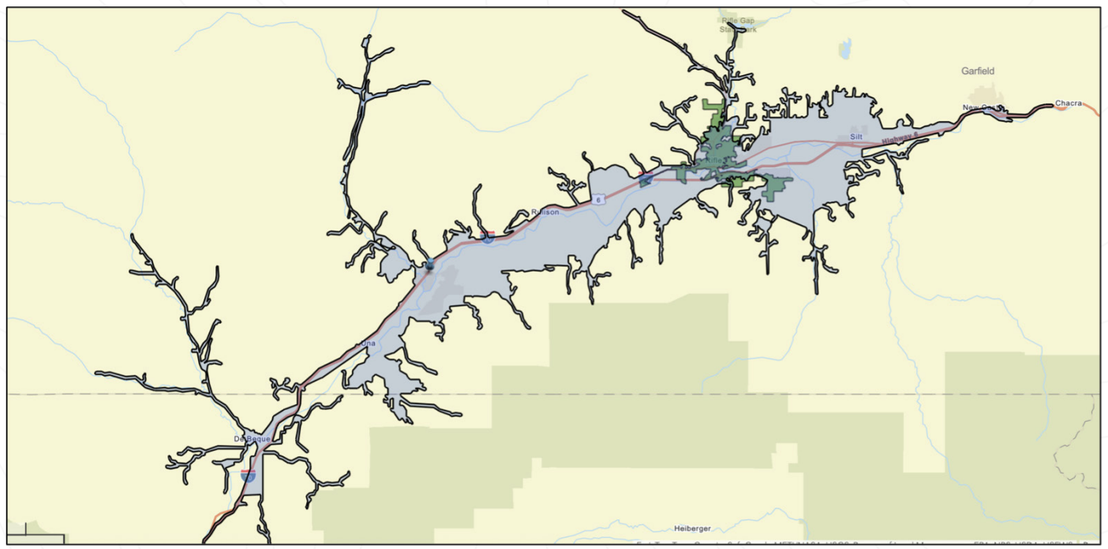
Summary

The Market Analysis provided a data-driven understanding of the Rifle community and its broader service area, helping to establish a realistic foundation for future facility planning. This effort included a comprehensive review of demographic trends, household characteristics, spending patterns, recreation participation, and the influence of alternative providers, drawing from ESRI data, national benchmarks, and local operational input.

The analysis evaluated both the Immediate Service Area (City of Rifle) and the broader Primary Service Area, recognizing that users will travel varying distances depending on facility type, access, and available alternatives. Key demographic indicators highlight a younger population with a high percentage of families and households with children, reinforcing the importance of recreation facilities that support youth, families, and multi-generational use. At the same time, income levels and spending patterns indicate that cost sensitivity will be an important consideration in both facility development and long-term operations.

The following map illustrates the Immediate and Primary Service Areas considered as part of this analysis.

Primary Service Area Map - 30-minute drive time on a weekday at 5:15pm (Blue); Immediate Service Area, City of Rifle (Green)



Outcomes

The Market Analysis helped clarify both the opportunities and constraints that will shape the feasibility and programming of a future activity center:

Strong Family and Youth Presence - A higher-than-average percentage of households with children supports demand for youth programming, family-oriented spaces, and multi-generational amenities.

Cost Sensitivity and Affordability Considerations - Household spending and income levels suggest that pricing, membership structures, and operational models will need to be carefully balanced to ensure accessibility while maintaining financial sustainability.

Regional Draw but Limited Population Base While the combined service area expands the potential user base, overall population levels fall below typical thresholds for fully self-sustaining indoor facilities, indicating the likely need for subsidy, phased implementation, or both.

Broad Participation Potential Across Age Groups - Demographic trends support strong participation from both younger populations and older adults, reinforcing the need for diverse programming that accommodates a wide range of users.

Influence of Alternative Providers - Schools, private organizations, and nearby communities already provide some recreation opportunities, which will impact demand, programming, and positioning of a new facility.

Alignment with Community Priorities - Market data reinforces community input gathered through engagement efforts, particularly around the need for indoor recreation and flexible multi-use spaces, and the desire for indoor aquatics to complement the existing outdoor aquatics offered by the City.



Please see the appendix for the full Market Analysis Report.

Community Engagement

Summary

A community engagement plan was developed in coordination with the City of Rifle to gather input from a broad range of residents, age groups, and recreation interests. The goal of this outreach was to create multiple opportunities for community members to participate in the planning process and share perspectives on recreation needs, priorities, and opportunities for the future Rifle Activity Center.

This initial phase of engagement focused on meeting residents where they were already gathering within the community. By participating in established local events, the project team was able to introduce the study, raise awareness of the potential activity center, and collect early feedback from a diverse group of residents. Input gathered during these events helped inform the next stages of engagement and analysis throughout the feasibility study. The initial community engagement included two in-person outreach events.



Above: Booth at Third Thursday Pop-Up; **Right:** Community members engaging with Pop-Up activities.



Third Thursday Community Pop-Up in Downtown Rifle - The project team participated in the City's Third Thursday event on September 18 to continue engaging residents in an accessible and interactive setting. A variety of activities were offered to gather input, including a ball and bucket exercise that helped participants identify and prioritize recreation amenities and activity spaces. Attendees also explored precedent imagery to share preferences on the overall look and feel of potential spaces, providing insight into the character and experience the community values. QR codes displayed on A-frame boards allowed participants to easily access additional information and provide input digitally. The team also shared details about the upcoming Town Hall meeting and invited participants to complete a "postcard from the future," encouraging them to envision and describe their ideal recreation facility. Together, these activities created multiple avenues for engagement and meaningful community feedback.

Town Hall Community Information Meeting at Ute Theater and Events Center - A Town Hall Community Information Meeting was held on September 25 to provide residents with an overview of the Rifle Activity Center Feasibility Study and to gather additional community input. This engagement session expanded on the activities used during the earlier Parks and Recreation Advisory Board (PRAB) meeting, incorporating both Mentimeter polling and the Build-a-Center exercise to gather feedback from participants.

During the meeting, attendees responded to a series of Mentimeter questions that explored current recreation participation, activities and programs residents feel are lacking in Rifle, and priorities for a future activity center. The Build-a-Center activity was also facilitated using a new format in which participants were randomly assigned to tables and worked collaboratively to prioritize potential facility spaces within a hypothetical project budget. This format encouraged discussion among participants and allowed the project team to observe how different groups balanced recreation priorities, facility needs, and budget considerations. In addition to the engagement activities, the project team also presented initial site considerations that had emerged during the earlier site analysis process. This provided an opportunity for community members to begin thinking about how a future facility could fit within the broader context of Rifle.





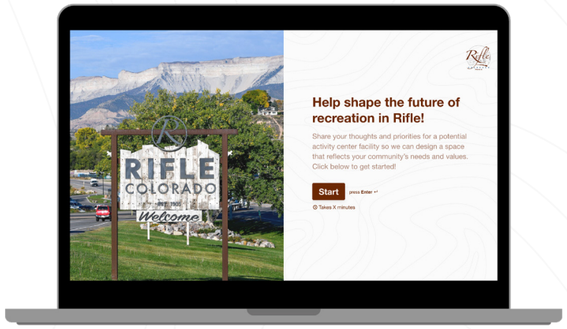
Top: Build a Center activity; **Bottom:** Design team presentation

> **"5 years, holy s***! I just visited this little Western town called Rifle and spent some time at the Community Center there! Wow! Floor to ceiling windows of the beautiful bookcliffs from the pool. Then I went to the creative center where there was a local quilting guild holding classes. I love the covered pool area connected to the main building. They rent out spaces here to small businesses, so I helped support the coffee shop that rents space here." This place is soooo community oriented, I wish I lived here!"**

Online Survey - To expand community participation beyond in-person events, the project team provided a QR code at all engagement activities, allowing residents to access an online survey at their convenience. This approach significantly broadened outreach, capturing input from community members who were unable to attend meetings. In total, the survey engaged an additional 138 participants, increasing overall feedback and helping ensure a more representative understanding of community needs.

Survey responses provided valuable insight into priorities for the future activity center, with court sports and gym space, aquatics, and youth activities ranking as the highest priorities. Results also highlighted current travel patterns, with many residents traveling to nearby communities such as Glenwood Springs, Parachute, and Meeker for indoor recreation, while others rely on local facilities or report limited access due to location constraints. The majority of respondents were local to Rifle, reinforcing the importance of investing in accessible, community-focused recreation opportunities.

The online survey extended reach to an additional 138 participants.



Outcomes

These community engagement activities helped introduce the Rifle Activity Center Feasibility Study to the public and provided valuable early feedback on recreation needs, facility priorities, and community expectations. While initial stakeholder engagement primarily included individuals already active in the recreation community, these broader outreach efforts allowed the project team to connect with a wider cross-section of residents who may not typically attend formal public meetings.

Through these events, the team gained a more balanced understanding of community priorities, including strong interest in amenities such as an indoor playground, flexible multi-purpose spaces, and indoor aquatics. The outreach approach allowed for diverse perspectives to be captured and ensured that both active users and the general public were represented in the planning process.

Input collected through these activities helped inform subsequent engagement efforts, including additional surveys, meetings, and analysis conducted later in the study. Findings from these later engagement activities are summarized in the following sections.

Discovery Conclusion

Summary

The Discovery stage established a strong foundation for the remainder of the planning process by gathering input through a variety of engagement methods to ensure a broad and representative cross-section of the community. This approach allowed the team to capture a wide range of perspectives and clearly identify shared priorities that will guide future planning and decision-making.

Key Themes

- Strong need for indoor recreation opportunities to support year-round use and address seasonal limitations of existing outdoor amenities
- Interest in core amenities such as court sports, aquatics, and fitness spaces, including both hard court and indoor turf programming
- Desire for a stand-alone, multi-generational facility that serves users of all ages
- Priority for inclusion of an indoor aquatic component
- Need for flexible spaces such as multi-purpose rooms for classes, events, and community use
- Desire for family-friendly and youth-focused features, including an indoor playground
- Recognition that many residents currently travel outside the community for indoor recreation

Below: Metro Park Pool



02. / Big Ideas

Big Ideas

Introduction

The Big Ideas stage built upon insights from Discovery and focused on translating community input into potential solutions for the Rifle Activity Center. During this stage, the project team refined the programmatic vision for the facility using feedback from stakeholder meetings, community engagement events, and site analysis to guide the development of preliminary concepts. Architectural programming focused on defining space needs, functional requirements, and relationships within the facility, distinct from the recreational programs and activities that may ultimately be offered there. A series of collaborative work sessions and design exercises were conducted to test ideas, evaluate site opportunities, and explore how different recreation elements could be organized within a future facility. These efforts helped translate community priorities into potential facility configurations and program elements. The following sections summarize the activities completed during Big Ideas and the insights that informed the development of preliminary concepts for the Rifle Activity Center. Key activities included the following:

- **Facility Program Development**
- **Site Charrettes**
- **Conceptual Plan Development**
- **Community Engagement**
- **Building Tours**
- **Aquatics Opportunities**



Program Development

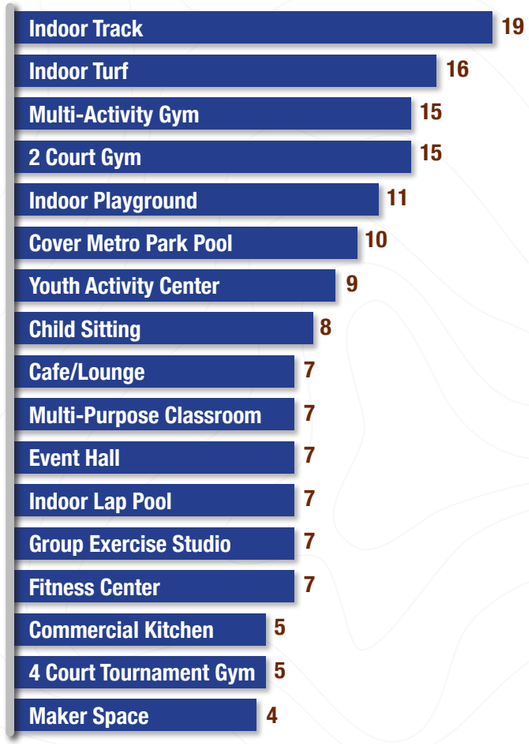
Summary

Building on feedback from previous engagement sessions, the design team facilitated a program visioning exercise with the stakeholder group to further explore potential components of the Rifle Activity Center. This effort focused on identifying community priorities and translating engagement feedback into preliminary program elements that could be incorporated into the facility.

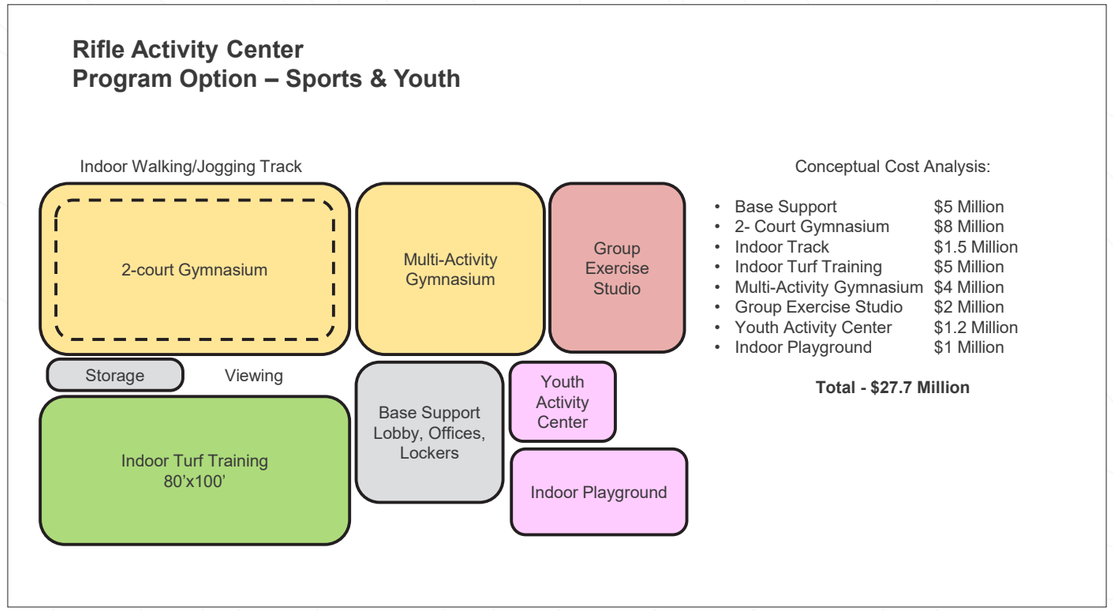
During the exercise, the project team presented a series of conceptual adjacency models illustrating how different recreation spaces and support functions could be organized, exploring program relationships, efficiency, and potential combinations of uses. Preliminary cost considerations were also introduced to help stakeholders understand how different program elements could influence the overall project budget.

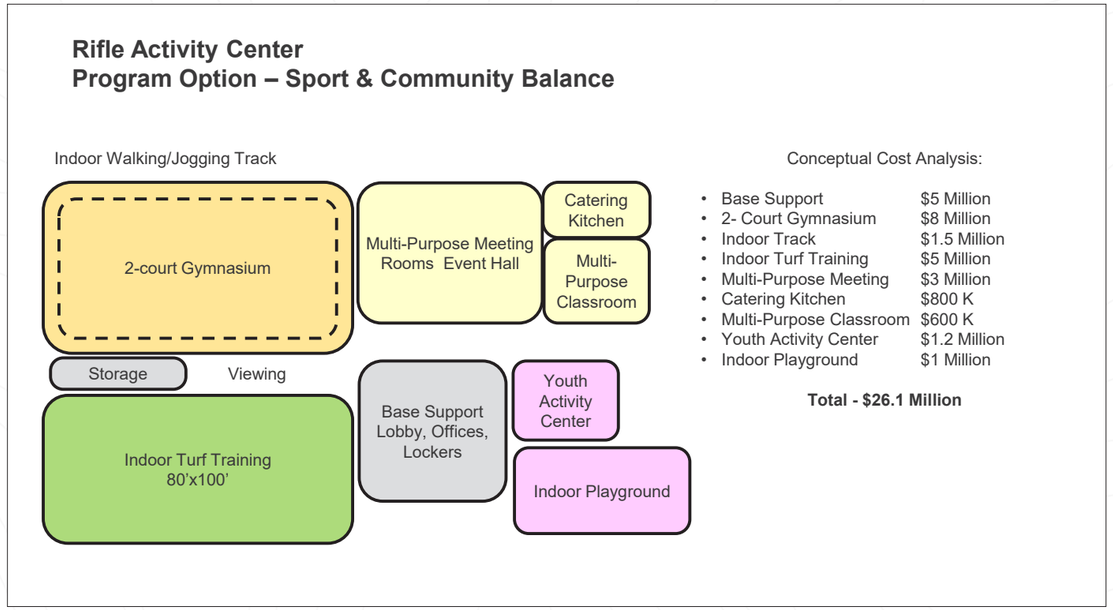
Program development during this stage occurred concurrently with site charrettes, allowing the team to evaluate how program opportunities and limitations varied by location. As a result, certain elements, such as the potential to cover the existing outdoor pool at Metro Park, were identified as site-specific opportunities, while other sites presented limitations in accommodating aquatics within the overall program mix.

The Data We Built Upon: Build A Center Community Priorities

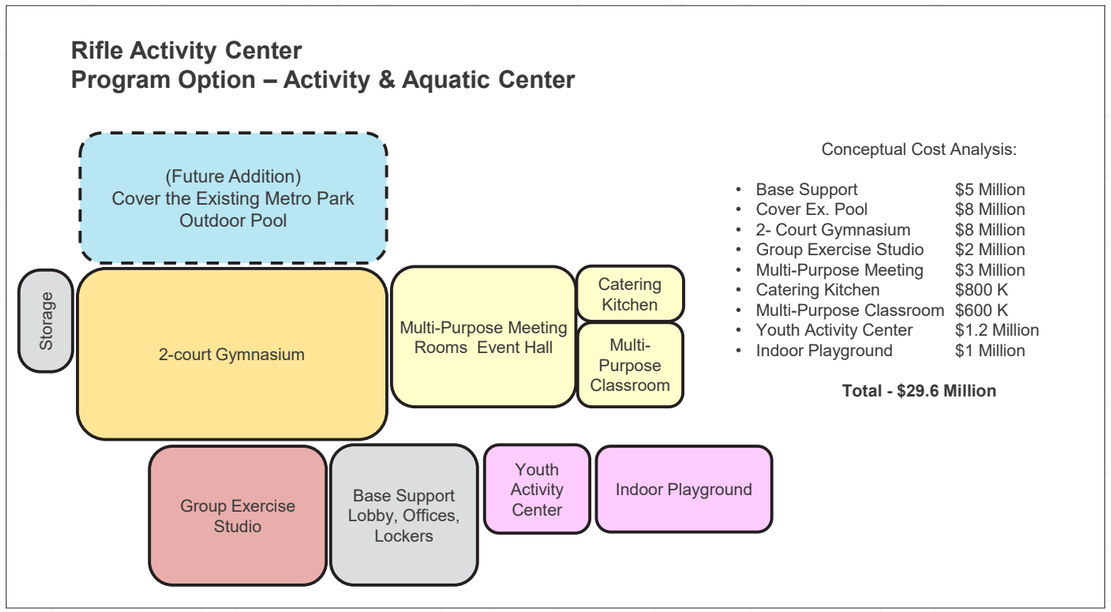


Program Options:





Program Options Continued:



Outcome

This activity helped identify key program needs and priorities while balancing them with site-specific opportunities and constraints, providing a clear framework to evaluate how different program elements could be accommodated across potential locations. Preliminary cost considerations were incorporated to understand the financial implications of various program scenarios, helping align community priorities with realistic budget expectations and supporting informed decision-making in subsequent stages.

Site Charrettes

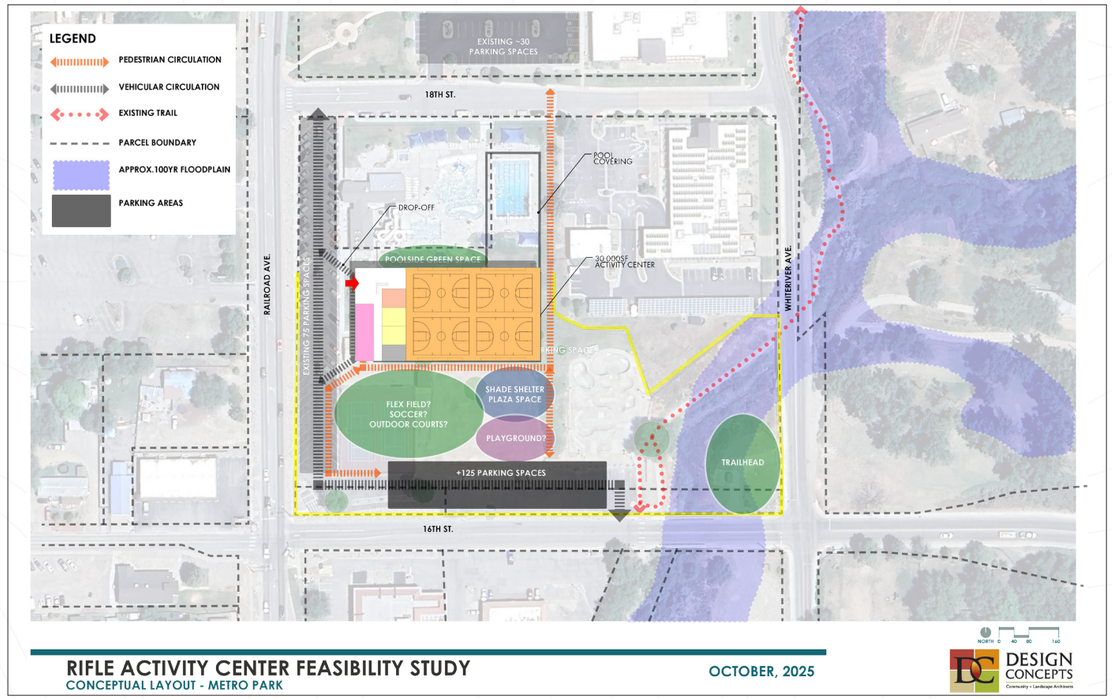
Summary

A series of site charrettes were conducted with the design team and key project stakeholders to further evaluate potential locations for the Rifle Activity Center. Building on site assessments completed during the Discovery effort, the team focused on four sites for deeper analysis: **Metro Park, Deerfield Park, the Airport site,** and **Two Creeks.**

During these sessions, the team explored how the evolving program could be accommodated at each location, using the developing space needs to test fit, layout, and overall site functionality. This included evaluating site planning considerations such as circulation, parking, access, connections to existing parks and trails, and environmental factors including grading and floodplain constraints. Each site was assessed through the lens of both program requirements and site-specific conditions to better understand feasibility and long-term performance.

Please see the appendix for the full conceptual site analysis.

Evolution of Metro Park Site:



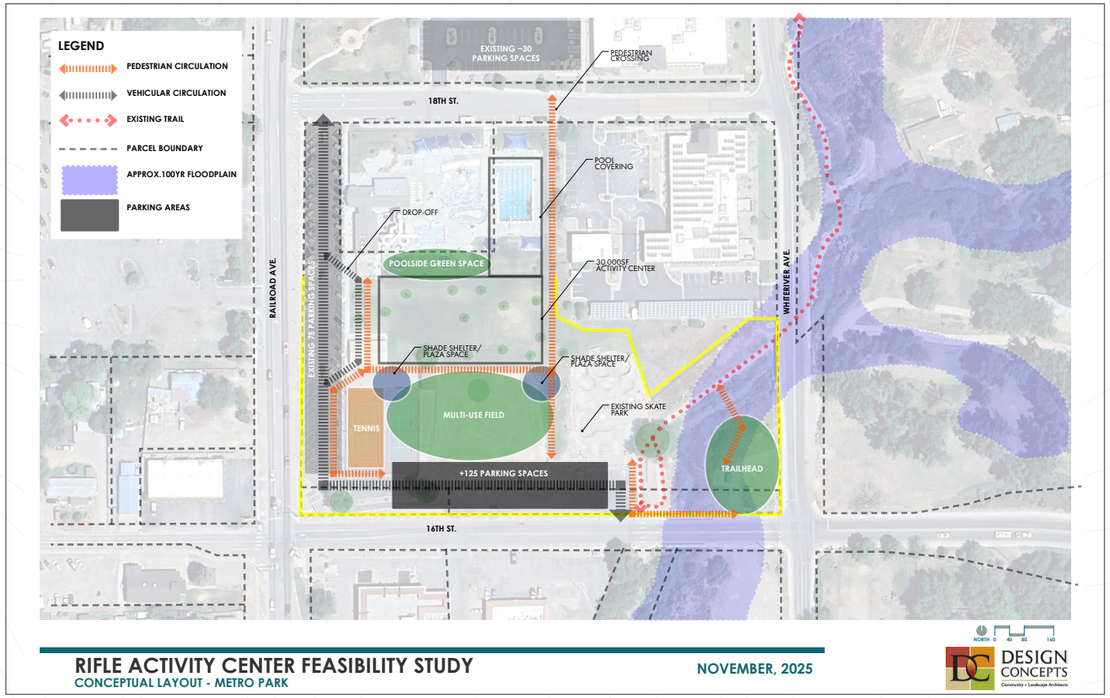
Key Features of Site Concept 1 (Previous)

Site Concept 1 featured an athletic field with adjacent outdoor court space, along with a new outdoor playground area located south of the activity center. The concept emphasized a strong indoor-outdoor relationship with the court space integrated into the building, complemented by poolside green space for picnics and shade shelters. Additional features included outdoor lap pool covering, a robust drop-off sequence serving both the activity center and existing pool, new parking located south of the activity center, and a trailhead experience at the intersection of Whiteriver and 16th. Pedestrian connections to Governors Creek Trail and a future bus stop were also incorporated.

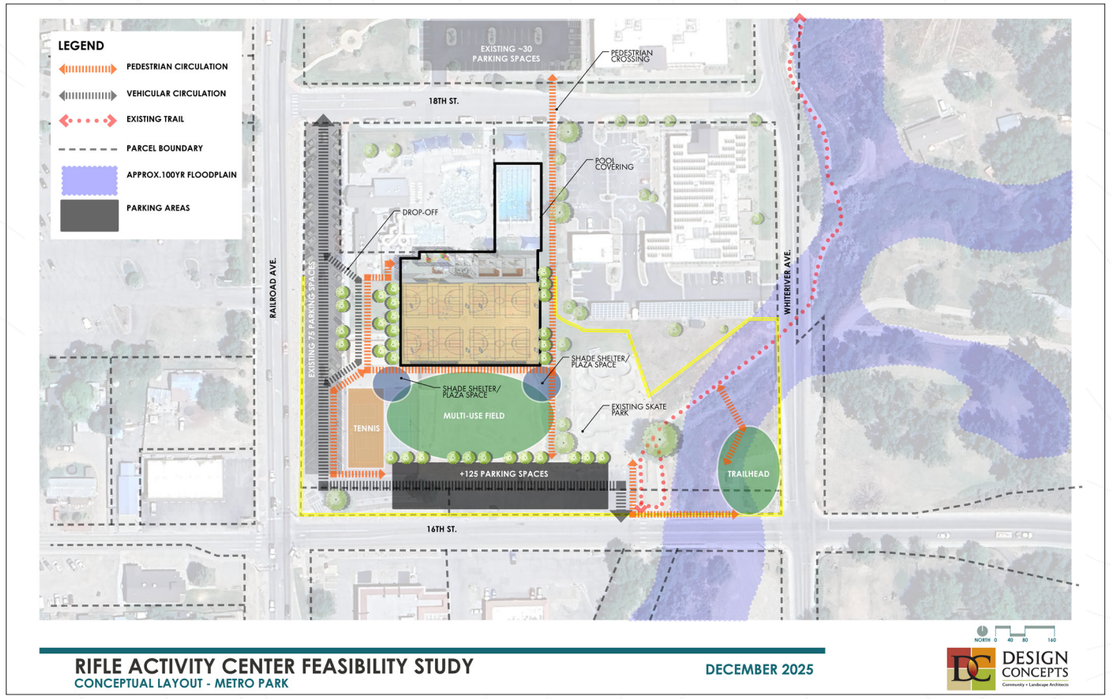
Key Features of Site Concept 2 (Below)

Site Concept 2 incorporated a multi-use field with direct access from the activity center. Plaza spaces were positioned at pedestrian intersections and enhanced with group shade shelters. The concept also preserved one existing tennis court at the south side of the site.

Evolution of Metro Park Site:



Evolution of Metro Park Site:



Key Features of Site Concept 3 (Above)

Site Concept 3 focused on strengthening the arrival experience through a clearly defined northwest entry sequence that improved access for visitors approaching the site. The concept also introduced drop-off sequence landscaping and gathering areas designed to enhance circulation and support informal community use. These landscaped zones helped organize vehicular and pedestrian movement while providing shaded areas and opportunities for social interaction.

Outcome

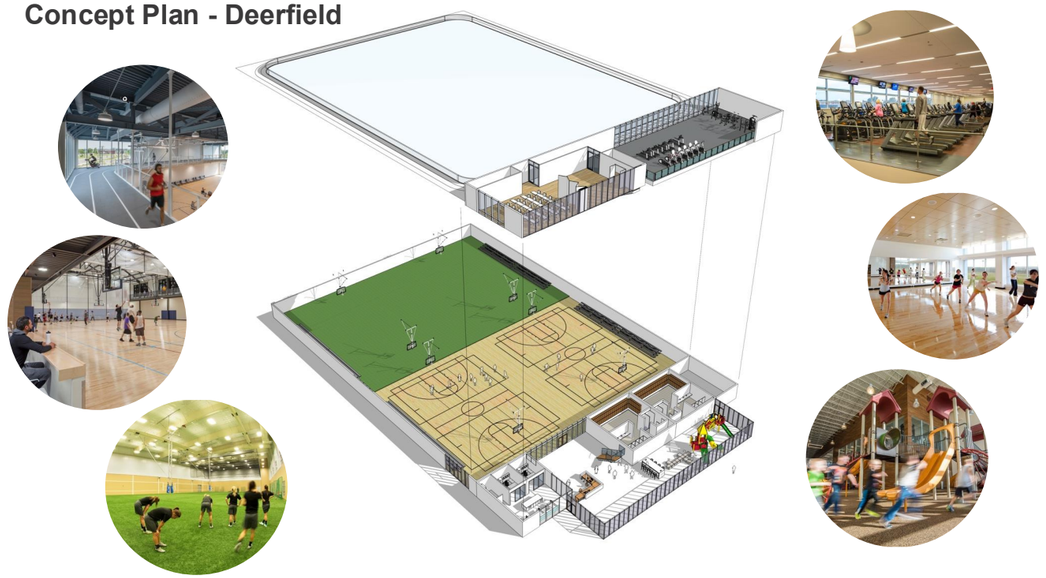
Through this iterative process, the team developed a clear understanding of how each site could support the proposed program and associated costs while identifying key constraints and trade-offs. **Metro Park emerged as the most favorable location** due to its central position within the community, strong relationship to the existing outdoor pool, and ease of both vehicular and pedestrian access. While parking was initially identified as a concern, further analysis demonstrated that viable solutions could be accommodated. This evaluation provided a strong foundation for advancing site-specific planning and confirming the preferred location moving forward.

Conceptual Plan Development

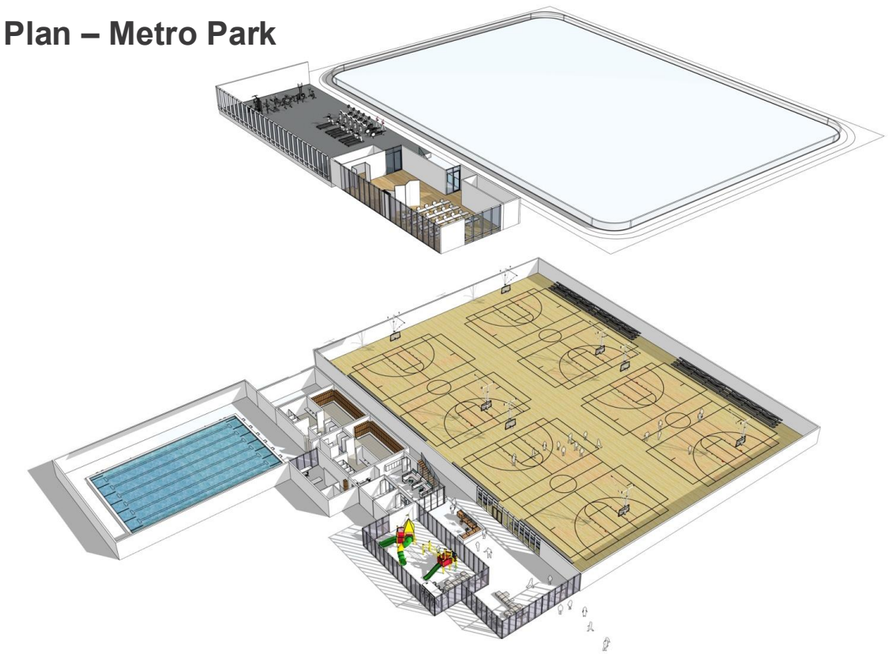
Summary

As potential sites were narrowed, the design team built upon the evolving program to develop initial concepts for both Deerfield Park and Metro Park. This work focused on translating program priorities into functional floor plans, exploring internal circulation, adjacencies between key spaces, and overall building organization. Each concept tested how users would move through the facility and how major program elements could be efficiently arranged to support operations, user experience, and flexibility, while also responding to the unique characteristics of each site.

Concept Plan - Deerfield



Concept Plan – Metro Park



Community Engagement

Summary

As part of continued outreach, the project team facilitated additional engagement opportunities to share progress, validate earlier findings, and connect with a broader cross-section of the Rifle community. These efforts included both a formal Public Information Work Session and participation in the City's Hometown Holidays event, each designed to meet residents in different settings and provide accessible ways to stay informed and engaged. While the Work Session focused on presenting updated findings and concepts, the Hometown Holidays pop-up created a more informal and interactive environment to gather input and gauge community sentiment as the study progressed.

Public Information Work Session at Rifle City Hall - A hybrid Public Information Work Session, offered both in-person and virtually, was held on November 17 to share progress on the feasibility study and demonstrate how earlier engagement informed the direction of the project. The team presented key themes from the Build-a-Center activity and other community engagement efforts, along with site evaluation findings, and introduced the preliminary building program and early facility concepts for Deerfield Park and Metro Park. Precedent imagery was used to illustrate the character and scale of potential spaces, and the session concluded with an open discussion to gather questions and general feedback.

Discussion Topics:

1. Site Preference (Deerfield or Metro Park)
2. Preferred Concept Features
3. Most-Used Building Areas
4. Desired Changes or Improvements



Live stream expanded access and encouraged virtual participation.



Top: Public Information Work Session held at Rifle City Hall; **Bottom:** Virtual live stream.

Hometown Holidays Community Pop-Up in Downtown Rifle - The project team participated in Rifle's annual Hometown Holidays celebration on December 6 with a festive, holiday-themed engagement booth located in a highly active downtown area near Santa and other family-oriented activities. Updated display boards presented site considerations and early concepts, while the informal setting encouraged residents of all ages to stop by, learn about the project, and share input in a relaxed and approachable environment.







Left: Hometown Holidays promotional flyer; **Above:** Engagement during event.

Building Tours

Summary

As part of continued outreach, on December 10 and 11, members of the project team and City representatives participated in a series of building tours to observe comparable recreation facilities and better understand how similar spaces operate and serve their communities. The tours included visits to Edwards Fieldhouse, the South Suburban Recreation Complex, Philip S. Miller Park and Activity Center, Parker Fieldhouse, and the Highlands Ranch Southridge Recreation Center.

To support these visits, the design team prepared a facility tour booklet that accompanied each walkthrough. The booklet highlighted key project statistics and major programming areas for each facility and included floor plans, facility imagery, and site maps. These materials helped guide discussions during the tours and allowed participants to compare different facility layouts, program mixes, and operational approaches.

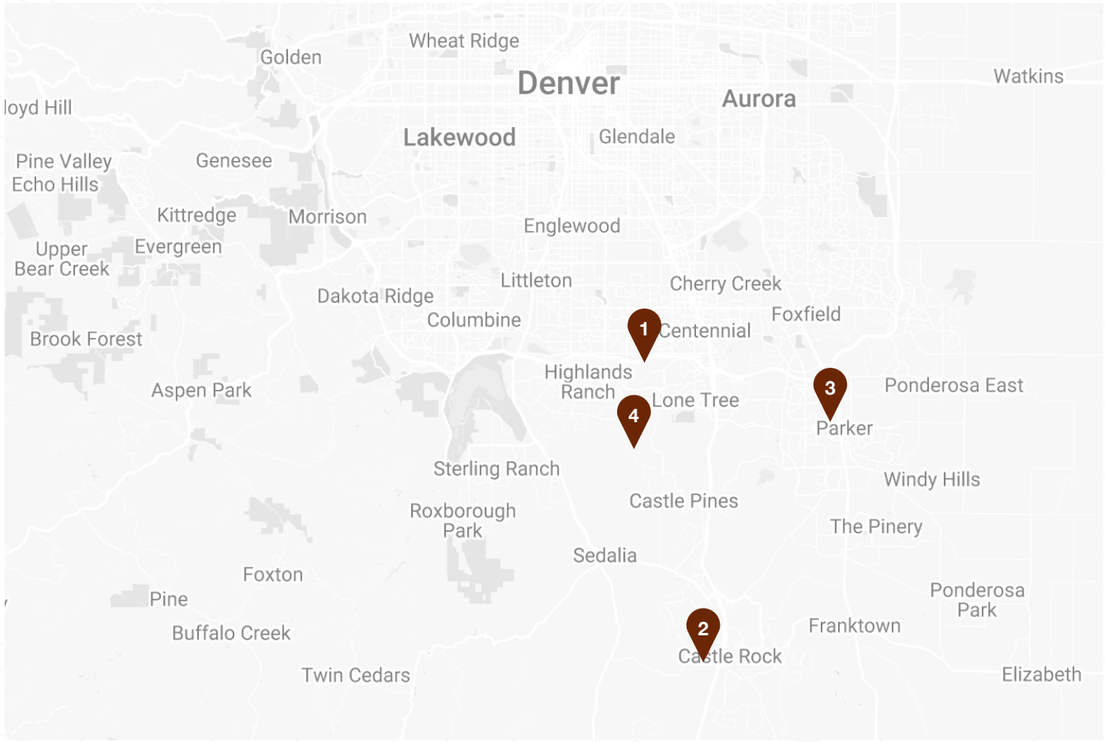
Outcomes

The building tours provided valuable firsthand insight into how different recreation spaces function, how program areas relate to one another, and how similar facilities balance flexibility, programming needs, and operational efficiency. Observations from these tours helped inform ongoing discussions around program development, facility layout, and the overall vision for the Rifle Activity Center.

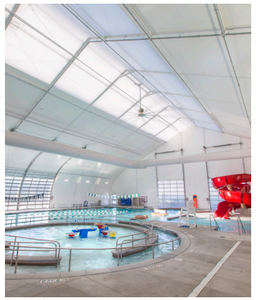


Above: Building Tours Guide Book

1. South Suburban Sports Complex
2. Castle Rock Miller Activity Center
3. Parker Fieldhouse
4. Southridge Recreation Center









Aquatic Opportunities

Summary

Given the strong community desire for indoor aquatics, the project team evaluated multiple approaches to incorporating water-based recreation into the facility. This included studying the potential to enclose the existing Metro Park outdoor pool as well as exploring the addition of new indoor aquatic components integrated with the activity center. These options were reviewed in the context of cost, operational considerations, and how each approach would support year-round use.

Outcomes

Through this evaluation, it was determined that preserving the existing outdoor pool amenity while providing a separate indoor aquatic facility offered the greatest overall benefit. This approach maintains a valued seasonal asset while introducing new year-round aquatic opportunities, better aligning with community priorities and long-term operational flexibility.

Big Ideas Conclusion

Summary

Through continued engagement, Metro Park emerged as the preferred site due to its central location, access, and relationship to existing recreation amenities. In parallel, the project team developed a preliminary program and facility concept that reflects identified community needs, with each element evaluated in the context of cost, operational considerations, and overall feasibility. Building tours further informed this process by providing real-world examples of how similar spaces function, helping to refine program priorities, spatial relationships, and user experience. Together, these efforts advanced the project from initial input toward a more defined and actionable vision for the future facility.

Key Themes

- Metro Park identified as the preferred site due to its central location, transit access, and integration within an existing recreation corridor
- Emphasis on providing both indoor turf and hard court opportunities to support a wide range of programming
- Strong interest in indoor aquatics to support year-round use and address seasonal limitations of existing outdoor amenities
- Desire for a multi-generational environment that includes multi-use studios and amenities that appeal to a wide range of ages, such as an indoor pool, walking and jogging track, fitness center, and indoor playground
- Preference for thoughtful separation of aquatic elements to support different user groups, comfort levels, and programming needs
- Opportunity to create a connected urban fabric that extends into downtown and reinforces the facility as an extension of the community



03. / Project Analysis

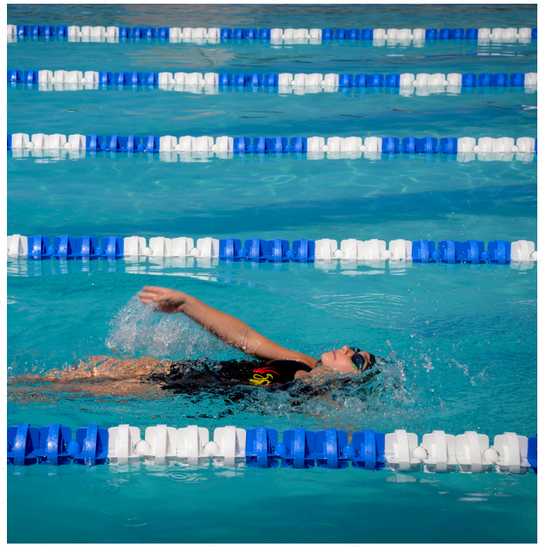
Project Analysis

The final stage of the Rifle Activity Center Feasibility Study focused on refining the preferred concept and supporting it with the technical and financial analysis needed to guide informed decision-making. Building on the ideas explored through earlier engagement, programming exercises, and concept development, the project team translated these concepts into more defined recommendations.

During this stage, the team evaluated the feasibility of the proposed facility by examining operational considerations, financial performance, and construction costs. This analysis helps ensure that the proposed activity center aligns with community priorities while remaining realistic from both a construction and long-term operations perspective.

Several detailed analyses and technical studies were completed to support this effort. Key activities included:

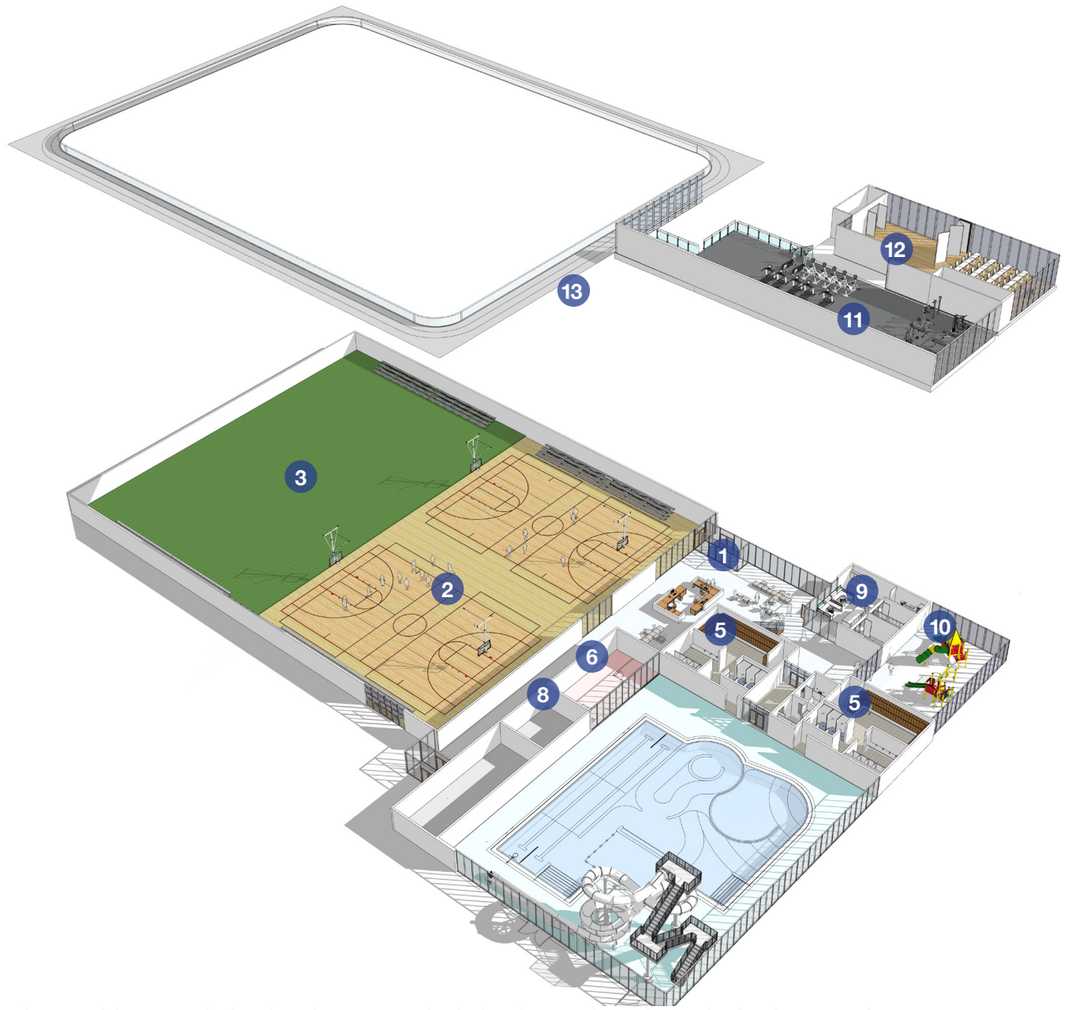
- **Final Conceptual Plans & Building Elevations**
- **Final Site Plan**
- **Financial & Economic Analysis**
- **Final Operations & Maintenance (O&M) Report**
- **Next Steps**



Final Conceptual Plans & Building Elevations

Summary

The final conceptual floor plans bring together a balanced mix of recreation and community-focused spaces, including indoor turf and court opportunities, an indoor aquatic area with both lap and leisure pools, a fitness center, multi-use rooms, and an indoor playground. A welcoming and highly visible entrance anchors the facility, creating a clear sense of arrival and connection for users of all ages. The overall layout is organized to support efficient circulation, clear adjacencies, and flexible use, resulting in a program that responds directly to the needs and priorities of the Rifle community while also supporting long-term operational realities.



Key

1. Main Entry
2. Court Gymnasium
3. Turf Fieldhouse
4. Indoor Leisure/Lap Pool
5. Locker Rooms
6. Pool Offices
7. Pool Mech/Storage
8. Gym Storage
9. Staff Offices
10. Indoor Playground
11. Fitness Center
12. Multi-Use Studios (2)
13. Walking/Jogging Track





Summary

The design language draws from a downtown-inspired character that is pedestrian-friendly and responsive to the context of Rifle. Emphasis is placed on texture, material quality, and natural light to create a welcoming, durable, and community-oriented environment.







Final Site Plan

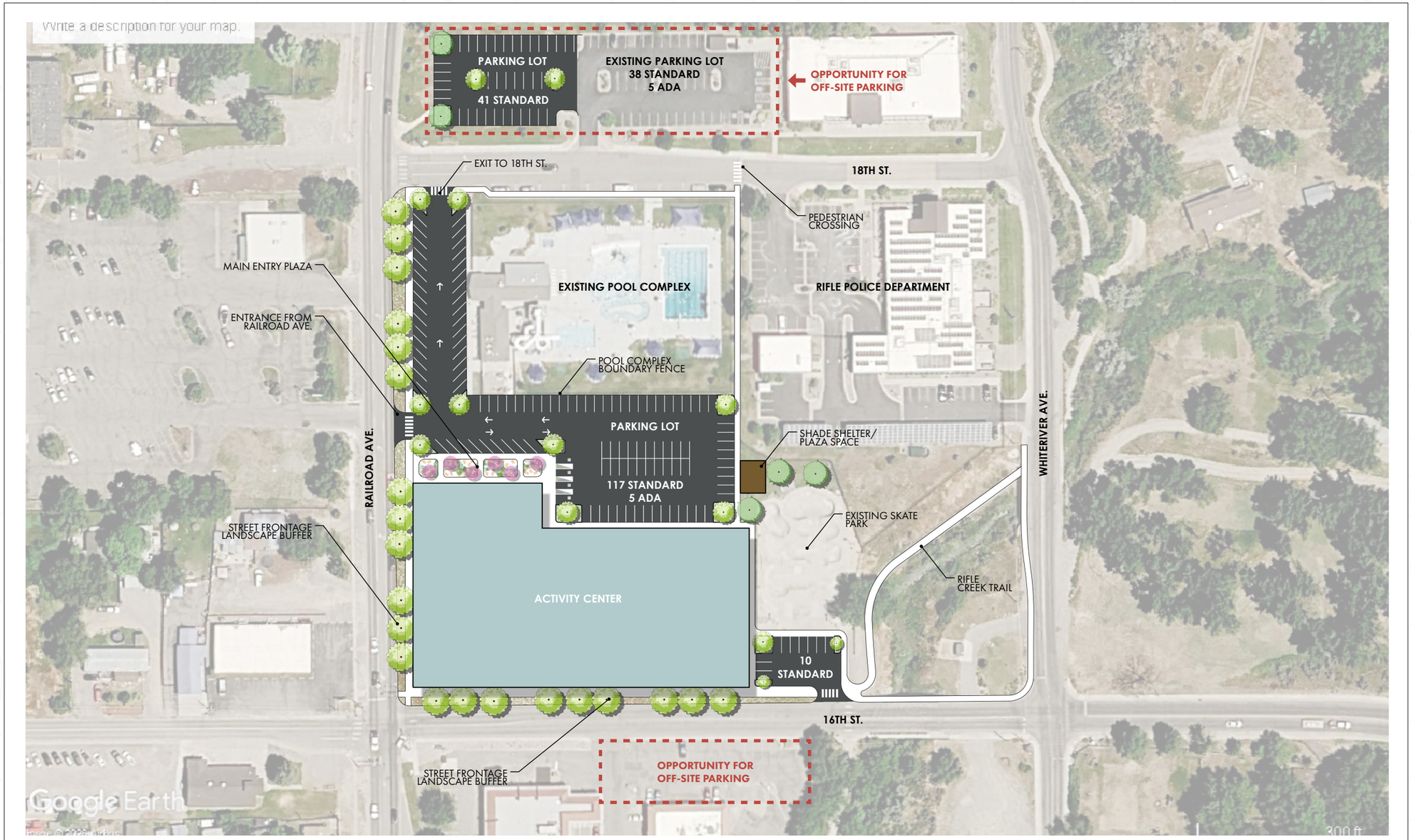
Summary

The Metro Park Site emerged as the preferred location for the Rifle Activity Center through a series of community charrettes. As the site plan evolved in response to community and technical needs, the final site plan organizes the activity center as a central community hub that integrates with existing amenities while improving access, circulation, and overall site functionality.

Outcomes

The layout addresses parking capacity and circulation needs. Vehicular circulation is structured around a looped system that provides clear access from both Railroad Avenue and 18th Street, improving traffic flow and simplifying drop-off and parking operations. A primary parking area is located adjacent to the building, with opportunities for off-site parking identified to support peak demand.

The plan maintains and enhances connections to existing features, including the pool complex, skate park, and Rifle Creek Trail. New pedestrian pathways, crossings, and plaza spaces strengthen connectivity across the site, while shaded gathering areas and landscape elements create opportunities for community use beyond the building itself.



RIFLE ACTIVITY CENTER FEASIBILITY STUDY
CONCEPTUAL LAYOUT - METRO PARK

MARCH 2026

NORTH 0 20 40 80

DESIGN CONCEPTS
Community + Landscape Architects

Financial & Economic Analysis

Opinion of Probable Cost Option A: Activity Center without Pool

Programmatic Element	Cost Estimate
Base Site Development	$1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	$2,702,500.00
Tournament Gymnasium / Turf Space	$13,219,200.00
Suspended Walking / Jogging Track	$1,750,000.00
Multi-Use Fitness Studio	$1,136,000.00
Open Fitness Studio	$1,700,000.00
Indoor Playground	$1,282,500.00
Estimated Construction Cost	**$23,596,200.00**
Estimated Non-Construction Costs (28%)	$6,606,936.00
Total Project Estimated Cost	**$30,203,136.00**

Opinion of Probable Cost Option B: Activity Center with Pool

Programmatic Element	Cost Estimate
Base Site Development	$1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	$2,702,500.00
Tournament Gymnasium / Turf Space	$13,219,200.00
Suspended Walking / Jogging Track	$1,750,000.00
Multi-Use Fitness Studio	$1,136,000.00
Open Fitness Studio	$1,700,000.00
Indoor Playground	$1,282,500.00
Indoor Aquatic Center	$12,820,000.00
Estimated Construction Cost	**$36,415,700.00**
Estimated Non-Construction Costs (28%)	$10,196,536.00
Total Project Estimated Cost	**$46,612,096.00**

Non-Construction Estimate includes: Design & Engineering, Fixtures, Furnishings, Equipment, Surveys, Testing & Inspection, Development Fees, Owner Contingencies.

Final Operations & Maintenance (O&M) Report

Summary

The Operations and Maintenance Report, developed by Ballard*King, provides a data-driven framework for operating the proposed Rifle Activity Center. It outlines key assumptions related to staffing, hours of operation, programming, and financial performance, and is grounded in the recommended facility program, community input, and local market conditions to support long-term efficiency and sustainability.

Outcomes

Operational Structure - The facility is planned to be owned and operated by the City of Rifle, utilizing existing staff where possible and supplementing with targeted new positions to support aquatics, operations, and maintenance.

Financial Performance and Cost Recovery - The pro forma projects annual revenues and expenses, with an anticipated cost recovery of approximately 60 to 68 percent over five years, consistent with similar community facilities.

Program and Revenue Strategy - Revenue is driven by a mix of memberships, admissions, programs, and rentals, with an emphasis on maximizing participation while maintaining accessibility for residents.

Staffing and Operations - A combination of full-time and part-time staffing supports efficient daily operations, with inclusion of in-house maintenance to maintain quality and control.



Please see the appendix for the full Operations & Maintenance Report.

Capital Planning - A dedicated capital improvement allocation supports ongoing maintenance and future replacements, helping to avoid deferred maintenance and extend the life of the facility.

Flexibility and Future Adjustments - The model is intentionally conservative and allows for adjustments to programming, pricing, and staffing as operations evolve and community needs become more defined.

Conclusion & Next Steps

Summary

With a thorough technical, financial, and operational analysis completed, the Rifle Activity Center Feasibility Study translates earlier community engagement and conceptual planning into clear, actionable direction.

This stage examined and refined the facility programming to develop conceptual floor plans that create a balanced mix of recreation and community-focused spaces, responding directly to the community priorities. The refined design language for the activity center follows a pedestrian-friendly, downtown-inspired character to create a welcoming environment. Similarly, the site plan was developed with thoughtful landscape design, parking and circulation, and amenities to strengthen indoor-outdoor connections.

The Operations and Maintenance (O&M) Report, coupled with the detailed financial and economic analysis, validate the concepts with market-specific data, probable costs, and capital planning tools as we move from vision to reality.

This phase confirms that a right-sized, flexible facility, focused on high-demand program elements and efficient operations, offers a strong path forward. It reinforces the importance of aligning program scope with local economic conditions, while remaining adaptable to future generations of the Rifle community.

Next Steps

With refined concepts rooted in community engagement, market analysis, and operational feasibility, the next step will be community approval. This Feasibility Study will be brought to a ballot for the residents to vote on the proposed direction and funding approach for the Rifle Activity Center.

Upon community approval, the design will advance into progressively greater detail through Detailed Design and Construction Documents phases. A Construction Manager/General Contractor (CM/GC) will be engaged to support constructability reviews and further refine cost estimates based on the selected design alternative.



Appendix

Appendix Contents

Appendix A-1: Site Evaluation Map & Matrix

Prepared by **Design Concepts**

Site evaluation map and matrix comparing potential locations, including access, utilities, adjacencies, and overall suitability.

Appendix A-2: Market Analysis Report

Prepared by **Ballard*King & Associates**

Analysis of demographics, recreation demand, and program needs to inform facility size and program mix.

Appendix A-3. Conceptual Site Analysis

Prepared by **Design Concepts**

Conceptual site layouts showing building placement, circulation, parking, and relationships to surrounding amenities.

Appendix A-4. Operations and Maintenance Report

Prepared by **Ballard*King & Associates**

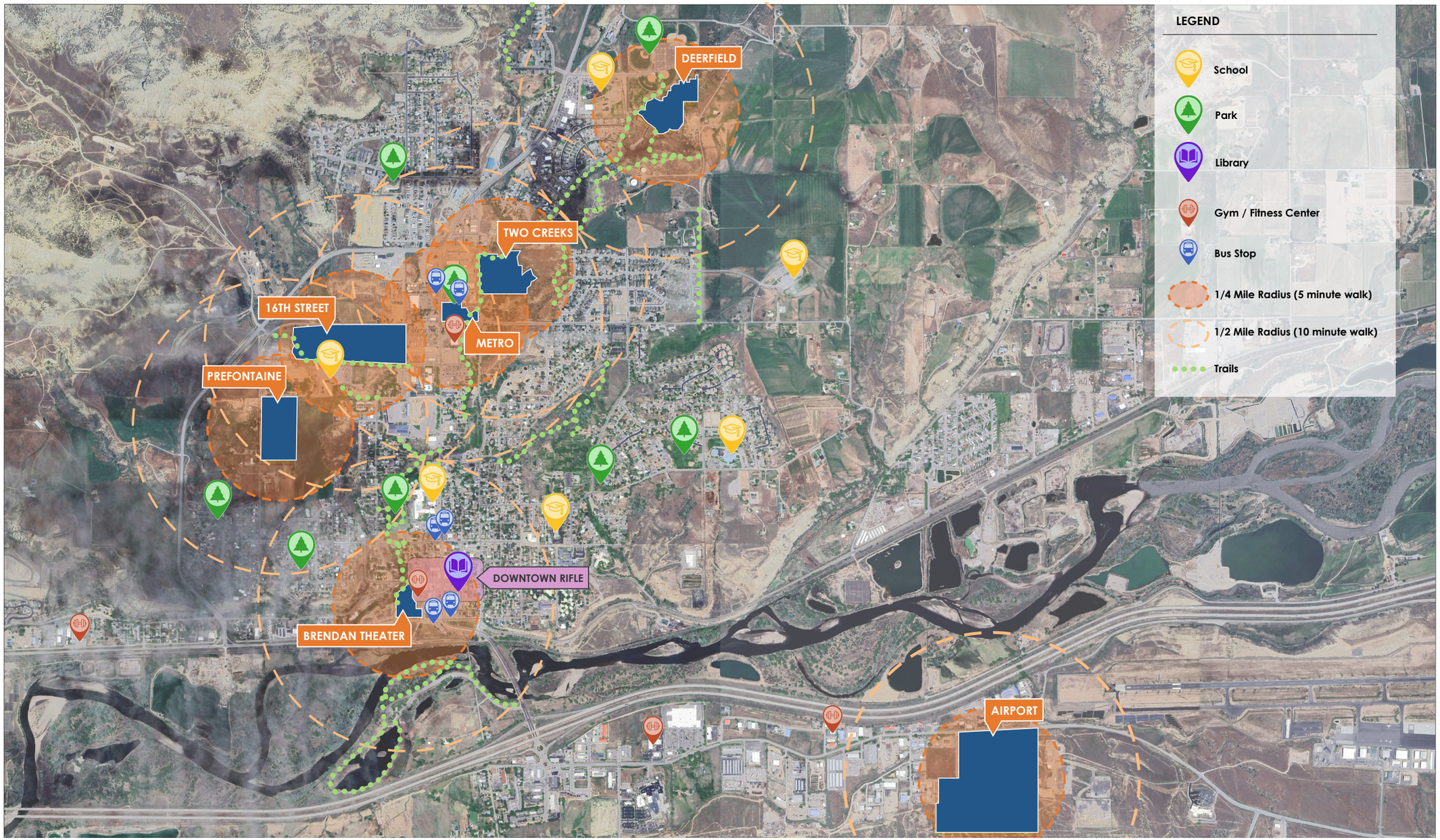
Operational framework including staffing, programming, and projected revenues and expenses.

Appendix A-5. Conceptual Construction Cost Estimate

Prepared by **DFH Consulting**

Preliminary cost estimate for the future Activity Center. The estimate is based on concept-level information and assumes a spring 2026 construction start with an approximate 10-month construction duration.

**The appendix materials that follow include third-party and legacy documents that may not fully meet current accessibility standards. The City of Rifle can provide assistance or alternative formats upon request.*

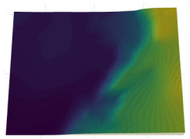
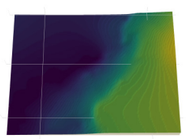
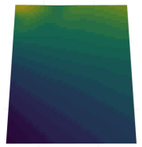
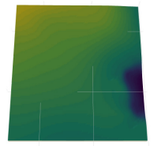
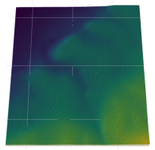


RIFLE FIELDHOUSE FEASIBILITY STUDY

INITIAL SITE MATRIX - MAP

JULY 23, 2023

DESIGN CONCEPTS
Community + Landscape Architects

CRITERIA	METRO PARK	TWO CREEKS	DEERFIELD PARK	BRENDAN THEATER	16TH ST.	PREFONTAINE	AIRPORT
SIZE	4.3 ACRES	20 ACRES	4 ACRES	5.75 ACRES	29 ACRES	63 ACRES	65 ACRES
ADJACENT PROPERTY	POOL POLICE DEPARTMENT COMMERCIAL	COLORADO RIVER FIRE PROTECTION SINGLE FAMILY RESIDENTIAL METRO PARK COMMERCIAL	DEERFIELD PARK REAL ESTATE DEVELOPMENT SINGLE FAMILY RESIDENTIAL	APARTMENT COMPLEX COMMERCIAL	RIFLE HIGH SCHOOL GARFIELD COUNTY ANIMAL WELFARE SINGLE FAMILY RESIDENTIAL	RIFLE HIGH SCHOOL SINGLE FAMILY RESIDENTIAL APARTMENT COMPLEX	LIGHT INDUSTRIAL UTILITY COMPANY GARFIELD COUNTY AIRPORT
DISTANCE FROM DOWNTOWN (RAILROAD/3RD)	.9 MILES	1.1 MILES	1.9 MILES	.12 MILES	.85 MILES	.85 MILES	2 MILES
DISTANCE FROM PUBLIC TRANSIT	0 MILES	.18 MILES	1.23 MILES	.13 MILES	.25 MILES	.85 MILES	1 MILE
PROPERTY OWNERSHIP STATUS	CITY OWNED	PRIVATELY OWNED	CITY OWNED	CITY OWNED	PRIVATELY OWNED	PRIVATELY OWNED	PRIVATELY OWNED
TOPOGRAPHY							
FLOODPLAIN	MINIMAL	YES	MINIMAL	MINIMAL	YES	NO	NO
UTILITIES	WATER SEWER STORM	WATER SEWER	WATER SEWER MINIMAL STORM	WATER SEWER STORM	WATER	WATER	WATER SEWER
EXPANSION SPACE	NO	YES	YES	NO	YES	YES	YES

RIFLE FIELDHOUSE FEASIBILITY STUDY
INITIAL SITE MATRIX

LEGEND: HIGH POTENTIAL | MEDIUM POTENTIAL | LOWER POTENTIAL

JULY 8, 2025



MARKET ANALYSIS

RIFLE, CO

AUGUST 29, 2025

Ballard*King & Associates
9457 S. University Blvd #335
Highlands Ranch, CO 80126
303-470-8661 (phone)

www.BallardKing.com

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INTRODUCTION

This analysis is based on data provided by the Environmental Systems Research Institute (ESRI), which compiles information from the 2020 U.S. Census, the Bureau of Labor Statistics, the Consumer Price Index, and MRI-Simmons. In addition, ESRI includes projections for 2025–2030 developed by its team of demographers. In addition, information from both the National Recreation and Park Association (NRPA) and the National Sporting Goods Association is included and integrated into the findings where relevant.

Beyond basic demographic indicators, the dataset offers insights into household characteristics, housing trends, recreation and entertainment spending, and adult participation in various leisure activities. This comprehensive data provides a well-rounded understanding of the community's needs and supports the development of effective, data-driven recommendations for a future Rifle Indoor Activity Center.

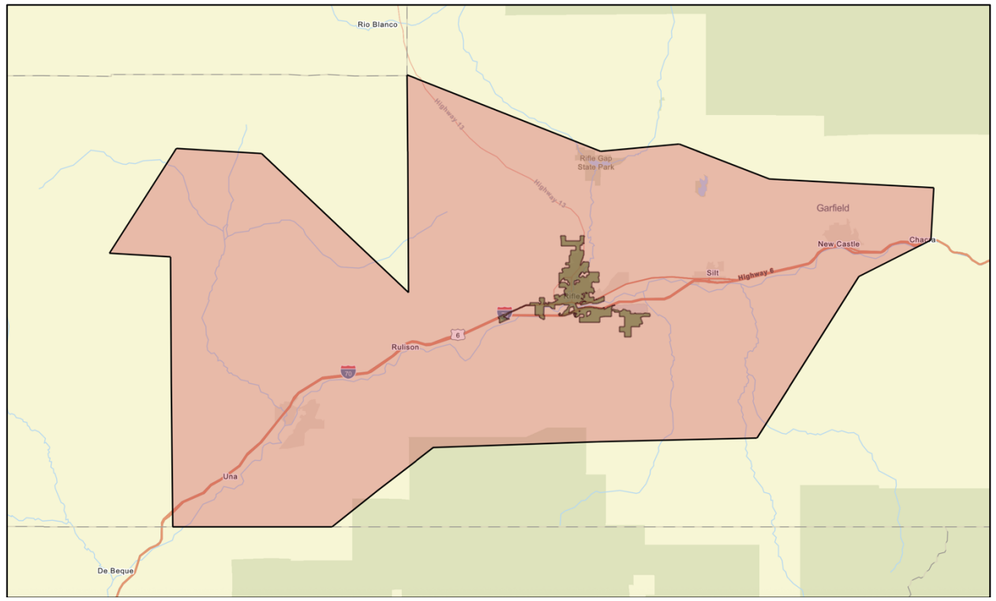
SECTION I – CITY OF RIFLE

SERVICE AREAS:

The information provided includes the basic demographics and data for the Immediate Service Area (the City of Rifle) and the Primary Service Area, with comparison data for the State of Colorado and the United States.

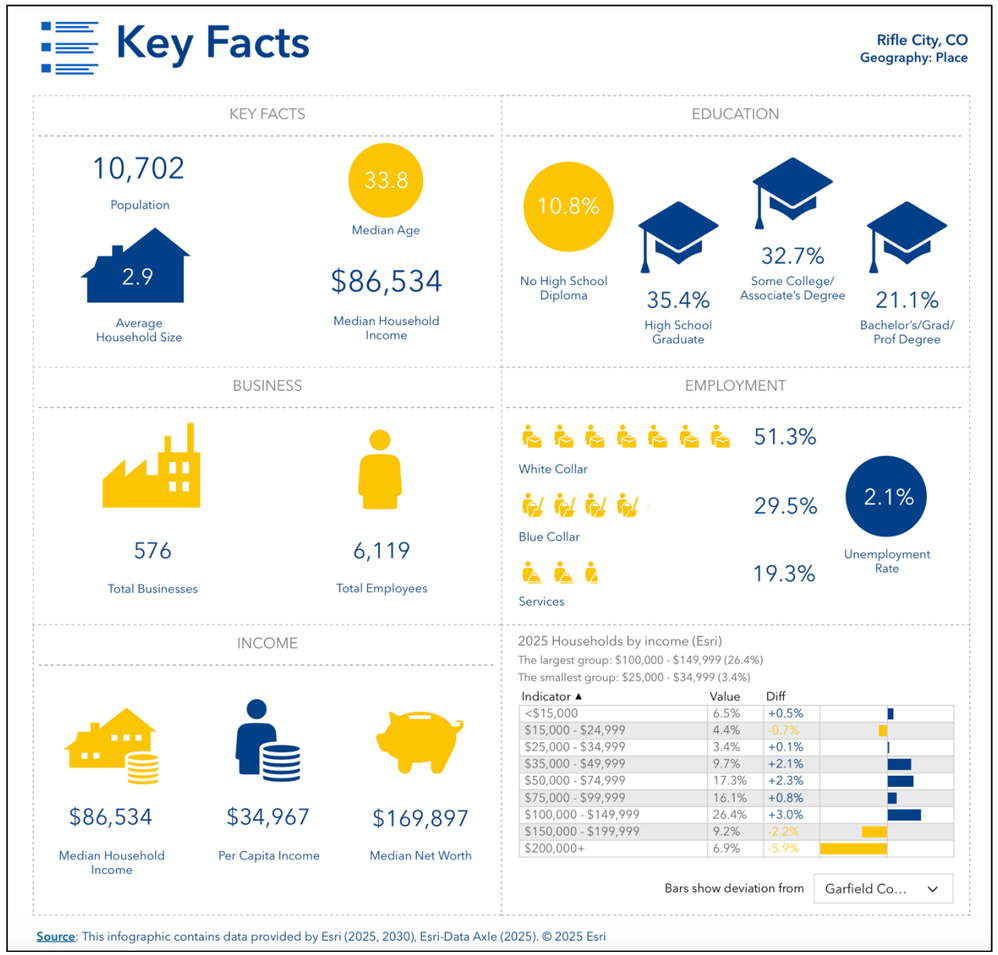
The Primary Service Area is defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and may focus more on special activities or events.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services.



- Immediate Service Area (City of Rifle, CO) – Green Shaded Area
- Primary Service Area – Red Shaded Area

City of Rifle - Infographic



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RIFLE, COLORADO
MARKET ANALYSIS

SECTION II: DEMOGRAPHIC SUMMARY

KEY CHARACTERISTICS

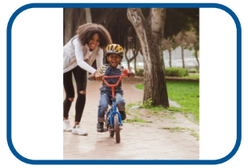
Ballard*King analyzes seven key demographic characteristics that serve as primary indicators of future recreation trends and participation. The table below summarizes these characteristics for the Immediate and Primary Service Areas.



Population: The Immediate and Primary Service Areas, with populations of approximately 10,702 and 34,414, both fall short of the 50,000 residents typically needed to sustain an indoor activity center without subsidy. Ensuring the center remains sustainable and accessible will require thoughtful attention to pricing structures and fees, as well as other considerations. Hispanic residents make up approximately 30–40% of the population in both service areas, with an additional 15–20% of residents identifying outside of the listed race categories.



Median Age: The median age nationally is approximately 39 and the median age in both the Immediate Service Area (33) and within the Primary Service Area (35) is lower than the state (38) and National level (39). A lower median age points to young families with children, which are significant participants in parks and recreational programs, facilities and services and can be of benefit to the project.



Households with Children: Both the Immediate and the Primary Service Areas have a significantly higher percentage of households with children (40%-43%) than both the state and national average of about 30%, which again is of benefit to the project. Families with children are typically primary users of recreation programs, facilities and services.



Median Household Income: The Immediate and Primary Service Areas have a lower median household income ($86,500-87,000) than the state of Colorado ($98,625), although higher than the national average ($81,264). Income level is important when it comes to funding and fees for recreation programs and facilities, and subsequently budgetary cost recovery philosophies.



Housing and Household Budget Expenditures: In both the Immediate and the Primary Service Areas, the Spending Potential Index is lower than both the state and national average, which suggests that most residents will be very aware of costs and price points, may have fewer financial resources, and spend more cautiously on recreation services as a result.



Age Distribution: The age distribution is such that 27.2% is under the age of 18, and 22.1% is over the age of 55 in the Immediate Service Area. Within the Primary Service Area, the age distribution is such that 25.8% is under the age of 18, and 25.1% is over the age of 55. Recreation programs and facilities have broad multi-generational appeal, and these are two age groups that are typically significant users of recreation programs, facilities, and services.



Tapestry: The Tapestry segments in both service areas reflect populations that tend to be actively engaged in the workforce and mindful of spending and budgets. Most are active workers and value leisure activities, although some participate in passive leisure activities. Spending on children is common, and certain segments of the population are active in health, wellness, and fitness activities.

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MARKET ANALYSIS

SECTION III: DEMOGRAPHIC DATA

DEMOGRAPHIC HIGHLIGHTS TABLE

	Immediate Service Area	Primary Service Area
Population:		
2020 Census[1.2.]	10,437	33,974
2025 Estimate	10,702	34,414
2030 Estimate	10,717	34,261
Households:		
2020 Census	3,588	12,023
2025 Estimate	3,666	12,165
2030 Estimate	3,667	12,078
Families:		
2020 Census	2,492	8,623
2025 Estimate	2,496	8,505
2030 Estimate	2,494	8,402
Average Household Size:		
2020 Census	2.86	2.79
2025 Estimate	2.87	2.80
2030 Estimate	2.88	2.81
Ethnicity (2025 Estimate):		
Hispanic	40.7%	32.8%
White	61.8%	67.7%
Black	0.6%	0.6%
American Indian	1.9%	1.7%
Asian	0.5%	0.5%
Pacific Islander	0.1%	0.1%
Other	20.4%	15.5%
Multiple	14.8%	14.0%
Median Age:		
2020 Census	32.3	35.1
2025 Estimate	33.8	35.9
2030 Estimate	34.7	36.8
Median Income:		
2025 Estimate	$86,534	$87,404
2030 Estimate	$97,950	$99,687

1. From the 2010-2020 Census, the Secondary Service Area experienced an annual change in population of 1.11%
2. From the 2010-2020 Census, the Secondary Service Area experienced an annual change in population of 1.17%

AGE, FAMILIES AND INCOME

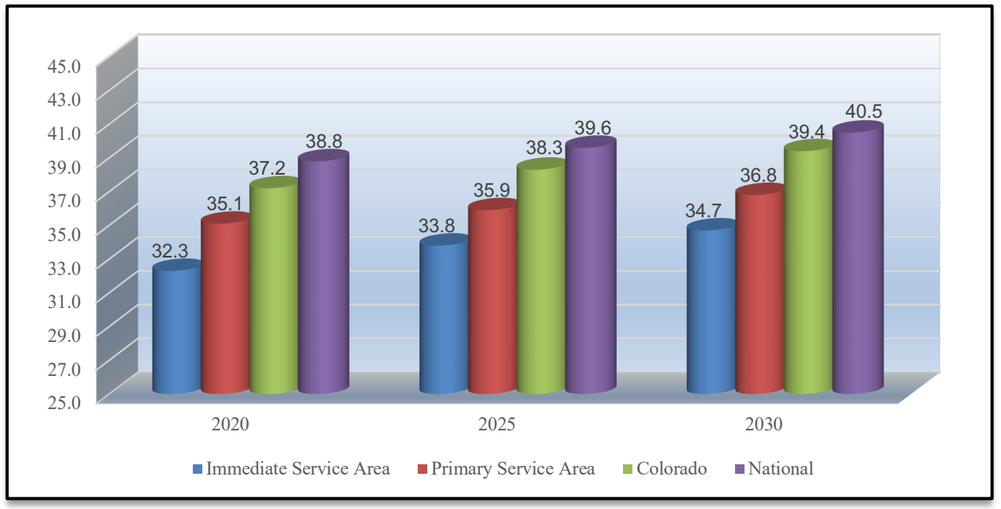
The median age and household income levels are compared with the national number as both factors are determiners of participation in parks and recreation activities. The lower the median age, the higher the participation rates are for a variety of activities. The level of participation also increases as the median income level goes up.

AGE

Median Age:

	2020 Census	2025 Projection	2030 Projection
Immediate Service Area	32.3	33.8	34.7
Primary Service Area	35.1	35.9	36.8
Colorado	37.2	38.3	39.4
National	38.8	39.6	40.5

Chart A – Median Age:



The median age in the Immediate and Primary Service Areas is lower than the state and the national number. A younger median age typically reflects families with children, who are primary users of parks and recreation services and offerings. Parks and recreation programs, facilities and services enjoy broad, multi-generational appeal.

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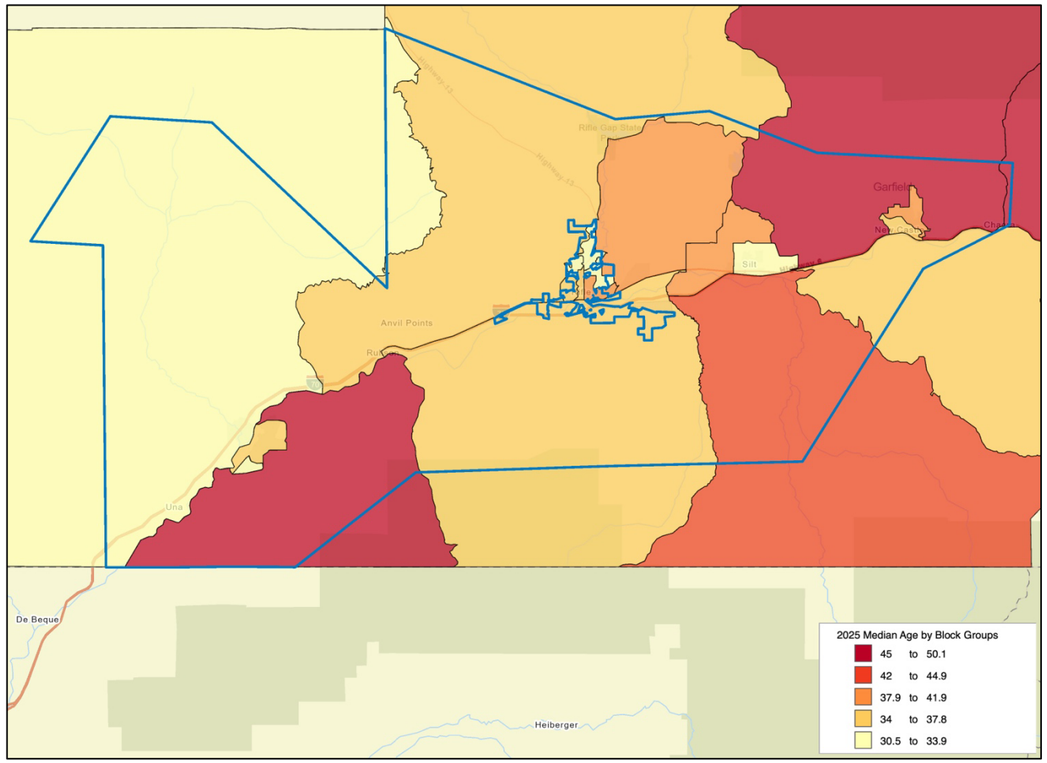
Recreation Facility Planning and Operation Consultants
RIFLE, COLORADO
MARKET ANALYSIS

Median Age by Census Block Group Map



FAMILIES

Households with Children: The following chart provides the number of households and percentage of households in the Service Areas with children.

	Number of Households w/ Children	Percentage of Households w/ Children
Immediate Service Area	1,633	43.8%
Primary Service Area	4,977	40.2%
Colorado	-	28.9%
National	-	29.9%

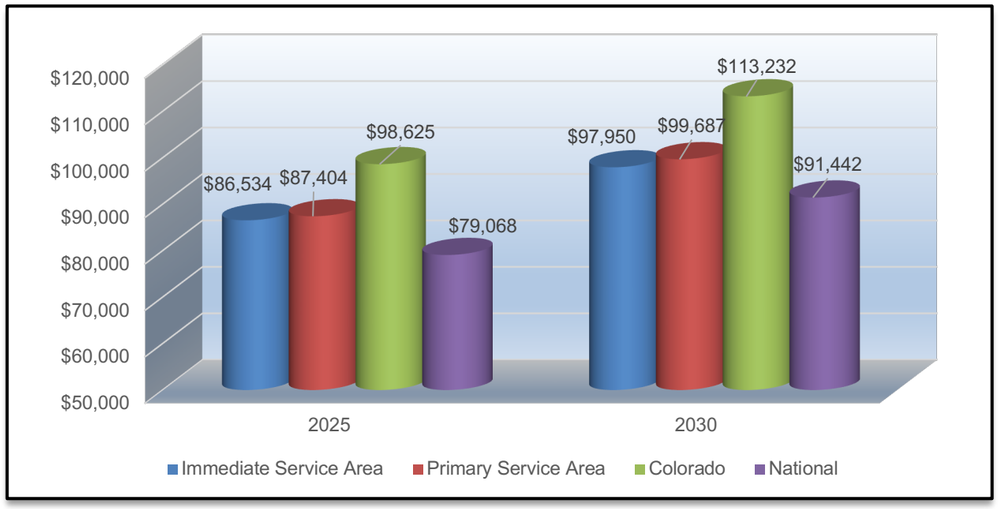
The information contained in the table above helps further outline the presence of families with children.

INCOME

Median Household Income:

	2025 Projection	2030 Projection
Immediate Service Area	$86,534	$97,950
Primary Service Area	$87,404	$99,687
Colorado	$98,625	$113,232
National	$81,624	$92,476

Chart B – Median Household Income:

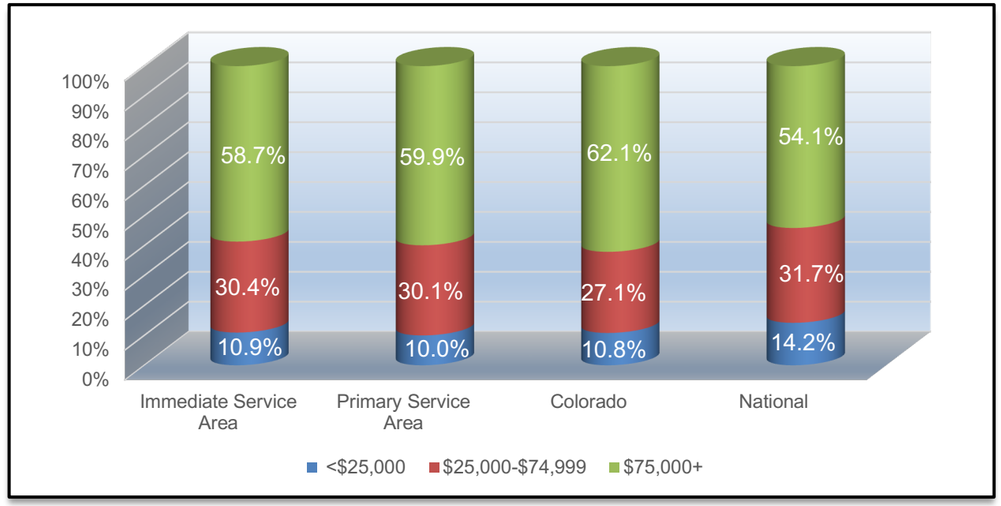


Based on 2025 projections for median household income, the following narrative describes the service area:

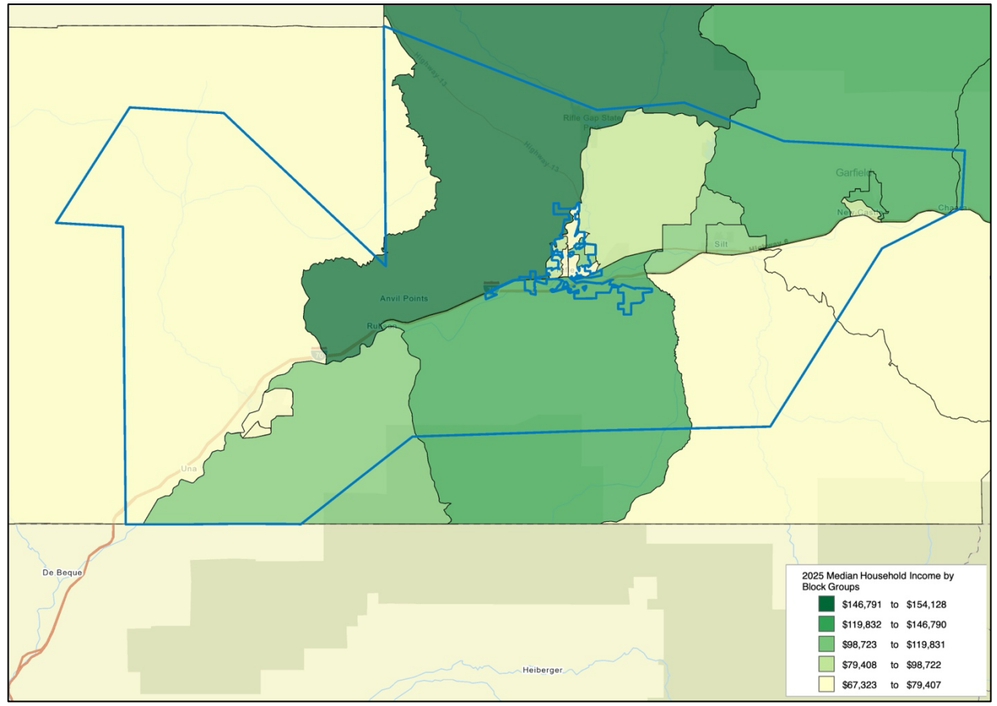
In the City of Rifle, the percentage of households with median income over $75,000 per year is 58.7% and within the Primary Service Area, the percentage is 59.9% compared to 54.1% on a national level. Furthermore, the percentage of the households in the Immediate Service Area with median income less than $25,000 per year is 10.9% and the percentage in the Primary Service Area is 10.0%, compared to a level of 14.2% nationally. The state of Colorado has a higher percentage (62.1%) of households with income over $75,000.

While there is no perfect indicator of use of parks and/or recreation programs, facilities and services, the percentage of households with more than $75,000 median income is a key indicator. This information should be considered when developing fee structures for programs and rental fees within the planning process.

Chart C – Median Household Income Distribution



Household Income by Census Block Group Map



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POPULATION - CURRENT AND PROJECTED

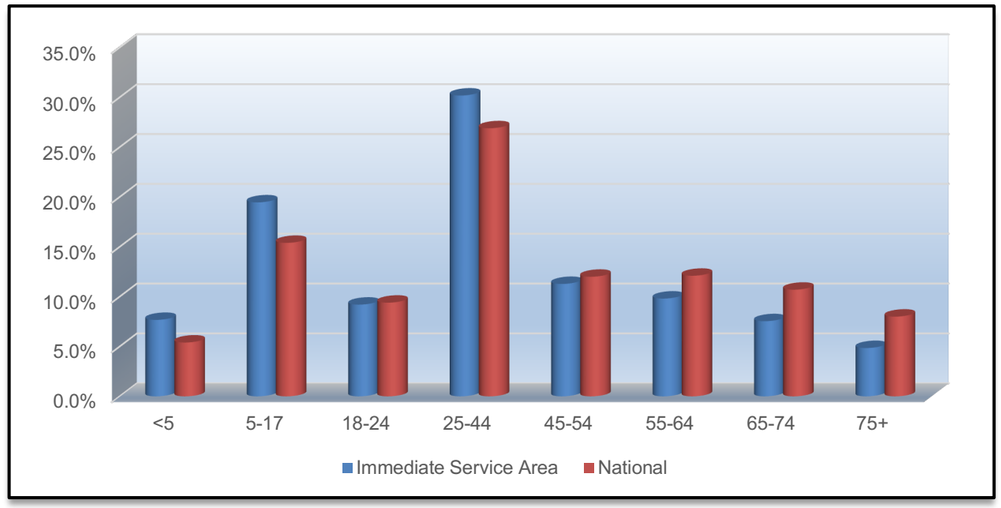
Distribution by Age:
Utilizing census information for the Immediate and Primary Service Areas, the following comparisons are possible.

2025 Immediate Service Area Distribution (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
<5	821	7.7%	5.4%	2.3%
5-17	2,083	19.5%	15.4%	4.1%
18-24	985	9.2%	9.4%	-0.2%
25-44	3,230	30.2%	26.9%	3.3%
45-54	1,207	11.3%	12.0%	-0.7%
55-64	1,050	9.8%	12.1%	-2.3%
65-74	807	7.5%	10.7%	-3.2%
75+	519	4.8%	8.0%	-3.2%

Population: 2025 census estimates in the different age groups in the Immediate Service Area.
% of Total: Percentage of the Immediate Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Immediate Service Area population and the national population.

Chart D – 2025 Age Group Distribution



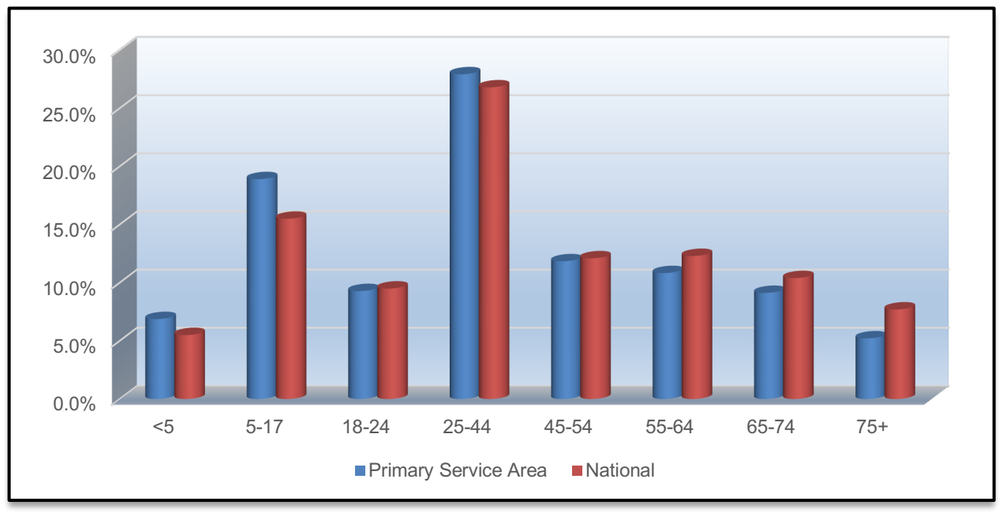
The demographic makeup of the Immediate Service Area, when compared to the characteristics of the national population, indicates some differences with a smaller population in age groups 18-24, and all age groups 45 and older. The greatest negative variance is in the 65+ age groups with -3.2%, while the greatest positive variance is in the 5-17 age group with +4.1%.

2025 Primary Service Area Distribution (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
<5	2,366	6.9%	5.4%	1.5%
5-17	6,507	18.9%	15.4%	3.5%
18-24	3,195	9.3%	9.4%	-0.1%
25-44	9,611	27.9%	26.9%	1.0%
45-54	4,076	11.8%	12.0%	-0.2%
55-64	3,727	10.8%	12.1%	-1.3%
65-74	3,140	9.1%	10.7%	-1.6%
75+	1,795	5.2%	8.0%	-2.8%

Population: 2025 census estimates in the different age groups in the Primary Service Area.
% of Total: Percentage of the Primary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area population and the national population.

Chart E – 2025 Age Group Distribution



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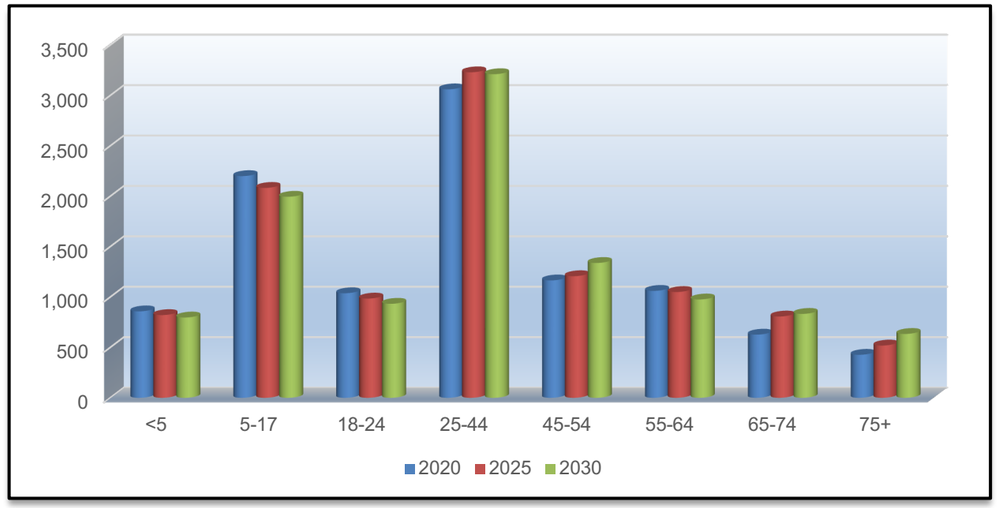
The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, also indicates some differences with a smaller population in age groups 18-24, and all age groups 45 and older. The greatest negative variance is in the 75+ age group with -2.8%, while the greatest positive variance is in the 5-17 age group with +3.5%.

Population Distribution by Age Over Time: Utilizing census information from the Immediate and Primary Service Areas, the following comparisons are possible.

2025 Immediate Service Area Population Estimates (U.S. Census and ESRI)

Ages	2020 Census	2025 Projection	2030 Projection	Percent Change	Percent Change Nat'l
<5	858	821	797	-7.1%	0.3%
5-17	2,200	2,083	1,995	-9.3%	-8.0%
18-24	1,038	985	933	-10.1%	2.4%
25-44	3,061	3,230	3,211	4.9%	7.2%
45-54	1,165	1,207	1,338	14.8%	4.0%
55-64	1,061	1,050	976	-8.0%	-9.6%
65-74	627	807	833	32.9%	15.3%
75+	427	519	634	48.5%	46.0%

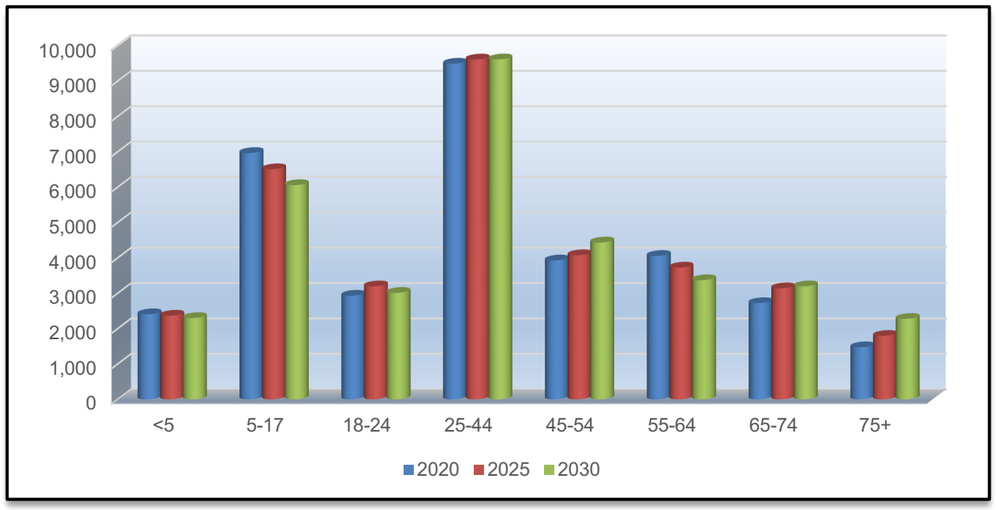
Chart F – Immediate Service Area Population Growth



2025 Primary Service Area Population Estimates (U.S. Census and ESRI)

Ages	2020 Census	2025 Projection	2030 Projection	Percent Change	Percent Change Nat'l
<5	2,406	2,366	2,299	-4.4%	0.3%
5-17	6,966	6,507	6,058	-13.0%	-8.0%
18-24	2,931	3,195	3,011	2.7%	2.4%
25-44	9,492	9,611	9,613	1.3%	7.2%
45-54	3,928	4,076	4,436	12.9%	4.0%
55-64	4,055	3,727	3,370	-16.9%	-9.6%
65-74	2,721	3,140	3,195	17.4%	15.3%
75+	1,474	1,795	2,276	54.4%	46.0%

Chart G – Primary Service Area Population Growth



The table and chart above illustrate the growth or decline in age group numbers for the Immediate and Primary Service Areas. In the Immediate Service Area, age groups under 24 and the 55-64 group will see a decrease in population, while in the Primary Service Area, age categories under 17 and 55-64 will see a decrease in population. The population of the United States is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

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ETHNICITY AND RACE

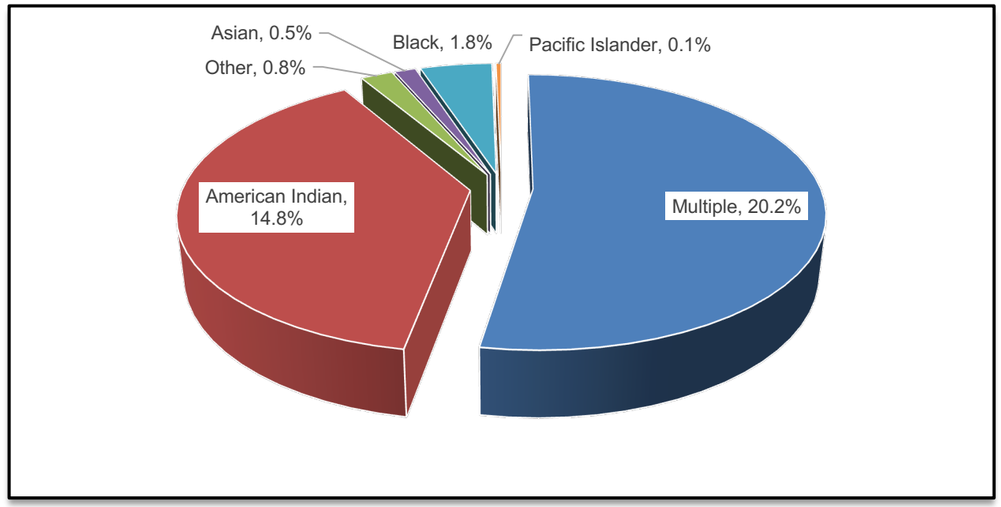
As of 2025, the estimated population of the Immediate Service Area is 10,702 and 34,414 within the Primary Service Area. The tables below show the projected racial and ethnic breakdown for the Immediate and Primary Service Areas, based on data from the 2020 U.S. Census. Understanding these demographics can be informative, as ethnicity and race may sometimes shape activity participation and facility demand for recreation programs, facilities and services.

Immediate Service Area Ethnic Population and Median Age 2025
(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of State Population
Hispanic	4,333	25.9	40.5%	23.0%

Race	Total Population	Median Age	% of Population	% of State Population
White	6,597	38.1	61.6%	69.0%
Multiple	2,166	26.6	20.2%	8.5%
American Indian	1,585	28.1	14.8%	13.0%
Other	87	39.6	0.8%	4.3%
Asian	58	38.0	0.5%	3.8%
Black	195	33.6	1.8%	1.3%
Pacific Islander	14	35.0	0.1%	0.2%

Chart H – 2025 Immediate Service Area Population by Non-White Race

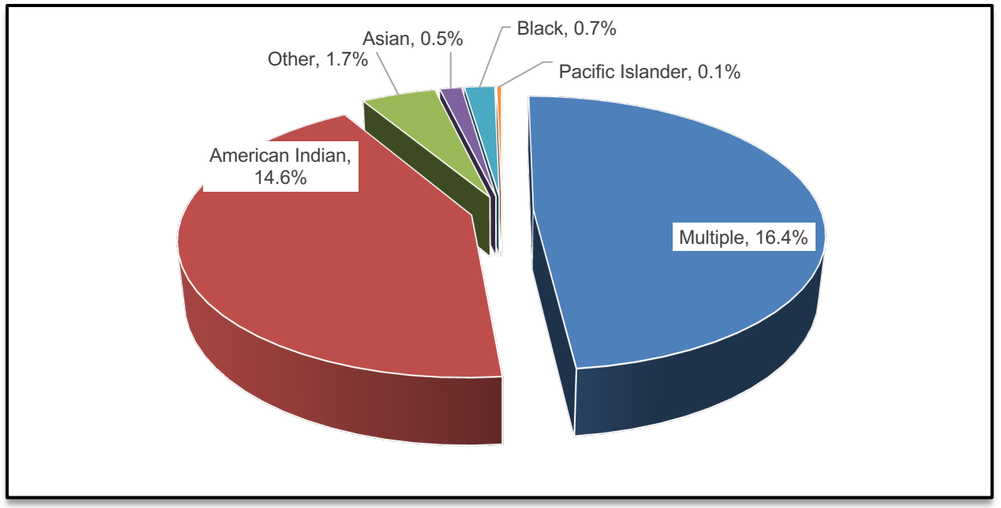


Primary Service Area Ethnic Population and Median Age 2025
(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of State Population
Hispanic	11,800	26.3	34.3%	23.0%

Race	Total Population	Median Age	% of Population	% of State Population
White	22,706	40.2	66.0%	69.0%
Multiple	5,657	27.1	16.4%	8.5%
American Indian	5,038	28.3	14.6%	13.0%
Other	574	33.1	1.7%	4.3%
Asian	167	35.3	0.5%	3.8%
Black	234	36.9	0.7%	1.3%
Pacific Islander	38	31.9	0.1%	0.2%

Chart I – 2025 Primary Service Area Population by Non-White Race



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HOUSING

Housing Inventory: The total number of housing units in the Immediate Service Area is 3,754 and in the Primary Service Area is 12,647. Of those, 95.6% are occupied (or 3,588) in the Immediate Service Area and 95.0% (or 12,010) are occupied within the Primary Service Area housing units. The total vacancy rate for the Immediate Service area is 4.2% and is 4.1% within the Primary Service Area. As a comparison, the vacancy rate nationally was 10.4%.

Of the available units:

Immediate Service Area	
For Rent	1.8%
Rented, Not Occupied	0.0%
For Sale	0.5%
Sold, Not Occupied	0.0%
For Seasonal Use	2.1%
Other vacant	0.0%

Primary Service Area	
For Rent	0.7%
Rented, Not Occupied	0.1%
For Sale	0.9%
Sold, Not Occupied	0.0%
For Seasonal Use	2.5%
Other vacant	0.0%

In most U.S. cities, a total housing vacancy rate of approximately **5% to 8%** is considered indicative of a stable and balanced housing market. This range allows for normal turnover, maintenance, and mobility without exerting excessive pressure on housing availability or pricing.

EXPENDITURES - HOUSEHOLD

Household Budget Expenditures: In addition to analyzing median age and median household income, it is important to consider household budget expenditures to gain a more complete understanding of the service areas. Examining spending on categories such as housing, shelter, utilities, fuel, public services, and entertainment and recreation offers valuable insight into local cost of living and consumer behavior. The table below presents a comparison of these expenditure categories within the defined service areas.

Household Budget Expenditures[1]:

Immediate Service Area	SPI	Average Amount Spent	Percent
Housing	89	$28,823	33.0%
Shelter	89	$23,815	27.3%
Utilities, Fuel, Public Service	84	$5,008	5.7%
Entertainment & Recreation	86	$3,542	4.1%

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	94	$30,726	32.5%
Shelter	94	$25,102	26.5%
Utilities, Fuel, Public Service	95	$5,624	5.9%
Entertainment & Recreation	94	$3,860	4.1%

Colorado	SPI	Average Amount Spent	Percent
Housing	114	$37,084	32.9%
Shelter	115	$30,568	27.1%
Utilities, Fuel, Public Service	110	$6,515	5.8%
Entertainment & Recreation	112	$4,616	4.1%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: *Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.*

[1] Consumer Spending data are derived from the 2019 and 2021 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2024 and 2029.

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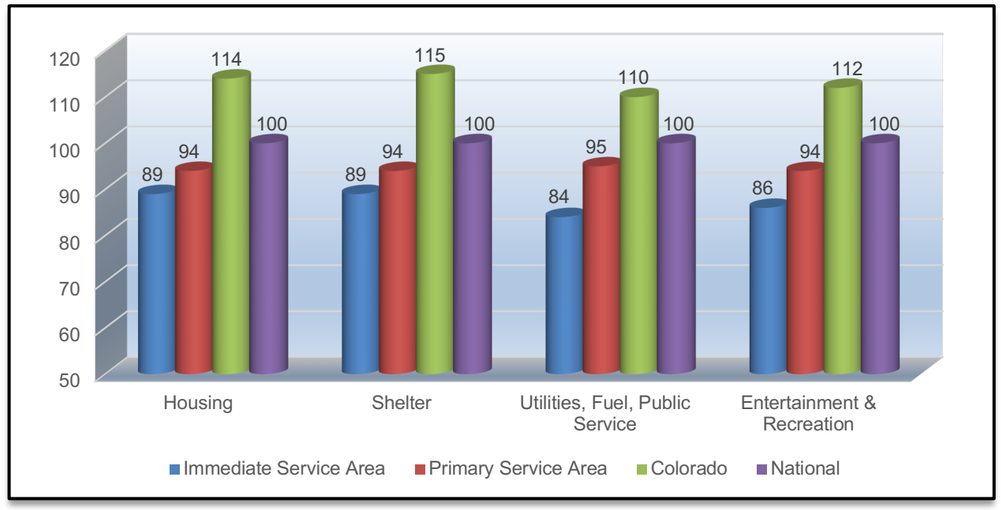
Chart J – Household Budget Expenditures Spending Potential Index:



The relationship between median household income and household spending is important because it shows whether local spending habits match the available financial resources. In both the Immediate and the Primary Service Areas, the Spending Potential Index is lower than both the state and national average, which suggests that a portion of households in the areas may have fewer financial resources and spend more cautiously on recreation services as a result.

EXPENDITURES - RECREATION

Recreation Expenditures Spending Potential Index: Finally, through ESRI, it is possible to examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Recreation Expenditures Spending Potential Index[2]:

Immediate Service Area	SPI	Average Spent
Fees for Participant Sports	94	$155.43
Fees for Recreational Lessons	100	$166.93
Social, Recreation, Club Membership	86	$271.45
Exercise Equipment/Game Tables	78	$62.15
Other Sports Equipment	96	$7.60

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	101	$168.26
Fees for Recreational Lessons	98	$164.17
Social, Recreation, Club Membership	92	$289.92
Exercise Equipment/Game Tables	88	$70.80
Other Sports Equipment	100	$7.92

Colorado	SPI	Average Spent
Fees for Participant Sports	115	$191.54
Fees for Recreational Lessons	119	$198.17
Social, Recreation, Club Membership	114	$361.22
Exercise Equipment/Game Tables	112	$89.84
Other Sports Equipment	115	$9.08

Average Amount Spent: The average amount spent for the service or item in a year.
SPI: Spending potential index as compared to the national number of 100.

[2] Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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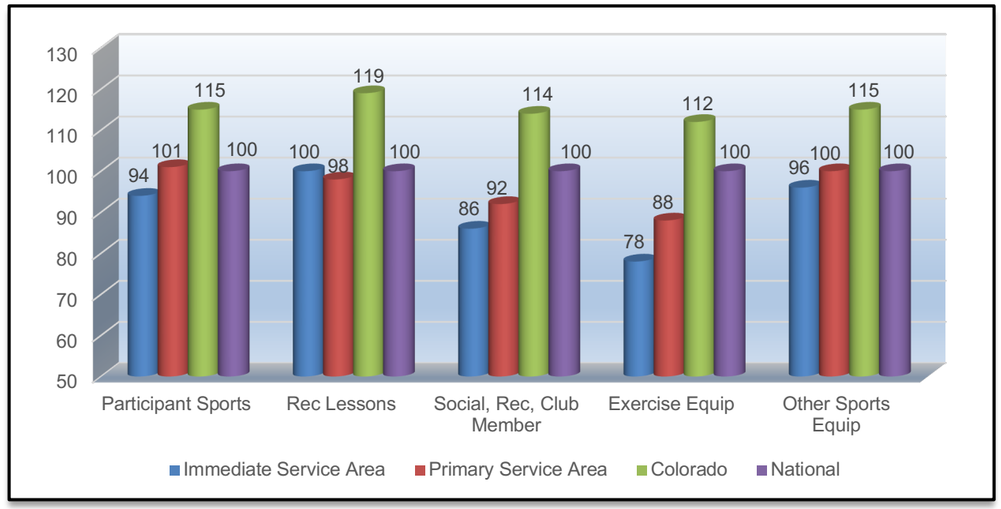
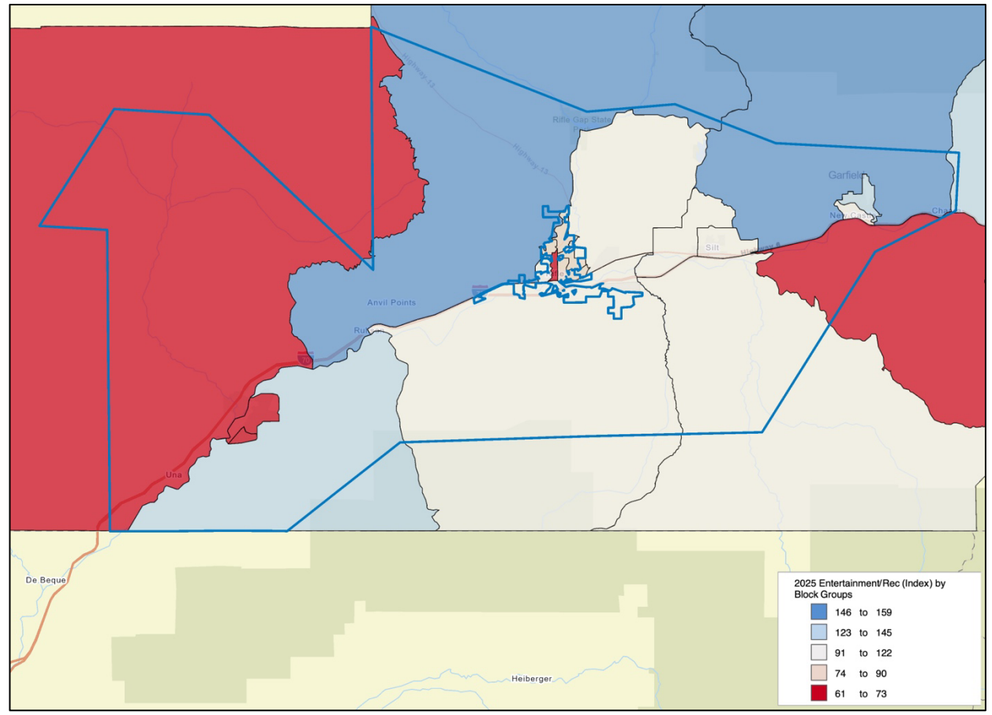
Chart K – Recreation Spending Potential Index:



Recreation Spending Potential Index by Census Block Group Map



TAPESTRY SEGMENTATION

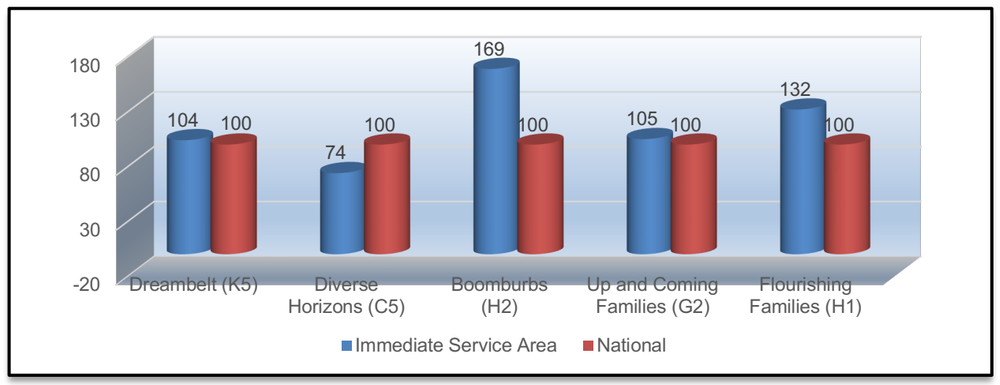
Tapestry Overview
ESRI's Tapestry Segmentation categorizes U.S. neighborhoods into 60 distinct segments organized into 12 "LifeMode" groups. Each segment reflects a specific blend of socioeconomic and demographic attributes—ranging from income and employment to housing type, education level, household composition, age, and other key drivers of consumer behavior.

For the Service Area(s), Tapestry segments offer a rich, community-level portrait of local residents—enabling tailored site selection/evaluation, marketing, and more effective audience targeting. Because it reflects aggregate trends, however, Tapestry data should never be used to make assumptions about any specific individual. For example, while a given segment may be characterized by high social-media engagement overall, not every household within that segment will necessarily be an avid social-media user.

On the following pages are the leading Tapestry segments for each service area, along with concise profiles of their defining characteristics. These insights, combined with our key-indicator and demographic analyses, will help the City of Rifle align its recreation programs, services, and facilities with the needs and interests of its community.

Immediate Service Area Tapestry Segment Comparison (ESRI estimates)

	Immediate Service Area		*Demographics*	
	Percent	**Cumulative Percent**	**Median Age**	**Median HH Income**
Dreambelt (K5)	34.1%	34.1%	41.5	$94,802
Diverse Horizons (C5)	24.3%	58.3%	35.2	$65,990
Boomburbs (H2)	20.8%	79.2%	34.5	$131,202
Up and Coming Families (G2)	17.2%	96.4%	33.6	$89,093
Flourishing Families (H1)	3.6%	99.9%	39.0	$111,751



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Dreambelt (K5)	Middle-aged Western suburbanites with high rent and home prices	**Dreambelt (K5) -** These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. Regular exercise and medical checkups are integral to their routine.
Diverse Horizons (C5)	Large families in urban rental neighborhoods	**Diverse Horizons (C5)** - Members of these communities, many of whom were born outside the U.S., live in and around metropolitan areas with populations exceeding 2.5 million. Families tend to be large, and a sizable proportion of the population consists of children. Nonfamily households, including individuals living alone, represent about a third of this segment. Purchases often center around clothing, food, and supplies for young children. Residents tend to carry a balance on multiple credit cards.
Boomburbs (H2)	High-earning suburban families in the South and West	**Boomburbs (H2)** - These neighborhoods are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000. Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier. They reside in newer single-family homes, typically constructed in 2000 or later. Spending centers around children, including clothing, medicine, toys, and entertainment. Individuals engage in regular exercise, eat organic foods, and spend time hiking and reading.

Up and Coming Families (G2)	Southern suburbanites with diverse family structures, education, and employment	**Up and Coming Families (G2)** - Residents in this segment tend to live in suburban neighborhoods. These are large, young families in a variety of household structures: married couples, both with and without children, make up about half of the households, with significant numbers of single-parent households, cohabiting couples with kids, and multigenerational families. There are many first-time homebuyers, and homeowners outnumber renters. Approximately half of homes in this segment were constructed in the last 5 to 10 years. Residents often commute longer distances, frequently outside their county of residence. These residents tend to spend money on their children, pets, and homes.
Flourishing Families (H1)	Large Southern and Midwestern suburban families in growing developments	**Flourishing Families (H1)** - Members of these communities reside mostly in lower-density, rapidly growing suburbs. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Many households have multiple vehicles, and long commutes are common. They often play board games and read books.

Primary Service Area Tapestry Segment Comparison (ESRI estimates)

	Primary Service Area		*Demographics*	
	Percent	**Cumulative Percent**	**Median Age**	**Median HH Income**
Dreambelt (K5)	17.3%	17.3%	41.5	$94,802
Flourishing Families (H1)	14.9%	32.3%	39.0	$111,751
Up and Coming Families (G2)	14.2%	46.5%	33.6	$89,093
Moderate Metros (C6)	13.5%	60.0%	38.1	$70,055
Mobile Meadows (E4)	11.8%	71.7%	35.1	$54,988

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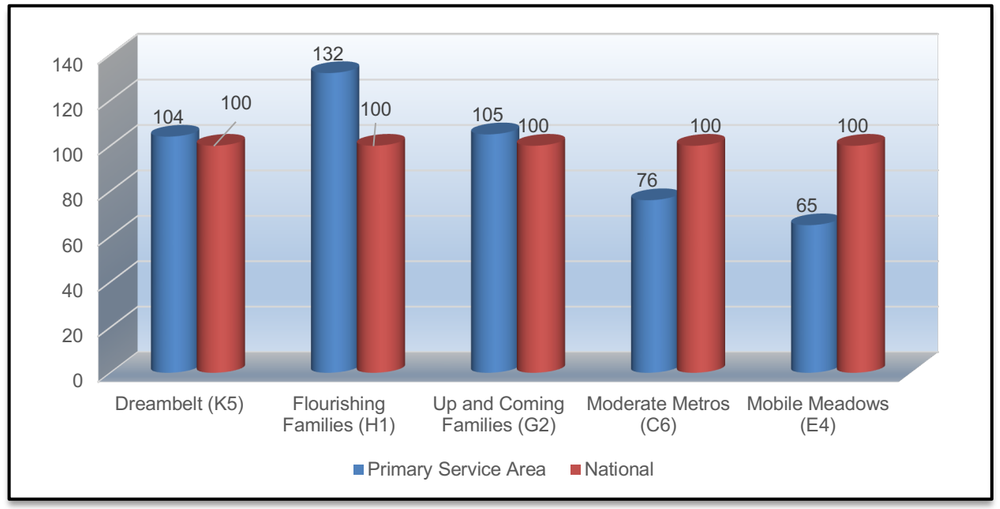

Dreambelt (K5)	Middle-aged Western suburbanites with high rent and home prices	**Dreambelt (K5) -** These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. Regular exercise and medical checkups are integral to their routine.
Flourishing Families (H1)	Large Southern and Midwestern suburban families in growing developments	**Flourishing Families (H1)** - Members of these communities reside mostly in lower-density, rapidly growing suburbs. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Many households have multiple vehicles, and long commutes are common. They often play board games and read books.

Up and Coming Families (G2)	Southern suburbanites with diverse family structures, education, and employment	**Up and Coming Families (G2)** - Residents in this segment tend to live in suburban neighborhoods. These are large, young families in a variety of household structures: married couples, both with and without children, make up about half of the households, with significant numbers of single-parent households, cohabiting couples with kids, and multigenerational families. There are many first-time homebuyers, and homeowners outnumber renters. Approximately half of homes in this segment were constructed in the last 5 to 10 years. Residents often commute longer distances, frequently outside their county of residence. These residents tend to spend money on their children, pets, and homes.
Moderate Metros (C6)	Young, suburban households with moderate incomes	**Moderate Metros (C6**) - These neighborhoods are young, growing, and usually located in suburbs and the peripheries of metropolitan areas with relatively dense populations of at least half a million. Single-person households make up about one-third of total households, followed by married, cohabiting, or single persons with children. There is an above-average presence of preschool-age children. Clothing, groceries, and electronics are typical purchases. Residents look for deals at discount stores and focus on essential items. Radio and online music services are common sources of entertainment.
Mobile Meadows (E4)	Low-income mobile homes in the South and West	**Mobile Meadows (E4)** - These neighborhoods are predominantly found in metropolitan and micropolitan areas. A steady influx of immigration contributes to cultural diversity in these communities. Married and cohabiting couples outnumber single-individual households, and around a third of households have children. Incomes predominantly fall within the low to middle tiers, with some households supported by social security and other forms of public assistance. Homes in these neighborhoods are primarily mobile homes. Vehicles are a necessary part of everyday life, and abundant open space often surrounds these communities.

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SECTION IV – PARTICIPATION FIGURES

MARKET POTENTIAL INDEX FOR ADULT PARTICIPATION

Adult participation rates for a variety of activities were extracted via ESRI analysis. The resulting Market Potential Index (MPI) values for each service area are presented below.

MPI measures the relative likelihood of the adults or households in the specified area to exhibit certain consumer behaviors or purchase patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data is based upon national propensities to use various products and services, applied to local demographic composition. Usage data was collected by MRI-Simmons in a national representative survey of U.S. households, with ESRI providing forecasting.

Table A - Market Potential Index (MPI) for Participation in Activities in Immediate Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics/12 Mo	608	7.8%	105
Baseball/12 Mo	254	3.3%	109
Basketball/12 Mo	497	6.4%	111
Bicycling (Road)/12 Mo	755	9.7%	97
Boxing/12 Mo	159	2.0%	114
CrossFit/12 Mo	156	2.0%	117
Football/12 Mo	238	3.1%	110
Golf/12 Mo	601	7.7%	96
Ice Skating/12 Mo	196	2.5%	98
Jogging or Running/12 Mo	887	11.4%	110
Kickboxing/12 Mo	139	1.8%	127
Martial Arts/12 Mo	115	1.5%	112
Pickleball/12 Mo	277	3.6%	98
Pilates/12 Mo	266	3.4%	106
Ping Pong/12 Mo	299	3.8%	96
Soccer/12 Mo	343	4.4%	118
Softball/12 Mo	145	1.9%	103
Spinning/12 Mo	136	1.7%	105
Swimming/12 Mo	1,224	15.7%	96
Tennis/12 Mo	258	3.3%	93
Volleyball/12 Mo	221	2.8%	107
Walking for Exercise/12 Mo	2,522	32.3%	100
Weight Lifting/12 Mo	1,356	17.4%	114
Yoga/12 Mo	791	10.1%	106
Zumba/12 Mo	223	2.9%	105

Table B - Market Potential Index (MPI) for Participation in Activities in Immediate Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics/12 Mo	1,950	7.6%	102
Baseball/12 Mo	839	3.3%	110
Basketball/12 Mo	1,573	6.2%	108
Bicycling (Road)/12 Mo	2,486	9.7%	97
Boxing/12 Mo	568	2.2%	124
CrossFit/12 Mo	502	2.0%	114
Football/12 Mo	747	2.9%	106
Golf/12 Mo	2,041	8.0%	99
Ice Skating/12 Mo	651	2.6%	100
Jogging or Running/12 Mo	2,697	10.6%	102
Kickboxing/12 Mo	440	1.7%	122
Martial Arts/12 Mo	407	1.6%	121
Pickleball/12 Mo	904	3.5%	98
Pilates/12 Mo	906	3.6%	110
Ping Pong/12 Mo	1,005	3.9%	98
Soccer/12 Mo	1,056	4.1%	111
Softball/12 Mo	460	1.8%	100
Spinning/12 Mo	448	1.8%	106
Swimming/12 Mo	4,201	16.5%	101
Tennis/12 Mo	893	3.5%	98
Volleyball/12 Mo	738	2.9%	109
Walking for Exercise/12 Mo	8,389	32.9%	101
Weight Lifting/12 Mo	4,053	15.9%	104
Yoga/12 Mo	2,521	9.9%	103

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Service Area.
Percent of Population: Percent of the service area that participates in the activity.
MPI: Market potential index as compared to the national number of 100.

This table indicates that the overall propensity for adults to participate in activities in both Service Areas is mostly higher than the national number of 100. In many cases, when a participation number is lower than the National number, this is due to a lack of facilities or an inability to pay for services and programs.

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sport activities.

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PARTICIPATION NUMBERS

An in-depth survey of Americans' leisure-time spending is conducted annually by the National Sporting Goods Association, with its report published each May. The resulting participation data is used to map rates onto the Immediate and Primary Service Areas and determine market potential.

B*K combines the national average participation rate with three localized percentages—calculated for each Service Area based on age distribution, median household income, and regional factors—and averages them into a single service-area participation rate. Applied to the populations of both the Immediate and Primary Service Areas, this rate produces an estimate of market potential for various recreational activities.

Table C –Participation Rates in the Immediate Service Area

Activities	Age	Income	Region	Nation	Average
Aerobic	15.8%	16.5%	16.8%	15.8%	16.2%
Baseball	3.6%	4.5%	3.7%	3.5%	3.8%
Basketball	7.7%	10.6%	7.0%	7.7%	8.3%
Bicycle Riding	13.5%	15.6%	14.7%	13.2%	14.3%
Billiards/Pool	7.3%	8.5%	6.7%	7.3%	7.4%
Boxing	1.9%	2.9%	1.2%	1.9%	2.0%
Cheerleading	1.3%	1.8%	0.7%	1.3%	1.3%
Exercise Walking	34.2%	32.8%	34.1%	34.0%	33.8%
Exercise w/ Equipment	16.3%	16.6%	15.8%	16.4%	16.3%
Football (tackle)	2.2%	2.4%	1.5%	2.1%	2.0%
Golf	7.0%	6.4%	7.4%	7.0%	6.9%
Gymnastics	2.2%	3.6%	1.4%	2.1%	2.3%
Lacrosse	0.9%	1.4%	0.2%	0.9%	0.8%
Martial Arts/MMA	2.1%	3.2%	2.4%	2.0%	2.4%
Pickleball	4.9%	5.0%	6.5%	5.0%	5.3%
Pilates	2.5%	2.6%	2.6%	2.6%	2.6%
Running/Jogging	12.9%	16.0%	11.2%	13.1%	13.3%
Soccer	5.3%	7.5%	5.1%	5.1%	5.7%
Softball	2.6%	3.6%	2.7%	2.5%	2.8%
Swimming	15.6%	16.2%	15.8%	15.2%	15.7%
Table Tennis/Ping Pong	4.6%	5.9%	4.8%	4.6%	5.0%
Tennis	4.9%	6.9%	2.9%	4.8%	4.9%
Volleyball	3.5%	4.7%	3.3%	3.5%	3.8%
Water Skiing	1.3%	2.2%	1.2%	1.3%	1.5%
Weight Lifting	11.9%	11.0%	13.5%	12.2%	12.2%
Workout @ Clubs	9.7%	10.3%	9.7%	9.9%	9.9%
Wrestling	1.2%	1.6%	0.6%	1.2%	1.1%
Yoga	9.3%	11.1%	8.8%	9.3%	9.6%

Table D –Participation Rates in the Primary Service Area

Activities	Age	Income	Region	Nation	Average
Aerobic	15.8%	16.5%	16.8%	15.8%	16.2%
Baseball	3.6%	4.5%	3.7%	3.5%	3.8%
Basketball	7.7%	10.6%	7.0%	7.7%	8.3%
Bicycle Riding	13.5%	15.6%	14.7%	13.2%	14.3%
Billiards/Pool	7.3%	8.5%	6.7%	7.3%	7.4%
Boxing	1.9%	2.9%	1.2%	1.9%	2.0%
Cheerleading	1.3%	1.8%	0.7%	1.3%	1.3%
Exercise Walking	34.2%	32.8%	34.1%	34.0%	33.8%
Exercise w/ Equipment	16.3%	16.6%	15.8%	16.4%	16.3%
Football (tackle)	2.2%	2.4%	1.5%	2.1%	2.0%
Golf	7.0%	6.4%	7.4%	7.0%	6.9%
Gymnastics	2.2%	3.6%	1.4%	2.1%	2.3%
Lacrosse	0.9%	1.4%	0.2%	0.9%	0.8%
Martial Arts/MMA	2.1%	3.2%	2.4%	2.0%	2.4%
Pickleball	4.9%	5.0%	6.5%	5.0%	5.3%
Pilates	2.5%	2.6%	2.6%	2.6%	2.6%
Running/Jogging	12.9%	16.0%	11.2%	13.1%	13.3%
Soccer	5.3%	7.5%	5.1%	5.1%	5.7%
Softball	2.6%	3.6%	2.7%	2.5%	2.8%
Swimming	15.6%	16.2%	15.8%	15.2%	15.7%
Table Tennis/Ping Pong	4.6%	5.9%	4.8%	4.6%	5.0%
Tennis	4.9%	6.9%	2.9%	4.8%	4.9%
Volleyball	3.5%	4.7%	3.3%	3.5%	3.8%
Water Skiing	1.3%	2.2%	1.2%	1.3%	1.5%
Weight Lifting	11.9%	11.0%	13.5%	12.2%	12.2%
Workout @ Clubs	9.7%	10.3%	9.7%	9.9%	9.9%
Wrestling	1.2%	1.6%	0.6%	1.2%	1.1%
Yoga	9.3%	11.1%	8.8%	9.3%	9.6%

Age: Participation based on individuals ages 7 & Up of the Service Area.
Income: Participation based on the 2025 estimated median household income in the Service Area.
Region: Participation based on regional statistics (Mountain).
National: Participation based on national statistics.
Average: Average of the four columns.

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ANTICIPATED PARTICIPATION NUMBER

Utilizing the average percentage from Table C and D above plus the 2020 census information and census estimates for 2025 and 2030 (over age 7) the following comparisons are available.

Table E –Participation Growth or Decline for Indoor Activities in Immediate Service Area

Indoor Activities	Average	2020 Population	2025 Population	2030 Population	Difference
Aerobic	16.2%	4,968	5,046	5,026	58
Baseball	3.8%	1,172	1,190	1,186	14
Basketball	8.3%	2,532	2,572	2,561	30
Bicycle Riding	14.3%	4,369	4,437	4,420	51
Billiards/Pool	7.4%	2,282	2,318	2,309	27
Boxing	2.0%	603	612	610	7
Cheerleading	1.3%	392	398	396	5
Exercise Walking	33.8%	10,348	10,511	10,470	122
Exercise w/ Equipment	16.3%	4,989	5,067	5,047	59
Football (tackle)	2.0%	625	635	632	7
Golf	6.9%	2,127	2,161	2,152	25
Gymnastics	2.3%	709	720	718	8
Lacrosse	0.8%	258	262	261	3
Martial Arts/MMA	2.4%	741	753	750	9
Pickleball	5.3%	1,638	1,664	1,658	19
Pilates	2.6%	793	805	802	9
Running/Jogging	13.3%	4,077	4,141	4,125	48
Soccer	5.7%	1,759	1,787	1,780	21
Softball	2.8%	871	885	881	10
Swimming	15.7%	4,811	4,887	4,868	57
Table Tennis/Ping Pong	5.0%	1,522	1,546	1,540	18
Tennis	4.9%	1,492	1,515	1,509	18
Volleyball	3.8%	1,151	1,169	1,164	14
Water Skiing	1.5%	458	465	463	5
Weight Lifting	12.2%	3,723	3,782	3,767	44
Workout @ Clubs	9.9%	3,034	3,082	3,070	36
Wrestling	1.1%	350	355	354	4
Yoga	9.6%	2,946	2,993	2,981	35

Table F –Participation Growth or Decline for Indoor Activities in Primary Service Area

Indoor Activities	Average	2020 Population	2025 Population	2030 Population	Difference
Aerobic	16.2%	4,968	5,046	5,026	58
Baseball	3.8%	1,172	1,190	1,186	14
Basketball	8.3%	2,532	2,572	2,561	30
Bicycle Riding	14.3%	4,369	4,437	4,420	51
Billiards/Pool	7.4%	2,282	2,318	2,309	27
Boxing	2.0%	603	612	610	7
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Exercise Walking	33.8%	10,348	10,511	10,470	122
Exercise w/ Equipment	16.3%	4,989	5,067	5,047	59
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Tennis	4.9%	1,492	1,515	1,509	18
Volleyball	3.8%	1,151	1,169	1,164	14
Water Skiing	1.5%	458	465	463	5
Weight Lifting	12.2%	3,723	3,782	3,767	44
Workout @ Clubs	9.9%	3,034	3,082	3,070	36
Wrestling	1.1%	350	355	354	4
Yoga	9.6%	2,946	2,993	2,981	35

Note: These figures do not necessarily translate into attendance figures for various activities or programs.

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PARTICIPATION BY ETHNICITY AND RACE

The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2024 survey, the following comparisons are possible.

Immediate Service Area Comparison of National, African American and Hispanic Participation Rates

Indoor Activity	Immediate Service Area	National Participation	African American Participation	Hispanic Participation
Aerobic	16.2%	15.8%	13.1%	17.8%
Baseball	3.8%	3.5%	2.4%	4.1%
Basketball	8.3%	7.7%	13.9%	8.0%
Bicycle Riding	14.3%	13.2%	11.0%	12.4%
Billiards/Pool	7.4%	7.3%	5.3%	7.3%
Boxing	2.0%	1.9%	3.6%	2.8%
Cheerleading	1.3%	1.3%	1.7%	1.3%
Exercise Walking	33.8%	34.0%	28.5%	27.9%
Exercise w/ Equipment	16.3%	16.4%	15.6%	15.2%
Football (tackle)	2.0%	2.1%	3.4%	2.1%
Golf	6.9%	7.0%	3.4%	4.5%
Gymnastics	2.3%	2.1%	2.8%	2.3%
Lacrosse	0.8%	0.9%	1.0%	0.5%
Martial Arts/MMA	2.4%	2.0%	2.3%	2.7%
Pickleball	5.3%	5.0%	2.4%	4.1%
Pilates	2.6%	2.6%	2.5%	2.5%
Running/Jogging	13.3%	13.1%	15.6%	15.6%
Soccer	5.7%	5.1%	4.2%	6.5%
Softball	2.8%	2.5%	1.6%	3.4%
Swimming	15.7%	15.2%	8.5%	12.4%
Table Tennis/Ping Pong	5.0%	4.6%	3.1%	3.2%
Tennis	4.9%	4.8%	3.7%	3.9%
Volleyball	3.8%	3.5%	2.5%	3.6%
Water Skiing	1.5%	1.3%	0.7%	0.9%
Weight Lifting	12.2%	12.2%	12.8%	12.8%
Workout @ Clubs	9.9%	9.9%	8.9%	9.5%
Wrestling	1.1%	1.2%	1.9%	1.3%
Yoga	9.6%	9.3%	7.5%	8.8%

There is a significant Hispanic population of over 40% in the Immediate Service Area; there is not a significant Black population (less than 1%).

Primary Service Area Comparison of National, African American and Hispanic Participation Rates

Indoor Activity	Primary Service Area	National Participation	African American Participation	Hispanic Participation
Aerobic	16.2%	15.8%	13.1%	17.8%
Baseball	3.8%	3.5%	2.4%	4.1%
Basketball	8.3%	7.7%	13.9%	8.0%
Bicycle Riding	14.3%	13.2%	11.0%	12.4%
Billiards/Pool	7.4%	7.3%	5.3%	7.3%
Boxing	2.0%	1.9%	3.6%	2.8%
Cheerleading	1.3%	1.3%	1.7%	1.3%
Exercise Walking	33.8%	34.0%	28.5%	27.9%
Exercise w/ Equipment	16.3%	16.4%	15.6%	15.2%
Football (tackle)	2.0%	2.1%	3.4%	2.1%
Golf	6.9%	7.0%	3.4%	4.5%
Gymnastics	2.3%	2.1%	2.8%	2.3%
Lacrosse	0.8%	0.9%	1.0%	0.5%
Martial Arts/MMA	2.4%	2.0%	2.3%	2.7%
Pickleball	5.3%	5.0%	2.4%	4.1%
Pilates	2.6%	2.6%	2.5%	2.5%
Running/Jogging	13.3%	13.1%	15.6%	15.6%
Soccer	5.7%	5.1%	4.2%	6.5%
Softball	2.8%	2.5%	1.6%	3.4%
Swimming	15.7%	15.2%	8.5%	12.4%
Table Tennis/Ping Pong	5.0%	4.6%	3.1%	3.2%
Tennis	4.9%	4.8%	3.7%	3.9%
Volleyball	3.8%	3.5%	2.5%	3.6%
Water Skiing	1.5%	1.3%	0.7%	0.9%
Weight Lifting	12.2%	12.2%	12.8%	12.8%
Workout @ Clubs	9.9%	9.9%	8.9%	9.5%
Wrestling	1.1%	1.2%	1.9%	1.3%
Yoga	9.6%	9.3%	7.5%	8.8%

There is a significant Hispanic population of over 32% in the Primary Service Area; there is not a significant Black population (less than 1%).

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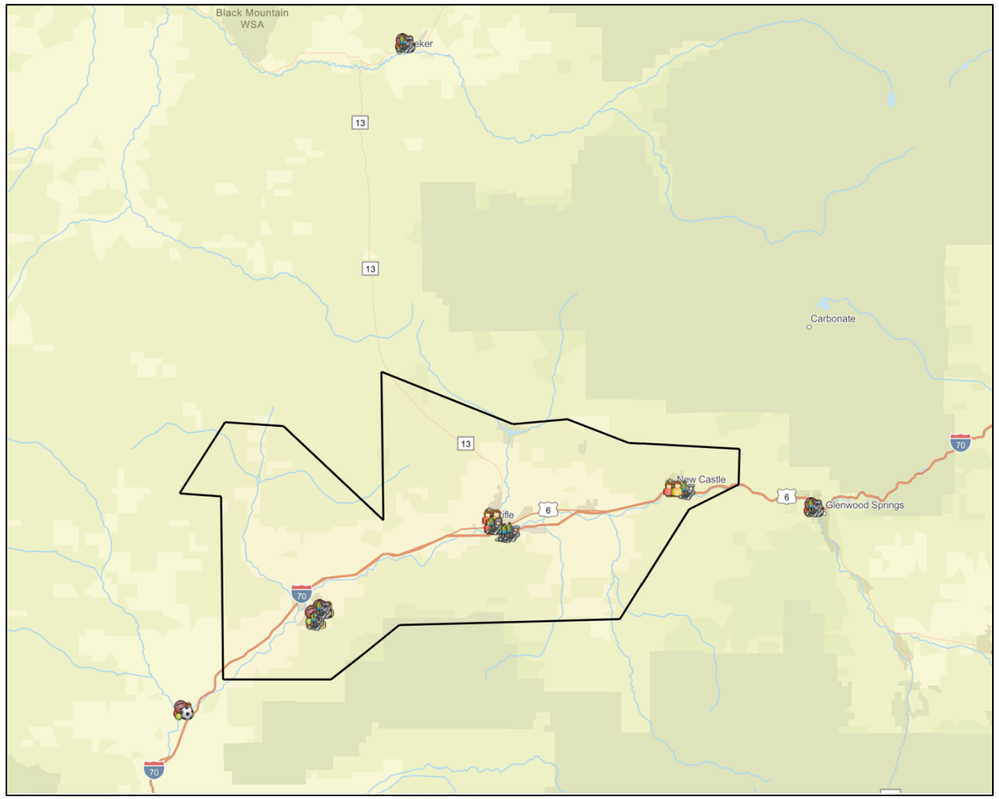
SECTION V - ALTERNATE PROVIDERS ANALYSIS

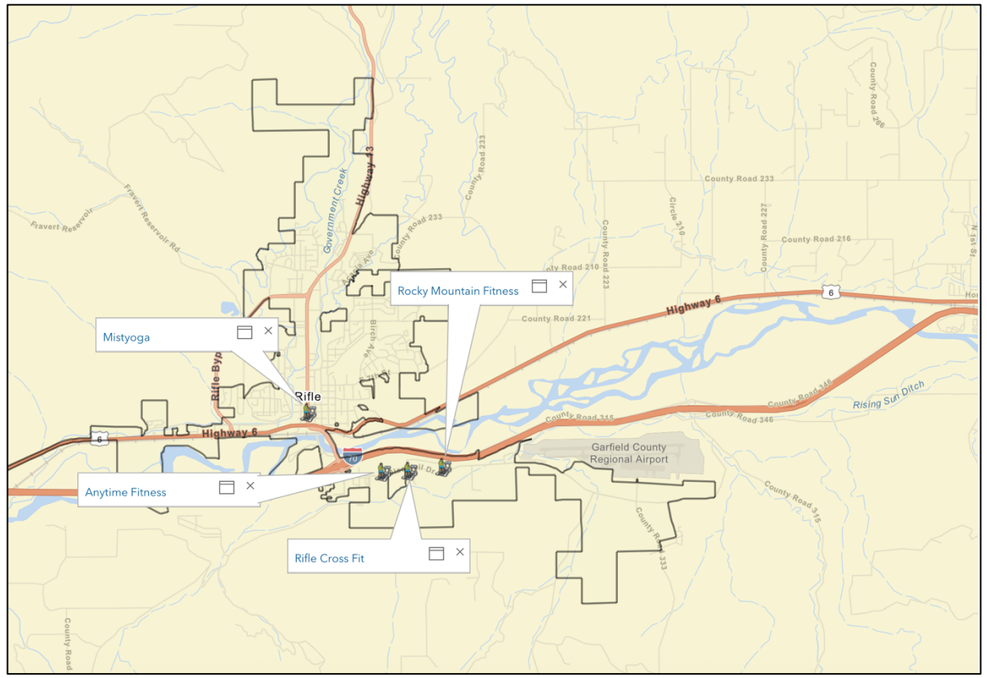
An important component of this feasibility study is understanding the other organizations and facilities in and around Rifle that provide recreation, fitness, meeting, or wellness opportunities. This helps identify potential overlaps, gaps, and partnership opportunities.

Ballard*King & Associates looked at providers not only within the Immediate and Primary Service Area, but key providers slightly outside this area, particularly with respect to public recreation providers. Alternate providers identified include: Anytime Fitness, Full Throttle Dance, Garfield County Fairgrounds, Mistyoga, Rifle Branch Library (indoor office space), Rifle Climbing Center, Rifle Cowork (indoor office space), Rifle Cross Fit, Rocky Mountain Fitness, Super Kidz Play Park, John and Jody Lyons , Old Middle School, Be Fitness Revolution, Defiance West Strength and Conditioning, Medley on Main, New Castle Community Center (indoor office space), Meeker Recreation Center, Glenwood Springs Recreation Center, DeBeque Activity Center, Grand Valley Recreation Center and the RE-16 District Building.



(All Alternate Providers shown with Icons.)

In evaluating alternate providers in the Service Area(s), the assessment shows that the Immediate Service Area, the City of Rifle, is served primarily by private fitness providers, such as Anytime Fitness, Rocky Mountain Fitness, Mistyoga, and Rifle CrossFit. These facilities focus on fitness-only offerings—primarily weight training, cardio, yoga, and group exercise. They operate on membership models, do not provide aquatics or large multipurpose spaces, and generally do not serve youth or seniors beyond specialized fitness classes.



(Detail of Immediate Service Area with Fitness Providers.)

Several public facilities supplement this landscape, including the Garfield County Fairgrounds, Rifle Branch Library, and nearby recreation centers in Glenwood Springs, Battlement Mesa, Meeker, and New Castle. These provide access to community rooms, gymnasiums, and in some cases aquatics, but are located outside Rifle or serve different primary purposes. Local meeting room spaces, such as Rifle Cowork and the Library, provide small-scale gathering capacity but not large recreation amenities.

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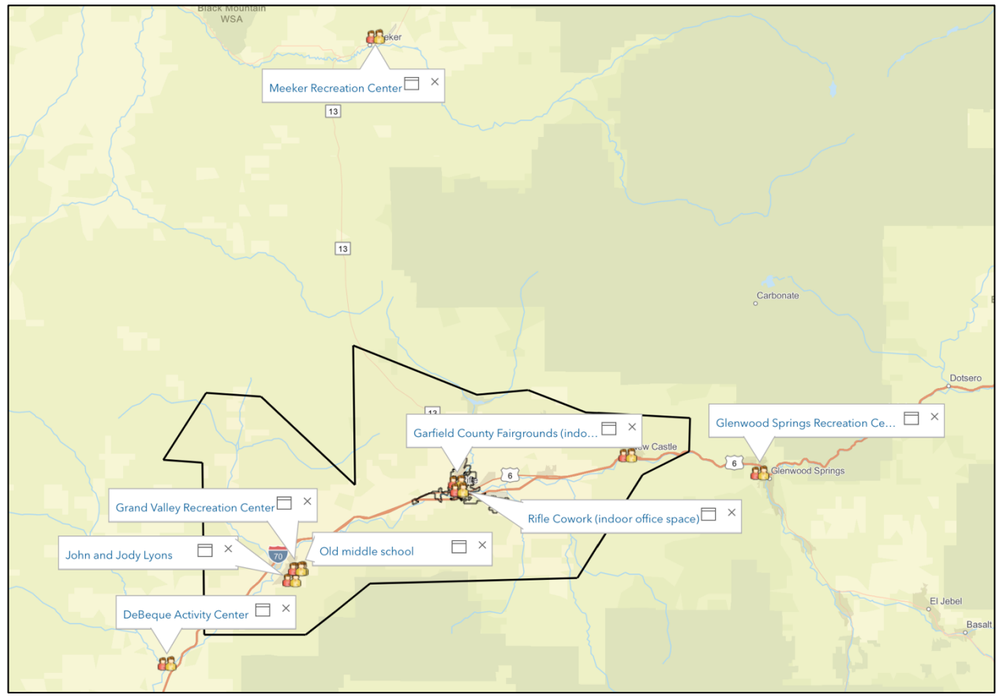

(Public and Meeting Room Spaces.)

The overall picture is that Rifle has a variety of niche or single-purpose providers, such as boutique fitness studios, coworking/meeting spaces, or regional recreation centers outside the City of Rifle, but lacks a comprehensive, publicly accessible recreation facility that integrates fitness, aquatics, gymnasium space, youth and adult programs, and community gathering areas under one roof. This gap highlights the opportunity for a new recreation center in Rifle to serve as the central hub for recreation and wellness, complementing, rather than duplicating, the services of existing providers.

Because there are several private fitness providers close to Rifle, it will be important to explain how the fitness space in the proposed new facility is meant to complement - not replace - what already exists. A study presented at the 2020 NRPA Conference by Joseph T. Walker, PhD, and Zachary Beldon, MA, University of North Texas, showed that new community recreation centers can actually grow the overall fitness market. In their research, residents joined the municipal center at high rates while private club memberships stayed steady, and the added exposure to fitness programs created new opportunities for private providers to expand their services and attract more participants.

ALTERNATE PROVIDERS (LIST)

Facility Name	City	Amenities	Ownership	Pool	Fitness Center	Gym	Climbing Wall	Ice Rink	Group Fitness	Childcare	Dance	Yoga	Racquet ball or Tennis	Meeting Rooms	Youth Programs	Adult Programs
Anytime Fitness	Rifle	24/7 access, cardio, free weights, Olympic weights, showers, group fitness, personal training	Private		x				x							
Full Throttle Dance	Rifle	Dance instruction (ballet, jazz, hip-hop, contemporary), youth dance programs, recitals	Private								x				x	
Garfield County Fairgrounds (indoor office space)	Rifle	Event center, indoor/outdoor arenas, meeting rooms, concession, rentals	Public											x		
Mistyoga	Rifle	Yoga Studio	Private		x							x				
Rifle Branch Library (indoor office space)	Rifle	Study rooms, meeting spaces, public computers, Wi-Fi, printing/copying, programs & events	Public											x		
Rifle Climbing Center	Rifle	Indoor climbing gym, bouldering, top-rope, climbing classes, youth programs	Private				x								x	
Rifle Cowork (indoor office space)	Rifle	Coworking desks, private offices, meeting rooms, Wi-Fi, printers, lounge/coffee	Private												x	
Rifle Cross Fit	Rifle	CrossFit workouts, group training, functional fitness equipment	Private		x				x							
Rocky Mountain Fitness	Rifle	24/7 access, weight room, turf room, group classes (spin, step), personal training, showers, lockers	Private		x				x							
Super Kidz Play Park	Rifle	Indoor playground, toddler area, inflatables, birthday party rooms, concessions	Private													
John and Jody Lyons	Parachute	Private studio space; yoga/fitness classes and rentals (community listing space to rent out for yoga)	Private		x							x		x		
Old Middle School	Parachute	Multi-purpose gym and rooms, community rentals (managed via Battlement Mesa Parks & Rec)	Public											x		
Be Fitness Revolution	New Castle	Personal training, group fitness, functional training, cardio & weights	Private		x				x							
Defiance West Strength and Conditioning	New Castle	Strength & conditioning gym, small-group classes, coaching, Olympic lifting	Private						x							
Medley on Main	New Castle	Yoga classes, wellness workshops, holistic health programming	Private									x				
New Castle Community Center (indoor office space)	New Castle	Community rooms, youth/adult programs, sports leagues, arts & crafts, rentals	Public											x	x	x
Meeker Recreation Center	Meeker	Indoor pool, gymnasium, fitness room, racquetball, event rooms, lounge, youth/adult sports programs	Public	x	x	x							x	x	x	x
Glenwood Springs Recreation Center	Glenwood Springs	Aquatic center, climbing wall, gymnasium, fitness center, ice rink, group fitness, childcare, rentals	Public		x	x	x	x	x	x				x		
DeBeque Activity Center	De Beque	74,00 sq. ft, gymnasium, industrial kitchen, meeting room	Public			x								x		
Grand Valley Recreation Center	Battlement Mesa	Indoor track, weight room, basketball, tennis, swimming pool, racquetball, hot tub, group fitness, childcare, rentals	Public	x	x	x			x	x			x	x		
RE-16 District Building	Battlement Mesa	indoor gym for basketball and pickleball	Public			x										

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RIFLE, COLORADO
MARKET ANALYSIS

APPENDIX A: NATIONAL RECREATION AND PARK AND ASSOCIATION

NATIONAL SUMMARY OF SPORTS PARTICIPATION

The following chart summarizes participation for indoor activities utilizing information from the 2024 National Sporting Goods Association survey.

Table E – Sports Participation Summary

	Nat'l Rank[3]	Nat'l Participation (in millions)
Aerobic Exercise	N/A	N/A
Baseball	27	10.7
Basketball	13	23.9
Bicycle Riding	5	40.6
Boxing	45	6.0
Cheerleading	50	3.7
Exercise Walking	1	105.1
Exercise w/ Equip	3	50.7
Football (tackle)	35	6.6
Golf	16	21.6
Gymnastics	40	6.5
Lacrosse	56	2.6
Martial Arts/MMA	41	6.3
Pickleball	19	15.4
Pilates	30	8.0
Running/Jogging	6	40.4
Soccer	18	15.8
Softball	31	7.9
Table Tennis/Ping Pong	21	14.2
Tennis	20	15.0
Volleyball	26	10.8
Weightlifting	8	37.6
Workout @ Club	9	30.7
Wrestling	51	3.7
Yoga	12	28.6

Nat'l Rank: Popularity of sport based on national survey.
Nat'l Participation: Population that participate in this sport on national survey.

[3] This rank is based upon the 58 activities reported on by NSGA in their 2024 survey instrument.

NATIONAL PARTICIPATION BY AGE GROUP

Within the NSGA survey, participation is broken down by age groups. As such B*K can identify the top 3 age groups participating in the activities reflected in this report.

Chart F – Participation by Age Group:

	Largest	Second Largest	Third Largest
Aerobic Exercise	35-44	25-34	45-54
Baseball	7-11	12-17	35-44
Basketball	12-17	25-34	35-44
Bicycle Riding	7-11	35-44	25-34
Boxing	25-34	35-44	18-24
Cheerleading	12-17	7-11	35-44
Exercise Walking	55-64	25-34	35-44
Exercise w/ Equip	25-34	35-44	45-54
Football (tackle)	12-17	25-34	35-44
Golf	35-44	25-34	55-64
Gymnastics	7-11	12-17	25-34
Lacrosse	12-17	25-34	7-11
Martial Arts/MMA	7-11	12-17	35-44
Pickleball	55-64	45-54	35-44
Pilates	25-34	35-44	45-54
Running/Jogging	25-34	35-44	12-17
Soccer	7-11	12-17	25-34
Softball	7-11	12-17	35-44
Table Tennis/Ping Pong	25-34	35-44	12-17
Tennis	35-44	25-343	12-17
Volleyball	12-17	25-34	35-44
Weightlifting	25-34	35-44	45-54
Workout @ Club	25-34	335-44	45-54
Wrestling	12-17	35-44	25-34
Yoga	25-34	35-44	45-54

Largest: Age group with the highest rate of participation.
Second Largest: Age group with the second highest rate of participation.
Third Largest: Age group with the third highest rate of participation.

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MARKET ANALYSIS

NATIONAL SPORTS PARTICIPATION TRENDS

Below are listed several sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2015-2024).

Table G – National Activity Trend (in millions)

	2015 Participation	2024 Participation	Percent Increase
Aerobic Exercise	45.1	N/A	N/A
Baseball	11.8	10.6	-10.2%
Basketball	24.8	23.9	-3.6%
Bicycle Riding	36.0	40.6	12.8%
Boxing	3.6	6.0	66.7%
Cheerleading	3.7	3.9	5.4%
Exercise Walking	106.3	105.1	-1.1%
Exercise w/ Equip	56.3	50.7	-9.9%
Football (tackle)	7.8	6.6	-15.4
Golf	18.6	21.6	16.1%
Gymnastics	5.8	6.5	12.1%
Lacrosse	2.9	2.6	-10.3%
Martial Arts/MMA	6.6	6.3	-4.5%
Pickleball	N/A[1]	15.4	805.9%[4]
Pilates	5.6	8.0	42.9%
Running/Jogging	44.5	40.4	-9.2%
Soccer	14.1	15.8	12.1%
Softball	9.8	7.9	-19.4%
Table Tennis/Ping Pong	10.5	14.2	35.2%
Tennis	12.8	15.0	17.2%
Volleyball	10.7	10.8	1.7%
Weightlifting	34.8	37.6	8.0%
Workout @ Club	36.6	30.7	-16.1%
Wrestling	3.0	3.7	23.3%
Yoga	30.7	28.6	-6.8%

2015 Participation: The number of participants per year in the activity (in millions) in the United States.
2024 Participation: The number of participants per year in the activity (in millions) in the United States.
Percent Change: The percent change in the level of participation from 2015 to 2024.

[4] Participation for this activity was not tracked in 2015, so this increase is computed from 2019

APPENDIX B: NATIONAL ENDOWMENT FOR THE ARTS (NEA)

The NEA provides insight into how Americans are spending their time with art and art-like activities. The Survey of Public Participation in the Arts (SPPA) is the nation's largest, most representative survey of adult patterns of arts participation in the United States. The NEA completes its survey on only an occasional basis with the last three available reports being in years 2012, 2017 and 2022.

Percentage of U.S. Adult Attending a Performing Arts Activity at Least Once in the Past 12-Months

				Rate of Change	
Music	**2012**	**2017**	**2022**	**2012-2022**	**2017-2022**
Outdoor Performing Arts Festival	20.8%	24.2%	18.7%	-2.1%	-5.5%
Jazz	8.1%	8.6%	6.3%	-1.8%	-2.3%
Classical Music	8.8%	8.6%	4.6%	-4.2%	-4.0%
Latin Music	5.1%	5.9%	3.9%	-1.2%	-2.0%
Opera	2.1%	2.2%	0.7%	-1.4%	-1.5%

				Rate of Change	
Plays	**2012**	**2017**	**2022**	**2012-2022**	**2017-2022**
Musical Plays	15.2%	16.5%	10.3%	-4.9%	-6.2%
Non-Musical Plays	8.3%	9.4%	4.5%	-3.8%	-4.9%

				Rate of Change	
Dance	**2012**	**2017**	**2022**	**2012-2022**	**2017-2022**
Other Dance	5.6%	6.3%	3.3%	-2.3%	-3.0%
Ballet	2.7%	3.1%	2.0%	-0.7%	-1.1%

- Following a minimal increase in almost all arts attendance that occurred from 2012-2017, participation rates decreased from 2017-2022.
- Changes in the U.S. demographic composition appear to have contributed to attendance in performing arts attendance. Still, various subgroups of Americans have decreased attendance rates for individual art forms. Covid-19 played its role in the decrease in participation as well.
- The most popular site to attend in-person arts events was an open-air facility (parks, pavilions, amphitheaters) at 17.1%. The next venue is restaurants, bars, nightclubs and coffee shops (10.3%) with the remainder fairly equal including schools, churches and community centers and libraries.
- Those who attended learned about the event most frequently through social media (17.0%) then through friends (14.7%) with traditional media next (11.3%).

PERCENTAGE OF U.S. ADULTS ATTENDING VISUAL ARTS ACTIVITIES / EVENTS

				Rate of Change	
	2012	**2017**	**2022**	**2012-2022**	**2017-2022**
Parks/Historical Buildings	22.4%	28.3%	26.0%	+3.6%	-2.3%
Art Museums/Galleries	21.0%	23.7%	17.7%	-3.3%	-6.0%
Craft/Visual Arts Festivals	23.9%	23.8%	17.1%	-6.8%	-6.7%

- Art Museums/Galleries and Parks/Historical Buildings attendance has increased from 2012 to 2017 but decreased in 2022.
- Craft/Visual Arts Festivals have seen a decline between 2012-2022.

READING BOOKS AND LITERATURE

Reading Activity

				Rate of Change	
	2012	**2017**	**2022**	**2012-2022**	**2017-2022**
Read any Book, non-required	54.6%	52.7%	48.5%	-6.1%	-4.2%
Literature	47.0%	44.2%	39.6%	-7.4%	-4.6%
Novels and Short Stories	45.2%	41.8%	37.6%	-7.6%	-4.2%
Plays	2.9%	3.7%	2.4%	-0.5%	-1.3%
Poetry	6.7%	11.7%	9.2%	+2.5%	-2.5%

Percent of U.S. Adults Who Read and/or Listened to Books in 2022

	Percentage
Read Books and/or Listened to Audiobooks	51.9%
Read Books	48.5%
Listened to Audiobooks	18.5%

Percentage of U.S. Adults Who Read Literary Works and/or Listened to Them via Streaming, Broadcasts, or Recordings in 2022

	Read	Listened via Media	Read and/or Listened via Media
Novels or short stories	37.6%	17.6%	43.2%
Poetry	9.2%	4.8%	11.5%
Plays	2.4%	N/A	N/A

- Read any Book (non-required), Literature, and Novels and Short Stories have seen a decline between 2012 and 2022. In 2022, fewer than 50 percent of adults read any book (in print or electronically) in the previous 12 months. This rate is four and six points lower than in 2017 and 2012.

- Plays and Poetry saw an increase between 2012 to 2017, but decreased 2017 to 2022.

CONSUMING ART THROUGH ELECTRONIC MEDIA

Percent of U.S. Adults Who Consumed Art via Electronic or Digital Media

	2017	2022	Rate of Change
Watched or listened to other kinds of music	65.2%	63.0%	-2.2%
Watched or listened to documentaries of any kind	n/a	37.0%	n/a
Watched or listened to programs, podcasts, or other video or audio content about music, dance, or theater	n/a	18.4%	n/a
Watched or listened to jazz music	20.0%	16.3%	-3.7%
Watched or listened to Latin, Spanish, or salsa music	18.5%	16.8%	-2.7%
Watched or listened to classical music or opera	20.6%	14.3%	-6.3%
Watched or listened to programs, podcasts, or other video or audio content about books or writers	19.1%	13.6%	-5.5%
Viewed art via device	16.0%	11.1%	-5.9%
Watched or listened to theater productions	16.2%	11.0%	-5.2%
Watched or listened to dance performances	14.1%	9.9%	-4.2%
Watched or listened to programs, podcasts, or other video or audio content about the visual arts	14.0%	9.0%	-5.0%
Viewed or interacted with an art exhibit or performance via device in a museum, theater, or concert hall	16.0%	7.1%	-8.9%

- Sixty-three percent of adults used media in 2022 to listen to music other than jazz music, Latin, Spanish, or salsa music, or classical music or opera.

- In 2022, 14 percent of adults consumed programs or podcasts about books or writers in 2022.

MAKING AND SHARING ART

Percent of U.S. Adults Who Performed or Created Art, by Selected Activities

	2017	2022	Rate of Change
Do social dancing, including dancing at weddings, clubs, or other social settings	24.0%	21.8%	-2.2%
Sing alone, in a social gathering, or in a group or choir	25.4%	20.2%	-4.2%
Take photographs as an artistic activity	13.8%	13.3%	-0.5%
Do weaving, crocheting, quilting, needlepoint, knitting, or sewing	11.7%	11.7%	—
Play a musical instrument	10.9%	11.4%	+0.5%
Create other visual art	13.4%	10.7%	-2.4%
Create leatherwork, metalwork, or woodwork	6.6%	9.0%	+2.4%
Do creative writing, such as fiction, non-fiction, poetry, or plays	6.6%	6.9%	-0.3%
Create any performance or work of visual art using a computer or mobile device	3%	4.5%	+1.5%
Create pottery, ceramics, or jewelry	4.1%	4.4%	-0.3%
Create films or videos as an artistic activity	5.2%	4.0%	-1.2%
Play a musical instrument with one or more partners, a band, orchestra, or other music group	3.9%	3.0%	-0.9%
Perform or practice dance	3.5%	2.0%	-1.5%
Design, code, or create any games, software, or tools	n/a	2.0%	—
Do acting	2.3%	1.6%	-0.7%

The proportion of adults singing declined from 2017 to 2022, by five percentage points.

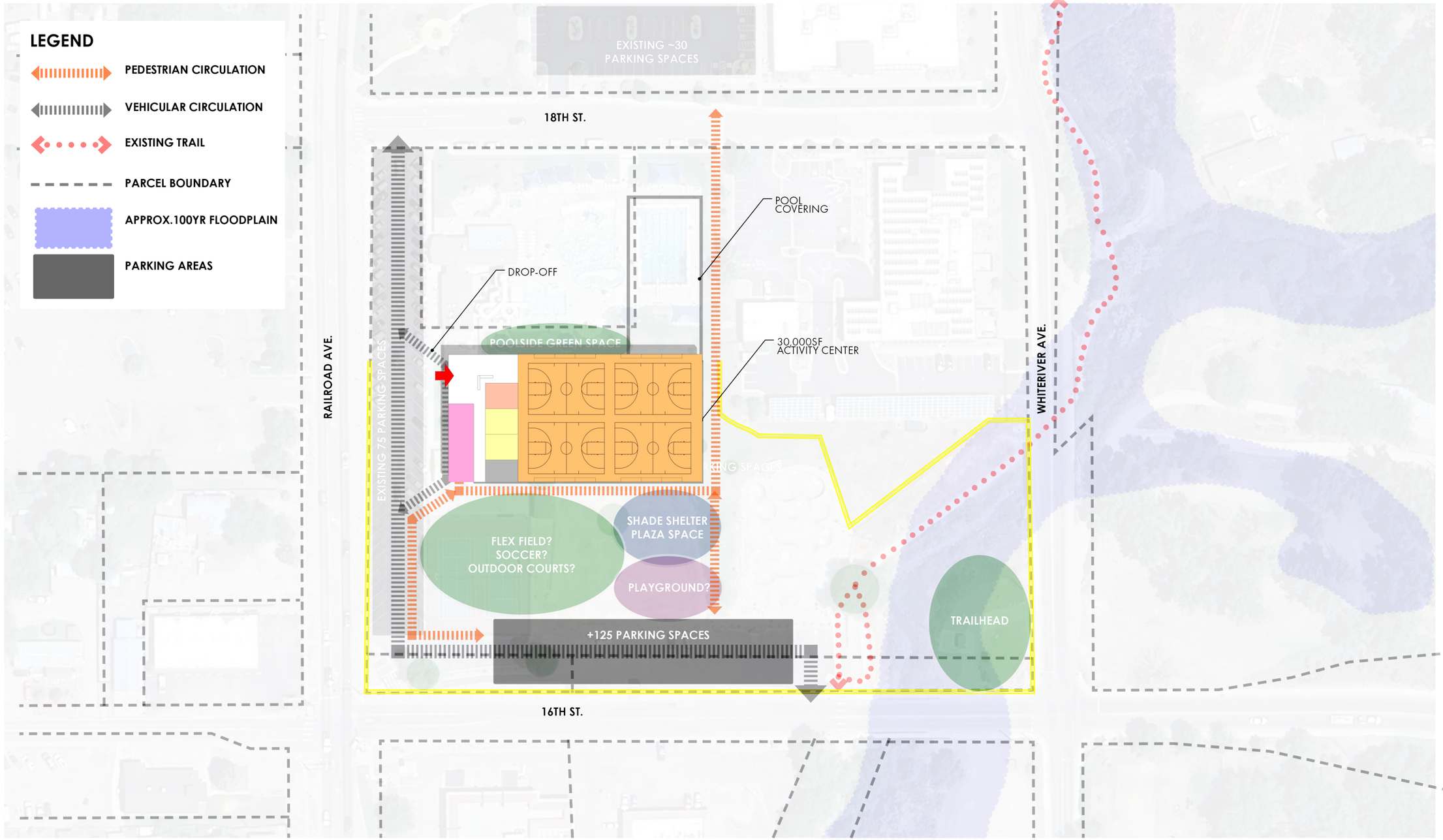
Social dancing took the place of singing as the most popular activity across all forms of personal arts performance and creation.

PARTICIPATING IN ARTS LEARNING

Percent of U.S. Adults Who Learned an Art Form 2022

	Who Took Classes or Lessons	Who Learned by Other Means	Who Learned Either through Classes, Lessons or Other Means
Any Arts Subject	11.8%	25.5%	29.1%
Music	3.8%	12.1%	14.2%
Dance	2.1%	6.7%	8.0%
Photography or filmmaking	1.8%	6.6%	7.4%
Other visual arts	2.6%	6.4%	7.1%
Art history or art or music appreciation	2.1%	5.8%	6.9%
Creative coding, computer animation, or digital art	2.3%	4.1%	4.8%
Creative writing	1.9%	3.6%	4.7%
Acting or theater	0.8%	1.7%	2.1%

- Just under 4 percent of adults learned vocal or instrumental music through classes or lessons, while 12 percent learned through other means (e.g., through friends, as part of a family tradition, or teaching oneself).
- Six percent of adults took classes or lessons in photography, while 2 percent learned through other means.
- Whether through classes/lessons or other means, nearly 5 percent of adults learned about computer animation, creative coding, or digital art making.



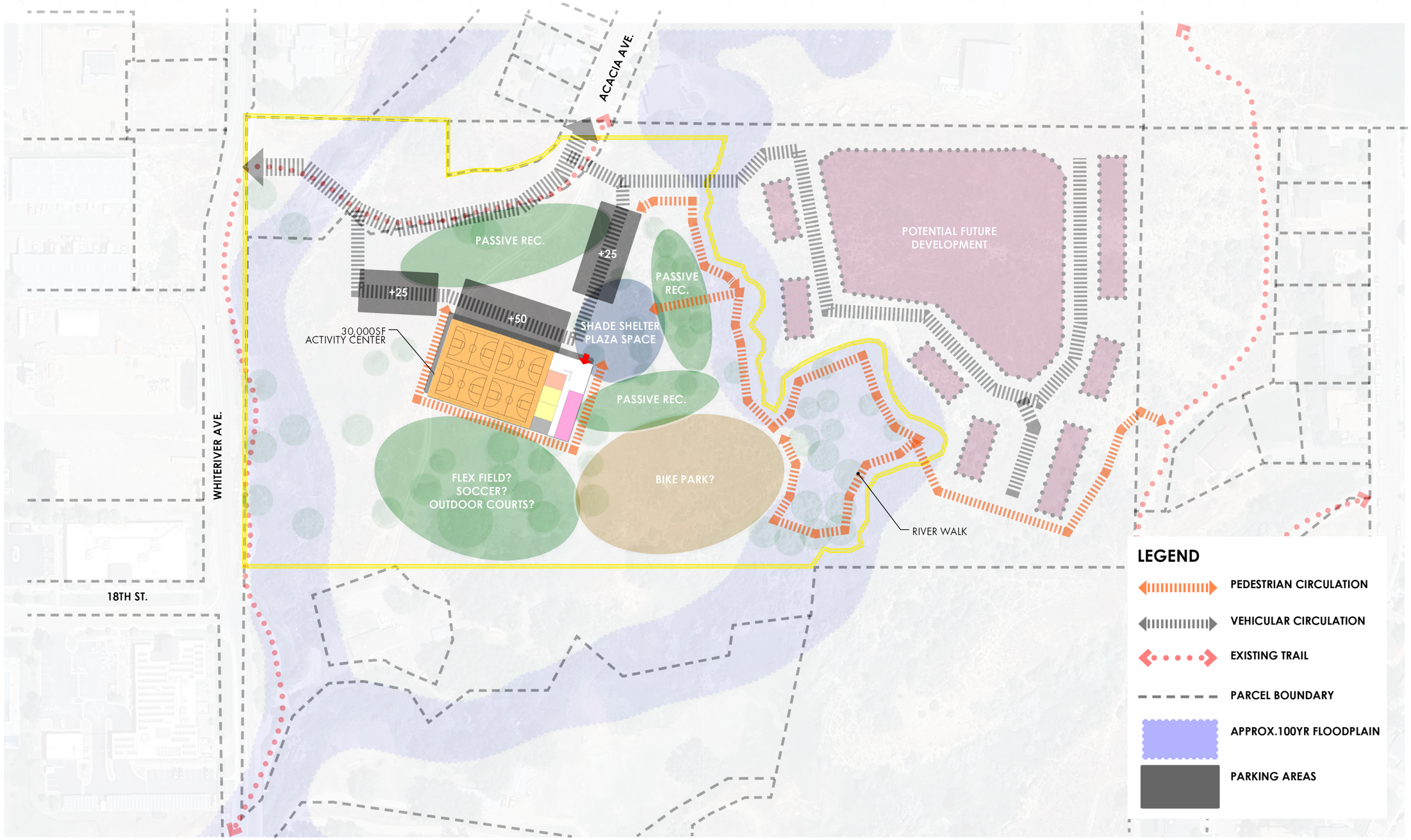
NORTH 0 40 80 160

RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - METRO PARK

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects



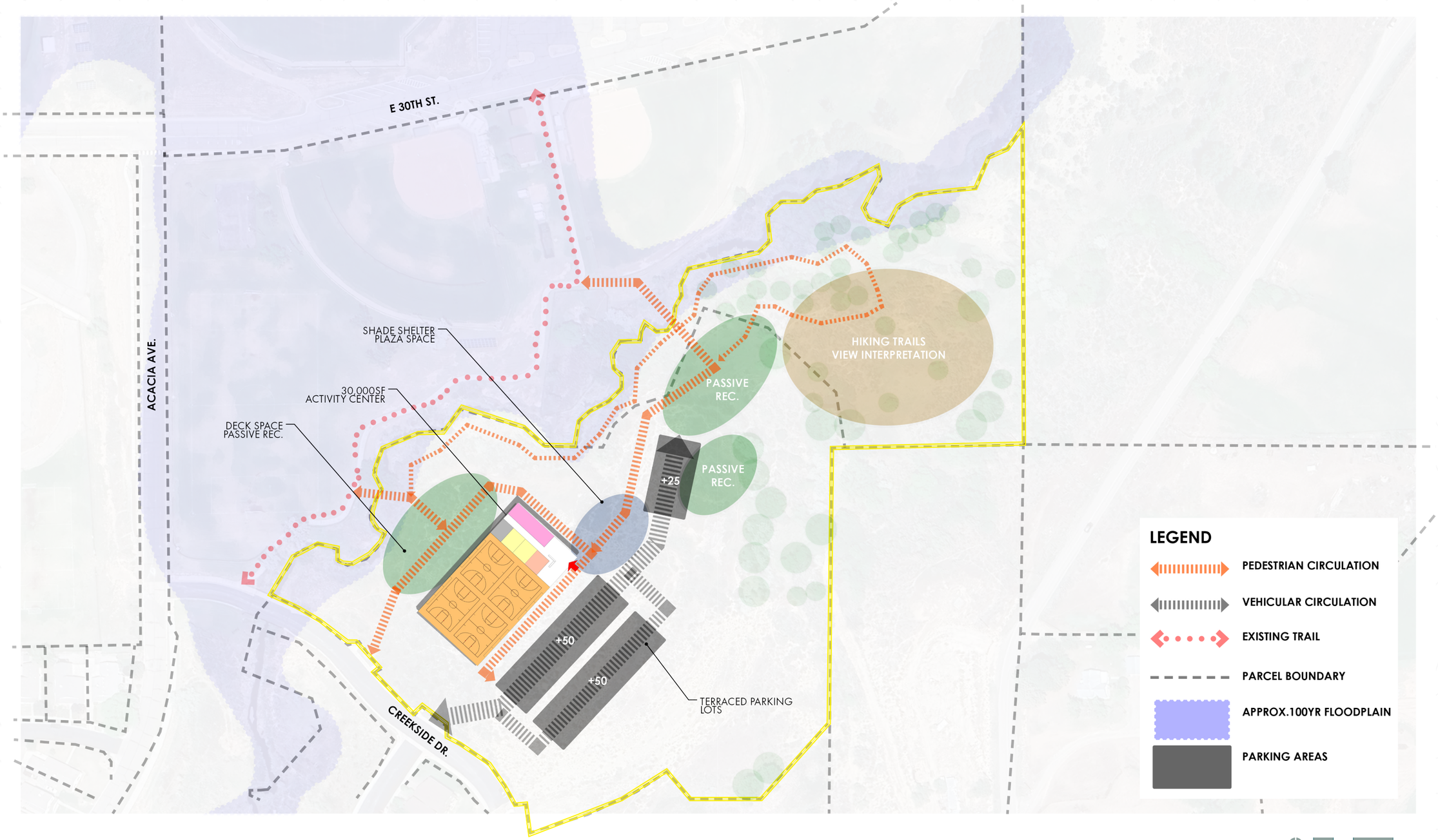
NORTH 0 60 120 240

RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - TWO CREEKS

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

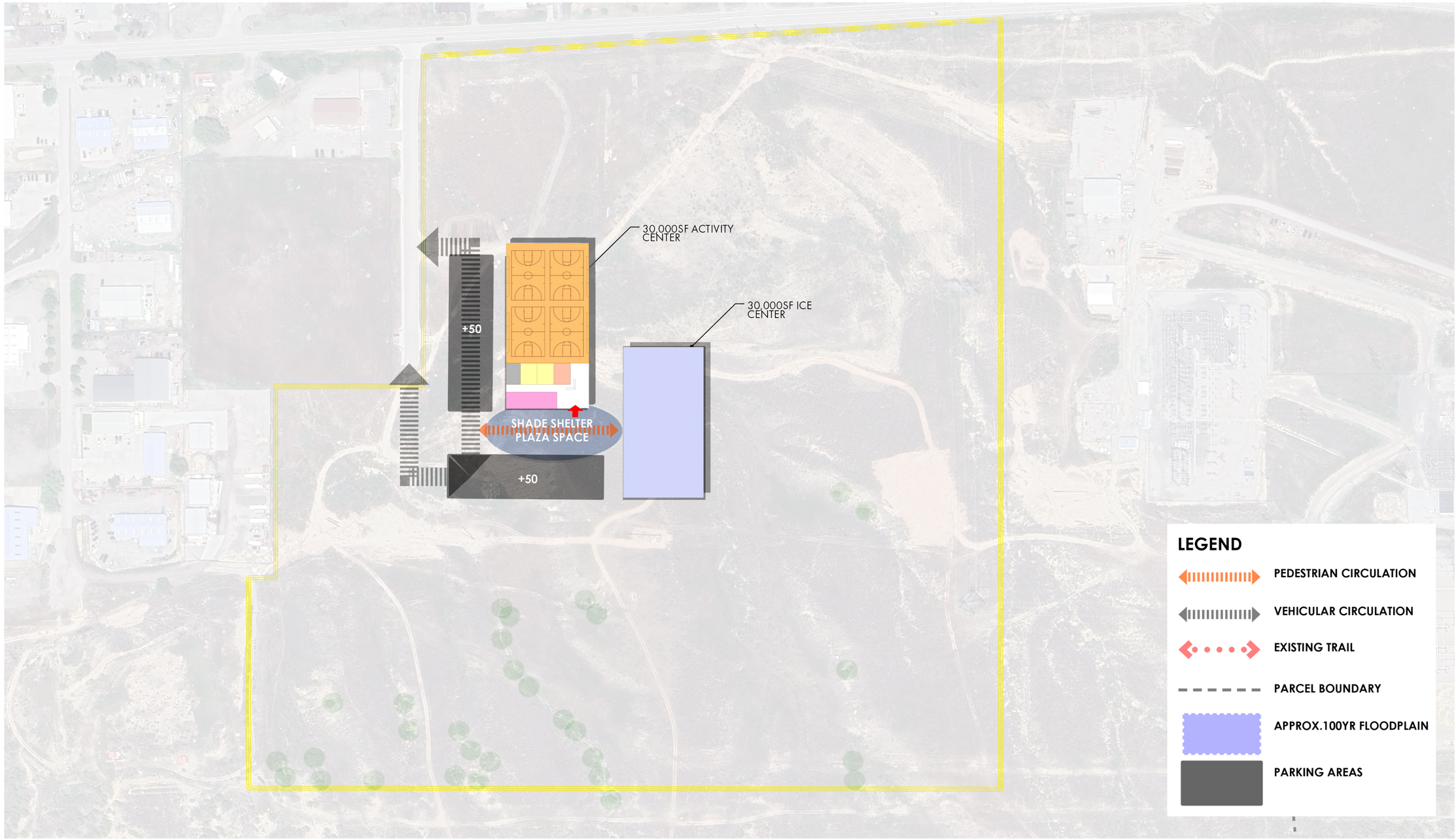


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - DEERFIELD PARK

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

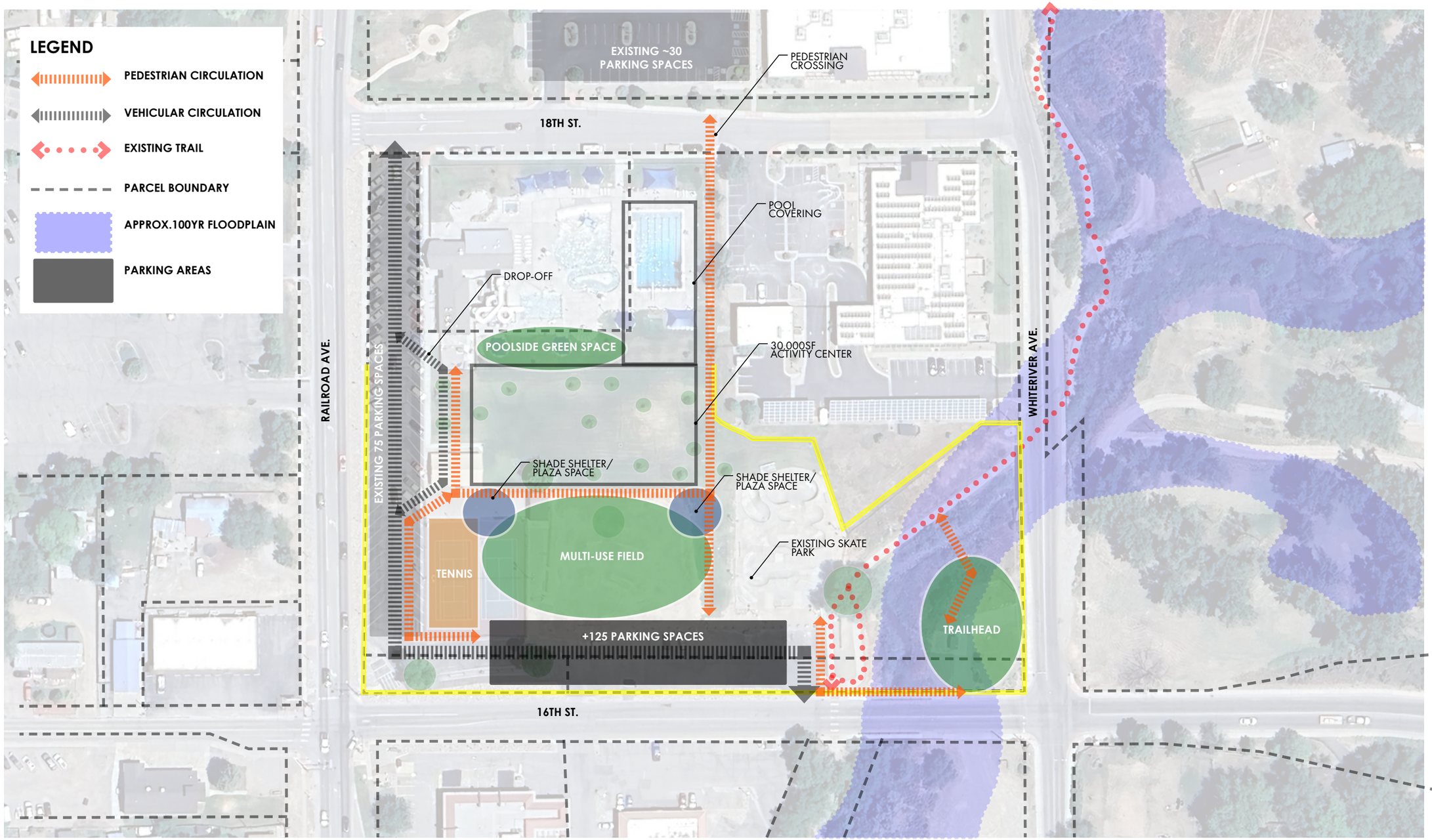


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - AIRPORT

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

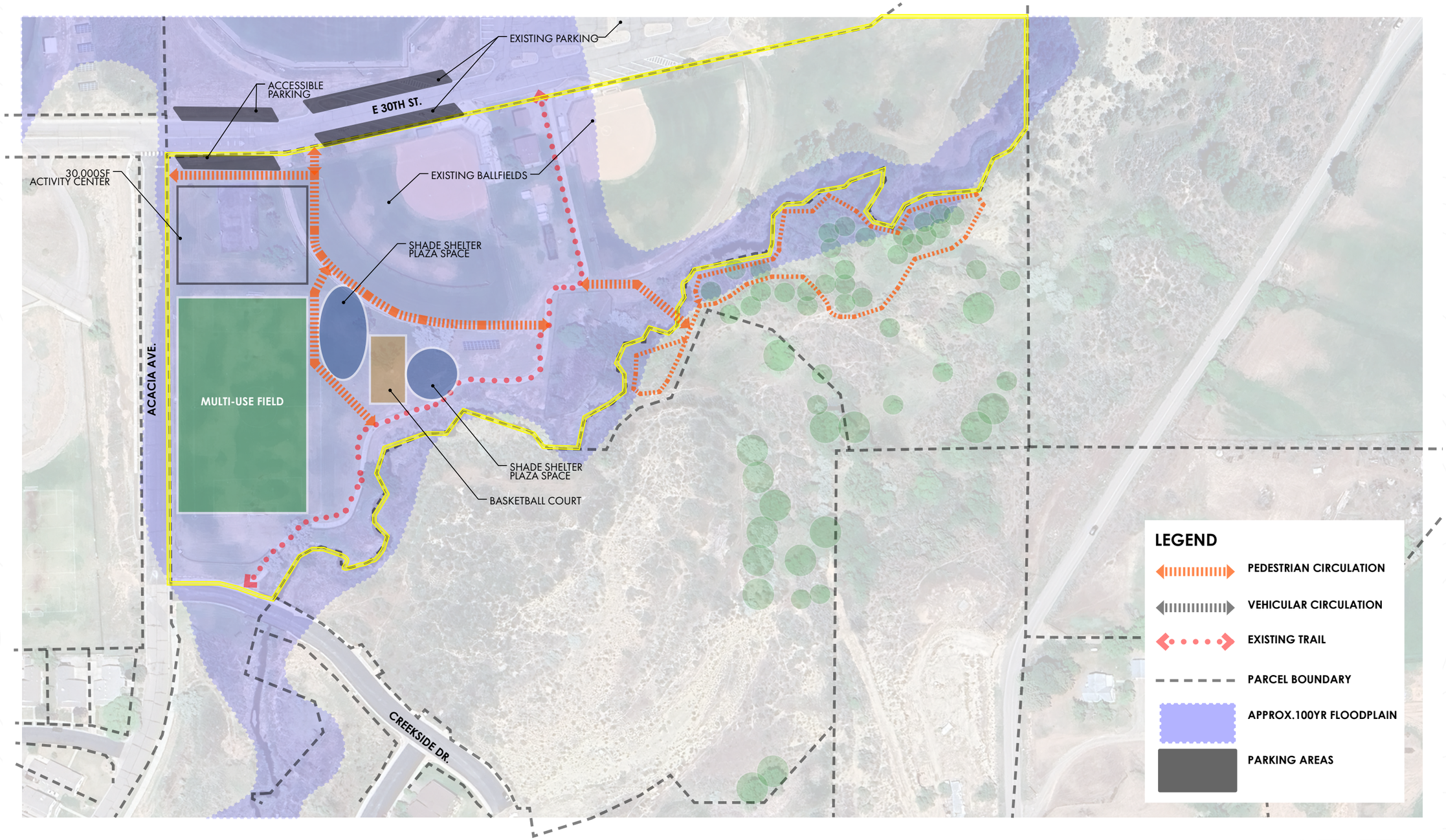


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - METRO PARK

NOVEMBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

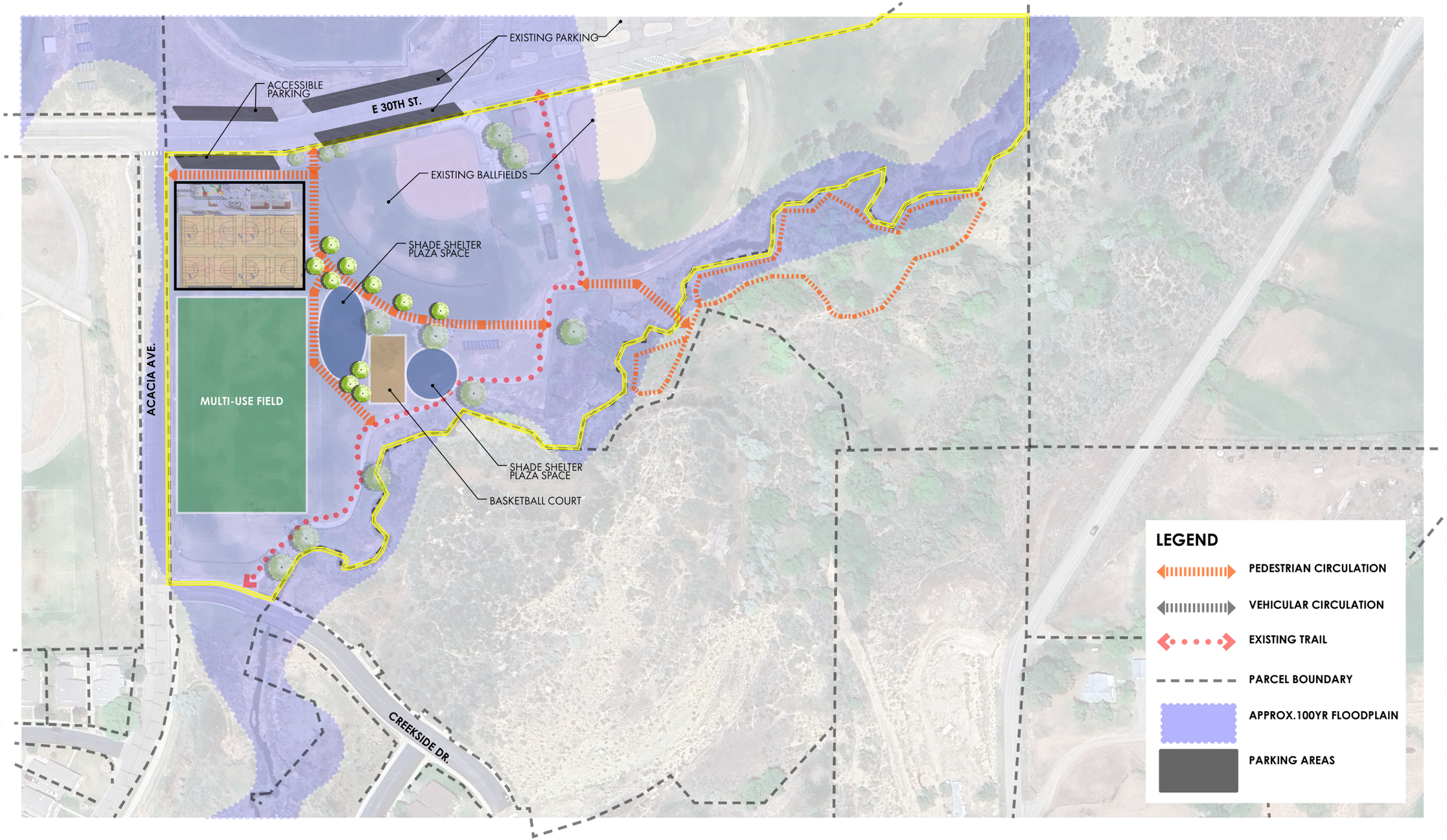


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - DEERFIELD PARK

NOVEMBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects



RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - DEERFIELD PARK

DECEMBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

BALLARD*KING
& ASSOCIATES LTD
Recreation Planning and Operation Consultants



RIFLE ACTIVITY CENTER

OPERATIONS PLAN

March 17, 2026
Rifle, Colorado

www.BallardKing.com

Prepared By:
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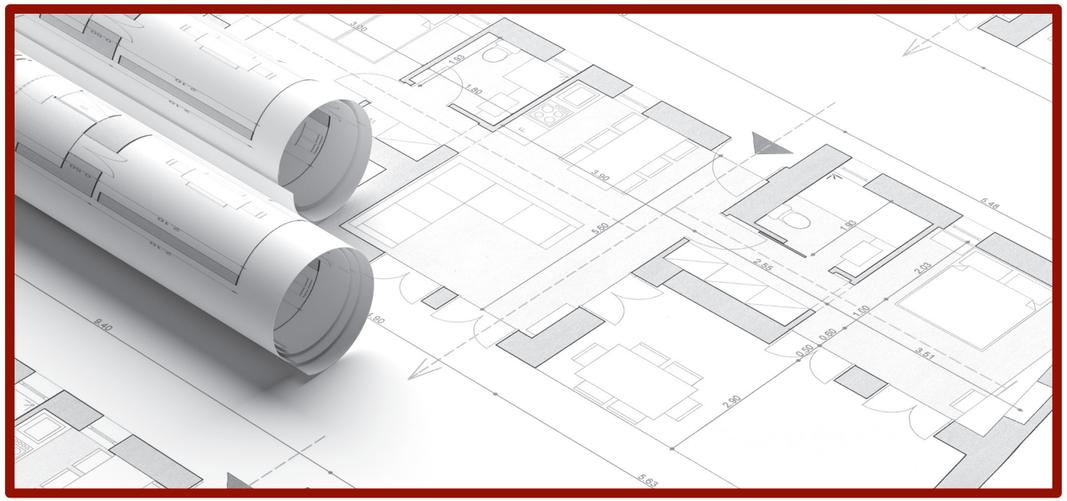
PROGRAM DEVELOPMENT FOR RIFLE INDOOR ACTIVITY SPACES



As part of this feasibility study, the project team was responsible for developing a recommended program for the proposed Rifle Activity Center (RAC). This effort was a collaborative process involving the full project team and was informed by several key factors: input from the community, an understanding of current City operations and organizational structure, and guidance from the architect on how to best meet the identified needs.

In architectural terms, a *building program* is a planning document that outlines all the spaces required to support the City of Rifle's goals for facility use. This includes not only primary activity spaces but also essential support areas such as storage rooms, mechanical spaces, and hallways. The building program serves as a roadmap for future design phases and helps establish early cost estimates based on square footage and building size.

The program outlined in this report reflects input gathered through stakeholder discussions, user group interviews, and community outreach including survey results. It also incorporates the design team's experience with similar facilities. As with many early-stage planning efforts, this program is intended to be a flexible, working document that can evolve as project details - such as budget or operational priorities - are refined.

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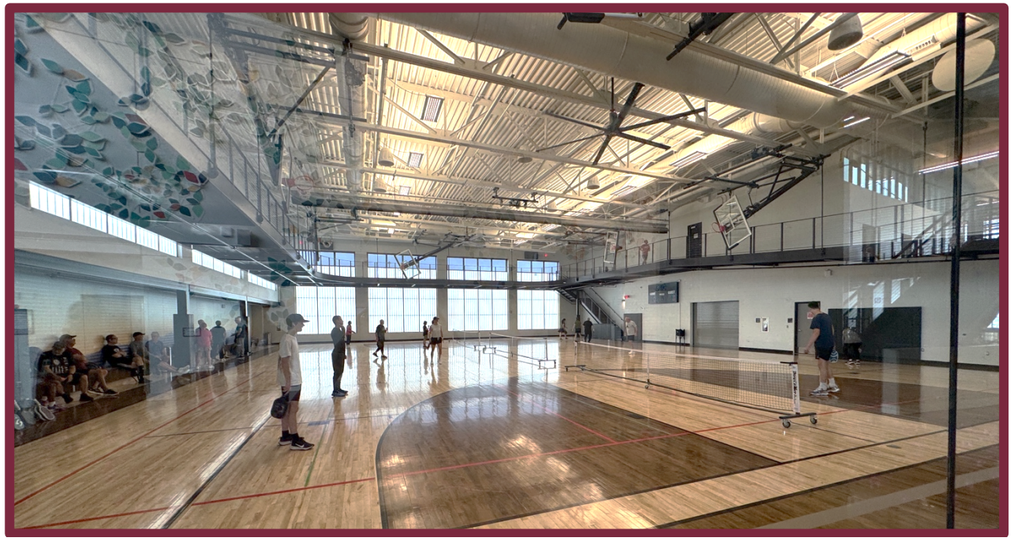
RIFLE ACTIVITY CENTER
Operations Plan

OPERATIONAL PRO-FORMA



As part of the feasibility study process, Ballard*King & Associates (B*K) developed an independent third-party operations plan for the proposed facility. When developing these operational plans, they are based on the market, the project team's understanding of local recreational opportunities and operations, client resources, team members familiarity with operating similar facilities, and industry best practices. B*K takes a conservative approach to the development of operational plans. If significant changes were made to the facility program and/or design, The City of Rifle should strongly consider updating the operational figures.

The following assumptions have been made in the development of these plans.

General Assumptions:

- The City of Rifle will be the owner and operator of the Rifle Activity Center (RAC)
- The operational plan does not reflect 100% capacity regarding programming, admissions, or rentals. With dedicated staffing, planning and leadership, revenue generation should increase but will have limitations based upon the market. From an expense perspective, increases in expense line items would be directly offset by program revenue.
- It is assumed that maintenance and custodial services in the facility would be in-house, with employee positions identified in the operations plan to be added to the City of Rifle's organizational structure. The success of these facilities is tied to them being able to operate in a business-like fashion. The autonomy of in-house maintenance and custodial staff provides necessary control for operations. Modest additional contracted cleaning support was included in the plan.

- The plan has contract services built into the plan for specialty items such as Heating Ventilation Air Conditioning (HVAC) maintenance or specialized repairs.

- A capital improvement allocation has been recommended. B*K is strongly recommending that during the first full calendar year of operation, dollars are allocated to this fund. By doing this, the City would have access to substantial balances in years 3-5 to replace equipment and make small improvements to the facility.

- The expense and revenue statements assume the first full year of operation. They do not account for a mid-year start up or partial year operation which could be a reality.

- The plan is based upon an opening in 2027. Any facility opening after that date would need to have projections adjusted for inflation. The inflation factors that have been used recently vary from 3-5%.

- Full-Time Employees (FTE) represent new staffing. For each full-time position, the a benefit multiplier of 35% was utilized, with part-time employee positions having a benefit multiplier of 8.5%, reflecting FICA expenses.

Expense Computation Multiplying Factors:

- Utilities (gas, electricity). A factor of $5.00 per square foot was used to determine utilities at the Rifle Activity Center, due to the high cost of heating/cooling, particularly with respect to an indoor pool.

- Insurance (property & liability). A factor of $.75 per square foot. The City of Rifle would need to inquire with their insurance provider as to the accuracy of these figures. These can vary greatly depending on the organization, size of the facility, components, and geographic location.

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RIFLE ACTIVITY CENTER
Operations Plan

Summary:

Facility Description:

The Rifle Activity Center (RAC): Estimated at a building size of approximately 57,491 sq. feet, the indoor facility would include a competition gymnasium with two basketball courts and space for indoor turf, bleacher seating, two multi-use meeting/fitness studios, an open fitness workout area, locker rooms, an indoor playground, an indoor pool, an indoor walking/jogging track, restrooms, a lobby and administrative office area, storage and 168 parking spaces.

Anticipated Hours of Operation:

	RAC
Monday-Friday	5:30AM-8:00PM
Saturday	9:00AM-8:00PM
Sunday	10:00AM-7:00PM

Rate & Fee Structure:

In recommending admission and membership fees, the project team recognized that the current amenities planned for the Rifle Activity Center (RAC) facility include: a gymnasium with two basketball courts and space for indoor turf (which can also be used for other sports such as volleyball, pickleball, wrestling, etc.), bleacher seating, two meeting/fitness studios, an open fitness workout area, locker rooms, an indoor playground, an indoor pool, and an indoor walking/jogging track. As such, any membership or daily admission fee for the facility would need to be structured for drop-in usage to accommodate access to any and all of the amenities, as tracking where customers go within the facility or what amentias they use would require additional systems or staffing not included in this plan.

Further, with the City of Rifle being the owner and operator of the facility and providing resources and funding, the fee philosophy should offer benefits to City of Rifle residents. As such, a resident and non-resident fee structure was developed, with non-residents paying approximately 28% more than residents.

Lastly, children ages three and under would be offered free admission, which includes complimentary access for their parent or another adult providing supervision.

Admission Fees:

RAC		
Daily Admission Fee		
	Resident	Non-Resident
3 & Under	Free	Free
Youth (4-17)/Senior (60+)	$10.00	$13.00
Adult	$12.00	$15.00

Monthly Memberships		
Youth (4-17)/Senior (60+)	$30.00	$39.00
Adult	$40.00	$51.00
Annual Memberships		
Youth (4-17)/Senior (60+)	$310.00	$397.00
Adult	$425.00	$544.00

** Note: non-resident rates rounded to the closest dollar.*

Rental Rates:	Resident Rates:
Gymnasium Court Rental (1 court)	$45/hr.
Meeting Room	$30hr.
Indoor Playground	$70/hr.
Indoor Pool	$250/hr.

Programs & Rentals:

Rifle Activity Center (RAC):

- Programs:
  a. Programs will be held at the RAC. The Rifle Recreation Department offers a robust selection of programs that currently need space at other organization's facilities (i.e. school district gyms). The proposed facility may offer opportunities to bring those programs into the facility and also expand program offerings.

  b. The addition of an indoor pool provides opportunities for aquatic programs to be offered year-round. The plan approach anticipates that most (if not all) aquatic programs will be offered during the summer time period at the existing Rifle outdoor pool, to meet customer expectations.

  c. The programs reflected in the plan are reflective of "Year 1" operations and feedback from stakeholders that was received by the project team.

- Rentals:
  a. Due to the amount of recreation programs offered by the Rifle Recreation Department and the potential need for department programs to have adequate space, rentals to outside organizations or users was modestly projected. The Rifle Recreation Department is the primary provider of recreation opportunities in the area.

  b. The indoor gymnasium courts, multi-use classroom/fitness studios, pool and indoor playground will be rented out regularly. The fill rate for the aforementioned estimated rentals was estimated between 50-75%, depending upon both the amenity and season.

Staffing:

The full-time employee positions below represent both new and existing staff positions that would be needed to operate the building within industry standards. Since the City currently operates a robust Recreation Department, there was the opportunity for some existing recreation positions to fill necessary roles within the new facility. This reduces the cost for new staffing in this plan, and the costs for existing City of Rifle recreation positions are not included in this study.

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There were also new positions, both full-time and part-time, that were identified as being needed to effectively and safely operate the center. For each new full-time position, a benefit multiplier of 35% was utilized and for part-time positions, a benefit multiplier of 8.5% was utilized. The position pay rate estimations utilized below are based on a review of the City of Rifle's pay plan, without knowing the specifics of each comparable positions reviewed. Ultimately it would be the purview of the City's Human Resources Department, in collaboration with the Rifle Parks and Recreation Director, to review positions and responsibilities and to appropriately place each position within the City's compensation plan.

Full-Time Positions:

RAC			
Position	Salary	Positions Needed	Total
Rifle Recreation Center Manager	n/a	0 (existing staff)	n/a
Guest Services Coordinator	n/a	0 (existing staff)	n/a
Recreation Programs Coordinator	n/a	0 (existing staff)	n/a
Aquatics Coordinator	n/a	0 (existing staff)	n/a
Guest Services Lead	n/a	0 (existing staff)	n/a
Pool Manager(s)	$60,000	2	$120,000
Maintenance Worker	$65,000	1	$65,000
		Salaries Subtotal	$185,000
		Benefits (35%)	$ 64,750
		Full-Time Staff Total	$249,750

Part-Time Positions (all new):

RAC				
Position	Hourly Wage	Hours	Weeks	Total
Recreation Supervisor- School Year	$18.50	79.50	39	$57,359
Recreation Supervisor - Summer	$18.50	99.50	9	$16,567
Recreation Supervisor - Holidays	$18.50	92.50	4	$6,845
PT Lead Guest Services - School Year	$17.50	99.50	39	$67,909
PT Lead Guest Services - Summer	$17.50	99.50	9	$15,671
PT Lead Guest Services - Holidays	$17.50	99.50	4	$6,965
Guest Services Specialist - School Year	$16.00	124.00	39	$77,376
Guest Services Specialist- Summer	$16.00	180.00	9	$25,920
Guest Services Specialist - Holidays	$16.00	180.00	4	$11,520
Pool Manager- School year	$17.50	59.50	39	$40,609
Pool Manager- Summer	$17.50	59.50	9	$9,371
Pool Manager- Holiday	$17.50	57.25	4	$4,008
Lifeguards School Year	$16.50	239.00	39	$153,797
Lifeguards - Summer	$16.50	189.50	9	$28,141
Lifeguards - Holiday	$16.50	239.00	4	$15,774
		Wages Subtotal		$537,831
		Benefits (8.5%)		$45,716
		Part-Time Staff Total		$633,841

Annual Financial Operating Pro Forma – Expenses

Expense Model: The following expense model is based on the best information available at the time of the study. Significant changes in the facility program or local market, or a delay in opening/implementation beyond 2027 would necessitate the information be revisited and updated.

Personnel (New Positions)	**RAC**
Full-time	$185,000
Part-time (Operations & Programs)	$588,126
Benefits	$110,466
Sub-Total	*$883,591*
Supplies	**RAC**
Supplies: Operations - Office, Fitness Mat'ls, etc.	$12,000
Supplies: Chemicals	$60,000
Supplies: Janitorial	$10,000
Supplies Program	$9,000
Supplies: Safety	$5,000
Maintenance& Repair Supplies	$10,000
Uniforms	$12,000
Printing/postage	$2,500
Vending / Grab & Go	$5,000
Miscellaneous Operating Supplies	$6,000
Fuel/Mileage	$1,500
Sub-Total	*$133,000*
Services	**RAC**
Utilities (gas, electric)	287,455
Water/Sewer	75,000
Trash	6,000
Insurance (property & liability)	43,118
Communications (phone)	3,000
Contract services (Elevator, HVAC, Music License, Misc.)	12,000
Custodial Services	60,000
Fitness Equipment Lease (include purchase in FFE?)	-
Equipment Maintenance (inc Hardwood Floors $8k each)	40,000
Alarm/Security Systems	7,500
Minor Equipment (inc Rentals)	7,500
Advertising	8,000
Travel & Training	6,000
Background Checks	1,000
Employee Relations	2,500
Membership Dues/Subscriptions	2,000
Bank charges & Credit Card Fees	33,796
Admin & IT Support (licenses & charges; software)	31,000
Recreation Software	16,898
Cost Allocation	105,000
Capital Replacement/Improvement Funding	100,000
Miscellaneous	10,000
Sub-Total	*$ 857,767*
Total Operating Expense Estimate with CIP Annual Replacement Fund ($100k)	**$ 1,874,359**

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Revenues:

Revenue Model: The following revenue model has been based on the best information available at the time of the study. Significant changes in the facility program or local market, or a delay in opening/implementation beyond 2026 would necessitate the information be revisited and updated.

Fees	**RAC**
Membership	$805,121
Daily Admissions	$155,955
Sub-Total	*$ 961,077*
Rentals & Programs	**RAC**
Program (Leagues, Classes, etc.)	$123,242
Rentals: Gym &MPR/Studio	$29,520
Rentals: Pool	$8,400
Rentals: Indoor Playground	$4,200
Sponsorship	-
Other - Vending, Concessions, etc.	$8,500
Sub-Total	$173,862
Total Annual Revenue Estimate	**$ 1,126,539**

Additional Revenue Opportunities (not included):

- Advertising/Sponsorship
- Naming Rights
- Partnerships

Five Year Planning:

The following is a 5-Year Summary of the operating projection for the Rifle Activity Center. The 5-year projection includes the capital improvement fund (CIF) and has annual escalators for years 2-5 factored into the projections.

RAC:

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	1,874,359	1,804,746	1,858,888	1,914,655	1,972,095
Revenue	1,126,539	1,205,396	1,265,666	1,303,636	1,342,745
	($747,820)	($599,350)	($593,222)	($611,019)	($629,350)
Cost Recovery % inc. CIP	60.1%	66.8%	68.1%	68.1%	68.1%
Capital (cumulative)	$100,000	$200,000	$300,000	$400,000	$500,000

The capital improvement line is shown on a cumulative basis to demonstrate the planned growth of reserves over time. Although identified separately for transparency, these contributions are fully embedded within the total operating expenses and represent a critical component of long-term financial sustainability.

APPENDIX A: General Recreation Trends

This appendix provides a strategic overview of regional and national recreation facility and program trends.

General

Key Takeaways:

- **Agencies must be strategic, data-driven, and focused on measurable outcomes.**
- **Clear visioning and prioritization are critical to long-term success.**
- **Equity, inclusion, and financial sustainability are now core expectations.**

Public parks and recreation agencies have evolved over the past 10 to 20 years to adapt their approach to providing parks and recreation services. This has been based on the following:

- Increasing Demands – Significantly increasing facility, program, and service demands from the public.
- Inclusiveness – The requirement that agencies provide access to facilities, programs, and services to an ever more diverse population. This includes meeting the needs of different ethnic groups, economic status, age, and ability.
- Cost Effectiveness - An expectation that parks and recreation agencies operate more cost-effectively in their development and operations of services and facilities.
- Measurable Outcomes – An increasing need to quantify the results and benefits of the programs and facilities that are provided. Establishing well-defined levels of service (LOS) is critical.

As a result of these factors, the following general parks and recreation best practices have typically been adopted by many agencies:

- Parks and recreation agencies have a clear vision statement regarding their roles and responsibilities in providing services to their constituents.
- The vision statement is backed up by several pointed goals. These goals are updated on an annual basis.
- Utilizing the vision and goals, a professional and updated master plan is in place to guide future development and operations of parks and recreation facilities and programs.
- Ongoing long-range planning efforts are in place to position the agency for success in the future.

- There are comprehensive diversity, equity, and inclusion policies in place to guide agency operations and management.
- Leading agencies recognize they cannot effectively be all things to all people and instead prioritize high-impact services in the delivery of parks and recreation services and facilities. As a result, specific areas of focus are determined, and certain functions are left to other organizations and entities.
- Strategic analysis is conducted to determine which services should be provided in-house and which should be contracted to other providers.
- Data-driven decision-making practices are in place that allows for trends and directional analysis. This also results in the development of specific performance measures. For this to be effective there must be full computerization of all management records. This includes program registration, point of sale, rentals, facility scheduling, timecard management, maintenance, etc.
- There are clearly documented and comprehensive policies and procedures in place that cover all aspects of an agency's management and operation. These are updated on a regular basis.
- Virtually every aspect of an agency's operation is evaluated, tracked, and measured on a regular basis.

Recreation Facilities

Key Takeaways:

- **Facility development is becoming more expensive and requires careful prioritization.**
- **Larger, multi-use facilities are replacing smaller, single-purpose amenities.**
- **Partnerships and feasibility studies are essential to successful projects.**

Developing and managing a variety of recreation facilities is the main focus of public agencies in larger communities. The types of facilities that are now provided by parks and recreation departments have become more diverse, and expensive to acquire, develop and maintain. As a result, establishing a clear, actionable master plan is essential to determining facility development roles, timelines, and priorities.

National Recreation and Park Association (NRPA) – NRPA's 2025 Agency Performance Review document has specific information on recreation facilities that are provided by park and recreation agencies nationally.

Outdoor Park & Recreation Facilities	Percentage of Agencies	Median Number of Residents per Facility (100,000-250,000 pop)
Playgrounds	94.0%	5,000
Basketball Courts - Standalone	85.0%	9,742
Diamond fields	80.0%	6,821
Rectangular fields	77.0%	7,993
Tennis Courts - Standalone	74.0%	8,587
Dog Park	70.0%	76,509
Community Garden Plots	54.0%	57,676
Swimming Pools	49.0%	59,897
Skate Parks	47.0%	109,934
Pickleball Courts - Standalone	45.0%	19,822
Volleyball Courts - Standalone	51.0%	39,166
Fitness Zones	39.0%	38,668
Multiuse Courts	38.0%	45,772
Splash Pads	38.0%	61,518
Multiuse Racquet Courts	38.0%	32,239
Walking/Running Tracks	36.0%	38,029
Disc Golf Courses	35.0%	113,800
Driving Range Stations	31.0%	40,096
18-Hole Golf Courses	31.0%	114,877
Synthetic Fields	17.0%	54,126
Ice Rinks	17.0%	98,156
9-Hole Golf Courses	16.0%	121,492
Overlay Fields	15.0%	18,595
Waterparks	12.0%	147,662

Indoor Park & Recreation Facilities	Percentage of Agencies	Median Number of Residents per Facility (100,000-250,000 pop)
Recreation Centers (including gyms)	63.0%	57,200
Community Centers	60.0%	58,027
Permanent & Semipermanent Restrooms	52.0%	6,782
Performance Amphitheaters	43.0%	115,000
Senior Centers	41.0%	123,671
Nature Centers	35.0%	143,480
Aquatic Centers	30.0%	109,454

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Facilities w/ Restrooms Available free to use to Public not Included Above	27.0%	23,225
Stadiums	19.0%	150,005
Indoor Ice Rinks	12.0%	106,395
Teen Centers	11.0%	131,166
Arenas	9.0%	120,878

Responsibilities of Parks and Recreation Agencies Nationally:

Responsibilities	Percentage of Agencies
Provide Recreation Programs and Services	93%
Operate and Maintain Indoor Facilities	93%
Conduct Community Wide Special Events	82%
Operate, Maintain, Contract Outdoor Swim Facilities	67%
Operate, Maintain, Contract Racquet Sports Center	80%
Administer/Manage Outdoor Sports Complex	56%
Manage Outdoor Amphitheaters	35%
Operate, Maintain Contract Indoor Swim Facilities	32%
Maintain, Manage, Lease Indoor Performing Arts Ctr.	19%
Manage Indoor Sports Complexes	21%

Recreation/Community Centers

Recreation/Community centers are usually developed on three levels.

- Clubhouse/Community Building – smaller buildings that are designed to serve as a community room(s) for individual neighborhoods. The size is usually less than 5,000 sq. ft. and requires less than 3 acres. These amenities are usually located next to a neighborhood pool or park.

- Community Center – are larger community buildings with multiple, more passive use, spaces that serve an area of a community. These vary in size and amenities and can range from 5,000 to over 20,000 sq. ft. and require 3-5 acres. This level of center can also be combined with a comprehensive community recreation center or community aquatic center. These centers are usually part of a community park.

- Comprehensive Community Recreation Center – this is a large center that contains both active (pool, gym, fitness, etc.) and passive use elements (community rooms) and is designed to serve a substantial geographic area (30,000 or more). The facility is usually over 40,000 sq. ft. to as much as 80,000 sq. ft. and requires 8 acres or more. These are often developed through partnerships with other

organizations or other groups (YMCA, etc.). These centers are normally part of a community or regional park.

Senior Center – A center that has a focus on senior services from recreation to education and social services. These centers can be as small as 10,000 sq. ft. to over 50,000 sq. ft. depending on the amenities that are included. More traditional centers have a strong passive use orientation with a large multi-purpose room and a commercial kitchen that supports a daily lunch program and larger events and programs. There are also usually smaller classrooms, card rooms, game rooms, small libraries and other amenities. More cutting-edge centers have cafes, multi-purpose rooms and active use spaces including fitness areas, gyms and even swimming pools. There is also a movement away from developing standalone senior centers and integrating these into community recreation centers to provide greater opportunities for the more active senior.

Specialized Facilities – This includes unique facilities such as aquatic centers, nature/interpretative center, amphitheater, tennis centers, and other amenities. The following is a breakdown of basic specialized facilities.

- Aquatic Centers – Aquatic centers or swimming pools are usually developed on four levels.
    - Neighborhood – smaller pools that are designed to serve specific neighborhoods. The bather load is usually less than 500. These amenities are often built next to a neighborhood park.
    - Community – larger pools that serve a community. These vary in size and amenities (competitive to recreational) and can range from a bather load of 500 to over 1,000. They are developed as part of a community park.
    - Regional – these are large water parks or competitive pools that are designed to serve a significant geographic area. They usually contain an expansive recreational pool but can also have a strong competitive focus. Bather loads are 1,000 or more. These are often developed through a partnership with other organizations. They would be in a regional park or as a standalone facility.
    - Splash pad – many communities are either replacing existing neighborhood pools with splash pads or adding them to the inventory of aquatic facilities.

  The vast majority of aquatic centers are in the community category and there are an increasing number of splash pads being built.

- Performing Arts Center – A performing arts center is a regional indoor facility with a large theater. Seating can vary from 300 to over 1,000. The center can be 30,000 to 70,000 sq. ft. and requires 8 acres or more. This type of center is normally developed by several organizations or large communities. They can be located as part of a larger civic campus, in conjunction with a comprehensive recreation center, or as an amenity in a regional park.
    - Because of their sheer size and cost, these types of facilities are not built in significant numbers in most communities (or even nationally). Many communities do have smaller PAC's or utilize community center rooms (usually with flat floors) for these types of activities. Some communities that do have a PAC are at times managed and operated by other entities than parks and recreation.

- Fieldhouse – Steadily gaining in popularity is an indoor sports facility that features hard court gym space and/or turf-based fields for sports such as soccer, lacrosse, football and even softball and baseball. These buildings support both youth and adult sports leagues, tournaments and camps. They tend to be most popular in colder climates but are also being built in very hot regions of the country. These facilities are either built as standalone amenities or may be included in recreation centers in a regional park.

- Tennis/Pickleball Center – An 8-24 lighted court complex on 2-4 acres that has a stadium court, central restroom, concession, and pro-shop area. Many larger communities have a tennis center, and many are also now adding pickleball courts. However, pickleball is not growing at the same rate as other areas of the country.

- Amphitheater – An amphitheater can be either a community sized amenity (under 1,000 seats, some permanent and some lawn with a small stage and storage area) or a large regional facility (1,000 to 3,000 seats, some permanent and some lawn with a large, covered stage, restrooms and concessions). An amphitheater requires 2 to 4 acres of land with a community facility being in a community park and a regional facility in a regional park.

- Nature Center/Interpretive Center – A small indoor and outdoor space (usually under 10,000 sq. ft.) for viewing and observing nature as well as for classroom space and exhibits. A nature center is usually located in conjunction with a preserve or open space area.

This feasibility study and operational pro forma have been prepared using the best information available and a solid understanding of the project at this stage. The expense and revenue projections are intended to serve as reasonable estimates; however, actual results may vary due to a range of factors that cannot always be precisely measured or consistently anticipated.

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RIFLE ACTIVITY CENTER
RIFLE, COLORADO

CONCEPTUAL CONSTRUCTION COST ESTIMATE
PREPARED BY DFH CONSULTING
May 19, 2026

NOTE: This cost estimate is preliminary, and is based upon the May 10, 2026 Conceptual Plans prepared by StudioCKA and Collab Architecture. It is subject to variation as the details of the design are finalized, as well as timing, market conditions, and phasing of the work. It is for construction cost only, and does not include items referred to as "soft costs", such as architectural, engineering, and professional consultant fees; domestic water, sanitary sewer, and storm drainage tap and system development fees; fees for relocation, removal, or upgrading of utility services such as electricity, natural gas, and communications to the facility; field quality control testing; third party commissioning services; Owner's representation and project management services; and removal, reinstallation, or provision of new fixtures, furnishings, and equipment (FF&E).

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
THE FOLLOWING ESTIMATE IS BASED UPON 2026 CONSTRUCTION COSTS. ESCALATION FACTORS HAVE BEEN INCLUDED AT THE END OF THE ESTIMATE TO INCREASE THE COST TO MID-2028.					
GENERAL ITEMS					
Staging Area / Temp. Signs	1	LS	$5,000.00	$5,000	
General Conditions / Supervision	16	MO	$104,356.25	$1,669,700	Per General Conditions tab attached
Surveying and Restaking	1	LS	$100,000.00	$100,000	
General Contractor Surveying Equip.	16	MO	$3,500.00	$56,000	
Certified Improvements Survey	1	LS	$6,500.00	$6,500	
Utility Location Service (Private)	1	LS	$10,000.00	$10,000	
Forklift and Operator	14	MO	$5,000.00	$70,000	For general material handling
Small Tools and Expendables	16	MO	$1,000.00	$16,000	For general contractor only
Temporary Stairs to Roof	1	LS	$15,000.00	$15,000	
Fall Protection at Excavations / Roofs	1	LS	$10,000.00	$10,000	
Snow Removal			***w/Gen. Conditions***		
Daily Cleanup	16	MO	$5,000.00	$80,000	
Temporary Encl. / Finishes Protection	1	LS	$15,000.00	$15,000	
Final Cleanup	61590	SF	$0.90	$55,431	Includes exit stairwell - 27'-4" x 14'-4"
Temporary Power and Lighting	1	LS	$15,000.00	$15,000	
Final Site Cleanup	1	LS	$5,000.00	$5,000	
Trash Dumpsters for General Refuse			***w/Gen. Conditions***		Excludes dumpsters for demolition
Subtotal of General Items				$2,128,631	
DEMOLITION AND SITE CLEARING					
Temporary Fencing					
Chain Link Fence at Perimeter	1100	LF	$15.00	$16,500	At west/south/east sides & Pool parking
Chain Link Fence at Police/Court Site	144	LF	$15.00	$2,160	At south side of Police/Courts facility
Wind Screen in Temporary Fence			***Assume Not Required***		
Vehicle Gates in Temporary Fence	2	EA	$500.00	$1,000	
Pedestrian Gates in Temporary Fence	2	EA	$250.00	$500	
Maintain and Relocate Fence	12	MO	$500.00	$6,000	
Barricades / Traffic Control	1	LS	$5,000.00	$5,000	For installation/removal of temp. fence
Temporary Barricades and Signage	1	LS	$5,000.00	$5,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Erosion Control					
Perimeter Silt Fence	1870	LF	$2.50	$4,675	Including perimeter of detention pond
Vehicle Tracking Pad	1	EA	$3,000.00	$3,000	At entry from Skate Park parking lot
Refresh / Remove Tracking Pad	1	EA	$1,500.00	$1,500	
Street Cleaning	12	MO	$5,000.00	$60,000	
Erosion Control Inspections	16	MO	$2,000.00	$32,000	
Erosion Control Maintenance	16	MO	$1,000.00	$16,000	
Relocate Existing Bus Stop					Move west to the Skate Park parking lot
Temporary Barricades / Signs	1	LS	$500.00	$500	
Layout New Pad Location	1	LS	$250.00	$250	
Remove/Salvage Landscape Cobble	240	SF	$2.50	$600	
Sawcut Asphalt Paving at New Pad	56	LF	$10.00	$560	Including edge at new walkway
Remove Asphalt Paving at New Pad	96	SF	$10.00	$960	Including haul-off
New Concrete Pad for Bench Shelter	60	SF	$30.00	$1,800	
Asphalt Paving From Shelter to Curb	21	SY	$100.00	$2,100	Including patch at new pad perimeter
Replace Landscape Cobble at Asphalt	51	SF	$5.00	$255	
Salvage/Reinstall Planter and Trash Receptacle				***By Owner***	
Remove/Salvage Sign at Bus Stop	1	EA	$35.00	$35	
Remove/Salvage Bench	1	EA	$125.00	$125	
Remove/Salvage Bench Enclosure	1	EA	$500.00	$500	
Reinstall Salvaged Bench Enclosure	1	EA	$750.00	$750	
Reinstall Salvaged Bench	1	EA	$250.00	$250	
Touch-up Paint at Bench Enclosure	1	LS	$750.00	$750	
Reinstall Salvaged Sign at Bus Stop	1	EA	$75.00	$75	
Site Clearing - New Building and Parking Lot Site					Excluding Pool parking area / Skate Park
Loose Furnishings / Trash Receptacles / Furniture				***By Owner***	
Portable Restrooms at BMX Course				***By Owner***	
Cut in Gate into Fence at Police Site	1	EA	$5,000.00	$5,000	At northeast corner of Skate Park
Protect Existing Items to Remain					Install and remove
West Edge of Skate Park Concrete	115	LF	$20.00	$2,300	
Light Poles at West Side of Skate Park	2	EA	$500.00	$1,000	Shore for overexcavation
Street Light Poles Along Railroad Ave.	3	EA	$200.00	$600	
Trench/Bkfl for Street Light Conduit	50	LF	$50.00	$2,500	
Electrical Panels Until Relocated	1	LS	$500.00	$500	For Skate Park and BMX lighting
Traffic Signal Cabinet	1	EA	$250.00	$250	At corner of Railroad Avenue and 16th
Cable and Telephone Pedestals	2	EA	$150.00	$300	Along Railroad Avenue
Valve Boxes at Traffic Signal	3	EA	$150.00	$450	At corner of Railroad Avenue and 16th
Remove Existing Signs					
Panel Signs and Posts at Parks	3	EA	$175.00	$525	At Metro Park and BMX course
Leaderboard Sign at Tennis Court	1	EA	$250.00	$250	
Post Mounted Signs	5	EA	$65.00	$325	
Fence Mounted Signs	10	EA	$35.00	$350	
Misc. Signs, Etc.	1	LS	$150.00	$150	
Fence Removals					
Split Rail Fence in South Parking Area	120	LF	$4.50	$540	
Tennis Court Nets and Posts	82	LF	$5.00	$410	
Tennis Court Perimeter and Posts	450	LF	$10.00	$4,500	
BMX Course	200	LF	$10.00	$2,000	
Remove Landscaping Items					
Salvage/Store Landscaping Boulders					
Large Boulders	25	EA	$100.00	$2,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Small Boulders	10	EA	$50.00	$500	
Disconnect/Cap Irrigation/Controls	1	LS	$1,500.00	$1,500	Assume comes from Pool Building
Cobble / Gravel Mulch Removals					
Cobble Mulch at Streetscape Areas	8600	SF	$0.50	$4,300	
Gravel Mulch at Tennis Courts	678	SF	$0.50	$339	Under fence along west and south sides
Gravel Mulch at South Parking Area	1200	SF	$0.50	$600	
Gravel Mulch at Skate Park Parking	600	SF	$0.50	$300	
Sod Removals					
In Metro Park	40000	SF	$0.15	$6,000	Including haul-off
For Water Qual. Pond on Police Site	6100	SF	$0.50	$3,050	In triangular area south of Police/Courts
Irrigation Piping / Valves / Wiring	40000	SF	$0.15	$6,000	
Remove Trees and Stumps					
Large Trees	2	EA	$2,500.00	$5,000	
Mid-Sized Tree	1	EA	$1,500.00	$1,500	
Small Trees	14	EA	$750.00	$10,500	
Stump from Removed Large Tree	1	EA	$500.00	$500	
Remove Concrete Retaining Blocks	7	EA	$350.00	$2,450	At south side of BMX course
Remove Pipe Bollards	3	EA	$150.00	$450	
Dumpsters for Site Demolition	2	EA	$650.00	$1,300	
Remove Existing Site Concrete and Paving - New Building and Parking Lot Site					Excluding Pool parking area / Skate Park
Gravel Surfacing at BMX Course	24000	SF	$0.25	$6,000	
Barricades and Traffic Control					
Barricades in Pool Parking Lot	1	LS	$5,000.00	$5,000	At south end of portion to remain
Traffic Control/Barricades in Railroad	1	LS	$5,000.00	$5,000	At new curb cut for new parking lot
Traffic Control / Barricades in 16th St.	1	LS	$5,000.00	$5,000	At removed curbs and paving
Sawcut Asphalt Paving					
At Pool and Skate Park Parking Lots	108	LF	$3.50	$378	
At New Curb on Railroad Avenue	56	LF	$3.50	$196	At new curb cut for new parking lot
At Removed Curb at Drain Pan Outlet	12	LF	$3.50	$42	At removed drain pan on 16th Street
At Removed Cross Pan at Parking Lot	44	LF	$3.50	$154	At parking lot entry from 16th Street
Remove Asphalt Paving					Including haul-off
At Parking Lot South of Pool Building	30300	SF	$1.50	$45,450	Including BMX Course parking area
At New Curb on Railroad Avenue	104	SF	$7.50	$780	At new curb cut for new parking lot
At Removed Curb at Drain Pan Outlet	16	SF	$10.00	$160	In 16th Street
At Removed Cross Pan at Parking Lot	80	SF	$10.00	$800	At parking lot entry from 16th Street
Sawcut Existing Concrete					
Sidewalks at Pool Parking Lot	12	LF	$10.00	$120	Align with electrical patch in parking lot
Sidewalks at Corner ADA Ramp	11	LF	$10.00	$110	At corner of Railroad Avenue and 16th
Curbs at Pool Parking Lot	2	EA	$75.00	$150	Align with electrical patch in parking lot
Curbs at New Cross Pan	2	EA	$75.00	$150	At new curb cut for new parking lot
Curbs at Removed Drain Pan	2	EA	$75.00	$150	In 16th Street
Curbs at Removed Cross Pan	2	EA	$75.00	$150	At parking lot entry from 16th Street
Remove Existing Concrete					
Sidewalks at Pool Parking Lot	2885	SF	$2.50	$7,213	
Sidewalks at ADA Ramp at Corner	80	SF	$5.00	$400	At corner of Railroad Avenue and 16th
Slabs at Picnic Shelter	5580	SF	$2.50	$13,950	North of existing Tennis Courts
Drain Pan / Curb in Parking Lot	255	SF	$3.50	$893	At southwest corner of parking lot
Cross Pan / Curbs at Parking Lot Entry	180	SF	$3.50	$630	At parking lot entry from 16th Street
Curbs in Pool Parking Lot	495	LF	$7.50	$3,713	
Curb Along Railroad Avenue	50	LF	$15.00	$750	At new curb cut for new parking lot

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Remove Existing Site Structures					
Shade Shelter at Tennis Courts	1600	SF	$5.00	$8,000	Including foundations
Slab at Tennis Courts	11800	SF	$3.50	$41,300	Asssume post-tensioned slab
Remove Existing Site Utilties					Water and sewer to former Restrooms
Remove Water Line to Pool Fence	150	LF	$50.00	$7,500	Assume extended from Pool Building
Cut and Cap Water Line at Pool Fence	1	EA	$500.00	$500	
Remove Sanitary Sewer Service to Former Restroom Building					Assume from main in Railroad Avenue
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$2,500.00	$2,500	
Video Verification of Existing Piping	1	LS	$250.00	$250	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Protect Existing Streetlight	4	EA	$150.00	$600	
Remove Landscape Cobble	50	SF	$3.00	$150	
Sawcut Street Sidewalk	10	LF	$10.00	$100	
Remove Street Sidewalk	25	SF	$2.50	$63	
Sawcut Street Curbs	4	EA	$75.00	$300	
Remove Street Curbs	10	LF	$10.00	$100	
Sawcut Street Paving	75	LF	$10.00	$750	
Remove Street Paving	175	SF	$3.50	$613	
Steel Plates at Street Crossing	280	SF	$10.00	$2,800	
Remove Sanitary Sewer Service					
Remove Existing Service Line	235	LF	$50.00	$11,750	
Cut and Cap Line at Main	1	EA	$500.00	$500	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Curb and Gutter Along Street	10	LF	$30.00	$300	
Dowels in Existing Curbs	8	EA	$35.00	$280	
Street Sidewalk	25	SF	$12.00	$300	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Asphalt at Street Cut	19	SY	$100.00	$1,944	
Asphalt Overlay at T-Patch	35	SY	$50.00	$1,750	
Replace Landscape Cobble	50	SF	$10.00	$500	
Remove / Relocate Site Electrical Items					
Relocate/Modify Elect. Panels at BMX	1	LS	$10,000.00	$10,000	Move to south side of Skate Park
Remove/Salvage Street Light Pole	1	EA	$2,500.00	$2,500	At new parking lot curb cut
New Pole Base for Relocated Fixture	1	EA	$1,200.00	$1,200	
Reinstall Salvaged Light Pole / Rewire	1	EA	$3,500.00	$3,500	At new parking lot curb cut
Remove Single-Head Poles at Courts	2	EA	$3,500.00	$7,000	North side of Tennis Courts
Remove Quad-Head Poles at Courts	2	EA	$5,000.00	$10,000	Center of Tennis Courts
Remove Single-Head Pole at BMX Parking l	1	EA	$3,500.00	$3,500	
Remove Light Pole Bases	6	EA	$350.00	$2,100	
Misc. Site Electrical Removals	1	LS	$500.00	$500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Site Clearing - Pool Parking Lot					Assume existing trash enclosure remains
Protect Existing Items to Remain					Install and remove
Power Pole at 18th and Railroad Ave.	1	EA	$250.00	$250	Shore for overexcavation
Street Light Poles Along Railroad Ave.	3	EA	$200.00	$600	
Telephone Pedestal	1	EA	$150.00	$150	At 18th and Railroad Avenue
Remove Cobble Mulch at Streetscape	3195	SF	$0.50	$1,598	
Asphalt Removals at Islands at North End					Assume existing trash enclosure remains
Sawcut at New Islands	48	LF	$3.50	$168	
Remove Asphalt at Islands	154	SF	$7.50	$1,155	
Sawcut at Irrigation Trench Crossing	24	LF	$3.50	$84	
Remove Asphalt at Irrigation Trench	12	SF	$7.50	$90	
Concrete Removals					
Remove Sidewalk Along Railroad Avenue					Assume existing ADA ramp remains
Sawcut Sidewalk at ADA Ramp	5	LF	$10.00	$50	
Remove Sidewalk Along Railroad	945	SF	$2.50	$2,363	
Remove Curb at New Northeast Island					
Sawcut Curb	2	EA	$75.00	$150	
Remove Curb	34	LF	$10.00	$340	
Remove / Salvage Wheel Stops	2	EA	$60.00	$120	At ADA spaces at north end
Rotomill Existing Parking Lot to Remain					Assume existing paving can remain
Rotomill Mobilization	1	EA	$2,500.00	$2,500	
Rotomill Existing Asphalt Paving	10263	SF	$5.00	$51,315	
Site Clearing - Skate Park Parking Lot					
Protect Existing Items to Remain					Install and remove
Elect. Switch Cabinet/Power Panels	2	EA	$250.00	$500	
Inlet in 16th Street	1	EA	$150.00	$150	
Remove Landscaping Items					
Salvage/Store Landscaping Boulders					
Large Boulders	10	EA	$100.00	$1,000	
Small Boulders	1	EA	$50.00	$50	
Remove Gravel Mulch at Parking	700	SF	$0.50	$350	
Remove Cobble Mulch at Streetscape	460	SF	$0.50	$230	
Asphalt Removals					
Sawcut Street Paving at Curb Cut	51	LF	$3.50	$179	
Remove Asphalt at Curb Cut	90	SF	$7.50	$675	
Remove Asphalt in Parking Lot	4900	SF	$2.50	$12,250	
Concrete Removals					
Remove Curb Cut Along 16th Street					Assume existing ADA ramp remains
Sawcut Curb Cut	7	LF	$10.00	$70	
Remove Curb Cut	250	SF	$2.50	$625	
Subtotal of Demolition and Site Clearing				**$551,261**	
SITE IMPROVEMENTS					
Site Preparation and Earthwork					
Additional Erosion Control					
Additional Perimeter Silt Fence	160	LF	$2.50	$400	At east side of new parking lot
Erosion Contol at Stockpiles	1	LS	$2,500.00	$2,500	
Vehicle Tracking Pad	1	EA	$3,000.00	$3,000	At new curb cut on Railroad Avenue
Refresh / Remove Tracking Pad	1	EA	$1,500.00	$1,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Sediment Control Logs	250	LF	$8.00	$2,000	At new water quality pond at Police site
Concrete Washout Area or Eco-Pans	1	LS	$20,000.00	$20,000	
Maintain Washout Area / Eco-Pans	1	LS	$6,000.00	$6,000	
Remove Concrete Washout Area	1	LS	$2,000.00	$2,000	
Rock Sacks and Inlet Protection	4	EA	$350.00	$1,400	Including removal
Miscellaneous Rock Sacks	20	EA	$150.00	$3,000	Including removal
Roof Drain / Downsout Protection	10	EA	$350.00	$3,500	Including removal
Maintain After Subst. Completion	1	LS	$2,500.00	$2,500	
Strip / Stockpile Topsoil at Sod Areas	489	CY	$4.00	$1,956	Assume 4" deep
Load and Haul Off Fill at BMX Course	1	LS	$5,000.00	$5,000	
Overlot Grading - 1' Ave. Over Site	4985	CY	$3.00	$14,956	Including excavating water quality pond
Overexc/Recompact Under New Bldg.	13460	CY	$6.00	$80,760	Assume 6' deep (3' below footings)
Overexc/Recompact Under Paving	4869	CY	$6.00	$29,216	Assume 2' deep under paving/sidewalks
Rough Grade Site	134600	SF	$0.20	$26,920	
Temporary Access Roads / Staging Areas					
Gravel Staging and Parking Area	8000	SF	$0.75	$6,000	Assume in new parking lot
Gravel Access Road to Staging	4400	SF	$0.75	$3,300	Assume from Railroad Avenue
Crane Access Runways	13560	SF	$0.75	$10,170	
Gravel at Entry from Skate Park	1	CY	$500.00	$500	
Maintain Temporary Gravel Areas	25960	SF	$0.35	$9,086	
Remove Temporary Gravel Areas	25960	SF	$0.25	$6,490	
Finish Grading					
Building Pad	50191	SF	$0.50	$25,095	
Site Concrete Areas	31604	SF	$0.75	$23,703	
Asphalt Paved Areas	31603	SF	$0.75	$23,702	
Landscaped Areas	21202	SF	$0.50	$10,601	
Aggregate Base Under Site Concrete				***N/A***	Assume not required
Spread Topsoil in Sod / Seeded Areas	230	CY	$7.50	$1,722	Assume 6" deep
Export Excess Topsoil	259	CY	$30.00	$7,779	
Haul Off Spoils from Grading	1	LS	$5,000.00	$5,000	
Misc. Earthwork Equipment	4	MO	$5,000.00	$20,000	For General Contractor
Site Utilites					
New Fire Hydrant at Entrance from Railroad Avenue					From main on west side of Railroad
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$1,500.00	$1,500	
Video Verification of Existing Piping	1	LS	$250.00	$250	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Sawcut Driveway Paving	25	LF	$10.00	$250	
Remove Driveway Paving	100	SF	$5.00	$500	
Sawcut Crosspan in Street	8	LF	$10.00	$80	
Remove Crosspan in Street	20	SF	$5.00	$100	
Remove Street Curbs				***N/A***	With new curb cut into parking lot
Sawcut Street Paving	75	LF	$10.00	$750	
Remove Street Paving	175	SF	$3.50	$613	
Steel Plates at Street Crossing	280	SF	$10.00	$2,800	
Cut in Tee in Existing Water Main	1	EA	$5,000.00	$5,000	
Gate Valves w/Boxes in Driveway	2	EA	$2,800.00	$5,600	
Excavate/Install New Fire Main - 6"	55	LF	$100.00	$5,500	
New Fire Hydrant Assembly / Valves	1	EA	$5,250.00	$5,250	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Drain Pan at West Entry from Railroad	20	SF	$20.00	$400	
Dowels in Existing Pans	8	EA	$35.00	$280	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Driveway Paving	11	SY	$100.00	$1,111	
Replace Asphalt at Street Cut	19	SY	$100.00	$1,944	
Asphalt Overlay at T-Patch	35	SY	$50.00	$1,750	
Fire Main Service to New Building					From main on west side of Railroad
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$1,500.00	$1,500	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Protect Streetlight	1	EA	$150.00	$150	
Remove Landscape Cobble	150	SF	$2.50	$375	
Sawcut Street Sidewalk	10	LF	$10.00	$100	
Remove Street Sidewalk	25	SF	$2.50	$63	
Sawcut Street Curbs	4	EA	$75.00	$300	
Remove Street Curbs	20	LF	$10.00	$200	
Sawcut Street Paving	80	LF	$10.00	$800	
Remove Street Paving	350	SF	$3.50	$1,225	
Steel Plates at Street Crossing	420	SF	$10.00	$4,200	
Cut in Tee in Existing Water Main	1	EA	$5,000.00	$5,000	
Gate Valves with Boxes	3	EA	$2,800.00	$8,400	
Excavate/Install New Fire Main - 6"	185	LF	$100.00	$18,500	
Bend and Thrust Block in New Main	1	EA	$650.00	$650	
Extend Fire Main Into Building	1	LS	$7,500.00	$7,500	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Curb and Gutter Along Street	20	LF	$30.00	$600	
Dowels in Existing Curbs	8	EA	$35.00	$280	
Street Sidewalk	25	SF	$12.00	$300	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Asphalt at Street Cut	39	SY	$100.00	$3,889	
Asphalt Overlay at T-Patch	54	SY	$50.00	$2,722	
Replace Landscape Cobble	150	SF	$10.00	$1,500	
Domestic Water Service to New Building					Assume adjacent to new fire main line
Traffic Control and Barricdes				***w/Fire Main***	
Remove Asphalt Paving in Street				***w/Fire Main***	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Water Tap on Main	1	EA	$4,000.00	$4,000	
Excavate / Install New Service Line	180	LF	$150.00	$27,000	
Domestic Water Meter Vault	1	EA	$15,000.00	$15,000	
Domestic Service Piping to Building - 4" D	20	LF	$150.00	$3,000	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete/Asphalt/Landscape Replacement				***w/Fire Main***	
Sanitary Sewer Service to New Building					Assume new location from old service
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$1,500.00	$1,500	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Sawcut Driveway Paving	20	LF	$10.00	$200	
Remove Driveway Paving	50	SF	$5.00	$250	
Sawcut Street Sidewalk	10	LF	$10.00	$100	
Remove Street Sidewalk	25	SF	$2.50	$63	
Sawcut Street Curbs	4	EA	$75.00	$300	
Remove Street Curbs	10	LF	$10.00	$100	
Sawcut Street Paving	75	LF	$10.00	$750	
Remove Street Paving	175	SF	$3.50	$613	
Steel Plates at Street Crossing	280	SF	$10.00	$2,800	
New Sanitary Sewer Service					
Service Tap in Existing Main	1	EA	$500.00	$500	
Excavate / Install New Service Line	60	LF	$80.00	$4,800	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Curb and Gutter Along Street	10	LF	$30.00	$300	
Dowels in Existing Curbs	8	EA	$35.00	$280	
Street Sidewalk	25	SF	$12.00	$300	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Driveway Paving	6	SY	$100.00	$556	
Replace Asphalt at Street Cut	19	SY	$100.00	$1,944	
Asphalt Overlay at T-Patch	35	SY	$50.00	$1,750	
Video Inspection of New Line	50	LF	$10.00	$500	
Storm Drain Work at New Water Quality Pond					Assume discharging into Rifle Creek
Barricades on Rifle Creek Trail	1	LS	$1,500.00	$1,500	
Relocate Existing Storm Drain Piping	1	LS	$10,000.00	$10,000	Appears to be an existing drainage pipe
Remove Police Fence for Crossing	1	LS	$250.00	$250	Short term removal for pipe crossing
Clear and Grub Path for New Piping	650	SF	$1.00	$650	
Concrete Removals					
Sawcut Trail Sidewalk	16	LF	$10.00	$160	
Remove Trail Paving	40	SF	$5.00	$200	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Structures and Piping					
Outlet Struct. in Water Qual. Pond	1	EA	$15,000.00	$15,000	
18" RCP Discharge Piping	70	LF	$150.00	$10,500	
Connect Pipie to Outlet Structure	1	LS	$500.00	$500	
Flared End Section with Toe Wall	1	EA	$4,500.00	$4,500	
Riprap and Bedding at New Water Quality Basin					
Emergency Spillway	50	CY	$150.00	$7,500	
Inlet at Northwest Corner	1	LS	$1,000.00	$1,000	
Flared End Section in Rifle Creek	1	LS	$1,500.00	$1,500	
Replace Removed Items					
Opening in Police Fence	1	LS	$500.00	$500	
Concrete Trail Paving	40	SF	$20.00	$800	
Drill Dowels in Trail Paving	14	EA	$35.00	$490	
Storm Drain System in Parking Lot					
Manholes at Pipe Intersections	1	EA	$7,500.00	$7,500	
Inlets in New Parking Lot	2	EA	$7,500.00	$15,000	
Storm Drain Piping	400	LF	$140.00	$56,000	
Roof Drain Piping at New Building					
Along South Side of Building	486	LF	$100.00	$48,600	
Connection at Roof Drain Leaders	2	EA	$1,200.00	$2,400	At conventional west portion
Connections at Downspouts on Gym.	11	EA	$1,000.00	$11,000	At Gymnasium section at east
Bends with Cleanouts	4	EA	$1,200.00	$4,800	
Connect Drain Line to New Manhole	1	EA	$650.00	$650	
Foundation Drain				***Excluded***	Assume not required
Site Electrical					
Remove Existing Services				Excluded	By utility service companies
New Services to Building				Excluded	By utility service companies
Conduits for Low Voltage Services					Assume from Railroad Ave. right-of-way
Telephone Service - 2 - 4" Conduits	320	LF	$42.50	13,600	
Cable Service Line - 2-2" Conduits	320	LF	$30.00	9,600	
Bends in Conduits	12	EA	$150.00	1,800	
Site Lighting					
Grounding Wire/Conduit in Bases	9	EA	$500.00	$4,500	
Parking Lot Pole Lights/Wiring	5	EA	$8,000.00	$40,000	
Pedestrian Fixtures in Plaza	3	EA	$5,000.00	$15,000	
Street Light at Railroad Entry	1	EA	$6,500.00	$6,500	
Electric Vehicle Charging Stations	2	EA	$15,000.00	$30,000	Including wiring from building
Wiring for Future Charging Stations	1	LS	$20,000.00	$20,000	
Power / Lighting on Shade Shelter	1	LS	$15,000.00	$15,000	
Misc. Site Electrical Items	1	LS	$5,000.00	$5,000	
New Trash Enclosure					Assume 8' x 10' masonry trash enclosure
Excavate and Backfill Footings	29	LF	$50.00	$1,433	Assume in north parking lot island
Wall Footings - 12"	65	SF	$35.00	$2,286	
Foundation Walls - 8" x 2'-6"	72	SF	$40.00	$2,866	
Pilaters at Gate Posts	5	VF	$250.00	$1,250	
Trash Enclosure Walls - 8" CMU	229	SF	$35.00	$8,025	Assume integrally colored block
Precast Wall Cap	29	LF	$100.00	$2,866	
Gate Posts	2	EA	$1,500.00	$3,000	
Gates 3'-4" Wide x 8' High	2	EA	$3,500.00	$7,000	
Paint Trash Enclosure Gates	2	EA	$350.00	$700	
Pipe Bollards at Gate	2	EA	$900.00	$1,800	Includes painting

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Shade Shelter					East end of parking lot
Foundations for Shade Shelter	4	EA	$1,500.00	$6,000	
Shade Shelter Materials	832	SF	$65.00	$54,080	
Freight on Shade Shelter	1	LS	$7,500.00	$7,500	
Installation of Shade Shelter	1	LS	$8,500.00	$8,500	
Site Concrete					South half of site only
Site Concrete Layout	1	LS	$15,000.00	$15,000	
Replace Removed Items					
Curb at Removed Parking Lot Pan	6	LF	$30.00	$180	
Curb at Removed Cross Pan	38	LF	$30.00	$1,140	
Drill Dowels Into Existing Curbs	8	EA	$35.00	$280	
Light Pole Bases					
At Parking Lot with 24" Projection	5	EA	$1,200.00	$6,000	
In Plaza Along 16th w/ No Projection	3	EA	$1,000.00	$3,000	
Along Railroad w/ No Projection	1	EA	$1,000.00	$1,000	
Bases at Electric Vehicle Chargers	2	EA	$1,000.00	$2,000	
Grout Light Pole / Charger Bases	11	EA	$50.00	$550	
Curb Cut and Crosspan at Railroad Avenue Entrance					
Traffic Control in Street	1	LS	$5,000.00	$5,000	
Crosspan and Flares - 8" Reinforced	496	SF	$12.00	$5,952	
Curbs on Crosspan	36	LF	$25.00	$900	
Drill Dowels Into Existing Curbs	4	EA	$35.00	$140	
New Street Sidewalks - 6"					
Along Railroad Avenue	2584	SF	$11.00	$28,424	
Along 16th Street	3650	SF	$11.00	$40,150	
Curbs on ADA Ramps	40	LF	$25.00	$1,000	At new curb cut on Railroad Avenue
Detectable Warning at ADA Ramps	32	SF	$75.00	$2,400	
Curb and Gutter in Parking Lot					
Standard Curb - 18" Pan	703	LF	$27.00	$18,981	
Drill Dowels Into Existing Curbs	4	EA	$35.00	$140	
Landscaping Islands in Parking Lot	245	LF	$27.00	$6,615	
West Edge of Skate Park Parking	29	LF	$27.00	$783	
Drain Pans					
Drain Pan in Center of Parking Lot	800	SF	$12.00	$9,600	Assume running west to east at center
Drain Chase in Water Quality Pond	75	LF	$65.00	$4,875	Drain pan with curbs on each side
Concrete Paving - 6"					
At Trash Enclosure and Ramp	160	SF	$20.00	$3,200	
Curbs on Concrete Paving at Walls	26	LF	$20.00	$520	
Sidewalks - Assume 4" Thick					
At South End of Pool Parking Lot	91	SF	$9.00	$819	
Along East Side of Parking Lot	621	SF	$9.00	$5,589	
At North Side of Building	6765	SF	$9.00	$60,881	
Along East Side of Building	1083	SF	$9.00	$9,747	
Plaza at South Side of Building	12349	SF	$9.00	$111,141	
Thickened Edges at Landscaping	700	LF	$15.00	$10,505	At planter areas in islands/south plaza
Premiums for Wheelchair Ramps	4	EA	$1,000.00	$4,000	Plus sidewalk cost
Slab at Shade Shelter	887	SF	$12.00	$10,638	
Pads for HVAC Units - 16' x 8' - 2 Ea.	256	SF	$20.00	$5,120	Assume along east side of building
Thickened Edges at Landscaping	150	LF	$15.00	12,180	
Misc. Site Concrete Items	1	LS	$2,500.00	$2,500	
Site Concrete Weather Protection	31604	SF	$0.50	$15,802	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Asphalt Paving					
Replace Asphalt in Street at Removed Curbs					
Separate Mobilization for Paver	1	EA	$2,500.00	$2,500	
Edge Mill Pavement at Trench Sides	136	SF	$7.50	$1,020	
Replace Asphalt at Street Cut	22	SY	$100.00	$2,222	
Asphalt Overlay at T-Patch	37	SY	$50.00	$1,867	
Drive Lane Paving - Full Depth	2406	SY	$75.00	$180,452	
Parking Area Paving - Full Depth	1083	SY	$70.00	$75,824	
Pavement Markings in Parking Lot					
Sweep Lot Before Striping	1	LS	$500.00	$500	
Crosswalk Bars at Railroad Entry - 24" Wi	48	LF	$5.00	$240	
Parking Stall Divider Stripes - 4"	1823	LF	$0.75	$1,367	
Diagonal Striping at HC Stalls - 4"	120	LF	$1.50	$180	Assume 0.4 LF/SF
Directional Arrows	4	EA	$100.00	$400	
Handicap Parking Symbols	4	EA	$150.00	$600	
Van Lettering	4	EA	$100.00	$400	
EV Charging Symbols	2	EA	$150.00	$300	
Wheel Stops at ADA Spaces	4	EA	$150.00	$600	
Fencing and Gates					Enclosure at ground mounted HVAC units
Chain Link Fence - 6'	48	LF	$75.00	$3,600	
Double Access Gates - 8' wide	2	EA	$4,000.00	$8,000	
Site Signage					
Reinstall Salvaged Post Mounted Sign	1	EA	$150.00	$150	
One-Way Signs	2	EA	$300.00	$600	
ADA Space / Van Accessible Signs	4	EA	$350.00	$1,400	
Electric Vehicle Parking Signs	2	EA	$300.00	$600	
Stop Sign at Railroad Entrance	1	EA	$350.00	$350	
New Miscellaneous Signs	1	LS	$1,000.00	$1,000	
Site Furnishings					
Reinstall Salvaged Trash Receptacles / Picnic Tables at Shade Shelter				***By Owner***	
New Site Furnishings					
Trash Receptacles	4	EA	$1,550.00	$6,200	
Benches	6	EA	$1,750.00	$10,500	
Bike Racks	10	EA	$500.00	$5,000	
Landscaping and Irrigation					
Reconnect Irrigation/Controls to Exist.	1	LS	$1,500.00	$1,500	
New Trees					
Street Trees	15	EA	$1,000.00	$15,000	
Trees in Parking Lot Islands	7	EA	$900.00	$6,300	
Trees North of Skate Park	3	EA	$900.00	$2,700	
Cobble Mulch Along Streets					
Drip Irrigation for Street Trees	5200	SF	$2.00	$10,400	
Keyed Cobble Mulch	5200	SF	$10.00	$52,000	
Gravel Mulch in Planter Areas					
Import Planting Mix for Planters	180	CY	$150.00	$27,000	Assume 12" deep
Irrigation	4860	SF	$3.00	$14,580	
Gravel Mulch in Planting Beds	4860	SF	$4.00	$19,440	
Gravel Mulch North of Parking Lot	268	SF	$4.00	$1,072	
Gravel Mulch at Existing Skae Park	600	SF	$3.50	$2,100	Replace where removed for new work
Shrubs / Plantings in Planting Beds	4860	SF	$10.00	$48,600	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Reinstall Salvaged Landscape Boulders					
Large Boulders	25	EA	$150.00	$3,750	
Small Boulders	10	EA	$100.00	$1,000	
Replace Sod and Irrigation Where Removed for New Work					
At East Side of New Building	2298	SF	$6.00	$13,787	
Where Removed SW of Pool Complex	250	SF	$6.00	$1,500	
North of Existing Skate Park	3100	SF	$6.00	$18,600	
Native Seed and Irrigation at Water Quality Pond					
Water Quality Pond on Police Site	6100	SF	$1.50	$9,150	In triangular area south of Police/Courts
Reseed Hillside at Rifle Creek	650	SF	$1.50	$975	
Site Improvements at Pool Parking Lot					
Curb and Gutter at New North Islands					
Standard Curb - 18" Pan	70	LF	$30.00	$2,100	
Drill Dowels Into Existing Curbs	4	EA	$35.00	$140	
New Sidewalk Along Railroad Ave - 6"	1512	SF	$11.00	$16,632	
Replace Asphalt at New Curbs					
Separate Mobilization for Paver	1	EA	$2,500.00	$2,500	
New Asphalt at Northeast Island	23	SY	$80.00	$1,813	
Replace Asphalt at New Curbs	6	SY	$100.00	$589	
Replace Asphalt at Irrigation Trench	1	SY	$100.00	$133	
Overlay Existing Asphalt - 2"	1140	SY	$25.00	$28,508	
Pavement Markings in Parking Lot					
Sweep Lot Before Striping	1	LS	$500.00	$500	
Crosswalk Bars at 18th Entry - 24" W.	56	LF	$5.00	$280	
Parking Stall Divider Stripes - 4"	600	LF	$0.75	$450	
Diagonal Striping at HC Stalls - 4"	80	LF	$1.50	$120	
Directional Arrows	2	EA	$100.00	$200	
Handicap Parking Symbols	2	EA	$150.00	$300	
Van Lettering	2	EA	$100.00	$200	
Wheel Stops at ADA Spaces	2	EA	$150.00	$300	
Site Signage					
ADA Space / Van Accessible Signs	2	EA	$350.00	$700	
Landscaping and Irrigation					
New Trees					
Street Trees	6	EA	$1,000.00	$6,000	
Trees in Parking Lot Islands	2	EA	$900.00	$1,800	
Cobble Mulch Along Streets					
Drip Irrigation for Street Trees	2300	SF	$2.00	$4,600	
Keyed Cobble Mulch	2300	SF	$10.00	$23,000	
Gravel Mulch in Planter Areas					
Import Planting Mix for Planters	7	CY	$150.00	$1,039	Assume 12" deep
Irrigation	187	SF	$3.00	$561	
Gravel Mulch in Planting Beds	187	SF	$4.00	$748	
Shrubs / Plantings in Planting Beds	187	SF	$10.00	$1,870	
Site Improvements at Skate Park Parking Lot					
New Curb Cut on 16th Street					
Traffic Control in Street	1	LS	$2,500.00	$2,500	
Crosspan and Flares - 8" Reinforced	254	SF	$12.00	$3,048	
Curb on Crosspan	12	LF	$25.00	$300	
Drill Dowels Into Existing Pans	8	EA	$35.00	$280	
Standard Curb - 18" Pan	200	LF	$27.00	$5,400	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Sidewalk Along Railroad Ave - 6"	676	SF	$11.00	$7,436	
Detectable Warning Strip	16	SF	$75.00	$1,200	
Sidewalk at North Side of Parking Lot	605	SF	$9.00	$5,445	
Thickened Edges at Landscaping	43	LF	$15.00	$645	
Asphalt Paving in New Lot	473	SY	$80.00	$37,858	
Replace Asphalt at New Curb Cut	10	SY	$100.00	$1,000	
Pavement Markings in Parking Lot					
Sweep Lot Before Striping	1	LS	$500.00	$500	
Crosswalk Bars at 16th Entry - 24" W.	56	LF	$5.00	$280	
Parking Stall Divider Stripes - 4"	140	LF	$0.75	$105	
Landscaping and Irrigation					
Trees in Parking Lot Islands	3	EA	$900.00	$2,700	
Cobble Mulch Along Street	367	SF	$10.00	$3,670	
Replace Gravel Mulch at Skate Park	90	SF	$4.00	$360	
Gravel Mulch in Planter Areas					
Import Planting Mix for Planters	21	CY	$150.00	$3,078	
Irrigation	554	SF	$3.00	$1,662	
Gravel Mulch in Planting Beds	554	SF	$4.00	$2,216	
Shrubs / Plantings in Planting Beds	554	SF	$10.00	$5,540	
Reinstall Salvaged Landscape Boulders					
Large Boulders	10	EA	$150.00	$1,500	
Small Boulders	1	EA	$100.00	$100	
Subtotal of Site Improvements				**$2,203,751**	
NATATORIUM AND POOL					11,941 SF, including entry corridor
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Earthwork for Pool Structures					
Excavate for Pump Pit	207	CY	$6.50	1,342	
Scarify/Recomp. Under Pump Pit Slab	311	SF	$2.50	778	
Backfill Pump Pit	138	CY	$10.00	1,380	
Excavate for Backwash Basin	103	CY	$6.50	672	
Scarify/Recompact Under Basin Slab	78	SF	$4.00	312	
Backfill Backwash Basin	87	CY	$12.00	1,046	
Excavate for Slide Runout Sump	3	CY	$20.00	61	
Scarify/Recomp. Under Runout Slab	25	SF	$4.00	101	
Backfill Slide Runout Sump	2	CY	$100.00	210	
Earthwork for Pool					
Mass Excavate for Leisure Pool	1,490	CY	$6.50	9,686	Final excavation by pool subcontractor
Underslab Drain Gravel Under Pool	183	CY	$75.00	13,694	12" deep gravel layer
Backfill Pool with Granular Material	535	CY	$60.00	32,111	Perimeter of pool to allow shaping
Haul Off Excess Excavated Material	1,490	CY	$25.00	37,254	
Excavate and Backfill Foundations					
Exterior Foundation Walls	231	LF	$65.00	15,015	
Excavate Slide Footings	177	CY	$7.50	1,325	
Backfill Slide Footings	177	CY	$20.00	3,533	
Interior Foundation Walls	81	LF	$65.00	5,276	
Interior Footings	158	LF	$40.00	6,300	
Scarify/Recompact Under Footings	3287	SF	$3.50	11,503	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Underslab Gravel					
Under Building Floor Slab	98	CY	$80.00	$7,871	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$5,000.00	$5,000	
Pump Pit in Mechanical Room - 5' Below Main Level					In southwest corner of Pool Mechanical
Floor Slab - 12" Thick	311	SF	$35.00	$10,894	
Trowel Finish Slab	224	SF	$1.00	$224	
Waterstop in Wall Joint	68	LF	$18.00	$1,227	
Pit Walls - 16" x 5'-8" Deep - N & E	185	SF	$55.00	$10,188	
Pit Walls - 16" x 5'-0" Deep - West	114	SF	$55.00	$6,278	
Pit Wall - 12" x 5'-0" Deep - South	61	SF	$42.00	$2,556	
Slab Seat at Tops of Walls	90	SF	$12.00	$1,075	
Install Sleeves for Pool Piping	1	LS	$2,500.00	$2,500	
Chamfer Top Edge of N & E Walls	65	LF	$4.25	$277	
Rub Finish Exposed Portions	415	SF	$4.25	$1,763	Exterior and interior of pit
Backwash Holding Basin - 5' Below Main Level					In northwest corner of Pool Mechanical
Floor Slab - 12" Thick	78	SF	$48.00	$3,746	
Trowel Finish Slab	32	SF	$1.50	$48	
Waterstop in Wall Joint	30	LF	$18.00	$540	
Basin Walls-16" x 10' High-N, E, & W	239	SF	$55.00	$13,145	
Basin Wall - 16" x 10' Deep - South	67	SF	$55.00	$3,669	
Brick Ledge on Above Grade Portion	169	SF	$12.00	$2,026	
Chamfer Exposed Edges of Walls	67	LF	$4.25	$285	
Rub Finish Exp. Portion - Ext. Only	56	SF	$4.25	$237	
Slide Runout Sump Pit					
Floor Slab - 8" Thick	25	SF	$36.00	$909	
Trowel Finish Slab	14	SF	$1.00	$14	
Waterstop in Wall Joint	18	LF	$18.00	$318	
Sump Pit Walls - 8" x 1'-8" Deep	30	SF	$55.00	$1,624	
Pad Footings at Slide					
10' x 10' x 24" - 2 EA	200	SF	$60.00	$12,000	
6' x 6' x 12" - 1 EA	36	SF	$36.00	$1,296	
6' x 3' x 12" Deep - 1 Ea.	18	SF	$36.00	$648	At base of slide stair
4' x 4' x 12" Deep - 2 Ea.	64	SF	$36.00	$2,304	At slide stair landings
Pad Footings Building Perimeter					
13-'4" x 14'-8" x 15"	298	SF	$42.00	$12,516	At intersection with Locker Rooms
10' x 10' x 15" - 4 EA	400	SF	$42.00	$16,800	On west wall
9' x 9' x 12" - 4 EA	324	SF	$36.00	$11,664	Along north wall
Pad Footings Building Interior					
16' x 16' x 16" - East Wall at Lockers	256	SF	$44.00	$11,264	At intersection of east and south walls
11' x 11' x 16" - 4 EA	484	SF	$44.00	$21,296	On east wall
10' x 10' x 15" - 3 EA	300	SF	$42.00	$12,600	On south wall
4' x 4' x 12" Deep - 5 Ea.	80	SF	$36.00	$2,880	At opening at south end of corridor
Building Perimeter Footings					
3'-0" wide x 12" deep	106	SF	$30.00	$3,180	
2'-0" wide x 12" deep	190	SF	$30.00	$5,710	
Building Interior Footings					
3'-0" wide x 12" deep	350	SF	$30.00	$10,508	
2'-0" wide x 12" deep	180	SF	$30.00	$5,399	
Footing Steps	8	EA	$250.00	$2,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Perimeter Foundation Walls					
Stem Walls at Brick Veneer - 14"	398	SF	$60.00	$23,879	Assume 14" Wide x 3'-0" High
Steps in Foundation Wall	2	EA	$200.00	$400	
Additional Wall Height at Pool - 14"	80	SF	$60.00	$4,800	Additional 2' depth at deep part of pool
Stem Wall at Curtainwall - 8"	296	SF	$48.00	$14,184	Assume 8" Wide x 3'-0" High
Brick Ledge in Exterior Wall	83	LF	$20.00	$1,653	
Pilasters in Exterior Stem Walls - 10	31	VF	$360.00	$11,052	
Interior Foundation Wall					At east wall of Natatorium
Stem Wall at CMU - 8"	247	SF	$48.00	$11,832	Assume 8" Wide x 3'-0" High
Steps in Foundation Wall	3	EA	$200.00	$600	
Addional Wall Height at Pool - 8"	266	SF	$48.00	$12,761	Additional depth at deep part of pool
Pilasters in Interior Stem Walls - 4	25	VF	$360.00	$8,885	
Pier at Base of Slide Stairs					
Stair Pedestal Wall - 12"	18	SF	$56.00	1,011	
2'-4" x 2'-4" at Stair Support Cols	20	VF	$480.00	9,677	
Chamfer Top of Stair Pier	27	LF	$10.00	266	
Rub Finish Exposed Portions	99	SF	$7.50	745	
Inst. Anchor Bolts-Pilasters/Footings	240	EA	$30.00	7,200	
Round Piers at Slide Foundations					
30" Dia. Piers at Slide Columns - 5	25	VF	$360.00	9,000	
Chamfer Tops of Piers	39	LF	$10.00	393	
Install Anchor Bolts	40	EA	$30.00	1,200	
Rub Finish Exposed Portion of Piers	79	SF	$7.50	589	
Floor Slabs on Grade					
Pool Deck Slab					
Encasement Around Underslab Exhaust Pipes				***Assume Not Required***	
Floor Slab with Rebar - 4"	4,866	SF	$11.00	53,521	
Blockout in Deck Slab at Sump Pit	8	LF	$12.00	90	
Thickened Sections in Slabs					
Around Trench Drains	263	LF	$70.00	18,410	
Around Slide Sump	17	LF	$20.00	347	
At Edge Under Glazing	132	LF	$20.00	2,647	
Pour Back Columns Blockouts	252	SF	$20.00	5,040	
Coping and Tile at Pool Perimeters				w/Pools	
Slabs on Grade in Pool Mechanical and Storage Rooms					
Floor Slab with Rebar - 6"	1,073	SF	$12.00	12,873	
Thickened Slab Under Thresholds	33	LF	$30.00	1,000	
Slab on Grade in Pool Offices and Corridor					
Floor Slab with Rebar - 4"	1,380	SF	$10.00	13,800	
Thickened Sections in Slabs					
Under Door Thresholds	3	LF	$30.00	100	
At Edge Under Glazing	38	LF	$20.00	760	
Under Base of Corridor Stairs	5	LF	$20.00	100	For second exit stair from upper level
Moisture Mitigation Additive	1,380	SF	$5.00	6,900	
Vapor Barrier Under Slab	1,380	SF	$0.75	1,035	
Structural Stoops at Exterior Doors					
Pad Footings at Exterior Door Stoops					
Double Doors - 3 Ea.	135	SF	$30.00	$4,050	Assume 10'-0" x 4'-6" x 12" deep
Single Doors - 2 Ea.	72	SF	$30.00	$2,160	Assume 6'-0" x 4'-6" x 12" deep
Stem Walls at Door Stoops - 8"	189	SF	$48.00	$9,059	Assume 8" Wide x 2'-4" High

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Structural Slabs					
North Wall at Double Doors	108	SF	$20.00	$2,160	Assume 8' x 4'-6" structural slabs
North Wall at Chem. Room Doors	54	SF	$20.00	$1,080	Assume 6' x 4'-6" at single exit door
Void Form Under Struct. Slabs	112	SF	$12.00	$1,349	
Cast-in-Place Structural Stair and Landing					
Form Sloped Suspended Soffit	148	SF	$90.00	13,340	
Form Sides of Stairs	113	SF	$24.00	2,704	
Form Stair Risers	151	LF	$42.00	6,321	
Reinforced Structural Stair Treads	147	LF	$48.00	7,056	Concrete and reinforcing
Cast-In Integral Nosings	151	LF	$30.00	4,515	
Structural Slab at Landings- 10"	96	SF	$60.00	5,760	
Rub Finish Underside	244	SF	$4.50	1,099	Stairs and landings
Rub Finish Sides	68	SF	$10.00	676	Stairs and landings
Hoisting/Personnel Lift Equip.	1	LS	$10,000.00	10,000	
Structural Slab at Slide Platform					
Reinforced Structural Slab - 10"	72	SF	$60.00	4,320	
Slabs on Metal Deck at Mechanical Well					
Slabs at HVAC Units	500	SF	$20.00	10,000	
Blockouts for HVAC	170	LF	$12.00	2,040	
Miscellaneous Concrete Items					
Slide Runout Podium Slab	161	SF	$12.00	1,931	
Blockout in Podium at Sump Pit	15	LF	$15.00	225	
Angle Frame at Slide Sump Pits	16	LF	$75.00	1,176	
Conc. Locker Base in Pool Office	13	SF	$30.00	392	
Equipment Pads for Pool Equip.	133	SF	$25.00	3,325	
Curbs in Acid and Chlorine Rooms	51	LF	$35.00	1,773	
Equip. Pad for Hot Water Heater	12	SF	$30.00	360	
Equip. Pad for Elect.Transformer	7	SF	$30.00	210	
Pads in Service Yard for MAU	84	SF	$20.00	1,680	
Equipment Pads / Curbs / Misc	1	LS	$500.00	500	
Grouting					
Building Column Baseplates	18	EA	$150.00	2,700	
Slide Column Baseplates	5	EA	$250.00	1,250	
Slide Runout	1	EA	$300.00	300	
Small Baseplates	12	EA	$75.00	900	
Mechanical and Pool Equipment	1	LS	$750.00	750	
Forklift and Material Handling Equip.	2	MO	$7,500.00	15,000	
Weather Protection / Foundations	1	LS	$10,000.00	10,000	
Weather Protection / Slabs	8,233	SF	$1.00	8,233	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	1071	SF	$3.50	$3,748	Including protection board
Waterproofing on Pit Walls					
Pump Pit	338	SF	$10.00	$3,384	
Backwash Basin	157	SF	$10.00	$1,573	
Epoxy Coating on Inside of Backwash Hol	270	SF	$10.00	2,701	Sides and bottom
Foundation Insulation					
Insulation and Protection Board	463	SF	$4.50	$2,084	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	232	LF	$15.00	$3,480	
Foundation Drain Piping / Cleanouts				***N/A***	Assume none

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Masonry					
Layout for Masonry	1	LS	$2,500.00	$2,500	
Exterior CMU Walls					
8" Backup at West Wall	1481	SF	$30.00	$44,432	
8" Backup at North and East Walls	1495	SF	$30.00	$44,861	
Shore Bond Beams at Openings	57	LF	$120.00	$6,800	
Temporary Piers for Wind Bracing	6	EA	$650.00	$3,900	In subgrade below finished floor
Temporary Wind Braces	6	EA	$500.00	$3,000	Install and remove
Brick Veneer					
Precast Lintels Above Windows	48	LF	$200.00	$9,500	
Lintel Angles Above Personnel Doors	17	LF	$75.00	$1,299	Galvanized steel angles
Brick Veneer on West Wall	1402	SF	$38.00	$53,266	
Brick Veneer on North and East Walls	1495	SF	$38.00	$56,824	
Brick Veneer on Brick Ledges	65	SF	$38.00	$2,452	
Sprayed Air Barrier on CMU Backup	3041	SF	$5.00	$15,205	
Rigid Insulation Behind Brick Veneer	3041	SF	$6.00	$18,246	
Precast Window Sills at Glazing	87	LF	$65.00	$5,655	At west wall
Interior CMU Partition Walls					
8" to Struct. at East Natatorium Wall	2338	SF	$30.00	$70,143	To 26'-0" above finished floor
8" to Struct. at Return Ductwork	763	SF	$30.00	$22,883	In Natatorium corners
8" to Structure at W. Wall of Corridor	2338	SF	$30.00	$70,142	To 26'-0" above finished floor
8" Parts. to Underside of Well Struct.	1854	SF	$30.00	$55,628	To 17'-8" above finished floor
Soap Sides of Beam Above Opening	75	LF	$75.00	$5,600	
Shore Bond Beams at Openings	45	LF	$120.00	$5,360	In 8" CMU walls
Temporary Piers for Wind Bracing	16	EA	$650.00	$10,400	In subgrade below finished floor
Temporary Wind Braces	16	EA	$500.00	$8,000	Install and remove
Masonry Reinforcing Steel	10270	SF	$2.00	$20,539	
Weather Protection - Masonry	23548	SF	$1.00	$23,548	
Structural Steel and Miscellaneous Metals					
Layout for Embeds and Attachments	1	LS	$2,500.00	$2,500	
Tube Steel Columns					
At Natatorium	25	TONS	$3,600.00	$90,000	
At Slide Platform / Stairs	35	VF	$75.00	$2,625	
Beams and Framing					
Wide Flange Beams at Perimeter	17	TONS	$3,600.00	$61,200	
Stainless Steel Rod X-Braces with Couplers					For hanging wind girts
15/16" Diameter	180	LF	$85.00	$15,300	
1-3/16" Diameter	250	LF	$100.00	$25,000	
Anchor Discs and Connecting Plates	36	EA	$200.00	$7,200	
Wide Flange Beams For Lower Roof	9.7	TONS	$3,600.00	$35,052	For mechancial well roof
Wide Flange Beams For Corr. Roof	3.0	TONS	$3,600.00	$10,692	
Embed Plates in CMU at Roof Beams	66	EA	$125.00	$8,250	
Embed Plates w/Bolts in CMU Walls	20	EA	$175.00	$3,500	At roof expansion joint
Beams For Slide Platform / Landing	2	TONS	$4,500.00	$9,000	
Headed Studs at Slide Platform Deck	50	EA	$7.50	$375	
Tube Steel Girts					
Wind Girts for Exterior Walls	10.5	TONS	$3,800.00	$39,816	
Girt at Top of Curtainwall	194	LF	$60.00	$11,640	
Support Brackets for Girts					
Upper Girts - Tube Steel Brackets	24	EA	$500.00	$12,000	
Bottom Girts	10	EA	$400.00	$4,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Roof Trusses - Upper Roof	48	TONS	$3,250.00	$157,413	Roof trusses above Natatorium
Sloped Beam Seats-Tops of Columns	12	EA	$750.00	$9,000	
Outriggers at Soffits	88	EA	$500.00	$44,000	
Tube Steel at Upper Roof Perimeter	4.6	TONS	$3,600.00	$16,678	
Mounting Brackets for Girts	20	EA	$500.00	$10,000	
Plate Welded to West Girt w/Bolts	109	LF	$75.00	$8,175	
Bent Plate at East Wall	109	LF	$65.00	$7,085	For gutter support
Roof Deck Edge Angle at Upper Roof	401	LF	$65.00	$26,087	
Roof Deck Edge Angle at Mech. Well	256	LF	$65.00	$16,640	
Roof Deck Edge Angle at Corridor	199	LF	$65.00	$12,935	
Miscellaneous Structural Supports					
Supports for Projected Roof at Entry	1	LS	$10,000.00	$10,000	
Beams and Columns at Large CMU Openings					At Pool Offices
Tube Steel Columns	21	VF	$100.00	$2,134	
Beam w/Bottom Plate	38	LF	$120.00	$4,560	
Lintels at HVAC Openings in Interior CMU Partitions					
4'-0" Wide or Less Opening Widths	81	LF	$60.00	$4,889	
4'-0" to 6'-8" Opening Widths	7	LF	$80.00	$546	
HVLS Ceiling Fan Support Beam	22	LF	$100.00	$2,200	
Hoist Beam Above Pump Pit	20	LF	$120.00	$2,400	
Wall Angles at Pool Mech. / Offices	202	LF	$80.00	$16,186	
Metal Deck					
At Pool Mech/Office Roofs - 1-1/2"	4	SQ	$750.00	$3,000	
At Corridor Roofs - 1-1/2"	3	SQ	$750.00	$2,250	
Roof Deck at Main Upper Roof - Epic Envista with Primer on Underside					
Materials, Freight, and Sales Tax	11,888	SF	$22.00	$261,537	
Installation Labor, Hoisting, Fasteners	11,888	SF	$3.60	$42,797	
Opening Frames-RTU/Exhaust/Hatch	12	EA	$3,500.00	$42,000	
Cut Roof Deck at HVAC Openings	12	EA	$75.00	$900	
Touch-Up Paint Field Welds	1	LS	$2,500.00	$2,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	1,500	
Grating at Slide Runout Sumps					
Angle Frame at Slide Sump Pit	16	LF	$60.00	941	
Grating at Slide Sump Pit	14	SF	$45.00	642	
Handrails and Guardrails					
Guardrail w/Handrail on Slide Stairs	85	LF	$420.00	35,574	
Guardrail w/Handrail on Landings	46	LF	$390.00	17,940	
Guardrail on Slide Acccess Platform	34	LF	$390.00	13,260	
Field Cut and Trim Opening at Slide	1	EA	$750.00	750	Where slide passes through railing
Cane Detection Rail Under Stairs	26	LF	$390.00	10,140	Under first flight of stairs
Stair Railings at Pool Access Steps				***w/Pool***	
Guardrail at Pump Pit w/Chain	32	LF	$250.00	8,000	Chain at opening to pit ladder
Ladders					
Roof Access Ladders in Mech. Well	42	VF	$145.00	6,090	On west, south, and east walls of well
Roof Access Ladder - Pool Mech. Room	17	VF	$145.00	2,465	
Safety Cages on Upper Portions	27	VF	$300.00	8,100	On ladders above 8' high
Wall Ladder at Pump Pit	8	VF	$145.00	1,160	
Wall Ladder Outside Backwash Tank	8	VF	$145.00	1,160	
Wall Ladder In Backwash Tank - Galv.	13	VF	$240.00	3,120	
Surge Tank Access Hatch				***w/Pool***	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Exterior Walls					
Fascia and Soffits at Roof Edge					
Metal Stud Framing at Fascia	373	SF	$30.00	$11,199	
Metal Stud Framing at Soffits	698	SF	$20.00	$13,966	
Plywood Under Fasca	373	SF	$10.00	$3,733	
Brakemetal Fascia	561	SF	$50.00	$28,067	
Metal Soffit - Wood Look	698	SF	$45.00	$31,424	Includes hat channel framing
Wood Look Beam Ends on West Wall	9	EA	$750.00	$6,750	At 16' on center
Rigid Insulation at Fascia and Soffits	1260	SF	$7.50	$9,447	
Sprayed Air Barrier at Fascia/Soffits	1260	SF	$5.50	$6,928	
Sheet Metal Spandrel on West Wall					
Metal Stud Framing	37	SF	$30.00	$1,102	
Plywood Under Fasca	51	SF	$10.00	$513	
Insulation in Metal Stud Framing	51	SF	$10.00	$513	
Sprayed Air Barrier at Spandrel	51	SF	$5.50	$282	
Brakemetal Fascia	51	SF	$50.00	$2,563	
Water Resistant Drywall on Interior	37	SF	$20.00	$735	
Insulated Wall Panels					Including drip and corner trim
North Wall	1447	SF	$55.00	$79,585	
West Wall Above Curtainwall	191	SF	$75.00	$14,306	
South Wall	140	SF	$65.00	$9,091	
Roofing and Sheet Metal					
Membrane Roofing and Flashing					
Natatorium Roof	9,907	SF	$30.00	$297,201	
Mechanical Well	2,071	SF	$30.00	$62,130	
Flashing/Insulation on Mech. Well	2,560	SF	$15.00	$38,400	On perimeter walls of Mechanical Well
Entry Corridor	746	SF	$30.00	$22,385	
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	472	LF	$40.00	$18,860	At edge of flat roofs
Cap Flashing on Top of Walls	59	LF	$35.00	$2,065	
Counterflashing at CMU Wall	92	LF	$30.00	$2,760	On Gym wall
Gravel Stop at Mechanical Well	201	LF	$25.00	$5,025	
Gutter at Mechanical Well	201	LF	$30.00	$6,030	
Downspouts at Mechanical Well	70	VF	$25.00	$1,750	
Splashblocks at Downspouts	7	EA	$150.00	$1,050	
Doors, Windows, Storefront, and Hardware					
Curtainwall at Tall Glass Locations					
North End of West Wall	528	SF	$150.00	$79,200	
West Wall Openings	681	SF	$150.00	$102,097	
Exterior Storefront					
North Wall	723	SF	$95.00	$68,685	
West Wall Clerestory	1000	SF	$100.00	$99,953	
Sill Flashing at West Wall Clerestory	109	LF	$30.00	$3,270	
Interior Storefront					
Pool Offices	352	SF	$65.00	$22,900	
Storefront Doors w/Panic Hardware	6	EA	$8,000.00	$48,000	
Storefront Doors w/Std. Hardware	1	EA	$6,500.00	$6,500	
Door Access Control Hardware	2	EA	$1,500.00	$3,000	Electric strike, etc. for card readers
Brakemetal Column Wraps	20	VF	75.00	$1,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Personnel Doors and Hardware					
HM Doors at Chemical Rooms - 3' x 7'	4	EA	$4,000.00	$16,000	Includes frame/leaf/hardware/paint
Double Doors/Frames/Hardware-6'x7'	3	EA	$5,400.00	$16,200	Wood or hollow metal
Single Doors/Frames/Hardware-3'x7'	3	EA	$3,200.00	$9,600	Wood or hollow metal
Access Panels / Doors	1	LS	$5,000.00	$5,000	
Interior Finishes					
Drywall Walls					
Pool Office to Structure	553	SF	$16.00	$8,844	
Mullion Closure on End of Wall	10	VF	$30.00	$300	To close end of wall to storefront
Misc. Caulking and Sealants	1	LS	$500.00	$500	
Drywall Ceilings and Soffits					
Chemical Rooms - Fire Rated	171	SF	$20.00	$3,420	Assume ceiling at 8'-4" AFF
Acoustical Tile Ceilings					
Specialty Ceiling in Corridor	642	SF	$40.00	$25,680	Includes soffits/clouds/acoutic panels
In Pool Offices	738	SF	$10.00	$7,380	Assume ceiling at 10'-0" above floor
Carpet Tile Flooring in Entry Corridor					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	746	SF	$5.00	$3,731	
Floor Preparation and Leveling	746	SF	$1.50	$1,119	
Main Corridor	91	SY	$45.00	$4,104	
Transition Strips	15	LF	$20.00	$300	
Rubber Base	170	LF	$3.00	$509	
Epoxy Flooring and Base in Chlorine and Acid Rooms					
Substrate Moisture Testing	1	LS	$500.00	$500	
Surface Preparation - Shot Blasting	171	SF	$3.50	$599	
Floor Preparation and Leveling	171	SF	$2.00	$342	
Epoxy Flooring	171	SF	$16.00	$2,736	
Schluter Trim Pieces at Top of Base	67	LF	$15.00	$1,010	
Epoxy Base on Perimeter Walls	67	LF	$16.00	$1,077	
Epoxy on Sides of Containment Curbs	69	LF	$16.00	$1,098	
Clear Sealer on Concrete Floors					
Joint Sealers in Floor Joints	1	LS	$5,000.00	$5,000	
Natatorium	4,866	SF	$3.00	$14,597	
Pool Mechanical / Support Rooms	1073	SF	$3.00	$3,218	
Pool Offices	1380	SF	$3.00	$4,140	
Stair Treads and Landings at Slide	319	LF	$5.00	$1,593	
Rubber Base	134	LF	$3.00	$402	
Painting					
Paint Exposed Structure					
Natatorium Ceiling and Structure	9048	SF	$5.00	$45,240	
Mech./Storage/Elect. Rooms	902	SF	$3.50	$3,157	
Paint CMU Walls	17563	SF	$3.00	$52,688	High performance coating
Paint Drywall Walls	620	SF	$1.50	$930	
Paint Drywall Ceilings	171	SF	$2.00	$342	
Cabinets and Countertops					
Countertops w/Supports at Offices	47	LF	$250.00	$11,750	
Specialties					
Signage					
Room Identification Signs	11	EA	$250.00	$2,750	
Code and Life Safety Signage	1	LS	$1,000.00	$1,000	
Corner Guards on Drywall Partitions	3	EA	$250.00	$750	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Emergency Aid Specialties					
Emergency Defibrillator Cabinet	1	EA	$550.00	$550	
Automatic External Defribrillator	1	EA	$2,000.00	$2,000	
Metal Lockers					
Double-Tier at Pool Office	22	EA	$475.00	$10,450	Assume 12" x 16" lockers - 11 frames
End Panel	1	EA	$150.00	$150	
Sloped Tops	11	EA	$100.00	$1,100	
Locker Benches					
Laminated Maple Bench	11	LF	$130.00	$1,430	
Pedestal Supports	3	EA	$75.00	$225	
Misc. Specialty Items	1	LS	$2,500.00	$2,500	Fire extinguishers, signs, etc.
Special Construction					
Pool Design, Construction, and Equipment					
Lap Area and Equipment	1,135	SF	$550.00	$624,250	
Recreation Area, Piping, and Finishes	3,030	SF	$450.00	$1,363,500	
ADA Access Hoist				***Included***	
Miscellaneous Features	1	LS	$90,000.00	$90,000	
Slide and Support Columns	1	LS	$250,000.00	$250,000	
Pool Excavation and Underslab Gravel				***w/Earthwork***	
Pool MEP Coordination				***w/General Conditions***	
Weather Protection for Pool Shells	1	LS	$20,000.00	$20,000	
Water to Fill Pools (From Fire Hydrant)	1	LS	$3,000.00	$3,000	
Scaffolding Platform Over Pools	4,165	SF	$10.00	$41,650	For temporary access - install/remove
Fire Sprinklers					
Heads in Natatorium	9048	SF	$5.00	$45,240	
Heads in Mech./Storage/Office/Corr.	2282	SF	$4.50	$10,269	
Heads Under Stair Structure	316	SF	$5.00	$1,581	
Dry System at Roof Overhangs				***Excluded***	
Fire Pump				***Excluded***	
Plumbing					
Plumbing Based on Similar Project	11941	SF	$45.00	$537,345	
Mechanical (HVAC)					
HVAC Based on Similar Project	11941	SF	$75.00	$895,575	
Electrical					
Electrical Based on Similar Project	11941	SF	$55.00	$656,755	
Communications					
Tele-Data Based on Similar Project	11941	SF	$7.50	$89,558	
Safety and Security					
Security Based on Similar Project	11941	SF	$10.00	$119,410	
Subtotal of Natatorium and Pool				$8,595,384	
NORTH ENTRY AND VESTIBULE					192 SF, including canopy over entry doors
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Exterior Foundation Walls	28	LF	$65.00	1,820	
Scarify/Recompact Under Footings	71	SF	$3.50	249	
Underslab Gravel	3	CY	$80.00	$207	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$250.00	$250	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Pad Footings Building Perimeter					
4' x 4' x 12" Deep - 2 Ea.	32	SF	$40.00	$1,280	
Building Perimeter Footings					
2'-0" wide x 12" deep	39	SF	$30.00	$1,170	
Perimeter Foundation Walls					
Stem Wall at Curtainwall - 8"	83	SF	$48.00	$3,960	Assume 8" Wide x 3'-0" High
Pilasters in Exterior Stem Walls - 2	5	VF	$360.00	$1,922	
Inst. Anchor Bolts-Pilasters/Footings	8	EA	$30.00	240	
Floor Slabs on Grade					
Floor Slab with Rebar - 4"	192	SF	$9.00	1,728	
Thickened Sections in Slabs					
Under Interior Curtainwall	14	LF	$30.00	420	
At Edge Under Glazing	28	LF	$20.00	560	
Moisture Mitigation Additive	192	SF	$5.00	960	
Vapor Barrier Under Slab	192	SF	$0.75	144	
Structural Stoop at Exterior Doors					
Pad Footing at Double Doors - 1 Ea.	45	SF	$30.00	$1,350	Assume 8'-0" x 4'-6" x 12" deep
Stem Walls at Door Stoop - 8"	40	SF	$48.00	$1,901	Assume 8" Wide x 2'-4" High
Structural Slab at Door Stoop	36	SF	$20.00	$720	Assume 8' x 4'-6" structural slabs
Void Form Under Struct. Slab	26	SF	$12.00	$307	
Grout Building Column Baseplates	2	EA	$65.00	130	
Weather Protection / Foundations	1	LS	$250.00	250	
Weather Protection / Slabs	192	SF	$1.00	192	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	162	SF	$3.50	$566	Including protection board
Foundation Insulation					
Insulation and Protection Board	55	SF	$4.50	$248	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	28	LF	$15.00	$420	
Foundation Drain Piping / Cleanouts				***N/A***	Assume none
Structural Steel and Miscellaneous Metals					
Layout for Embeds and Attachments	1	LS	$150.00	$150	
Tube Steel Columns	55	VF	$120.00	$6,641	
Beams and Framing					
Supports for Projected Roof at Entry	1	LS	$10,000.00	$10,000	
Wide Flange Beams at Perimeter	51	LF	$75.00	$3,825	
Wide Flange Beams For Roof	28	LF	$75.00	$2,100	
Embed Plates in CMU at Roof Beams	9	EA	$125.00	$1,125	
Tube Steel Girts					
Wind Girts for Exterior Walls	28	LF	$60.00	$1,680	
Girts at Top of Curtainwall	42	LF	$60.00	$2,520	
Support Brackets for Girts					
Upper Girts - Tube Steel Brackets	6	EA	$500.00	$3,000	
Bottom Girts	3	EA	$400.00	$1,200	
Roof Deck Edge Angle	66	LF	$65.00	$4,290	
Metal Roof Deck - 1-1/2"	6	SQ	$750.00	$4,500	
Touch-Up Paint Field Welds	1	LS	$250.00	$250	
Exterior Walls					
Metal Stud Framing at Main Entry Canopy					
Exterior Walls	417	SF	$20.00	$8,341	
Interior Walls	765	SF	$20.00	$15,292	
Fascia at End of Canopy	71	SF	$30.00	$2,115	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Upper Soffit	176	SF	$20.00	$3,520	Including Vestibule ceiling
Lower Soffits	28	SF	$30.00	$825	
Metal Panels at Main Entry Canopy					Includes hat channel framing
Exterior Walls - Insulated	417	SF	$55.00	$22,938	
Interior Walls - Wood Look	765	SF	$45.00	$34,407	
Fascia at End of Canopy - Insulated	71	SF	$75.00	$5,288	
Upper Soffit - Wood Look	176	SF	$45.00	$7,920	Including Vestibule ceiling
Lower Soffits - Wood Look	28	SF	$50.00	$1,376	
Rigid Insulation at Fascia and Soffits	968	SF	$7.50	$7,261	
Sprayed Air Barrier at Fascia/Soffits	176	SF	$5.50	$968	
Roofing and Sheet Metal					
Membrane Roofing and Flashing					
Roof on Entry Vestibule/Projection	324	SF	$30.00	$9,731	
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	43	LF	$40.00	$1,720	At edge of flat roof
Cap Flashing on Top of Walls	37	LF	$35.00	$1,295	
Counter Flashing at CMU Walls	29	LF	$30.00	$870	
Doors, Windows, Storefront, and Hardware					
Curtainwall at Tall Glass Locations					
North Wall of Main Entry	324	SF	$150.00	$48,657	
Exterior Storefront					
West Wall of Main Entry	230	SF	$95.00	$21,850	
Interior Storefront					
Main Entry Vestibule	324	SF	$90.00	$29,194	
Storefront Doors w/Panic Hardware	4	EA	$8,000.00	$32,000	Including interior vestibule doors
Door Access Control Hardware	1	EA	$1,500.00	$1,500	Electric strike, etc. for card readers
Brakemetal Column Wraps	20	VF	75.00	$1,500	
Automatic Door Openers	2	EA	$7,000.00	$14,000	At main entry and vestibule doors
Knox Box	1	EA	$900.00	$900	
Interior Finishes					
Drywall Walls					
Entry Vestibule Walls to Structure	28	SF	$50.00	$1,400	At top of interior storefront
Acoustical Tile Ceilings					
Specialty Ceiling in Corridor Portion	88	SF	$40.00	$3,520	Includes soffits/clouds/acoutic panels
Carpet Tile Flooring in Entry Corridor					
Moisture Treatment on Slab	88	SF	$5.00	$440	
Floor Preparation and Leveling	88	SF	$1.50	$132	
Walkoff Carpet in Entry Vestibule	11	SY	$75.00	$807	
Main Corridor	11	SY	$45.00	$484	
Transition Strips	3	LF	$20.00	$60	
Rubber Base				***N/A***	
Specialties					
Signage					
Building Mounted Letters - 24"	19	EA	$400.00	$7,600	
City of Rifle Logo	1	EA	$20,000.00	$20,000	
Fire Sprinklers					
Heads in Entry Vestibule/Corridor	192	SF	$4.50	$864	
Plumbing					
Plumbing Based on Similar Project	192	SF	$45.00	$8,640	
Mechanical (HVAC)					
HVAC Based on Similar Project	192	SF	$75.00	$14,400	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Electrical					
Electrical Based on Similar Project	192	SF	$55.00	$10,560	
Communications					
Tele-Data Based on Similar Project	192	SF	$7.50	$1,440	
Safety and Security					
Security Based on Similar Project	192	SF	$10.00	$1,920	
Subtotal of North Entry and Vestibule				$408,009	
LOCKER ROOMS / LOBBY / OFFICES / INDOOR PLAYGROUND - FIRST FLOOR ONLY					8355 SF, including Natatorium wall
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Excavate and Backfill Mockup Wall	1	LS	$500.00	$500	
Exterior Foundation Walls	220	LF	$65.00	14,300	
Interior Foundation Walls	108	LF	$65.00	7,020	
Interior Footings	219	LF	$40.00	8,760	
Excav./BF Pads at Entry Canopy	6	EA	$750.00	$4,500	
Excav./BF Interior Pad Footings	6	EA	$500.00	$3,000	
Scarify and Recompact for Footings	1949	SF	$1.50	$2,924	
Scarify and Recompact for Floors	8193	SF	$0.70	$5,735	
Underslab Gravel					
Under Building Floor Slab	109	CY	$80.00	$8,692	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$2,500.00	$2,500	
Foundation for Mockup Wall	1	LS	$1,500.00	$1,500	
Pad Footings Building Perimeter					
7' x 7' x 12" Deep - 1 Ea.	49	SF	$36.00	$1,764	
6' x 6' x 12" Deep - 1 Ea.	36	SF	$36.00	$1,296	
5' x 5' x 12" Deep - 1 Ea.	25	SF	$36.00	$900	
4' x 4' x 12" Deep - 2 Ea.	32	SF	$40.00	$1,280	
3' x 3' x 12" Deep - 4 Ea.	36	SF	$45.00	$1,620	
Pad Footings Building Interior					
16' x 16' x 16" - East Wall at Lockers	256	SF	$44.00	$11,264	At intersection of east and south walls
10' x 10' x 15" - 3 Ea.	300	SF	$42.00	$12,600	On north wall of Locker Rooms
9' x 9' x 15" - 1 Ea.	81	SF	$42.00	$3,402	
8' x 8' x 15" Deep - 2 Ea.	128	SF	$42.00	$5,376	
6' x 6' x 12" Deep - 1 Ea.	36	SF	$36.00	$1,296	
4' x 4' x 12" Deep - 2 Ea.	32	SF	$40.00	$1,280	
3' x 3' x 12" Deep - 8 Ea.	72	SF	$45.00	$3,240	
Building Perimeter Footings					
2'-0" wide x 12" deep	350	SF	$30.00	$10,510	
Building Interior Footings					
3'-0" wide x 12" deep	371	SF	$30.00	$11,129	
2'-0" wide x 12" deep	74	SF	$30.00	$2,219	
Footing Steps	2	EA	$250.00	$500	
Pad Footings at Entry Columns-6 Ea.	24	SF	$50.00	$1,200	Assume 2'-0" x 2'-0" x 12" deep
Perimeter Foundation Walls					
Stem Walls at Brick Veneer - 14"	242	SF	$60.00	$14,521	Assume 14" Wide x 3'-0" High
Stem Wall at Curtainwall - 8"	420	SF	$48.00	$20,160	Assume 8" Wide x 3'-0" High
Brick Ledge in Exterior Wall	80	LF	$20.00	$1,600	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Pilasters in Exterior Stem Walls - 8	21	VF	$360.00	$7,690	
Piers at Exterior Columns - 6 Ea.	18	VF	$350.00	$6,300	Assume 3' high
Interior Foundation Walls					
Stem Wall at CMU - 8" x 3'-0"	245	SF	$48.00	$11,743	At north wall of Locker Rooms
Step in Foundation Wall	1	EA	$200.00	$200	
Pilasters in Interior Stem Walls - 7	21	VF	$360.00	$7,560	
Inst. Anchor Bolts-Pilasters/Footings	148	EA	$30.00	4,440	
Floor Slabs on Grade					
Slab on Grade in Locker Rooms					
Floor Slab with Rebar - 6"	2,804	SF	$12.00	33,649	
Floor Recesses at Showers	147	LF	$25.00	3,667	To allow for thickset floor tile
Thickened Sections in Slab					
Under Shower Areas	242	SF	$5.00	1,210	
Under Locker Areas	249	SF	$5.00	1,245	
Under CMU Partitions / Walls	258	LF	$30.00	7,740	
Around Trench Drains	24	LF	$70.00	1,680	
Under Thresholds	45	LF	$30.00	1,360	
Slab on Grade in Lobby, Offices, and Indoor Playground					
Floor Slab with Rebar - 4"	5,277	SF	$10.00	52,770	
Floor Recess at Indoor Playground	133	LF	$25.00	3,325	To allow for fall protection flooring
Thickened Sections in Slabs					
Under Vestibule Glazing	27	LF	$30.00	810	
At Edge Under Glazing	140	LF	$20.00	2,800	
Under Base of Lobby Stairs	5	LF	$20.00	100	
Moisture Mitigation Additive	5,389	SF	$5.00	26,945	
Vapor Barrier Under Slab	5,389	SF	$0.75	4,042	
Pour Back Columns Blockouts	112	SF	$20.00	2,240	
Structural Stoops at Exterior Doors					
Pad Footing - Double Door Stoop	45	SF	$30.00	$1,350	Assume 10'-0" x 4'-6" x 12" deep
Stem Walls - 8"	40	SF	$48.00	$1,901	Assume 8" Wide x 2'-4" High
Structural Slab	36	SF	$20.00	$720	Assume 8' x 4'-6" structural slabs
Void Form Under Structural Slab	26	SF	$12.00	$307	
Slabs on Metal Deck					
Slabs at HVAC Units in Mech. Well	64	SF	$20.00	1,280	
Blockouts for HVAC	15	LF	$12.00	180	
Slabs Under Lockers on CMU Walls	249	SF	$20.00	4,980	
Form Overhangs at Locker Slabs	91	LF	$12.00	1,092	
Locker Base at Family Changing	9	SF	$20.00	187	Assume 4" high
Equipment Pads / Curbs / Misc	1	LS	$500.00	500	
Grouting					
Building Column Baseplates	5	EA	$150.00	750	
Small Baseplates	28	EA	$75.00	2,100	
Mechanical and Pool Equipment	1	LS	$250.00	250	
Forklift and Material Handling Equip.	1	MO	$7,500.00	7,500	
Weather Protection / Foundations	1	LS	$5,000.00	5,000	
Weather Protection / Slabs	8,145	SF	$1.00	8,145	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	824	SF	$3.50	$2,884	Including protection board
Foundation Insulation					
Insulation and Protection Board	441	SF	$4.50	$1,985	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	221	LF	$15.00	$3,315	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Foundation Drain Piping / Cleanouts				***N/A***	Assume none
Masonry					
Layout for Masonry	1	LS	$2,500.00	$2,500	
Mockup Wall Masonry	1	LS	$2,500.00	$2,500	
Exterior CMU Walls					
8" Backup at West Wall	511	SF	$30.00	$15,335	
8" Backup at South and East Walls	981	SF	$30.00	$29,417	
Temporary Piers for Wind Bracing	3	EA	$650.00	$1,950	In subgrade below finished floor
Temporary Wind Braces	3	EA	$500.00	$1,500	Install and remove
Brick Veneer					
Lintel Angle Above Window Opening	13	LF	$85.00	$1,105	Galvanized steel angles
Ledger Angle at Veneer Above Lobby	24	LF	$100.00	$2,400	Galvanized steel angles
Brick Veneer on West Wall	499	SF	$38.00	$18,976	
Brick Veneer on South and East Walls	1249	SF	$38.00	$47,481	
Brick Veneer on Brick Ledges	54	SF	$38.00	$2,037	
Sprayed Air Barrier on Backup	1802	SF	$5.00	$9,012	
Rigid Insulation Behind Brick Veneer	1802	SF	$6.00	$10,815	
Precast Window Sills at Glazing	36	LF	$65.00	$2,340	At west wall
Interior CMU Partition Walls					
8" to Struct. at N. Locker Room Wall	2848	SF	$30.00	$85,443	To 27'-0" A.F.F - 26'-4" high roof
Soap Sides of Beams Above Openings	39	LF	$75.00	$2,925	
8" to Struct.-S. & W. Walls of Lockers	1929	SF	$30.00	$57,885	To 14'-4" above finished floor
8" Parts. to Underside of Struct.	3205	SF	$30.00	$96,143	To 14'-4" above finished floor
4" Parts. to Underside of Struct.	492	SF	$30.00	$14,763	To 14'-4" above finished floor
8" Walls Under Locker Slabs	119	SF	$30.00	$3,578	To 1'-4" above finished floor
Drill Dowels in Floor at CMU Parts	422	EA	$35.00	$14,774	
Soap Sides of Beam Above Opening	23	LF	$75.00	$1,700	
Shore Bond Beams at Openings	21	LF	$120.00	$2,558	In 8" CMU walls
Temporary Piers for Wind Bracing	3	EA	$650.00	$1,950	In subgrade below finished floor
Temporary Wind Braces	3	EA	$500.00	$1,500	Install and remove
Masonry Reinforcing Steel	9474	SF	$2.00	$18,948	
Weather Protection - Masonry	16108	SF	$1.00	$16,108	
Structural Steel and Miscellaneous Metals					Assume roof at 26'-4" above first floor
Layout for Embeds and Attachments	1	LS	$2,500.00	$2,500	
Tube Steel Columns for Mockup Wall	2	EA	$1,500.00	$3,000	
Tube Steel Columns					
At High Roof Over Corridor	224	VF	$75.00	$16,800	
At High Roof Over Balance of Area	243	VF	$75.00	$18,225	Including exterior soffit at south wall
Beams and Framing					
Wide Flange Beams at Roofs					
At High Roof Over Corridor	381	LF	$85.00	$32,416	
At High Roof Over Balance of Area	1,246	LF	$85.00	$105,868	
Stainless Steel Rod X-Braces with Couplers					For hanging wind girts
15/16" Diameter	80	LF	$85.00	$6,800	
1-3/16" Diameter	100	LF	$100.00	$10,000	
Anchor Discs and Connecting Plates	10	EA	$200.00	$2,000	
Embed Plates in CMU at Roof Beams	11	EA	$175.00	$1,925	
Roof Joists					
At High Roof Over Corridor	99	LF	$40.00	$3,960	
At High Roof Over Balance of Area	1,070	LF	$40.00	$42,800	
Embed Plates in CMU at Roof Joists	21	EA	$125.00	$2,625	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Tube Steel Girts					
Wind Girts for Exterior Walls	150	LF	$60.00	$9,000	
Girt at Top of Curtainwall	229	LF	$60.00	$13,740	
Girts at Top of Vestibule Curtainwall	27	LF	$60.00	$1,620	
Support Brackets for Girts					
Upper Girts - Tube Steel Brackets	12	EA	$500.00	$6,000	
Bottom Girts	12	EA	$400.00	$4,800	
Tube Steel at Roof Perimeters	3.4	TONS	$3,600.00	$12,268	
Mounting Brackets for Girts	12	EA	$500.00	$6,000	
Roof Deck Edge Angles					
At High Roof Over Corridor	209	LF	$65.00	$13,564	
At High Roof Over Balance of Area	390	LF	$65.00	$25,350	
Miscellaneous Structural Supports					
Supports for Projected Roof at Entry	1	LS	$10,000.00	$10,000	
Ledge Angle at Locker Room Benches	111	LF	$65.00	$7,215	To support metal deck
Beams and Columns at Large CMU Openings					At Pool Offices
Tube Steel Columns	64	VF	$100.00	$6,402	
Beam w/Bottom Plate	33	LF	$120.00	$4,019	
Lintels at HVAC Openings in Interior CMU Partitions					
4'-0" Wide or Less Opening Widths	12	LF	$60.00	$720	
Wall Angles at Locker Room Walls	582	LF	$65.00	$37,827	
Metal Deck					
At High Roof Over Corridor - 1-1/2"	21	SQ	$750.00	$15,750	
At High Roof Over Balance - 1-1/2"	100	SQ	$750.00	$75,000	
Floor Deck at Locker Room Benches	3	SQ	$850.00	$2,550	For concrete ledges under lockers
Opening Frames-RTU's / Exhaust Fans	7	EA	$3,500.00	$24,500	
Cut Roof Deck at HVAC Openings	7	EA	$75.00	$525	
Touch-Up Paint Field Welds	1	LS	$1,500.00	$1,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	$1,500	
Miscellaneous Supports					
Brackets at Benches-Family Changing	4	EA	$250.00	$1,000	To support wall mounted benches
Laminated Timber Framing					Exterior columns along south wall
Crane for Unloading and Erection	1	LS	1,500.00	$1,500	
Glu-Lam Columns - 6 Ea.	150	VF	75.00	$11,250	
Connecting Hardware (Plates, Bolts, Etc.)	6	EA	1,000.00	$6,000	
Temporary Supports / Bracing	6	EA	1,000.00	$6,000	
Exterior Walls					
Metal Stud Framing and Sheathing at Exterior Walls					
At Brick Veneer on S. Lobby Wall	272	SF	$20.00	$5,438	Above storefront on south Lobby wall
Metal Stud Framing at Main Entry Canopy					Projection to 22'-8" south of main entry
Exterior Walls	408	SF	$20.00	$8,158	
Interior Walls	748	SF	$20.00	$14,956	
Fascia at End of Canopy	81	SF	$30.00	$2,415	
Upper Soffit	530	SF	$20.00	$10,608	Including Vestibule ceiling
Lower Soffits	68	SF	$30.00	$2,039	
Metal Panels at Main Entry Canopy					Includes hat channel framing
Exterior Walls - Insulated	408	SF	$55.00	$22,433	
Interior Walls - Wood Look	748	SF	$45.00	$33,650	
Fascia at End of Canopy - Insulated	81	SF	$75.00	$6,038	
Upper Soffit - Wood Look	530	SF	$45.00	$23,868	Including Vestibule ceiling

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Lower Soffits - Wood Look	68	SF	$50.00	$3,399	
Fascia and Soffits at Roof Edge					
Metal Stud Framing at Fascia	318	SF	$30.00	$9,536	
Metal Stud Framing at Soffits	1333	SF	$20.00	$26,668	
Plywood Under Fasca	318	SF	$10.00	$3,179	
Brakemetal Fascia	345	SF	$50.00	$17,234	
Metal Soffit - Wood Look	1333	SF	$45.00	$60,003	Includes hat channel framing
Rigid Insulation at Fascia and Soffits	3342	SF	$7.50	$25,066	
Sprayed Air Barrier at Fascia/Soffits	3342	SF	$5.50	$18,382	
Sheet Metal Spandrel on West and South Walls					
Metal Stud Framing	179	SF	$30.00	$5,377	
Plywood Under Fasca	250	SF	$10.00	$2,501	
Insulation in Metal Stud Framing	250	SF	$10.00	$2,501	
Sprayed Air Barrier at Spandrel	250	SF	$5.50	$1,375	
Brakemetal Fascia	250	SF	$50.00	$12,504	
Drywall on Interior	179	SF	$18.00	$3,226	
Insulated Wall Panels				***N/A***	
Roofing and Sheet Metal					
Membrane Roofing and Flashing					
At High Roof Over Corridor	1,729	SF	$30.00	$51,884	
At High Roof Over Balance of Area	8,325	SF	$30.00	$249,743	
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	501	LF	$40.00	$20,027	At edge of flat roofs
Cap Flashing on Top of Walls	291	LF	$35.00	$10,173	
Counterflashing at Roof Steps	228	LF	$30.00	$6,840	
Gravel Stop-Mech. Well/Roof Step	73	LF	$25.00	$1,825	
Doors, Windows, Storefront, and Hardware					
Curtainwall at Tall Glass Locations					
Main Entry in South Wall	490	SF	$150.00	$73,505	
West Wall at Indoor Playground	659	SF	$125.00	$82,339	
South Wall at Indoor Playground	425	SF	$125.00	$53,089	
Exterior Storefront					
West Wall at Upper Level	883	SF	$95.00	$83,905	
South Wall at Upper Level	337	SF	$95.00	$32,061	
South and East Wall Clerestory	397	SF	$95.00	$37,686	
Opening in East Wall at Offices	90	SF	$95.00	$8,530	
Sill Flashing at Upper Level Windows	176	LF	$30.00	$5,280	
Interior Storefront					
Main Entry Vestibule	665	SF	$80.00	$53,167	
North Wall of Offices	140	SF	$65.00	$9,100	
Entries to Locker Rooms	143	SF	$65.00	$9,269	From Pool and Lobby
Entry to Indoor Playground	146	SF	$65.00	$9,458	From Lobby
Aluminum Frame at Office Entry	1	EA	$800.00	$800	
Storefront Doors w/Panic Hardware	10	EA	$8,000.00	$80,000	Including interior vestibule doors
Storefront Doors w/Std. Hardware	1	EA	$6,500.00	$6,500	At offices
Door Access Control Hardware	2	EA	$1,500.00	$3,000	Electric strike, etc. for card readers
Brakemetal Column Wraps	241	VF	75.00	$18,075	
Automatic Door Openers	5	EA	$7,000.00	$35,000	Main Entry / Playground / Locker Rooms
Personnel Doors and Hardware					
HM Doors at Lockers/Changing-3' x 7'	4	EA	$4,000.00	$16,000	Includes frame/leaf/hardware/paint
Single Doors/Frames/Hardware-3'x7'	2	EA	$3,200.00	$6,400	Wood or hollow metal

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Access Panels / Doors	1	LS	$5,000.00	$5,000	
Knox Box	1	EA	$900.00	$900	
Interior Finishes					
Drywall Walls					
Office Area Walls to Structure	2817	SF	$16.00	$45,079	
Partition to Close Walls to Structure	2971	SF	$16.00	$47,541	Only required if second level is not built
Bulkhead Walls					
Entry Vestibule Walls to Structure	54	SF	$50.00	$2,700	At top of interior storefront
At Storefront at Playground Entry	81	SF	$20.00	$1,624	Assume down to 10'-0"
Above Reception Counter	285	SF	$20.00	$5,697	Assume down to 8'-0"
At Edge of Corridor Ceiling	89	SF	$50.00	$4,458	
At Edge of Lower Corridor Ceiling	94	SF	$50.00	$4,710	
Knee Wall at Reception Counter	73	SF	$16.00	$1,172	Assume 3'-4" high
Misc. Caulking and Sealants	1	LS	$2,500.00	$2,500	
Drywall Ceilings and Soffits					
Entry Vestibule	130	SF	$20.00	$2,600	Assume ceiling at 26'-0" AFF
Locker Rooms - Water Resistant	171	SF	$12.00	$2,052	Assume ceiling at 10'-0" AFF
Soffit Above Reception Desk	171	SF	$10.00	$1,710	Assume ceiling at 8'-0" AFF
Tile in Locker Room Showers					Assume tile in showers only
Moisture Testing	1	LS	$500.00	$500	
Moisture Treatment on Slab	194	SF	$5.00	$970	
Crack Isolation Membrane	194	SF	$5.00	$970	
Sloped Setting Beds	194	SF	$10.00	$1,940	
Floor Tile	194	SF	$25.00	$4,850	
Base Trim	94	LF	$12.00	$1,128	Assume Schluter trim
Tile on Shower Walls to 8' AFF	752	SF	$22.00	$16,544	
Wall Trim	142	LF	$12.00	$1,704	Assume Schluter trim
Acoustical Tile Ceilings					
Specialty Ceiling in Lobby / Corridor	926	SF	$40.00	$37,040	Includes soffits/clouds/acoutic panels
In Lobby Between Lockers & Offices				***Assume None***	Assume no ceiling in this Lobby space
In Offices	995	SF	$10.00	$9,950	Assume ceiling at 10'-0" above floor
Indoor Playground				***Assume None***	Assume no ceiling in Indoor Playground
Resilient Flooring at Reception and in Break Room					
Moisture Testing on Slab	1	LS	$250.00	$250	
Moisture Treatment on Slab	258	SF	$5.00	$1,290	
Floor Preparation and Leveling	258	SF	$1.50	$387	
Luxury Vinyl Tile at Reception	152	SF	$10.00	$1,520	
Luxury Vinyl Tile in Break Room	106	SF	$10.00	$1,060	
Rubber Base	76	LF	$3.50	$266	
Resilient Flooring in Indoor Playground					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	1610	SF	$5.00	$8,050	
Floor Preparation and Leveling	1610	SF	$1.50	$2,415	
Poured Fall Protection Surfacing	1610	SF	$30.00	$48,300	
Termination Strip at Door	6	LF	$25.00	$150	
Rubber Base	32	LF	$3.50	$112	
Carpet Tile Flooring					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	3383	SF	$5.00	$16,915	
Floor Preparation and Leveling	3383	SF	$1.50	$5,075	
Walkoff Carpet in Entry Vestibule	16	SY	$300.00	$4,767	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Main Corridor and Reception	113	SY	$45.00	$5,099	
Lobby Between Offices and Lockers	178	SY	$45.00	$8,019	
Offices	106	SY	$45.00	$4,774	
Transition Strips	40	LF	$20.00	$800	
Rubber Base	390	LF	$3.50	$1,365	
Clear Sealer on Concrete Floors					
Joint Sealers in Floor Joints	1	LS	$2,500.00	$2,500	
Locker Rooms / Changing / Passage	2,349	SF	$3.00	$7,047	
Rubber Base			***Assume Not Required***		
Painting					
Paint Exposed Structure					
Lobby Between Lockers / Offices	1458	SF	$3.50	$5,103	
Indoor Playground	1610	SF	$3.50	$5,635	
Paint CMU Walls	17931	SF	$3.00	$53,794	High performance coating
Paint Drywall Walls	9410	SF	$1.50	$14,115	
Paint Drywall Ceilings	472	SF	$2.00	$944	
Cabinets and Countertops					
Reception					
Base Cabinets at Reception	8	LF	$300.00	$2,400	
Countertops w/Supports	47	LF	$250.00	$11,750	
Transaction Counter on Top of Knee W	28	LF	$150.00	$4,200	
Restroom Countertops w/Aprons	28	LF	$300.00	$8,400	
Work Island in Office Area					
Base Cabinets at Work Island	20	LF	$300.00	$6,000	
Countertop on Base Cabinets	10	LF	$350.00	$3,500	3'-6" wide
Break Room Cabinets					
Tall Storage Cabinet	3	LF	$850.00	$2,550	
Base Cabinets	8	LF	$300.00	$2,400	
Countertop on Base Cabinets	8	LF	$200.00	$1,600	2'-4" wide
Wall Mounted Cabinets	6	LF	$250.00	$1,500	
Specialties					
Signage					
Building Mounted Letters - 24"	19	EA	$400.00	$7,600	
City of Rifle Logo	1	EA	$20,000.00	$20,000	
Dedication Plaque	1	EA	$3,500.00	$3,500	
Room Identification Signs	12	EA	$250.00	$3,000	
Code and Life Safety Signage	1	LS	$1,000.00	$1,000	
Corner Guards on Drywall Partitions	6	EA	$250.00	$1,500	
Toilet Partitions					
ADA - Floor Mounted	4	EA	$1,500.00	$6,000	
Standard - Floor Mounted	6	EA	$1,250.00	$7,500	
Shower Stall Dividers	8	EA	$1,000.00	$8,000	
Toilet Accessories					
Electric Hand Dryers	4	EA	$850.00	$3,400	
Paper Towel Dispensers	2	EA	$150.00	$300	
Soap Dispensers at Lavatories	10	EA	$125.00	$1,250	
Shampoo/Soap Disp. at Showers	28	EA	$125.00	$3,500	
Toilet Tissue Dispensers	10	EA	$250.00	$2,500	
Sanitary Napkin Disposals	6	EA	$150.00	$900	
Grab Bars - 18"	4	EA	$65.00	$260	
Grab Bars - 36"	4	EA	$75.00	$300	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Grab Bars - 42"	4	EA	$85.00	$340	
Robe Hooks	16	EA	$50.00	$800	
Wall Mirrors Above Vanities	10	EA	$250.00	$2,500	
Emergency Aid Specialties					
Emergency Defibrillator Cabinet	1	EA	$550.00	$550	
Automatic External Defribrillator	1	EA	$2,000.00	$2,000	
Metal Lockers					Assume 12" x 16" x 36" lockers
Double-Tier in Locker Rooms	186	EA	$475.00	$88,350	
Double-Tier in Family Changing	16	EA	$475.00	$7,600	Assume between doors to Changing Rooms
End Panels	4	EA	$150.00	$600	
Sloped Tops	202	EA	$100.00	$20,200	
Locker Benches					
Maple Benches in Locker Room	60	LF	$130.00	$7,800	
Maple Benches at Family Changing	8	LF	$130.00	$1,040	
Pedestal Supports	23	EA	$75.00	$1,725	
Misc. Specialty Items	1	LS	$2,500.00	$2,500	Fire extinguishers, signs, etc.
Residential Appliances					In Break Room
Refringerator with Icemaker	1	EA	$1,500.00	$1,500	
Microwave Oven	1	EA	$1,050.00	$1,050	
Specialty Equipment					
Indoor Playground Equipment	1	ALLOW	$100,000.00	$100,000	Allowance
Manually Operated Roller Shade	90	SF	$12.00	$1,078	At window in office
Electrically Operated Roller Shades	1943	SF	$20.00	$38,853	On all exterior windows
Fire Sprinklers					
Fire Valves / Backflow Preventer	1	LS	$20,000.00	$20,000	
Heads Throughout Lower Level	8355	SF	$4.50	$37,598	
Dry System at Roof Overhang	1333	SF	$20.00	$26,668	At large soffit on south side of building
Fire Pump				***Excluded***	
Plumbing					
Plumbing Based on Similar Project	8355	SF	$45.00	$375,975	
Mechanical (HVAC)					
HVAC Based on Similar Project	8355	SF	$75.00	$626,625	
Electrical					
Electrical Based on Similar Project	8355	SF	$55.00	$459,525	
Communications					
Tele-Data Based on Similar Project	8355	SF	$7.50	$62,663	
Safety and Security					
Security Based on Similar Project	8355	SF	$10.00	$83,550	
Subtotal of Locker/Lobby/Office/Indoor Playground				$5,187,888	First floor only (with two-story high roof)
UPPER LEVEL FITNESS CENTER / GROUP EXERCISE - SECOND FLOOR ONLY					5340 SF, including Natatorium wall
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Excavate Elevator Pit	40	CY	$10.00	$403	
Backfill Elevator Pit	27	CY	$25.00	$668	
Scarify and Recompact for Footings	99	SF	$1.50	$149	
Scarify and Recompact for Floors	(59)	SF	$0.70	($42)	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Underslab Gravel					
Under Elevator Pit Slab	2	CY	$250.00	$504	Assume 6" depth
Under Floor Slab	2	CY	$250.00	$504	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$500.00	$500	
Elevator Pit Slab - 12"	99	SF	$40.00	$3,960	
Sump Pit in Elevator Slab	1	EA	$750.00	$750	Includes sump pit grate and frame
Reduce Wall Footing at Lockers					
3'-0" wide x 12" deep	(27)	SF	$30.00	($803)	
Footing Steps	2	EA	$250.00	$500	
Elevator Pit Wall - 10"	128	SF	$50.00	$6,387	Assume 5' deep elevator pit
Floor Slabs on Grade in Lobby					
First Floor Slab with Rebar - 4"	(59)	SF	$10.00	($595)	For elevator shaft
Thickened Edge at Perimeter	31	LF	$25.00	$783	
Slabs on Metal Deck					
Second Floor Slab - 5" w/Reinforcing	5,109	SF	$12.00	$61,302	
Thickened Edge at Elev. Threshold	4	LF	$30.00	$120	
Pan Fill Stair Treads	250	LF	25.00	$6,250	
Pan Fill Stair Landings	60	SF	25.00	$1,500	
Equipment Pads / Curbs / Misc	1	LS	$500.00	$500	
Grouting					
Tube Steel Columns at Folding Part.	2	EA	$65.00	$130	
Elevator Sill Angles	2	EA	$150.00	$300	
Waterproofing on Elevator Pit Walls	157	SF	$21.00	$3,287	Including protection board
Foundation Drain Piping / Cleanouts				***N/A***	Assume none
Masonry					
Layout for Masonry	1	LS	$500.00	$500	
Interior CMU Walls					
Reduce Interior Wall at Lockers - 8"	(174)	SF	$30.00	($5,214)	
8" Elevator Shaft	899	SF	$30.00	$26,975	
Shore Bond Beams at Openings	15	LF	$120.00	$1,759	In 8" CMU walls
Masonry Reinforcing Steel	725	SF	$2.00	$1,451	
Weather Protection - Masonry	1451	SF	$1.00	$1,451	
Structural Steel and Miscellaneous Metals					Assume roof at 26'-4" above first floor
Layout for Embeds and Attachments	1	LS	$1,500.00	$1,500	
Tube Steel Columns at Folding Part.	20	VF	$75.00	$1,500	
Beams and Framing					
Wide Flange Beams at Second Floor					
Girders	141	LF	$125.00	$17,625	
Floor Beams	1,053	LF	$85.00	$89,478	
Floor Deck Edge Angle	345	LF	$75.00	$25,875	
Embed Plates in CMU at Floor Beams	48	EA	$175.00	$8,400	
Wide Flange Beams at Roofs					
Support Beam for Folding Partition	27	LF	$125.00	$3,375	
Elevator Hoist Beam	9	LF	$120.00	$1,080	
At High Roof Over Balance of Area	(9)	LF	$85.00	($765)	
Embed Plates in CMU Walls	6	EA	$175.00	$1,050	In elevator shaft wall
Embed Plates in Tops of Walls	31	LF	$100.00	$3,130	In elevator shaft wall
Roof Joists					
Reduce Roof Joists at Elevator Shaft	(13)	LF	$40.00	($534)	
Embed Plates in CMU at Roof Joists	4	EA	$125.00	$500	In elevator shaft wall

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Roof Deck Edge Angles					
At Elevator Shaft Projection	63	LF	$65.00	$4,069	
Metal Deck					
Floor Deck at Second Floor	62	SQ	$850.00	$52,700	
Opening Frames - Exhaust Ducts	3	EA	$3,500.00	$10,500	
Cut Floor Deck at HVAC Openings	3	EA	$75.00	$225	
Headed Anchor Studs	1,194	EA	$7.50	$8,953	
Touch-Up Paint Field Welds	1	LS	$1,500.00	$1,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	$1,500	
Pan Stairs and Landings at Two Story Area					Assume 5' wide treads
Landing Framing and Deck	60	SF	$35.00	$2,100	
Stair Pan Treads and Support Framing	50	RISERS	$750.00	$37,500	
Handrails and Guardrails					
Guardrail w/Handrail on Stairs	56	LF	$420.00	$23,520	
Guardrail w/Handrail on Landings	12	LF	$390.00	$4,680	
Wall Mounted Handrail on Stairs	68	LF	$50.00	$3,400	
Guardrail at Upper Level Overlooks	67	LF	$350.00	$23,450	
Exterior Walls					
Metal Panels at Sides of Elevator Shaft					Includes hat channel framing
Exterior Walls on CMU Backup	94	SF	$35.00	$3,287	
Rigid Insulation at Fascia and Soffits	115	SF	$7.50	$862	
Sprayed Air Barrier at Fascia/Soffits	115	SF	$5.50	$632	
Roofing and Sheet Metal					At projection of elevator shaft above roof
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	31	LF	$40.00	$1,252	At edge of flat roofs
Counterflashing at Roof Steps	31	LF	$30.00	$939	
Gravel Stop-Top of Elevator Shaft	31	LF	$25.00	$783	
Doors, Windows, Storefront, and Hardware					
Interior Storefront					
Edge of Group Exercise at Playground	560	SF	$80.00	$44,800	
Entries to Group Exercise	53	SF	$65.00	$3,419	From Stair Lobby and Fitness Center
Storefront Doors w/Panic Hardware	4	EA	$8,000.00	$32,000	
Brakemetal Column Wraps	10	VF	75.00	$750	
Automatic Door Opener	1	EA	$7,000.00	$7,000	At Group Exercise entry
Personnel Doors and Hardware					
Double Doors/Frames/Hardware-6'x7'	2	EA	$5,400.00	$10,800	Wood or hollow metal
Wall Mirrors in Fitness Center	144	SF	$25.00	$3,600	At Free Weights area
Interior Finishes					
Drywall Walls					
Group Exercise Walls to Structure	1756	SF	$16.00	$28,098	
Partition to Close Walls to Structure	(2971)	SF	$16.00	($47,541)	Can delete if second level is not built
Bulkhead Walls					
Above Folding Part. in Group Exer.	70	SF	$20.00	$1,410	Assume down to 10'-0"
Misc. Caulking and Sealants	1	LS	$1,500.00	$1,500	
Acoustical Tile Ceilings					
In Group Exercise and Storage Rooms	1926	SF	$10.00	$19,260	Assume ceiling at 10'-0" above floor
Blocking at Sides of Folding Partition	26	LF	$40.00	$1,040	
Fitness Center				***Assume None***	Assume no ceiling in Fitness or Stair Lobby

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Resilient Flooring in Group Exercise Area					Assume wood look rubber floor
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	1916	SF	$5.00	$9,580	
Floor Preparation and Leveling	1916	SF	$1.50	$2,874	
Group Exercise Room	1656	SF	$20.00	$33,120	Assume wood look rubber floor
Storage Rooms	260	SF	$20.00	$5,200	Assume wood look rubber floor
Rubber Base	175	LF	$3.50	$613	
Resilient Flooring in Fitness Center					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	2938	SF	$5.00	$14,690	
Floor Preparation and Leveling	2938	SF	$1.50	$4,407	
Rubber Flooring in Fitness Center	2938	SF	$30.00	$88,140	
Termination Strip at Edge	35	LF	$25.00	$875	
Rubber Base	143	LF	$3.50	$501	
Carpet Tile Flooring in Stair Lobby					
Moisture Testing on Slab	1	LS	$250.00	$250	
Moisture Treatment on Slab	234	SF	$5.00	$1,170	
Floor Preparation and Leveling	234	SF	$1.50	$351	
Stair Lobby at Upper Level	29	SY	$45.00	$1,287	
Transition Strip	9	LF	$20.00	$180	
Rubber Base	31	LF	$3.50	$109	
Painting					
Paint Exposed Structure					
Fitness Center	2938	SF	$3.50	$10,283	
Stair Lobby	234	SF	$3.50	$819	
Paint Drywall Walls	611	SF	$1.50	$917	
Specialties					
Signage					
Room Identification Signs	3	EA	$250.00	$750	
Code and Life Safety Signage	1	LS	$1,000.00	$1,000	
Corner Guards on Drywall Partitions	4	EA	$250.00	$1,000	
Folding Partition in Group Exercise					
Track and Supporting Hardware	27	LF	$140.00	$3,780	
Partition Panels	265	SF	$145.00	$38,425	
Emergency Aid Specialties					
Emergency Defibrillator Cabinet	1	EA	$550.00	$550	
Automatic External Defribrillator	1	EA	$2,000.00	$2,000	
Fire Sprinklers					
Heads Throughout Upper Level	5340	SF	$4.50	$24,030	
Head in Elevator Shaft	1	EA	$1,500.00	$1,500	
Dry System at Roof Overhang				***w/Lower Level***	At large soffit on south side of building
Fire Pump				***Excluded***	
Plumbing				***N/A***	
Plumbing Based on Similar Project	5340	SF	$5.00	$26,700	
Mechanical (HVAC)					
HVAC Based on Similar Project	5340	SF	$75.00	$400,500	
Electrical					
Electrical Based on Similar Project	5340	SF	$55.00	$293,700	
Communications					
Tele-Data Based on Similar Project	5340	SF	$7.50	$40,050	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Safety and Security					
Security Based on Similar Project	5340	SF	$10.00	$53,400	
Subtotal of Fitness Center / Group Exercise				$1,618,928	Second floor, incl. elevator and stairs
GYMNASIUM / TURF AREA / RUNNING TRACK					35,520 SF, Including Exit Stairwell
Foundations and Floor Slabs					(Exit Stairwell - 25'-8" x 12'-8")
Excavation and Backfill for Foundations					
Exterior Foundation Walls	560	LF	$65.00	$36,379	
Interior Foundation Walls	218	LF	$65.00	$14,170	
Scarify and Recompact for Footings	3206	SF	$1.50	$4,809	
Underslab Gravel					
Under First Floor Slab	391	CY	$100.00	$39,053	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$3,500.00	$3,500	
Pad Footings Building Perimeter					
9' x 9' x 15" - 14 EA	1134	SF	$42.00	$47,628	North and south sides
8' x 8' x 12" Deep - 1 Ea.	64	SF	$36.00	$2,304	At southeast corner
7' x 7' x 12" Deep - 4 Ea.	196	SF	$36.00	$7,056	At corners
5' x 5' x 12" Deep - 4 Ea.	100	SF	$36.00	$3,600	At window openings in west wall
4' x 4' x 12" Deep - 7 Ea.	112	SF	$40.00	$4,480	At east end wall
3' x 3' x 12" Deep - 3 Ea.	27	SF	$45.00	$1,215	At stairwell
Building Perimeter Footings					
2'-0" wide x 12" deep	761	SF	$30.00	$22,840	
Building Interior Footings					
3'-0" wide x 12" deep	374	SF	$30.00	$11,235	
2'-0" wide x 12" deep	131	SF	$30.00	$3,940	
Footing Steps				***Assume None***	
Perimeter Foundation Walls					
Stem Walls at Brick Veneer - 14"	1679	SF	$60.00	$100,741	Assume 14" Wide x 3'-0" High
Steps in Foundation Wall				***Assume None***	
Brick Ledge in Exterior Wall	511	LF	$20.00	$10,214	
Pilasters in Exterior Stem Walls					
Rigid Frame Columns - 18 Ea.	42	VF	$360.00	$15,098	Assume 24" x 16" x 2'-4"
End Wall / Stairwell Cols. - 9 Ea.	21	VF	$300.00	$6,291	Assume - 18" x 18" x 2'-4"
Interior Foundation Walls					Assume 8" Wide x 3'-0" High
Stem Wall at CMU West Wall - 12"	455	SF	$56.00	$25,452	
Stem Wall at CMU Stairwell - 8"	70	SF	$48.00	$3,360	
Stem Walls at Duct Enclosures - 8"	126	SF	$48.00	$6,048	
Steps in Foundation Wall				***Assume None***	
Pilasters in Interior Stem Walls - 5	12	VF	$300.00	$3,495	Assume - 18" x 18" x 2'-4"
Furnish and Install Anchor Bolts					Not furnished with metal building
At Rigid Frame Columns	18	SETS	$1,000.00	$18,000	Assume 8 1-1/2" bolts
At Stairwell and Window Columns	7	SETS	$250.00	$1,750	Assume 4 3/4" bolts
At End Wall Columns	7	SETS	$150.00	$1,050	Assume 2 3/4" bolts
Inst. Anchor Bolts in Pilasters	186	EA	$30.00	5,580	
Floor Slabs on Grade					
Floor Slab with Rebar - 4"	29,048	SF	$10.00	290,480	Including under turf area
Floor Recess at Edge of Turf	152	LF	$25.00	3,800	To allow for differences in thickness

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Thickened Sections in Slabs					
Under Thresholds	80	LF	$30.00	2,399	
At Edge Under Glazing	55	LF	$20.00	1,100	
Under Base of Exit Stairs	5	LF	$20.00	100	
Moisture Mitigation Additive	29,048	SF	$5.00	145,240	
Vapor Barrier Under Slab	29,048	SF	$0.75	21,786	
Structural Stoops at Exterior Doors					
Pad Footings at Exterior Door Stoops					
Double Doors - 6 Ea.	270	SF	$30.00	$8,100	Assume 10'-0" x 4'-6" x 12" deep
Single Door - 1 Ea.	36	SF	$30.00	$1,080	Assume 6'-0" x 4'-6" x 12" deep
Stem Walls at Door Stoops - 8"	273	SF	$48.00	$13,085	Assume 8" Wide x 2'-4" High
Structural Slabs					
Double Doors	216	SF	$20.00	$4,320	Assume 8' x 4'-6" structural slabs
Single Door	27	SF	$20.00	$540	Assume 6' x 4'-6" at single exit door
Void Form Under Struct. Slabs	171	SF	$12.00	$2,054	
Slabs on Metal Deck					
Running Track Slab - 5" w/Rebar	5,704	SF	$12.00	$68,444	
Thickened Edge at Glazing	42	LF	$30.00	$1,260	At connection to Fitness
Embedded Expansion Joint in Slab	152	LF	$125.00	$19,000	At 12" CMU wall
Pan Fill Stair Treads	125	LF	25.00	$3,125	
Pan Fill Stair Landings	136	SF	25.00	$3,399	
Equipment Pads / Curbs / Misc	1	LS	$500.00	$500	
Grout Column Base Plates					
At Rigid Frame Columns	18	EA	$250.00	$4,500	
At Stairwell and Window Columns	7	EA	$75.00	$525	
At End Wall Columns	7	EA	$65.00	$455	
Forklift and Material Handling Equip.	2	MO	$7,500.00	15,000	
Weather Protection / Foundations	1	LS	$15,000.00	15,000	
Weather Protection / Slabs	34,752	SF	$1.00	34,752	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	2224	SF	$3.50	$7,785	Including protection board
Foundation Insulation					
Insulation and Protection Board	1124	SF	$4.50	$5,058	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	562	LF	$15.00	$8,430	
Foundation Drain System				***Excluded***	Assume not required
Masonry					
Layout for Masonry	1	LS	$2,500.00	$2,500	
Exterior CMU Walls					
8" Backup at Exterior Gym Walls	4226	SF	$30.00	$126,778	
8" Backup at Stairwell Walls	462	SF	$30.00	$13,869	
Shore Bond Beams at Openings	37	LF	$120.00	$4,398	
Temporary Piers for Wind Bracing	24	EA	$650.00	$15,600	In subgrade below finished floor
Temporary Wind Braces	24	EA	$500.00	$12,000	Install and remove
Brick Veneer					
Precast Lintels Above Wainscot				***None Indicated***	
Lintel Angles Above Openings	44	LF	$75.00	$3,274	Galvanized steel angles
Brick Veneer on Gymnasium Walls	4226	SF	$38.00	$160,585	
Brick Veneer on Stairwell Walls	462	SF	$38.00	$17,567	
Brick Veneer on Brick Ledges	342	SF	$38.00	$13,002	
Sprayed Air Barrier on CMU Backup	5030	SF	$5.00	$25,152	
Rigid Insulation Behind Brick Veneer	5030	SF	$6.00	$30,182	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Interior CMU Partition Walls					
12" at West Wall of Gymnasium	5121	SF	$35.00	$179,234	Between corridor and Gymnasium
Soap Sides of Beams Above Windows	192	LF	$75.00	$14,376	
8" to Struct. at West Stairwell Wall	958	SF	$30.00	$28,750	
8" to Struct. at Supply/Return Ducts	1704	SF	$30.00	$51,120	In corners of Gym and Turf areas
Lintel Angles Above Openings	36	LF	$75.00	$2,700	Galvanized steel angles
Shore Bond Beams at Openings	7	LF	$120.00	$799	In 8" CMU wall
Temporary Piers for Wind Bracing	8	EA	$650.00	$5,200	In subgrade below finished floor
Temporary Wind Braces	8	EA	$500.00	$4,000	Install and remove
Masonry Reinforcing Steel	12472	SF	$2.00	$24,943	
Weather Protection - Masonry	21728	SF	$1.00	$21,728	
Pre-Engineered Building Structure					
Gymnasium/Turf Area - Rigid Frame	29213	SF	$45.00	$1,314,563	Includes single skin wall / roof panels
Stairwell Area	325	SF	$75.00	$24,393	
Premium to go to Insulated Panels					In lieu of single skin w/vinyl insulation
Roof Panels	31139	SF	$20.00	$622,774	
Wall Panels	17032	SF	$20.00	$340,637	Assume no liner panel required
Flashings					
Roof Expansion Joint	160	LF	$50.00	$8,000	
Eaves	406	LF	$20.00	$8,120	
Rake at End of Building	162	LF	$15.00	$2,430	
Building Corners	94	VF	$20.00	$1,880	
Sill Flashing at Base of Panels	503	LF	$15.00	$7,538	
Gutters and Downspouts					
Gutters at Eaves	203	LF	$20.00	$4,060	
Downspouts	407	VF	$25.00	$10,175	
Structural Steel and Miscellaneous Metals					Assume roof at 26'-4" above first floor
Layout for Embeds and Attachments	1	LS	$2,500.00	$2,500	
Beams and Framing					
Wide Flange Beams at Running Track					
Girders at Interior Side	750	LF	$100.00	$75,000	At interior side with attachment to walls
Support Brackets for Girders	28	EA	$1,500.00	$42,000	
Floor Beams	1,200	LF	$45.00	$54,000	
Floor Deck Edge Angle					
Straight Sections	1214	LF	$65.00	$78,910	
Curved Sections	60	LF	$100.00	$6,000	
Embed Plates in CMU - Floor Beams	40	EA	$175.00	$7,000	
Beams and Columns at Large CMU Openings					
Tube Steel Columns	73	VF	$100.00	$7,268	
Beams w/Bottom Plate	97	LF	$120.00	$11,640	
Metal Deck					
Floor Deck at Running Track	69	SQ	$850.00	$58,650	
Opening Frames-Supply/Return Ducts	3	EA	$3,500.00	$10,500	
Headed Anchor Studs	1,950	EA	$7.50	$14,625	
Touch-Up Paint Field Welds	1	LS	$2,500.00	$2,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	$1,500	
Pan Stairs and Landings at Stairwell					Assume 5' wide treads
Landing Framing and Deck	136	SF	$35.00	$4,759	
Stair Pan Treads and Support Framing	50	RISERS	$750.00	$37,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Handrails and Guardrails					
Guardrail w/Handrail on Stairs	28	LF	$420.00	$11,760	
Guardrail w/Handrail on Landings	17	LF	$390.00	$6,630	
Wall Mounted Handrail on Stairs	40	LF	$50.00	$2,000	
Guardrail at Running Track Overlook					
Straight Sections	532	LF	$350.00	$186,200	
Curved Sections	60	LF	$400.00	$24,000	
Exterior Walls					
Metal Panels on West Side of West CMU Wall					Includes hat channel framing
Exterior Walls on CMU Backup	1941	SF	$35.00	$67,938	
Rigid Insulation at Fascia and Soffits	2056	SF	$7.50	$15,423	
Sprayed Air Barrier at Fascia/Soffits	2056	SF	$5.50	$11,310	
Roofing and Sheet Metal					
Flashing and Sheet Metal					At CMU wall at west end
Wood Blocking/Plywood at Edge	154	LF	$40.00	$6,160	On top of CMU wall
Counterflashing at Roof Steps	154	LF	$30.00	$4,620	
Cap Flashing -Top of CMU Wall	162	LF	$30.00	$4,860	
Doors, Windows, Storefront, and Hardware					
Exterior Storefront					
West Wall at Main Entry	142	SF	$95.00	$13,462	
North Wall Entries	296	SF	$95.00	$28,120	
South Wall at Brick Wainscot	186	SF	$95.00	$17,716	
Sill Flashing at Brick Wainscot	23	LF	$30.00	$699	
Interior Storefront					
West Wall Inside Main Entry	188	SF	$65.00	$12,220	
West Wall at Corridor	170	SF	$65.00	$11,050	
Running Track Overlook at Lobby	396	SF	$65.00	$25,721	
Storefront Doors w/Panic Hardware	7	EA	$8,000.00	$56,000	
Door Access Control Hardware	2	EA	$1,500.00	$3,000	Electric strike, etc. for card readers
Brakemetal Column Wraps	90	VF	75.00	$6,750	
Automatic Door Openers	1	EA	$7,000.00	$7,000	Main Entry / Playground / Locker Rooms
Personnel Doors and Hardware					
HM Doors at Exits - 6' x 7'	4	EA	$5,500.00	$22,000	Includes frames/leaves/hardware/paint
HM Doors at Stairwell - 3' x 7'	3	EA	$4,000.00	$12,000	Includes frame/leaf/hardware/paint
Kalwall Panels in South Wall	1174	SF	$95.00	$111,494	
Overhead Door at Turf - 10' x 10'	1	EA	$5,500.00	$5,500	In east wall
Interior Finishes					
Resilient Gymnasium Flooring					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	15283	SF	$5.00	$76,416	
Floor Preparation and Leveling	15283	SF	$1.50	$22,925	
Gymnasium Floor, Including Lines	15283	SF	$20.00	$305,665	Wood-look resilient flooring
Termination Strips at Edges	172	LF	$15.00	$2,580	
Rubber Base	283	LF	$3.50	$989	
Resilient Running Surface on Running Track					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	5690	SF	$5.00	$28,450	
Floor Preparation and Leveling	5690	SF	$1.50	$8,535	
Resilient Running Surface	5690	SF	$15.00	$85,350	
Termination Strips at Edges	6	LF	$15.00	$90	
Rubber Base	636	LF	$3.50	$2,226	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Clear Sealer on Concrete Floors					
Joint Sealers in Floor Joints	1	LS	$500.00	$500	
Exit Stairwell Floor Slab	274	SF	$3.00	$823	
Treads and Landings at Exit Stair	261	LF	$5.00	$1,305	
Rubber Base	63	LF	$3.50	$221	
Paint Exposed Structure					
Roof Structure	30796	SF	$3.50	$107,785	
Exit Stairwell Roof Structure	343	SF	$5.00	$1,714	
Wall Supporting Structure	17032	SF	$3.00	$51,096	
Underside of Running Track	5690	SF	$3.50	$19,915	
Stair Landings	136	SF	$5.00	$680	
Stair Stringers	140	SF	$5.00	$700	
CMU Walls	162	SF	$3.00	$486	
Specialties					
Misc. Specialty Items	1	LS	5,000.00	$5,000	Fire extinguishers, signs, etc.
Indoor Turf Floor					
Composite Lumber Nailer at Perim.	349	BF	$10.00	$3,493	Assume 2" x 4" w/expansion bolts
Underlayment Mat	12913	SF	$10.00	$129,134	
Turf Flooring	13557	SF	$18.00	$244,033	
Equipment					
Motorized Gym Divider Curtain	3120	SF	$25.00	$78,000	
Basketball Scoreboards and Controls	2	EA	$15,000.00	$30,000	
Basketball Backstops, Fold-up, Motorized	4	EA	$11,500.00	$46,000	
Basketball Game Lines				***w/Gym Flooring***	
Volleyball Game Lines				***w/Gym Flooring***	
RWPD: Wall Padding Behind Basketball Backs	256	SF	$20.00	$5,120	
Volleyball Net Pole Sleeves	4	SETS	$400.00	$1,600	
Volleyball Nets and Poles				***w/FF&E***	
Aluminum Tip-N-Roll Bleacher Seats				***By Owner***	
Fire Sprinklers					
Heads in Gymnasium / Turf Area	29213	SF	3.50	102,244	
Heads in Exit Stairwell	325	SF	8.00	2,602	
Heads Under Running Track	5690	SF	5.00	28,450	
Heads Under Stair Landings	2	EA	1,500.00	3,000	
Plumbing				***N/A***	
Plumbing Based on Similar Project	35520	SF	$2.50	$88,800	
Mechanical (HVAC)					
HVAC Based on Similar Project	35520	SF	$50.00	$1,776,000	
Electrical					
Electrical Based on Similar Project	35520	SF	$30.00	$1,065,600	
Communications					
Tele-Data Based on Similar Project	35520	SF	$10.00	$355,200	
Safety and Security					
Security Based on Similar Project	35520	SF	$10.00	$355,200	
Subtotal of Gymnasium / Turf / Running Track				$10,310,841	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
CONCEPTUAL ESTIMATE SUMMARY	**AREA**	**UOM**	**COST PER SF**		
Direct Costs					
General Items	61,281	SF		$2,128,631	Supervision, General Conditions, etc.
Demolition and Site Clearing	134,600	SF	$4.10	$551,261	
Site Improvements	134,600	SF	$16.37	$2,203,751	
Natatorium and Pool	11,941	SF	$719.82	$8,595,384	Incl. support spaces/corridor/offices
North Entry and Vestibule	192	SF	$2,125.05	$408,009	Includes canopy projection over entry
Locker/Lobby/Office/Indoor Playgrnd	8,355	SF	$620.93	$5,187,888	First floor only (with two-story high roof)
Fitness Center and Group Exercise	5,340	SF	$303.17	$1,618,928	Includes elevator and two stairs
Gymnasium and Running Track	35,453	SF	$290.83	$10,310,841	Including exit stairwell - 25'-8" x 12'-8"
Subtotal	61,281	SF	$505.94	$31,004,693	
Indirect Costs					
Buildier's Risk and Liability Insurance Premiums - 1.75%				$542,582	
Performance and Payment Bond Premiums - 0.75%				$232,535	
Building Permit and Plan Review Fees -0.6%				$186,028	
Use Taxes -2.5%				$775,117	Applies if City Bldg Permit is required
Fire Department / Misc. Permit Fees				$10,000	
Street and Lane Closure Permit Fees				$10,000	
Subtotal of Direct and Indirect Costs				$32,760,956	
General Contractor Overhead and Profit-3.5%				$1,146,633	
Subtotal				$33,907,590	
Design and Estimating Contingency-10%				$3,390,759	
Construction Contingency-5%				$1,695,379	
Total Estimated Base Construction Cost				**$38,993,728**	**In 2026 dollars**
Escalation Allowances					
To 2027 - 5%				$1,169,812	
To mid-point of 2028 - 2.5%				$1,204,906	Compounds on 2027 cost
Escalated Total Base Construction Cost				**$41,368,446**	**To mid-point of 2028**
ALTERNATE TO DELETE NATATORIUM					
Natatorium and Pool Per Above Detail				($8,595,384)	
Add Brick Veneer to CMU Walls	6131	SF	$50.00	$306,537	Includes air barrier and insulation
Modifcations to Remaining Structure	1	SF	$100,000.00	$100,000	New Fire Valve/IT Rooms / Roof Screens
Site Improvements in Vacated Area	11,941	SF	$20.00	$238,820	Additional plaza and landscaped areas
Subtotal				($7,950,027)	
Indirect Costs / OH&P/ Contingency / Escalation				($2,657,694)	Total of 33.43% per above breakdown
Approximate Total Savings to Delete Nataorium				**($10,607,721)**	

ASSUMPTIONS

- This estimate is based on the assumption this work will occur as one concurrent project with no phasing. The General Conditions (supervision) in this estimate are based on an assumed duration of 16 months.
- This estimate is based upon 2026 construction costs. If the project start date is after that, an escalation factor of five percent (5%) per year (compounded) must be added.
- All work is to be done during normal business hours, without significant overtime or night work.
- An assumption has been made that the domestic water and sanitary sewer services to the previously removed restroom building are still in place and must be removed. The cost of this removal has been included in this estimate, under the assumption that the domestic water service comes from the Pool Complex to the north and the sanitary sewer service comes from Railroad Ave.

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS

- There is an existing bus stop and shelter located along 16th Street that may need to be relocated. This estimate includes this relocation, based on the assumption that it will be relocated as-is, with no upgrades or ADA provisions.
- Site grading has been assumed to be based on balanced quantities of cut and fill.
- It is likely that a small water quality pond will required to treat runoff stormwater prior to it being released into Rifle Creek. This estimate assumes that this pond can be located on the Police / Courts property in the triangular shaped portion on the south of this site, with a discharge pipe extending across the Rifle Creek Trail and discharging into the creek. A gate would be provided in the Police fence for access to this pond from the Activity Center site.
- An assumption has been made that the existing parking lot paving west of the the Pool Complex can be reused. It will be milled and overlayed and restriped to provide a new appearance.
- Domestic water and sanitary sewer services for the new facility can come from existing mains on the west side of Railroad Avenue.
- It is assumed that irrigation water can be supplied from the new building and a separate irrigation water tap will not be required.
- The footprint of the new building will require relocation of the existing electrical panels and switch cabinet south of the Skate Park / BMX area. This relocation must be performed by electrical power provider, and the cost of this work is not included in this estimate. Please note that during the relocation period, these facilities will be without lighting.
- It is unclear if this project will be required to add provisions for electric vehicle charging. This estimate assumes that two electric vehicle charging stations will be required.
- The building footprint on the site plan differs from the conceptual floor plans, so it was necessary to make several assumptions regarding the layout of the final site plan.
- Subgrade preparation has been assumed to consist of six feet of overexcavation and recompaction under the building, extending to a distance of five feet outside the building walls, with two feet of overexcavation and recompaction under site concrete and parking areas. Building foundations have been assumed to be supported by conventional spread footings with a bearing capacity of 2,000 PSF. These assumptions must be verified by a Geotechnical report.
- An exterior exit stairwell has been assumed, located along the east wall of the Gymnasium/Turf area. In addition, two interior stairs and an elevator have been included.
- The Chemical Storage Rooms, Fire Valve Room, and Electrical / IT Room have been assumed to be located at the north end of the Pool Mechanical area in the Natatorium, each with an exterior entry door. If the Natatorium is deleted, new locations will need to be identified for the Fire Valve and Electrial / IT Rooms.
- There were several inconsistencies between the 3D exterior renderings and the preliminary elevations provided by the Architect. In those cases, the 3D renderings were generally followed. This resulted in an increase in the height of the southwest section of the building by approximately 4' from that shown on the elevations to achieve the required building height.
- A recessed mechanical well has been assumed on the roof over the Pool Mechanical, Storage, and Offices area to conceal roof mounted HVAC equipment, at a height of 17'-10" above finish floor level. If the Natatorium is deleted, a new location will be required for this rooftop equipment, which will likely require roof screens.
- Interior finishes have been assumed to be painted concrete masonry units (CMU) and painted drywall, with no upgraded finishes. Ceramic tile is provided on the shower stall walls and floors in the Locker Rooms, but not elsewhere in this room. Please review the detail of the estimate for more information on the assumed interior finishes.
- An allowance of $100,000 is included for Indoor Playground play equipment.
- A dry fire sprinkler system has been included for the large soffit that projects out from the south wall. The Fire Department will need to confirm whether this will be required.
- See the body of the estimate for further assumptions / inclusions / exclusions.
- There were many assumptions required to prepare this cost estimate, some of which may not be correct. To attempt to account for this uncertainty, a contingency of ten percent (10%) has been included.
- Breakouts of the various areas of work provided in this estimate above are for information and convenience only.

EXCLUSIONS

- Architect, engineering, or other professional consultant fees
- Hazardous materials investigation reports, testing, or mitigation
- Field inspections and quality control testing
- Planning and Zoning Permits, Fees, and Approvals
- **Fees for provision and relocation of existing electrical, natural gas, water, telephone, cable TV, and fiber optic services**
- Domestic water, sanitary sewer, and/or storm tap and system development fees

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS

- Removal, storage, and reinstallation of loose furnishings, such as picnic tables, chairs, trash receptacles, etc.
- Modifications or repairs to the existing streets, curbs, or adjoining walkways, except as required to construct the new work
- Sidewalks to the north and east of the existing Pool Complex or the new pedestrian crossing across 18th Street
- Reconstruction of ADA ramps at the corners of 16th and Railroad Avenue and 18th and Railroad Avenue
- Construction of off-site parking south of 16th Street
- Tip-N-Roll portable bleachers--assume these are part of Owner FF&E
- Fire pump
- Photovoltaic electric generation systems, or provisions for future systems
- Lightning protection system
- Standby electrical generator
- **Installation or provision of new furniture, fixtures & equipment (FF&E), including fitness equipment**