JACKSON COUNTY

FAIRGROUND MASTER PLAN

WALDEN, COLORADO

College of Architecture and Planning
UNIVERSITY OF COLORADO **DENVER**

UTAP
University Technical Assistance Program

COLORADO
Department of Local Affairs
Division of Local Government

PROJECT PARTNERS

University of Colorado Denver

University Technical Assistance Program

Colorado Department of Local Affairs

Jackson County, Colorado

Project Members Include:

UTAP

Jennifer Kovarik	UTAP Field Supervisor
Daniel Schumacher	UTAP Research Assistant
Alexandra Schima	UTAP Research Assistant
Carson McKee	UTAP Research Assistant
Ethan Miller	UTAP Research Assistant
Nick Berg	UTAP Research Assistant

COMMUNITY

Samantha Martin	Assistant County Administrator/Fairboard Representative
Coby Corkle	Jackson County Commissioner
Lacey Paeglow	4-H Program Coordinator Jackson County Extension
Matt Canterbury	Jackson County Administrator
Adam VanValkenburg	Stockgrowers Representative
Brian Anderson	Rodeo Representative
Kate McIntire	DOLA Regional Manager

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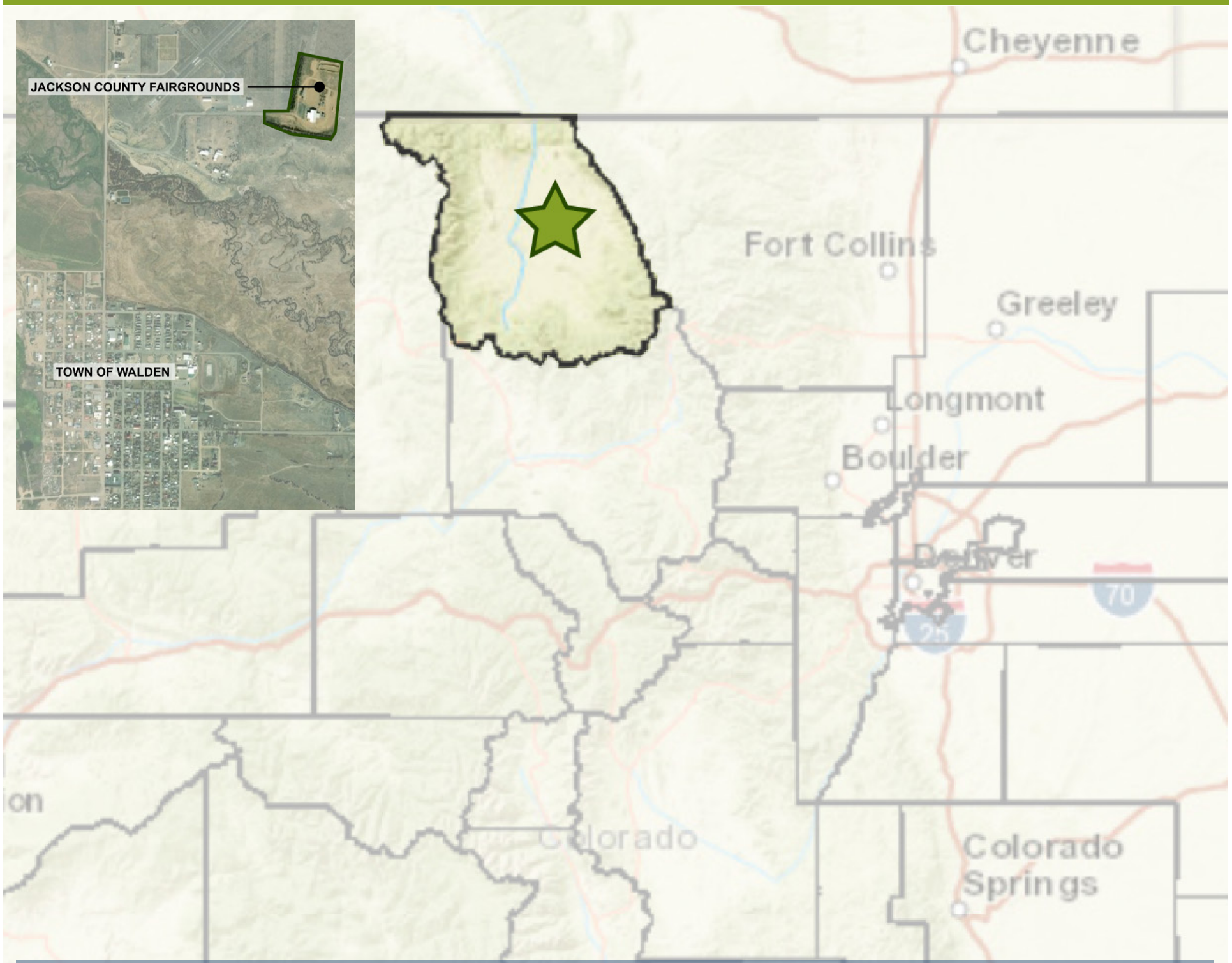
TOWN HISTORY

LOCATION

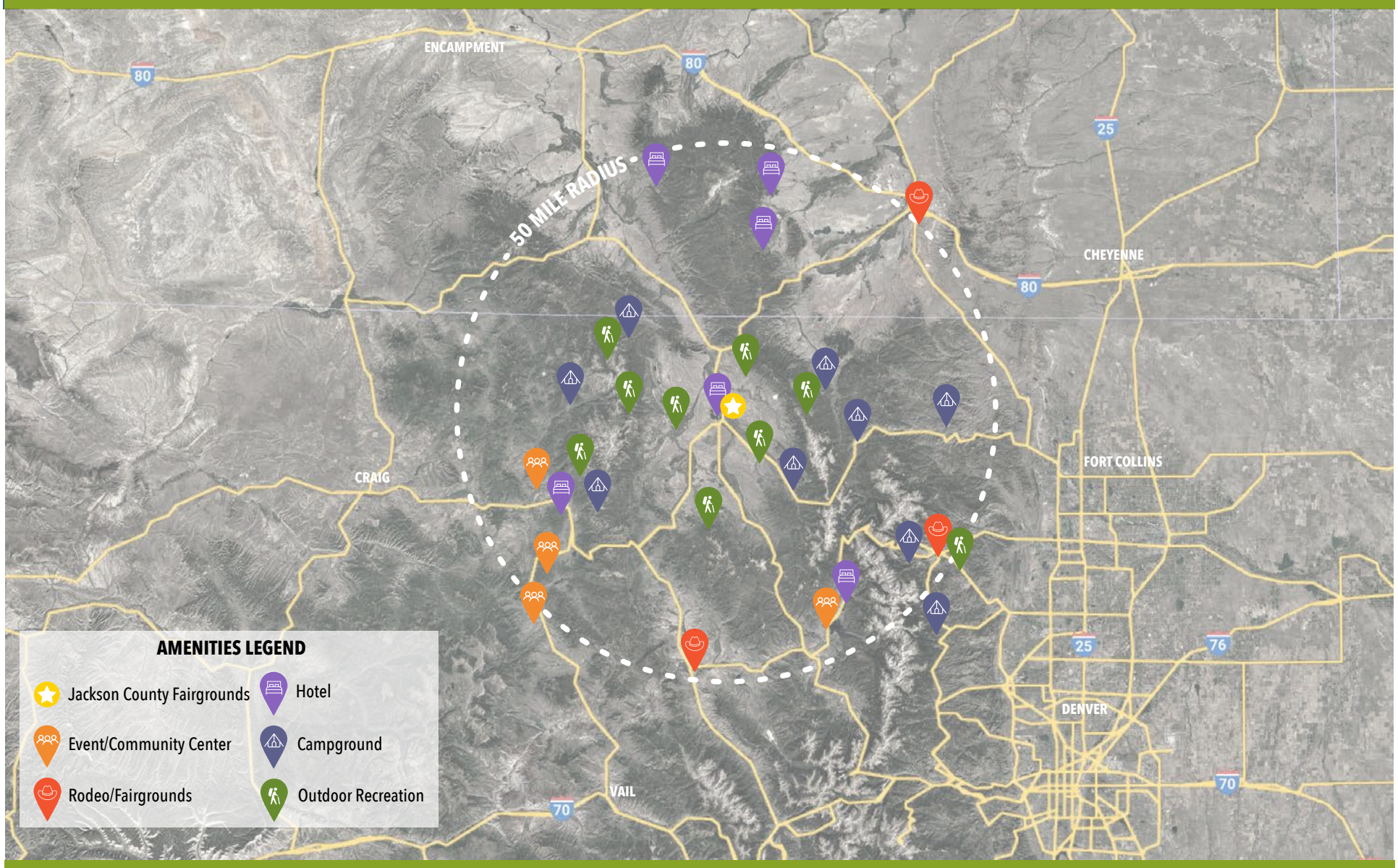


Jackson County is located at 8,099 feet in Northern Colorado. Walden is the county seat and the only incorporated town in Jackson County. Located in scenic North Park, this high basin has a history of ranches and homesteads and is surrounded by the Medicine Bow Mountains, the Never Summer Mountains, the Rabbit Ears Range, and the Park Range. Jackson County's economy is heavily based on ranching and agriculture and includes mineral exploration, logging operations, and outdoor recreation.

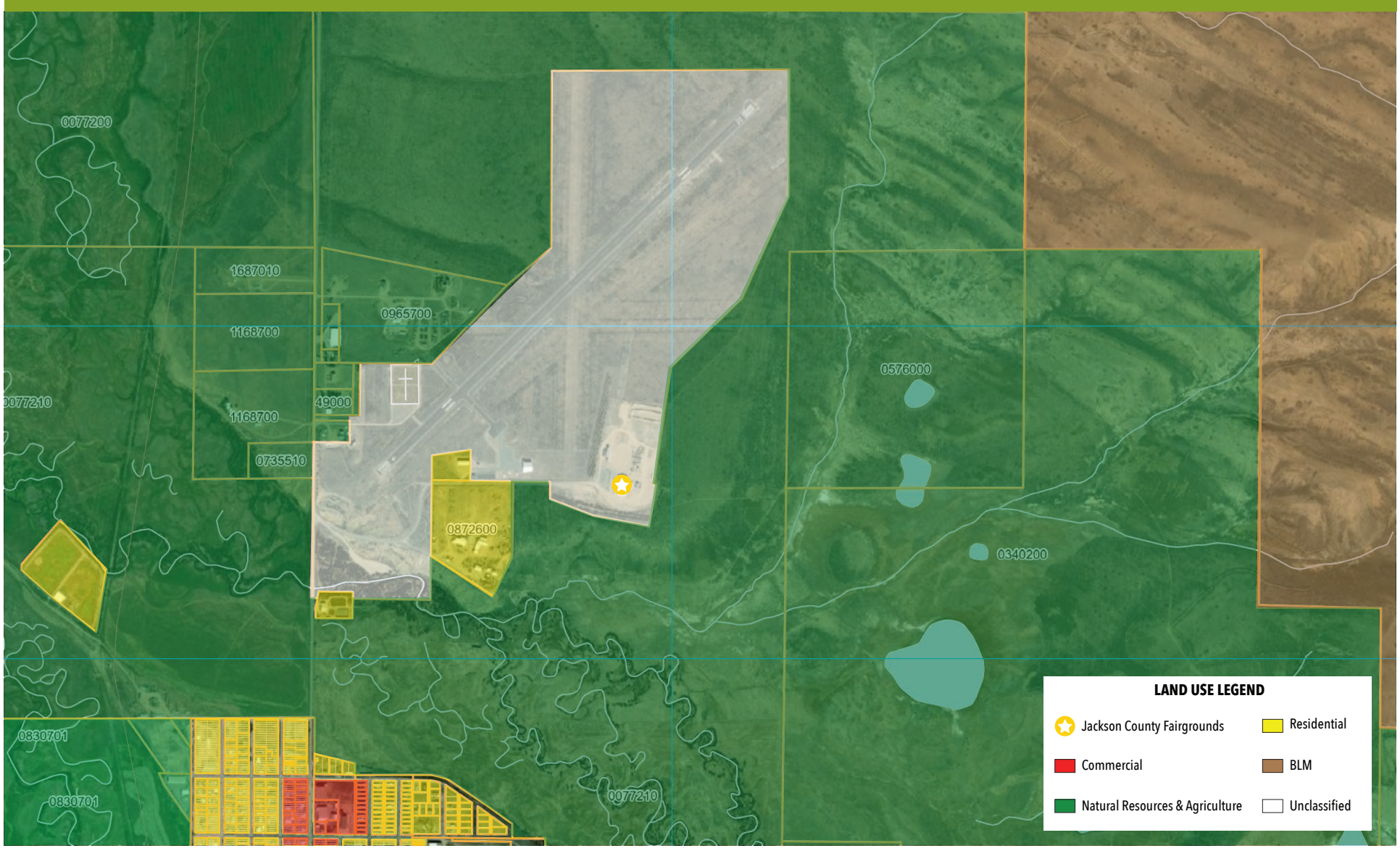
As an agriculturally based mountain community, Jackson County and the Town of Walden value the Fairgrounds as a multipurpose community space that hosts multigenerational events, including celebrations, recreational activities, education and training, room rentals, and everyday play. Jackson County Fairgrounds and the Wattenberg Community Center are treasured assets. However, these well-loved facilities are weathered, and modern-day improvements are needed to address accessibility and safety concerns. In addition, there is a need to appropriately size both arenas, address deferred maintenance in multiple facilities, consolidate facilities, and provide welcoming year-round versatile multipurpose community space. The incorporation of a CSU extension office at this location is also ideal for educational and agricultural-related activities. This Fairground Master Plan addresses the growing demand of the community and guides the vision for improvements.

TOWN CONTEXT

REGIONAL AMENITIES



LAND USE



PROJECT GOALS

LEADER IN RODEO

- Increase tourism related to the western lifestyle
- Increase year-round fairground opportunities
- Capitalize on views of the beautiful area and the local western lifestyle
- Showcase the importance of the rodeo and fairgrounds with a space the community is proud of. The reflection of the space and the importance of this activity to be shown

SHOWCASE THE HERITAGE OF JACKSON COUNTY

- Reflect the community values and identity
- Create a space to allow 4-H to be celebrated and flourish with in Jackson County
- Bring in the CSU extention, providing agricultural related resources to the county at this facility
- Tourism - Make the fairgrounds a destination

IMPROVE THE QUALITY OF THE GROUNDS

- Accessiblity - Increase accessible options for moving around the site and in/out of the building
- Safety - Increase safety around large animals with the public by having the correct adjacencies and circulations
- Function - Designing appropriately sized and equipped spaces
- Efficiency - The functions of spaces and the lay out of them allows for smooth opperations
- Quality - Improve upon the quality of the spaces, adding heating where needed, improved aesthetics
- Sustainablity - Increase passive and active sustainable sources of energy
- Versatility - Allow for flexible use of facilities and the site

By improving the **QUALITY** of the spaces, the **SAFETY** of operations, and the **FUNCTIONALITY** and **EFFICIENCY** of the grounds as a whole, this will make the **Jackson County Fairgrounds** a **regional leader** in rodeo, 4-h, and any other operations held here. This will increase the opportunity of attracting **tourism**, and allow for **year round usage** of the spaces. By bringing in the CSU Extension Office, and adding in educational opportunities and recources around the grounds, It will help to **broaden the usage** of the space.

ANALYSIS

SITE CONTEXT

WALDEN, COLORADO

SITE ANALYSIS

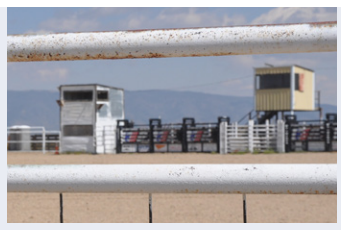
EXISTING SITE MAP

EXISTING CONDITIONS

DESCRIPTIVE AND PHOTO ANALYSIS

The Jackson County Fairgrounds are home to a tight-knit community with a close connection to the agricultural and unique rural culture of Walden, CO. Expressive of this culture are all the events that the fairgrounds play host to. In order to preserve and celebrate the array of activities that occur at the Jackson County Fairgrounds, an original site assessment was conducted via site visits and meetings so that improvements could be developed.

Site Entrance - Lacking in hierarchy, importance. Not signifying anything. No intentional use of materails

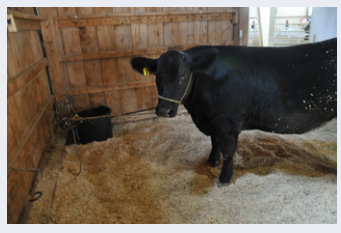


Announcer Box - East side of Arena within the corrals

Parking - Adequate

Corrals, - Lacking in functionality

Archery - Located under grandstand and Northwest corner of site

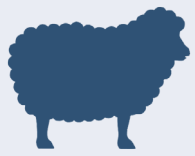


Steer Barn and Indoor Arena - Too small, unheated, inefficient usage of space, like second story space

Rifle Shooting - Located in Northeastern corner

Pig Barn - Too small, inefficient

Clay Shooting - located with Rifle Shooting



Sheep Barn - Too small, inefficient

Grandstands - West side of Outdoor Arena, pulled too far back from the Arena, in poor condition

Scale House - Located close to animal barn and corrals

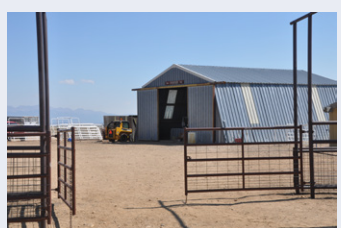
Outdoor Arena - Central location, too large

Wash Station - located close to animal barns, inefficient.

Community Center - To small, inaccessible to enter, lacking storage

Restrooms - innefecient

Play Area - fixed location near community center



Donated Barn - MUST KEEP, inefficient use and location

EXISTING CONDITIONS

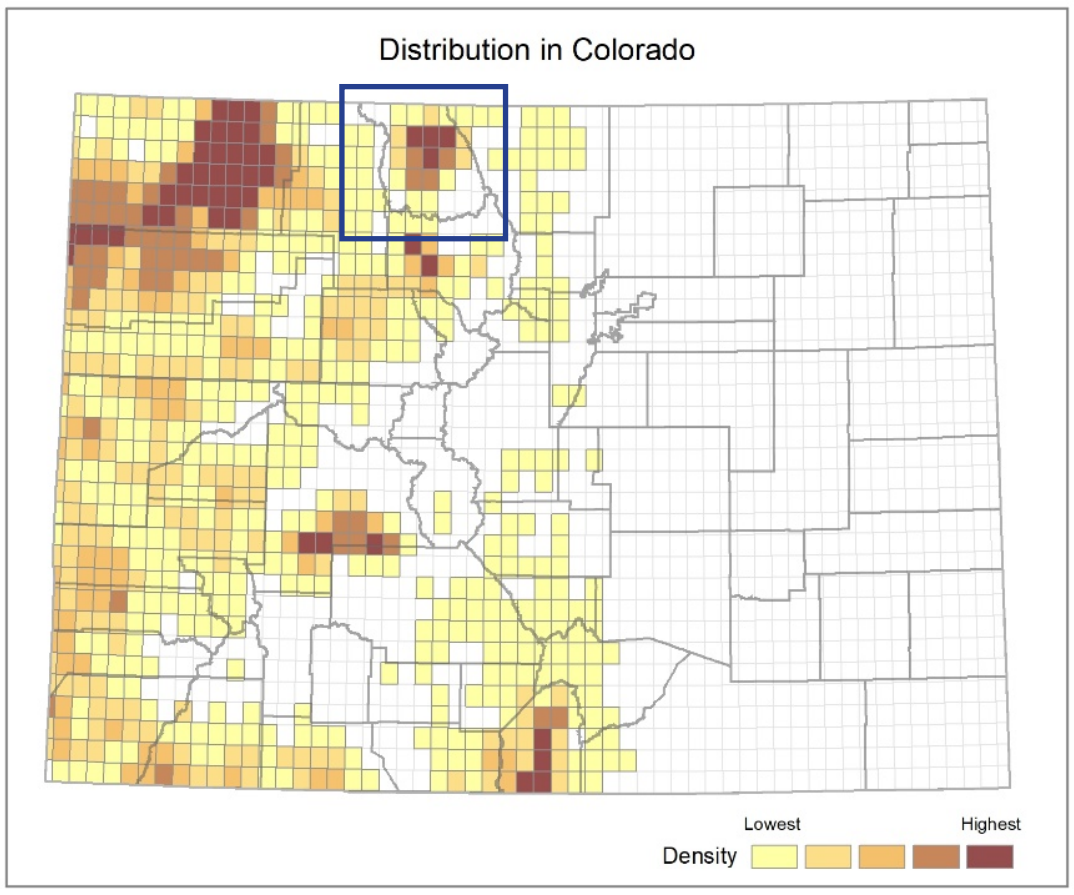
COMMUNITY CENTER AND INDOOR ARENA PHOTOS

Through client meetings and multiple visits to the site, in different seasons and in different uses, the team was able to asses the needs for improvement in the community center and indoor arena. While most of the needs are focused on the nexus of animal and people space in the indoor arena, attention will also be given to spaces that exist just for people and the areas that are central to the animals.


Fine Art

EXISTING CONDITIONS

INTER-MOUNTAIN BASINS BIG SAGEBRUSH SHRUBLAND



Source:
Decker, K., R. Rondeau, J. Lemly, D. Culver, D. Malone, L. Gilligan, S. Marshall. 2020. Guide to the Ecological Systems of Colorado. Colorado Natural Heritage Program, Colorado State University, Fort Collins, Colorado

Spatial pattern

These sagebrush shrublands are matrix forming a few areas of northwestern Colorado, and in areas west of Colorado, but are primarily in large patches elsewhere in the state.

Rabbitbrush
Ericameria nauseosa

Prickly saltwort
Kali turgida

Prickly Russian thistle
Kali tragus

Tansyleaf Tansyaster
Machaeranthera tanacetifolia


North Park Fair
Aug. 6-7
Sept. 7-11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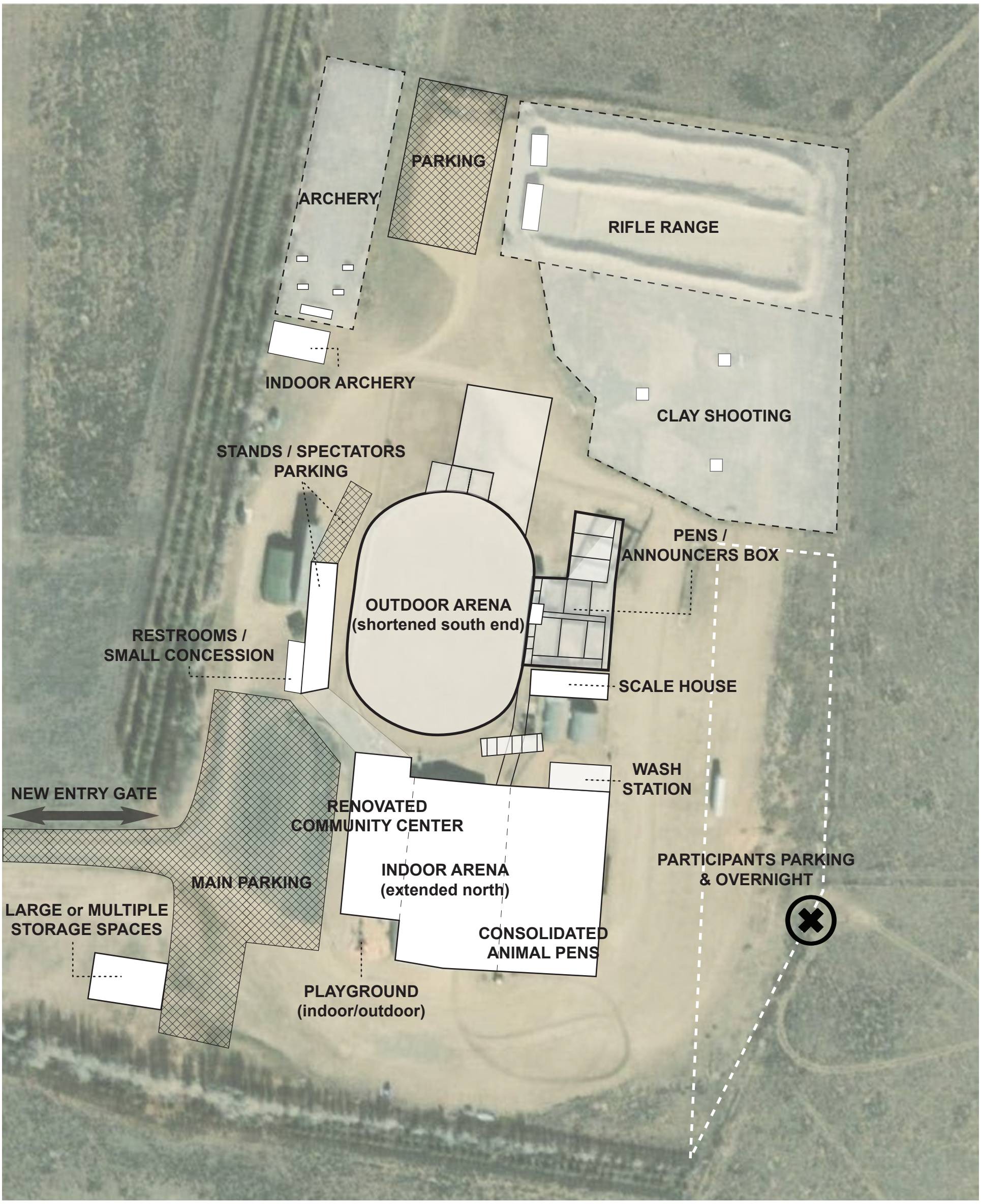
JERELIN WATTENBERG
COMMUNITY
CENTER


NEVER SUMMER
RODEO
JUNE 23 - 26

PRELIMINARY DESIGN

PRELIMINARY DESIGN

ORIGINAL SUGGESTED IMPROVEMENTS MAP



PRELIMINARY DESIGN

ORIGINAL SUGGESTED IMPROVEMENTS DESCRIPTIONS

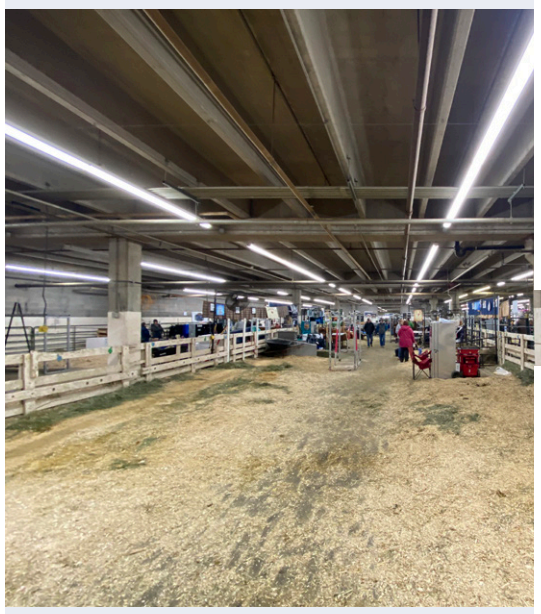
NEW ENTRY GATE	- More prominent entrance to the site - Branding, Wayfinding, and Accessibility
MAIN PARKING	- Expanded parking lot to account for growth and larger events
RENOVATED COMMUNITY CENTER	- Upgrade the existing space to be more welcoming and multifunctional - More natural lighting, also taking advantage of mountain views - Improve storage and overall flow
PLAYGROUND (indoor/outdoor)	- Leave in place, possible addition of indoor play area
INDOOR ARENA (extended north)	- Extend indoor arena North - Improve function and quality - Lighting, heating, etc.
CONSOLIDATED ANIMAL PENS	- Consolidate pig, poultry, goat, and steer pens into one structure - Improve functio,quality, and effeciency - Connectivity to indoor arena - Organizes back of houses
STANDS / SPECTATORS PARKING	- Stronger connection to Community Center - Better quality - Closer to outdoor arena
RESTROOMS / SMALL CONCESSION	- New restrooms connected to a small concession stand - Concession (minimal, not a full kitchen)
OUTDOOR ARENA (shortened south end)	- Shrink arena by shortening at the South
ARCHERY	- Combine indoor/outdoor areas to create an archery zone
RIFLE RANGE	- Stays as is, emphasizing “shooting zone”
CLAY SHOOTING	- Stays as is, emphasizing “shooting zone” - Perimeter fence adjustment to allow for better circulation around arena
PARKING	- Dedicated to the “shooting zone”
PENS / ANNOUNCERS BOX	- Update - More effecient layout
SCALE HOUSE	- Functional but could use updates - Larger space
WASH STATION	- Updated, half are functional and half are not (improve all)
PARTICIPANTS PARKING & OVERNIGHT	- Provide a space for participants to park and allow for overnights (bathrooms, showers, camp site hookups, etc.) - Trail Access Point ⊗
LARGE or MULTIPLE STORAGE SPACES	- Larger storage space to replace the truck - Option for multiple storage spaces within one structure

PRECEDENT

GATEWAYS

PRECEDENT

2023 GREAT WESTERN STOCK SHOW



PRELIMINARY DESIGN

COMMUNITY INPUT

UTA UNIVERSITY TECHNICAL ASSISTANCE

COLORADO Department of Local Affairs

JACKSON County

COMMUNITY FORM

NAME: SETH NIEDERHAUSER

AGE: 24

Scan Link to Access Online Form

ROLE(S) WITHIN THE FAIRGROUNDS COMMUNITY (Rodeo Participant, 4-H Participant, Parent of Participant, Extension Officer, Event go-er, Maintenance worker etc.)

RODEO PARTICIPANT, EVENT GO-ER

DISTANCE/TIME TRAVELED FROM HOME TO FAIRGROUNDS:

30 MINUTES

COMMUNITY INVOLVEMENT: (What sort of local groups are you a part of or hobbies you enjoy?) RODEO & RANCHING

RANK SEASONS THAT YOU YOU USE THE FAIR GROUNDS THE MOST: (1= MOST 4=LEAST)

3 SPRING
1 SUMMER
4 WINTER
2 FALL

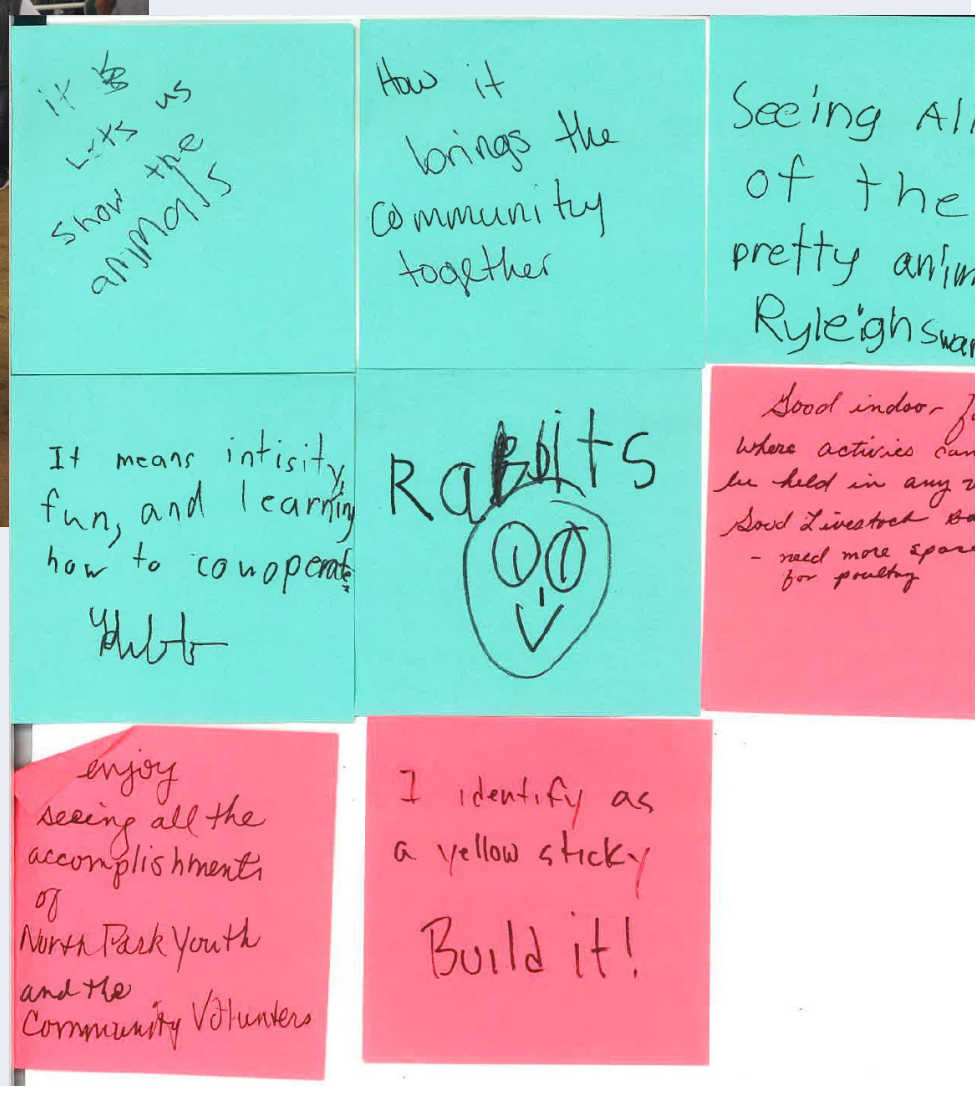
WHAT TYPE OF ACTIVITIES DO YOU WANT TO SEE MORE SPACES FOR?: CIRCLE ONE (Optional - please provide explanation on why you would like to see more of the type of spaces you chose)

INDOOR ACTIVITIES - (Indoor activities could possibly include indoor archery, indoor play area, rentable community room for small events/classes, large community space, etc.)

OUTDOOR ACTIVITIES - (Outdoor activities could possibly include motorsports, expansion upon arenas/livestock spaces, camping areas, outdoor park or pavilion areas etc.)

ARENA EXPANSION FOR RODEO

Community input was gathered at the September North Park Fair. Attendees and volunteers at the Fair were able to fill out a survey, engage with large display boards, and ask the team questions about the project. From the information that people provided, the team was able to learn about where event-goers are from, when they most utilize the space, and what improvements they would like to see at the fairgrounds. Additionally, people provided their favorite memories at the fairgrounds and the special meanings that the space holds, which further helped the team make important design decisions.



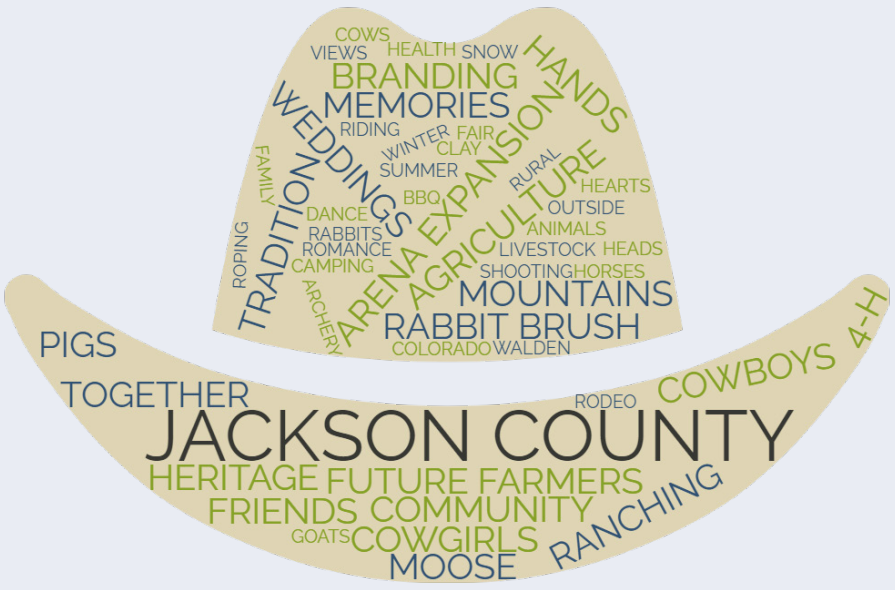
WHAT MEANING DOES THE FAIRGROUNDS HAVE FOR YOU? FAVORITE MEMORIES?

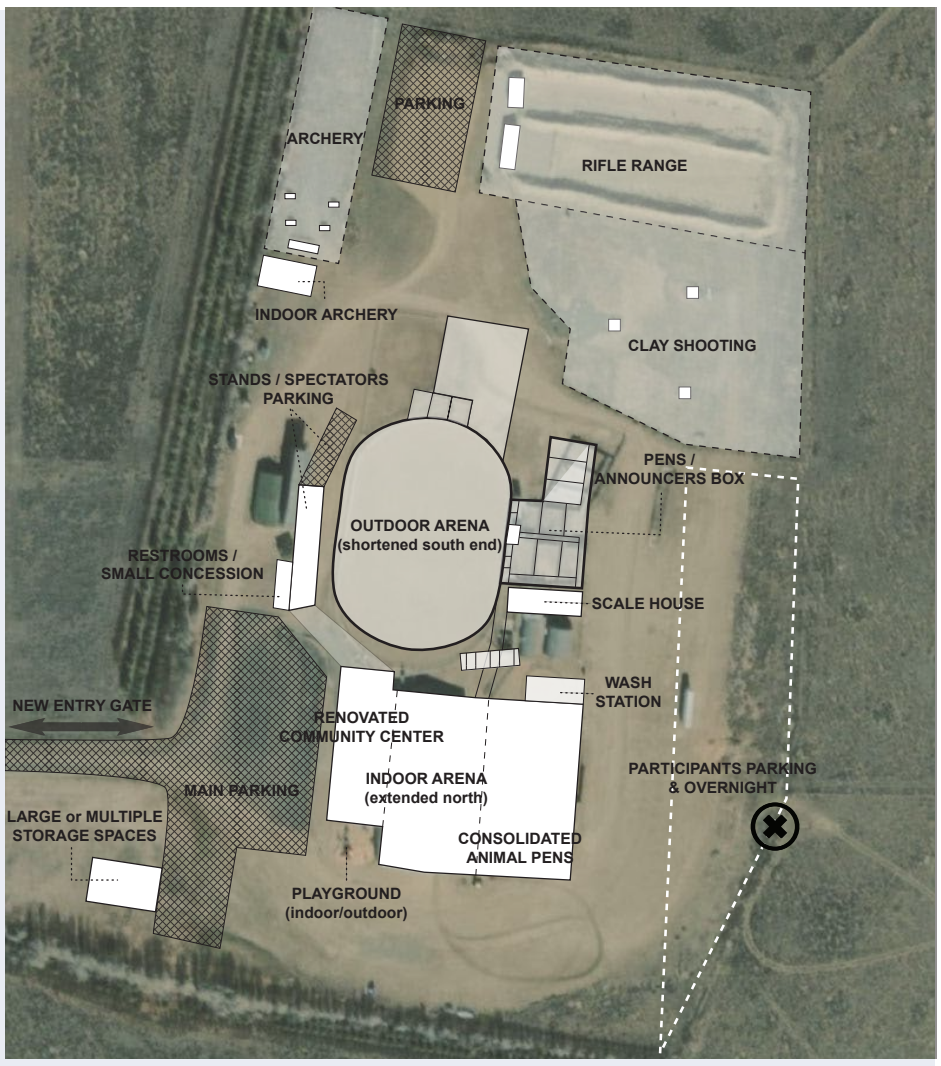
It is a community center that helps us maintain our cowboy ranching values.

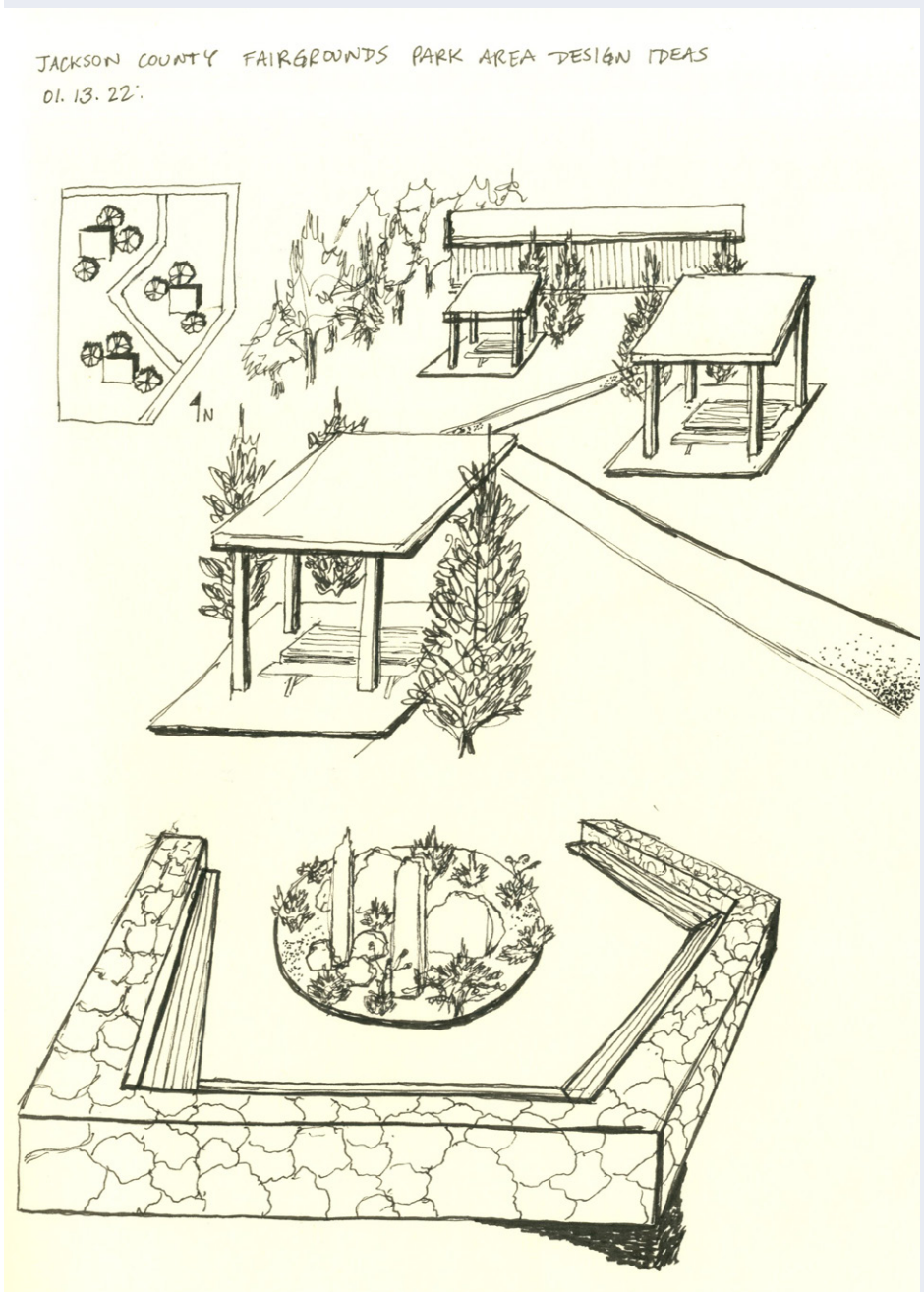
PRELIMINARY DESIGN

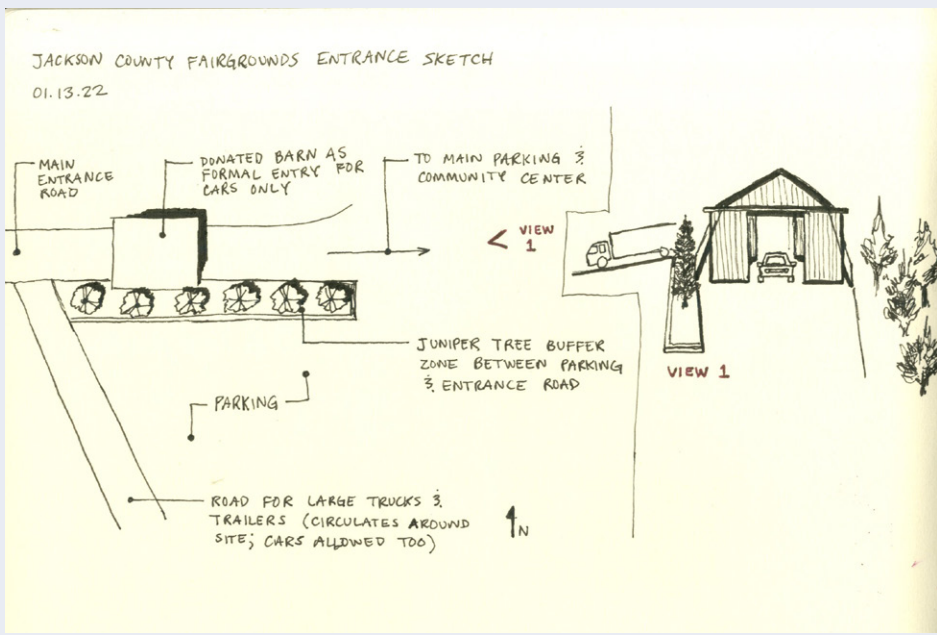
SKETCHES AND PROCESS WORK

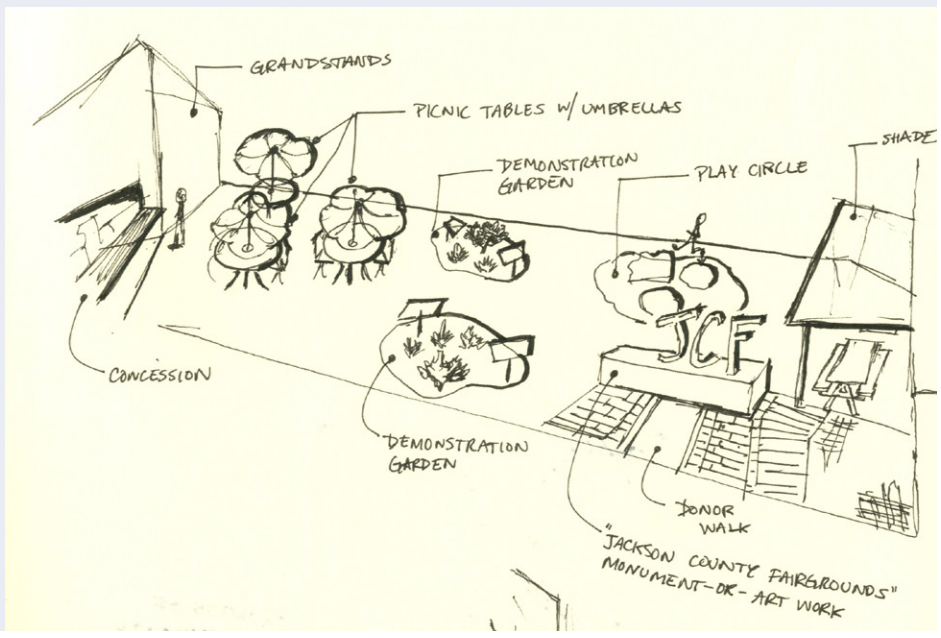
After obtaining community feedback and analyzing existing conditions, the team gathered and flushed out ideas for the site and buildings through sketching, digitally and by hand. These sketches served as discussion points for internal meetings that helped to further the design concepts.

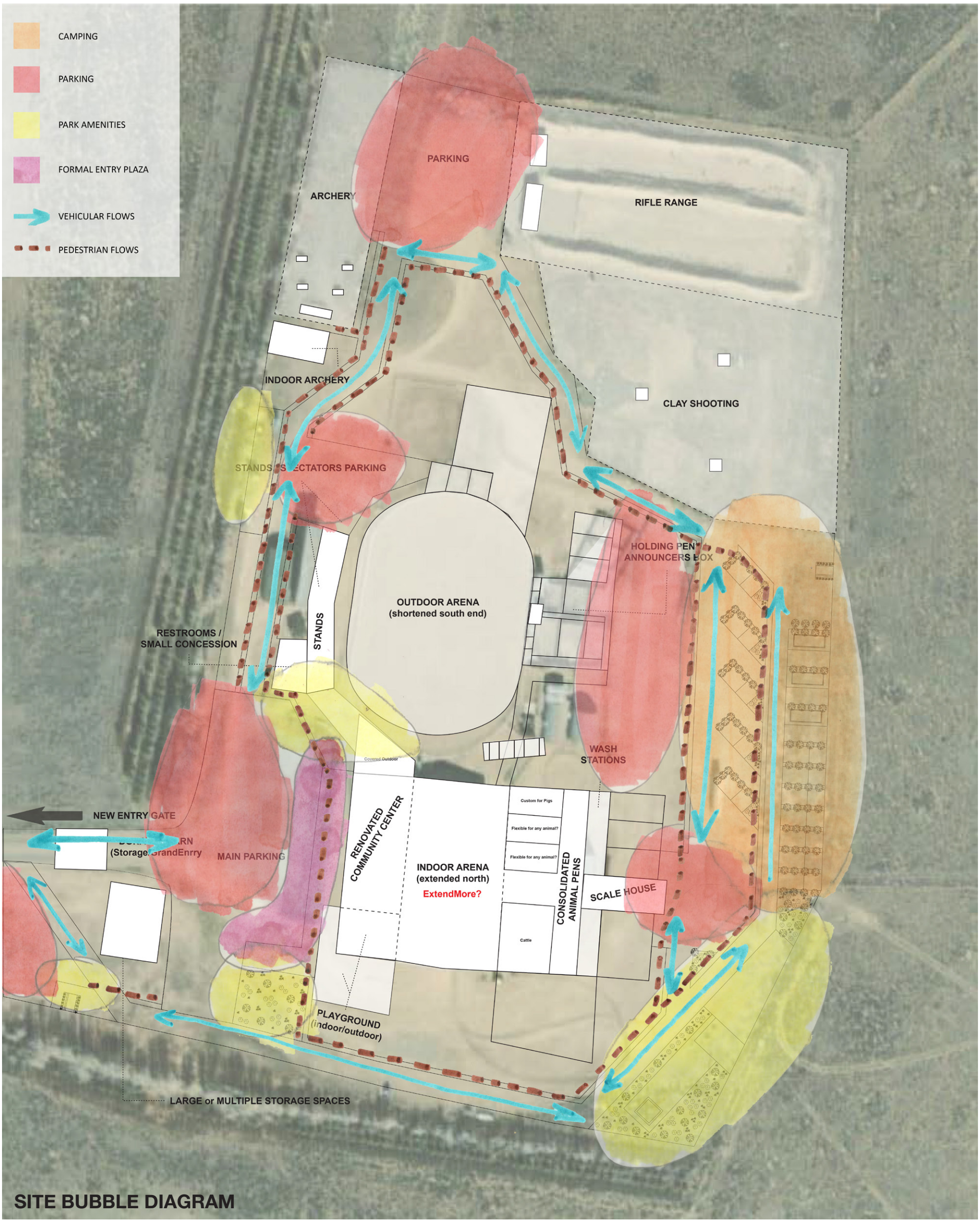












SITE BUBBLE DIAGRAM

Optimize people and animal circulation to **IMPROVE THE QUAILITY OF THE GROUNDS**

Curate a cohesive material palette to **SHOWCASE THE HERITAGE OF JACKSON COUNTY**

Reconfigure arena and activity spaces to help the fairgrounds become a **LEADER IN RODEO**

PRELIMINARY DESIGN

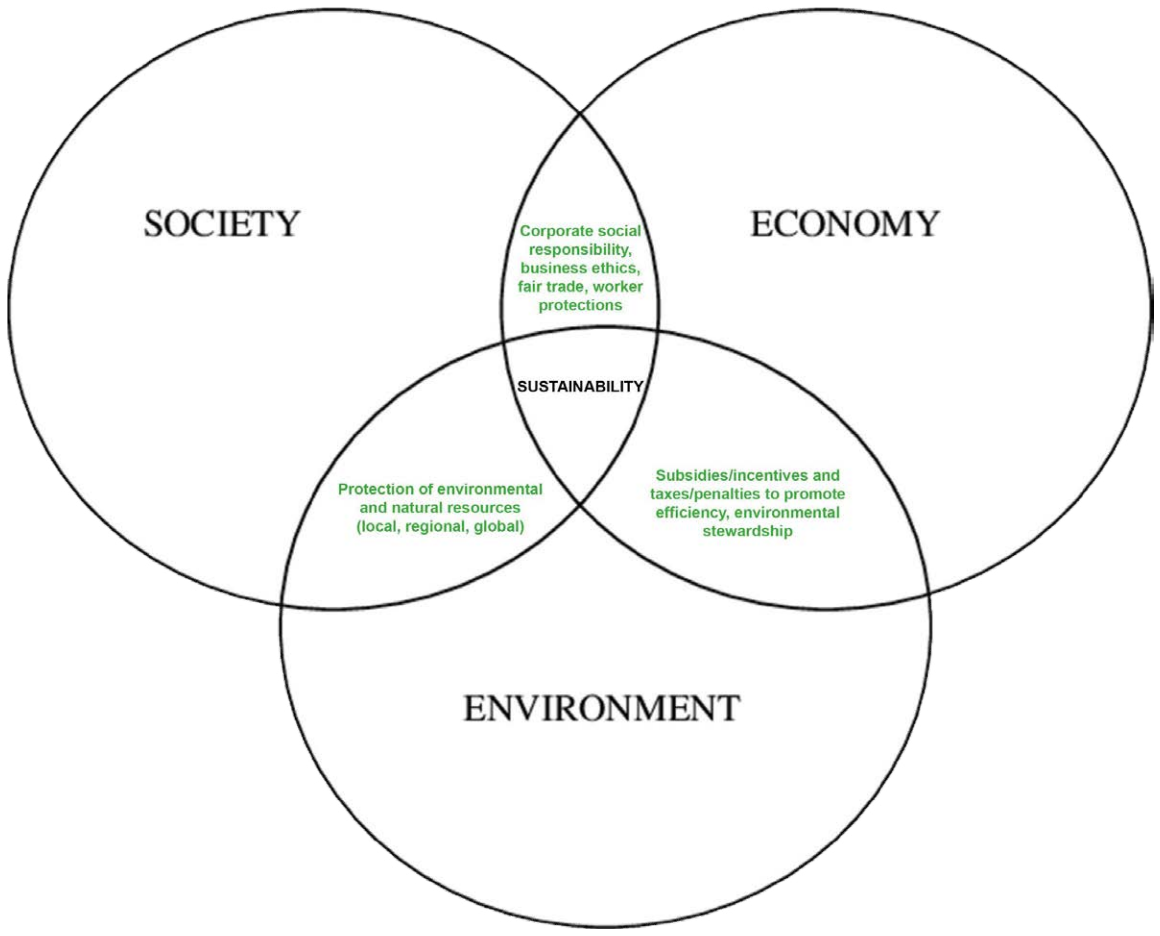
CONSIDERATIONS

SUSTAINABILITY

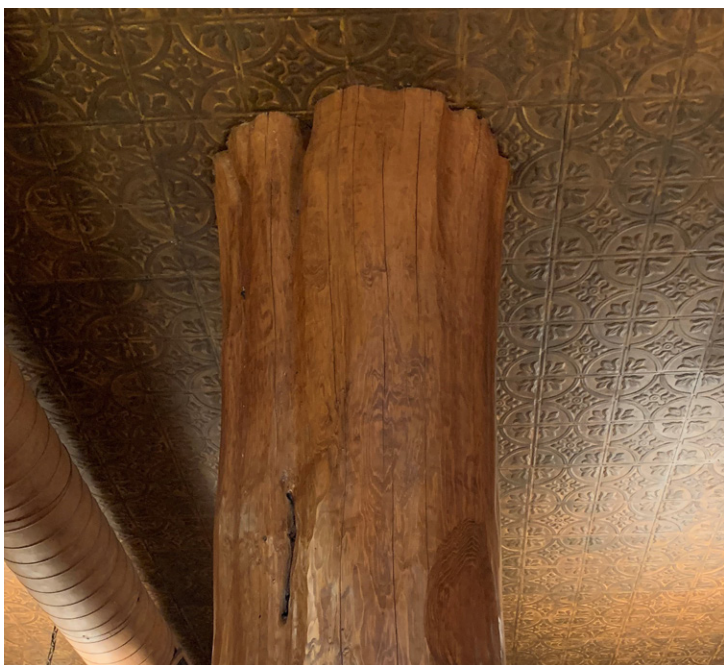
Barn & Community Center:
- -Solar Panels
- -Translucent Roof/Wall Panels
- -Clerestory
- -Wind Power

Camping:
- -Geothermal for Hookups

Water for Utilities and Plant Irrigation:
- -Rainwater harvesting for reuse in vegetation irrigation, or use grey water
- -Controlled flow rates and low flow toilets



MATERIALITY



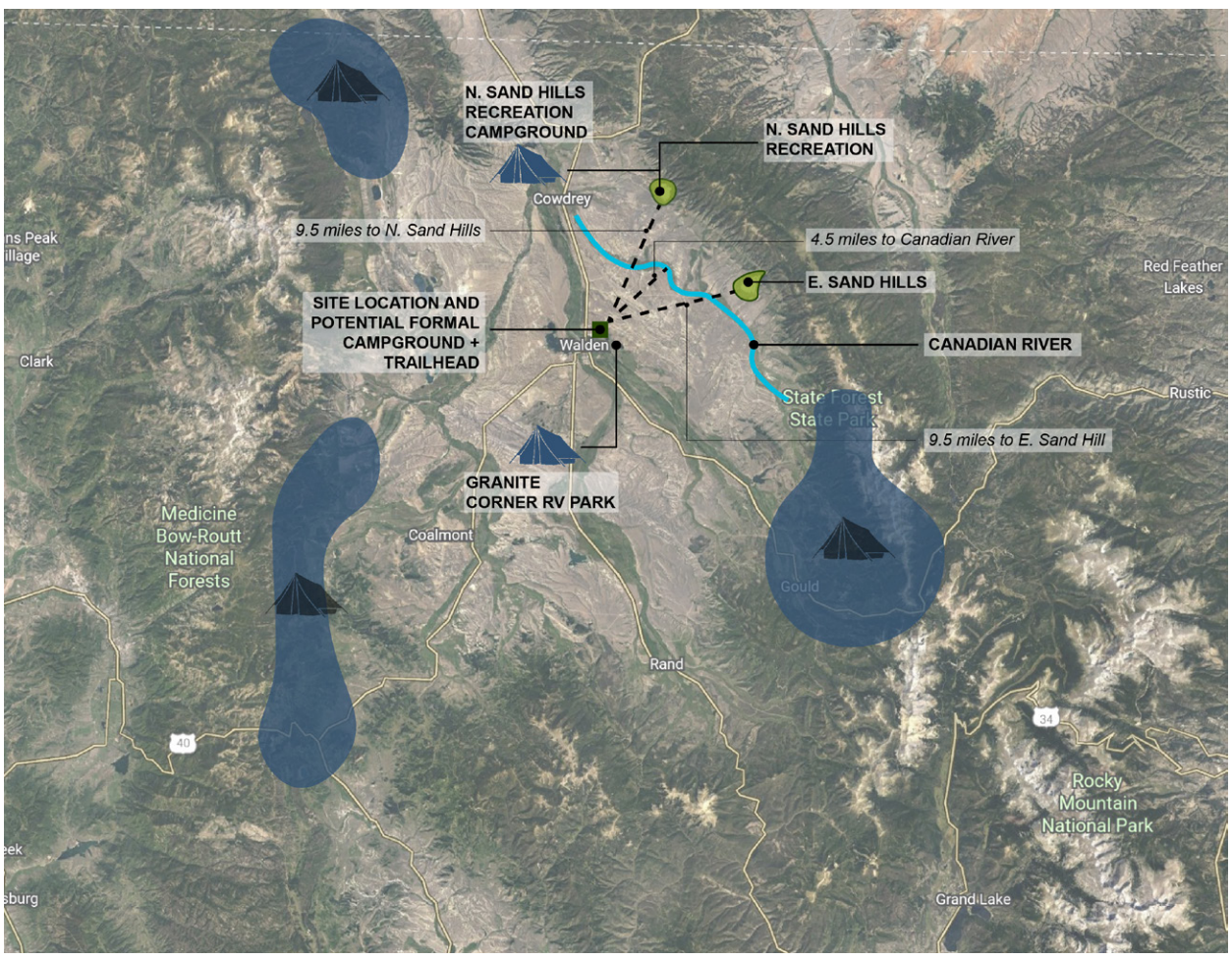
Drawing inspiration from the surrounding towns, ranches, and buildings throughout Jackson County, a material palette is being synthesized to reflect the unique culture and heritage of the region. Materials for both the interior and exterior of the fairground structures as well as the landscaped elements will be thoughtfully selected.

SPACE BREAKDOWN

ARENAS
Indoor Arena
Outdoor Arena
ANIMALS
Cattle
Pigs
Sheep
Poultry
Scale house
Wash Station
Outdoor Corrals

PEOPLE'S SPACES
Community Center
Main Space
Kitchen
Storage
Restrooms
Offices
Wellness Room / Break Room
Rodeo Grounds
Restrooms
Archery
Shooting
Grand Stands
Announcer Box

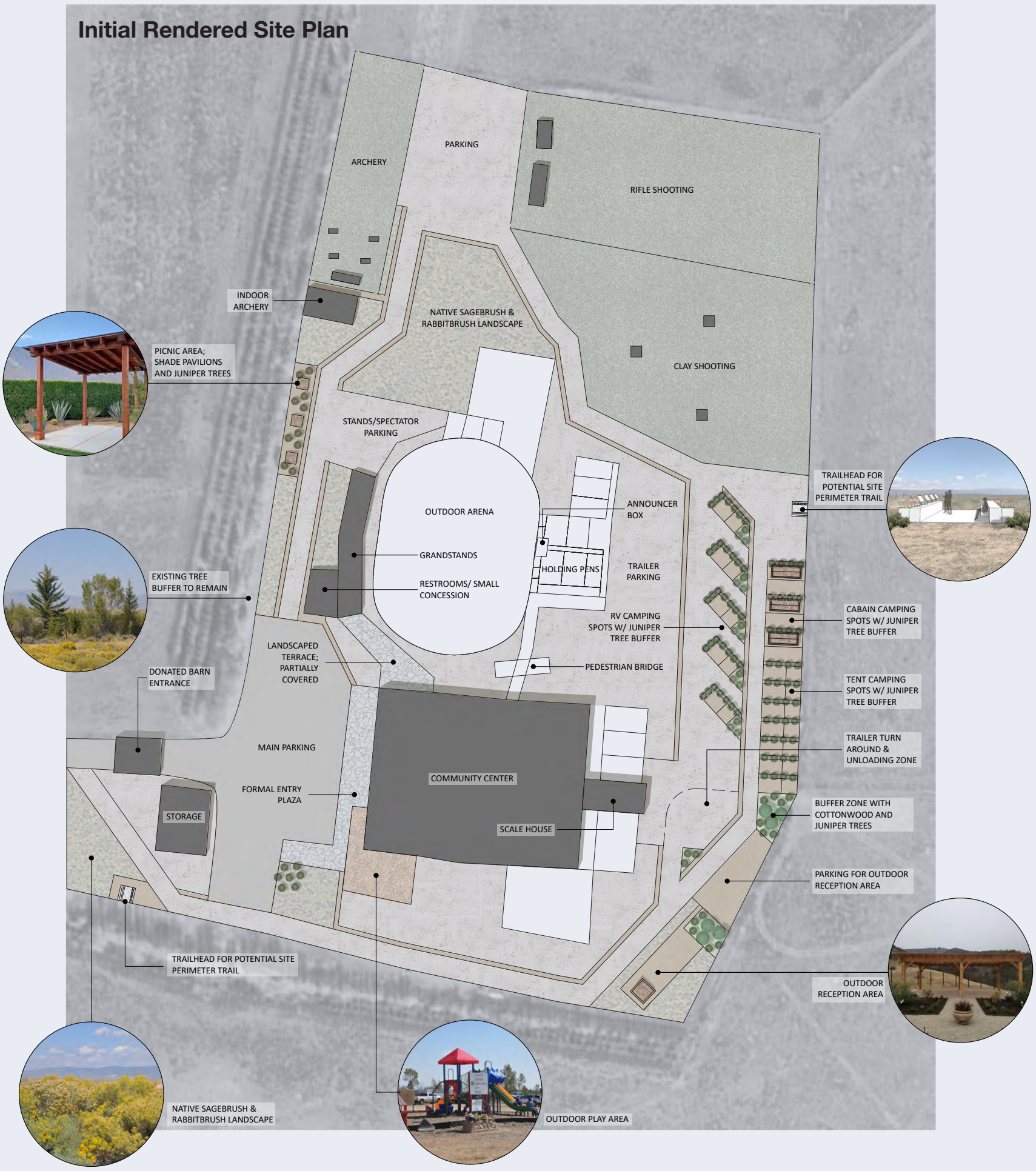
CAMPING



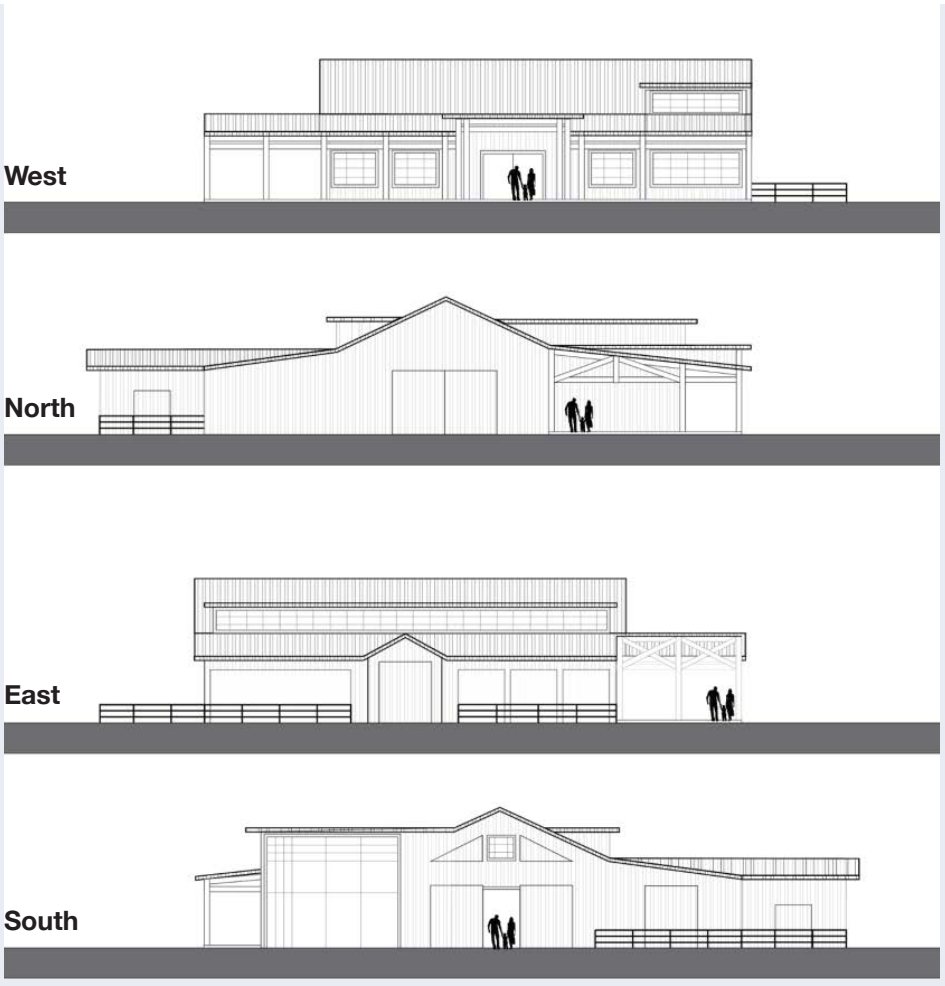
Camping locations on the east side of the site are proposed given the numerous recreation areas throughout Jackson County. Camping spots will include spaces for RVs, tents, and potentially small cabins. Research was conducted to figure out that the ideal space requirements for RVs at a campsite are 20’ x 50’, accompanied by 20’ x 20’ pad for a tent.

PRELIMINARY DESIGN

REFINED FROM INITIAL SKETCHES

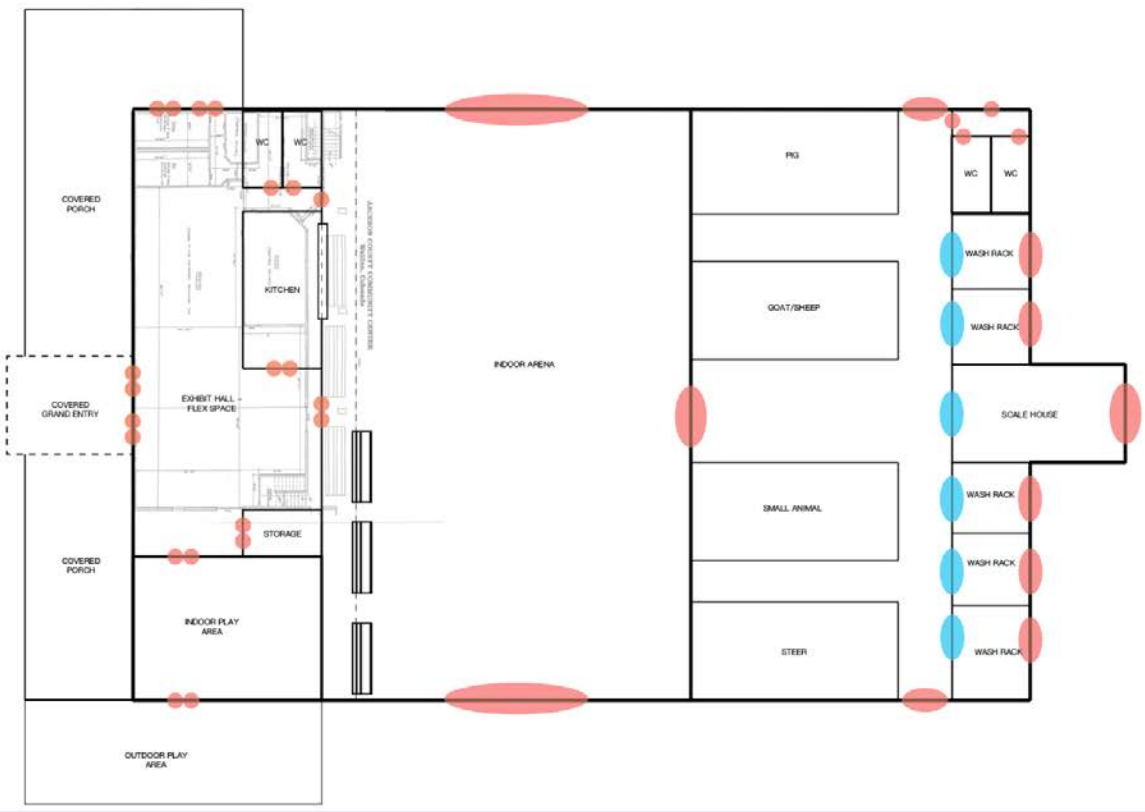


The goal of the Jackson County Fairgrounds site improvements is to optimize the user experience by creating an easily accessible and navigable environment. This will be done through architecture, landscape, and signage. Structures accompanying the community center and indoor arena will be the grandstand (containing restrooms and a concession), indoor archery building, and the announcer's box. Updated features in the landscape will include a formal entry porch & plaza, park amenities, increased parking, and camping areas.

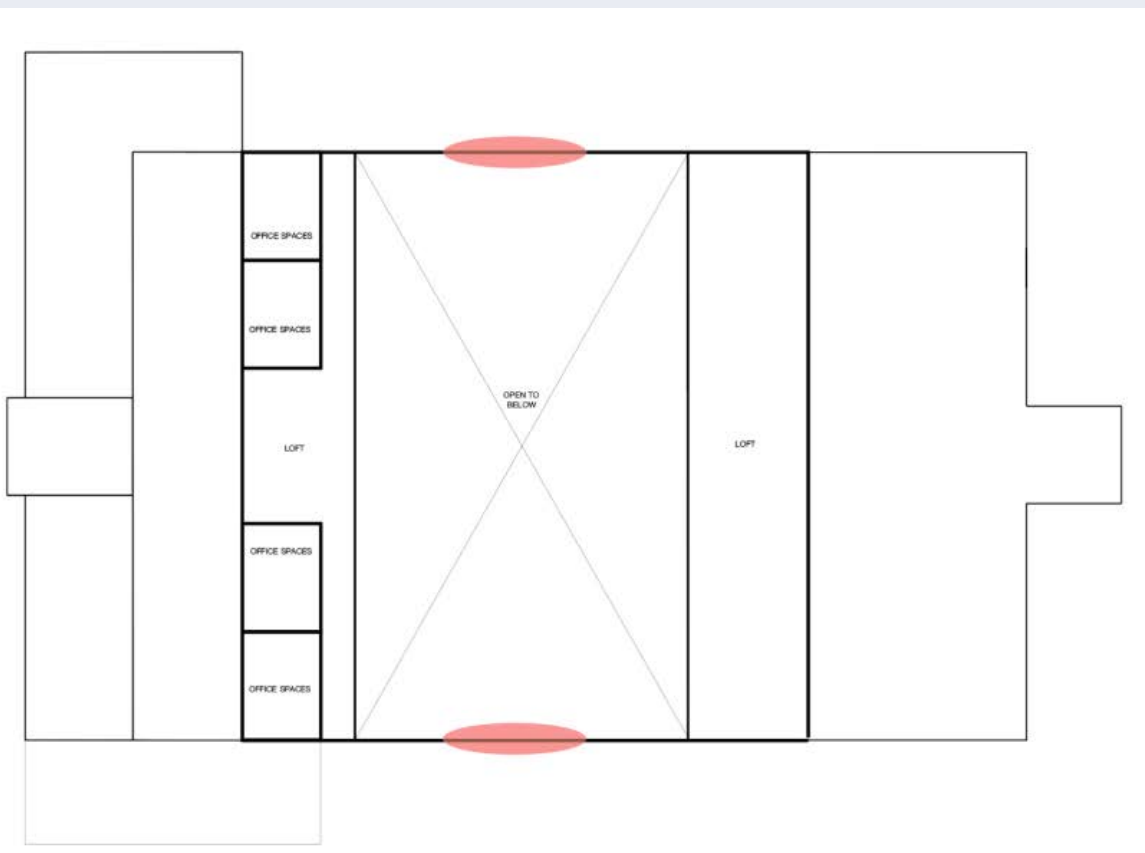


One of the primary goals in the redesign for the community center and indoor arena is to provide adequate space for indoor events. Additionally, optimizing the flow of people between the community center, kitchen, indoor play area, bathrooms, and indoor arena is a big priority. Increasing the first floor area of the building will also allow for the addition of CSU extension offices. On the east side of the building, the space will be structured to create more efficiency for the holding and movement of animals. Connecting the inside space to the outdoors is another focus, where the front of the building will open up to a prominent entry porch and terrace to welcome people, while the back of the building will open up to outdoor pens. Finally, the design will consider sustainable strategies to optimize energy efficiency.

Initial Proposed Community Center Elevations



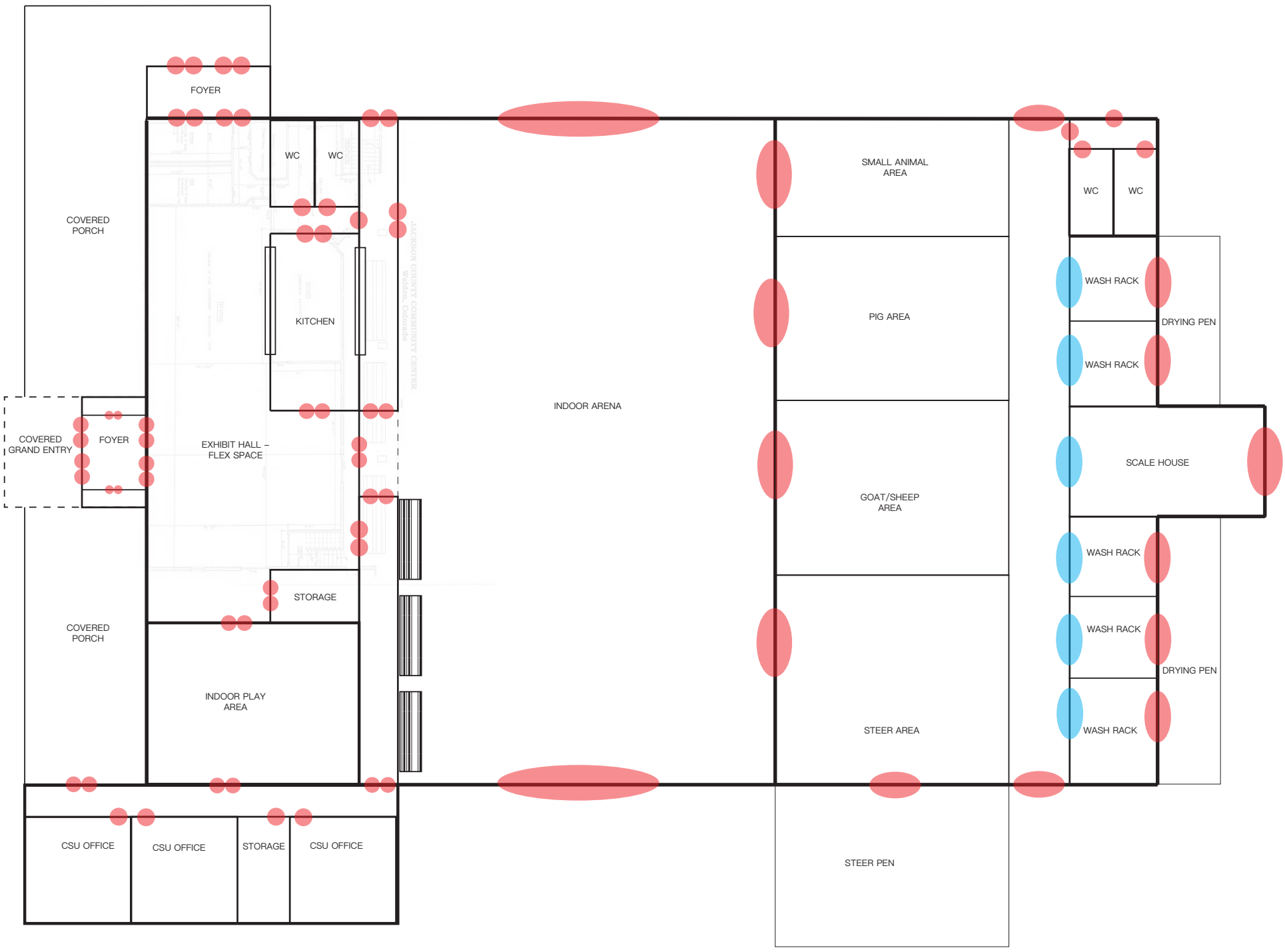
Initial Proposed Community Center First Floor Plan



Initial Proposed Community Center Second Floor Plan

PRELIMINARY DESIGN

COMMUNITY CENTER FLOOR PLAN FOR FINAL INPUT



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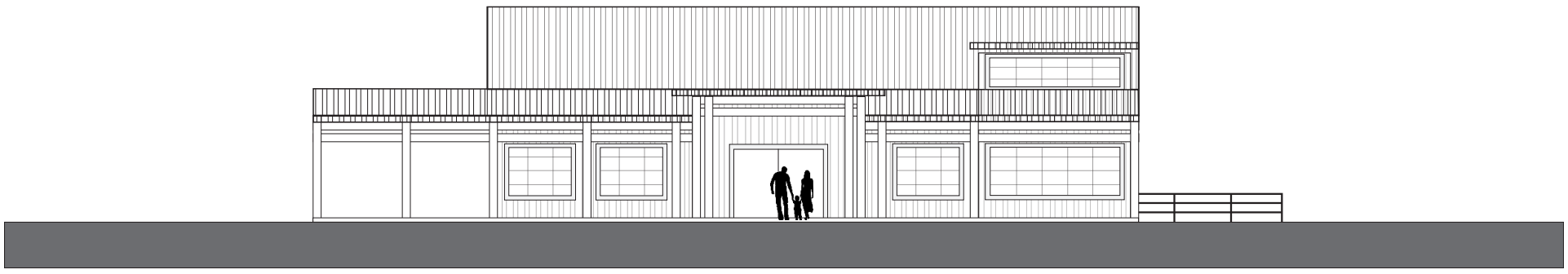
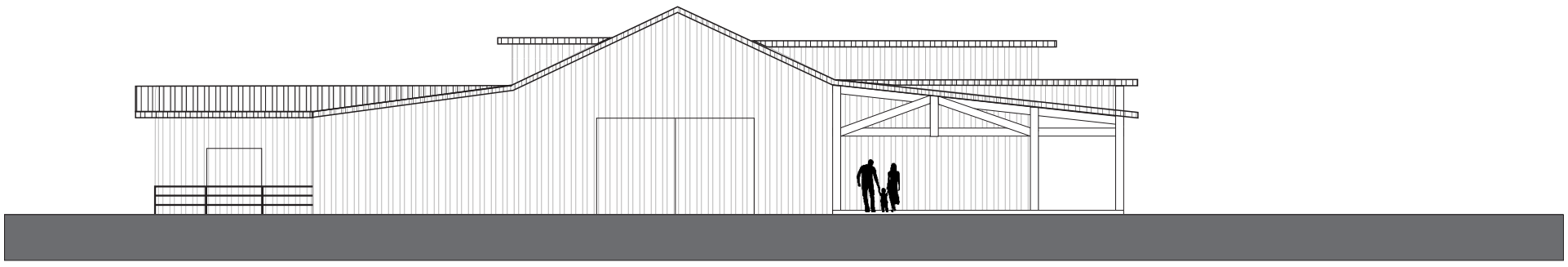
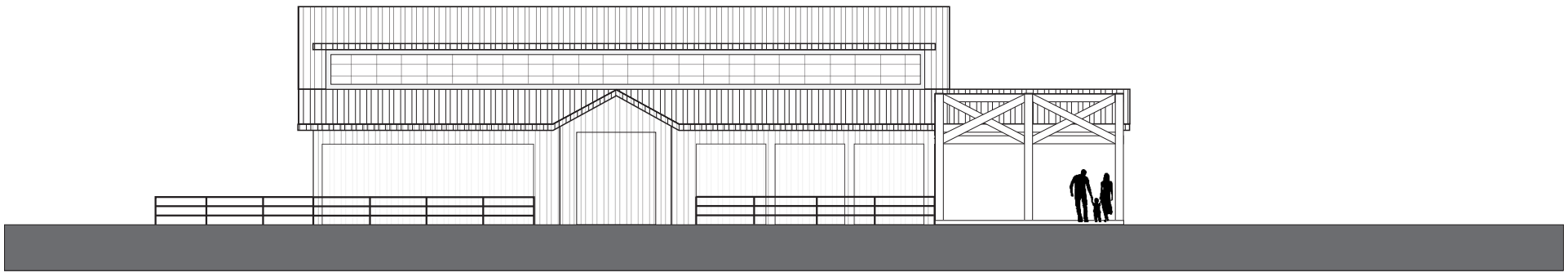
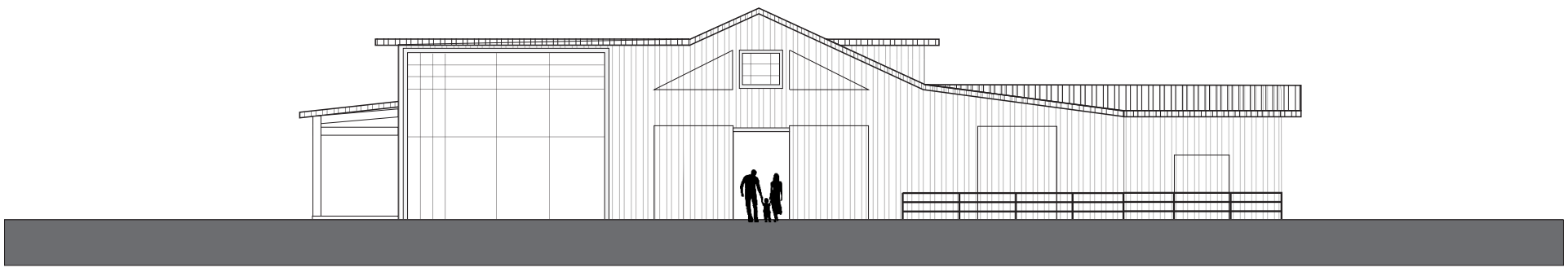
PRELIMINARY DESIGN

COMMUNITY CENTER BUILDING ELEVATIONS FOR FINAL INPUT









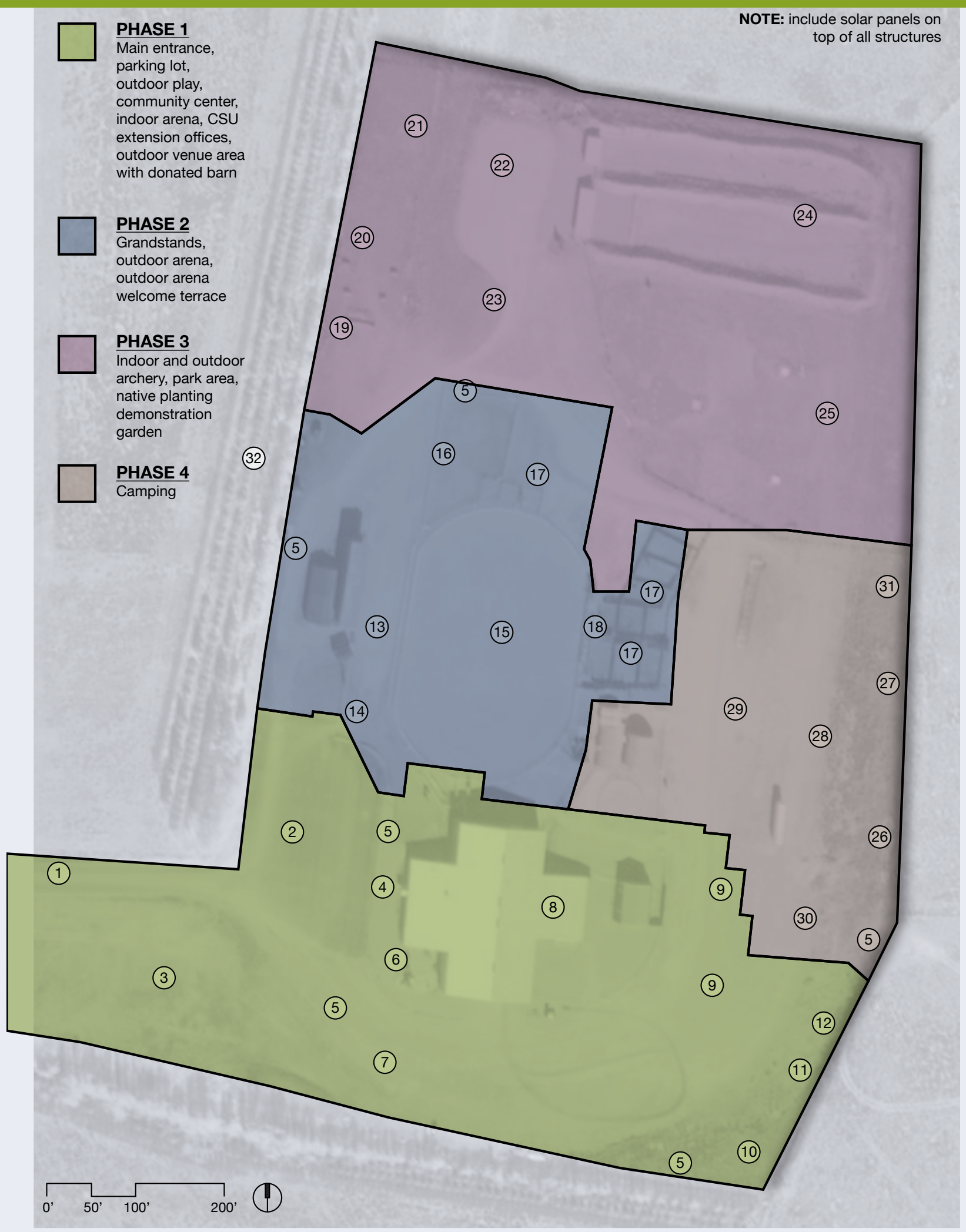
PREFERRED DESIGN

PREFERRED SITE PLAN

NOTE: include solar panels on top of all structures

1. Main entrance to site
2. Paved parking lot for Jerlin Wattenberg Event Center and CSU extension offices
3. Overflow parking for Jerlin Wattenberg Event Center
4. Covered porch
5. Native plantings - sagebrush and rabbitbrush landscape
6. Outdoor play - nature play & play structure
7. Overflow parking for CSU extension offices
8. Jerlin Wattenberg Event Center - community center, indoor arena & CSU extension offices
9. Drying pens
10. Donated barn - outdoor reception area
11. Wildlife viewing pavilion
12. Parking for outdoor reception area
13. Grandstands - containing concessions, restrooms, storage, and rodeo office
14. Outdoor arena welcome terrace - containing tables, seating, demonstration garden, & display cases
15. Outdoor arena
16. Overflow parking for outdoor arena
17. Holding pens
18. Announcers box
19. Park area - shade structures with picnic tables in native landscaping
20. Gathering terrace - containing demonstration garden and grass mound with seating
21. Outdoor archery
22. Indoor archery
23. Parking for north end of fairgrounds
24. Rifle shooting
25. Clay shooting
26. Tent & car camping
27. Cabin camping
28. RV and trailer camping
29. Trailer parking
30. Trailer turn around
31. Overflow parking for camping
32. Existing tree buffer

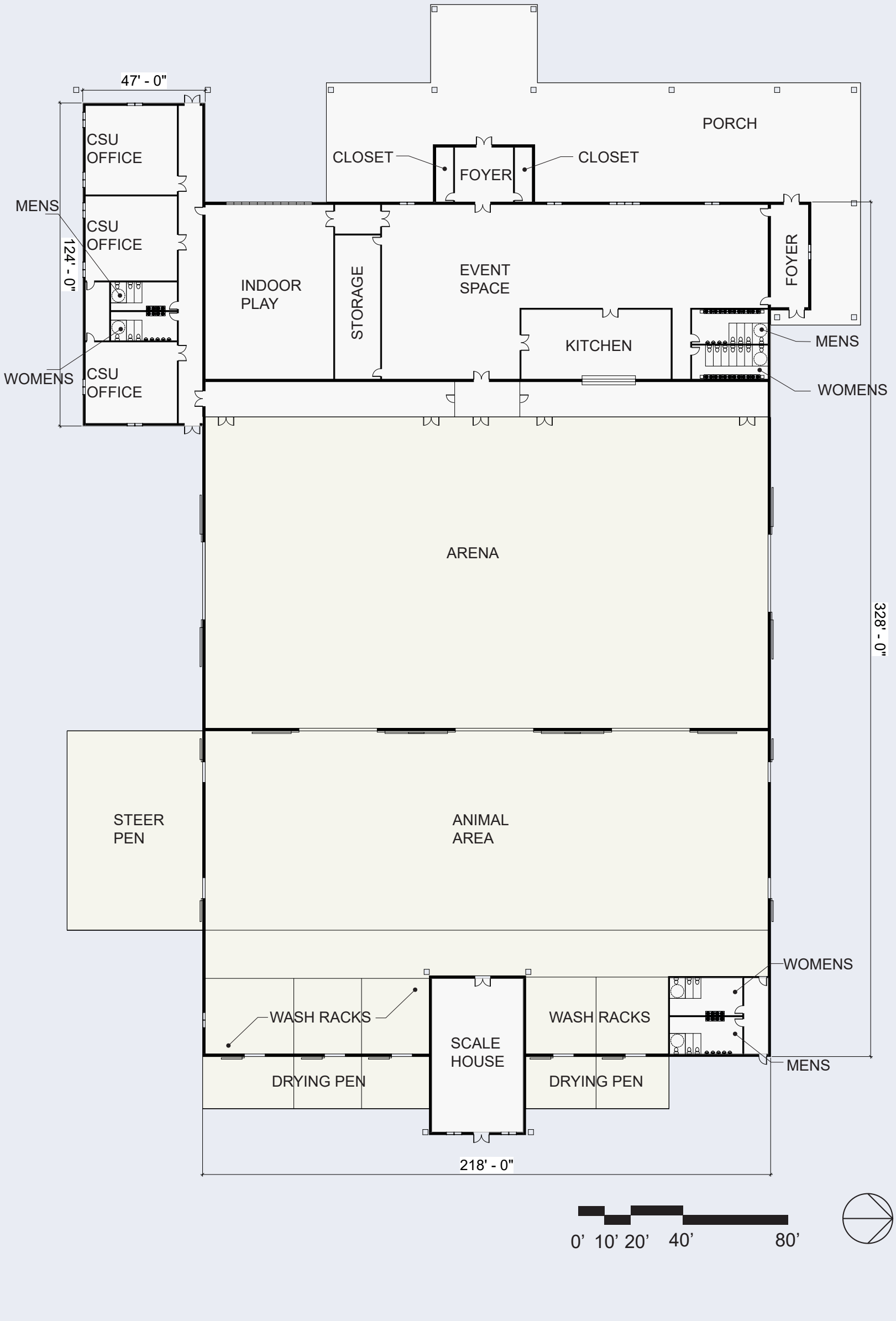
PHASING PLAN



1. Main entrance to site
2. Paved parking lot for Jerlin Wattenberg Event Center and CSU extension offices
3. Overflow parking for Jerlin Wattenberg Event Center
4. Covered porch
5. Native plantings - sagebrush and rabbitbrush landscape
6. Outdoor play - nature play & play structure
7. Overflow parking for CSU extension offices
8. Jerlin Wattenberg Event Center - community center, indoor arena & CSU extension offices
9. Drying pens
10. Donated barn - outdoor reception area
11. Wildlife viewing pavilion
12. Parking for outdoor reception area
13. Grandstands - containing concessions, restrooms, storage, and rodeo office
14. Outdoor arena welcome terrace - containing tables, seating, demonstration garden, & display cases
15. Outdoor arena
16. Overflow parking for outdoor arena
17. Holding pens
18. Announcers box
19. Park area - shade structures with picnic tables in native landscaping
20. Gathering terrace - containing demonstration garden and grass mound with seating
21. Outdoor archery
22. Indoor archery
23. Parking for north end of fairgrounds
24. Rifle shooting
25. Clay shooting
26. Tent & car camping
27. Cabin camping
28. RV and trailer camping
29. Trailer parking
30. Trailer turn around
31. Overflow parking for camping
32. Existing tree buffer

PREFERRED FLOOR PLAN

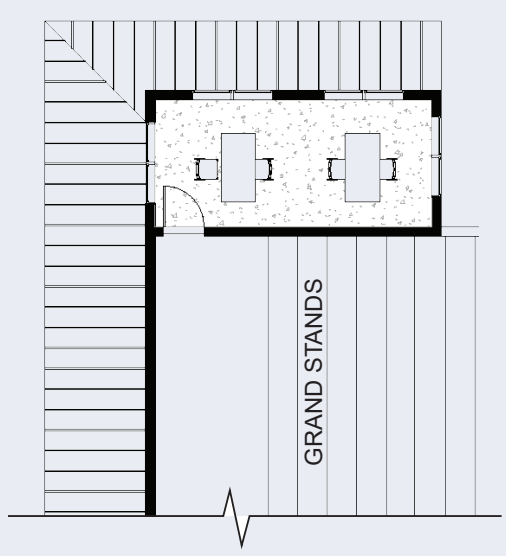
WATTENBERG CENTER



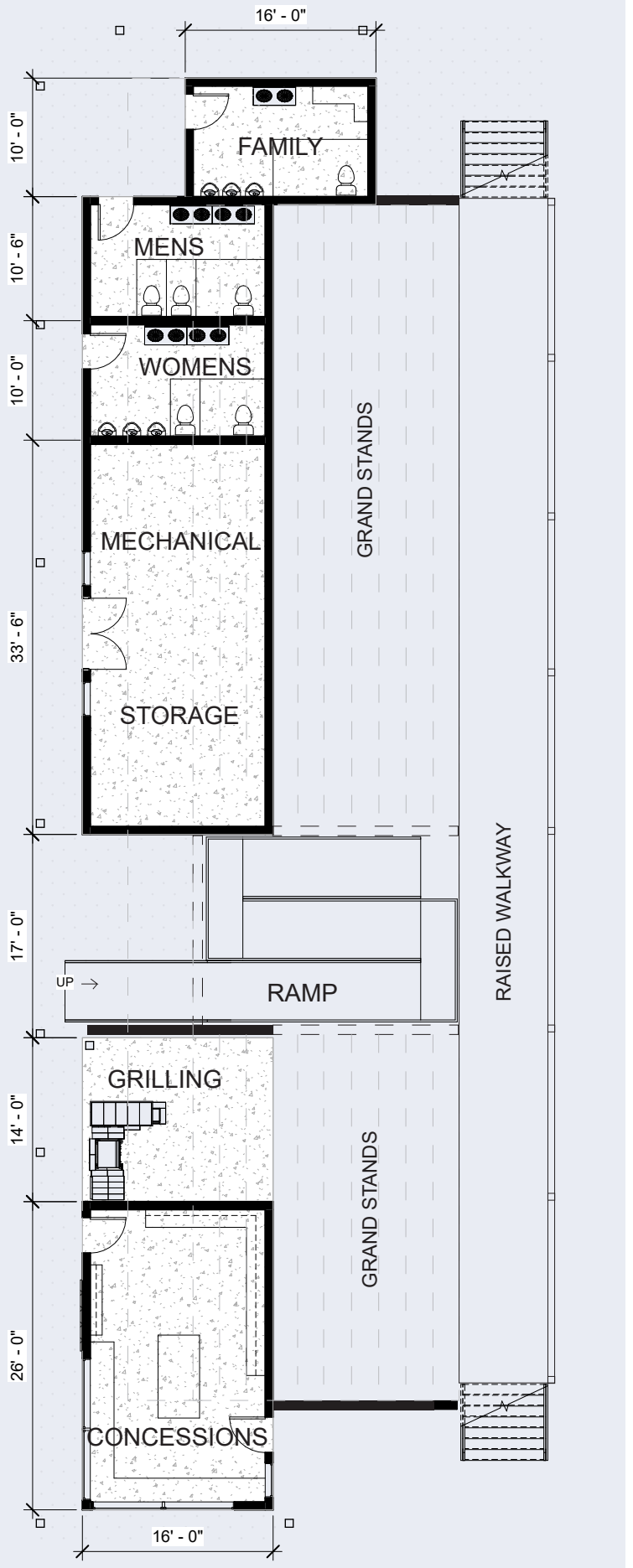
PREFERRED FLOOR PLAN

GRAND STANDS AND INDOOR ARCHERY

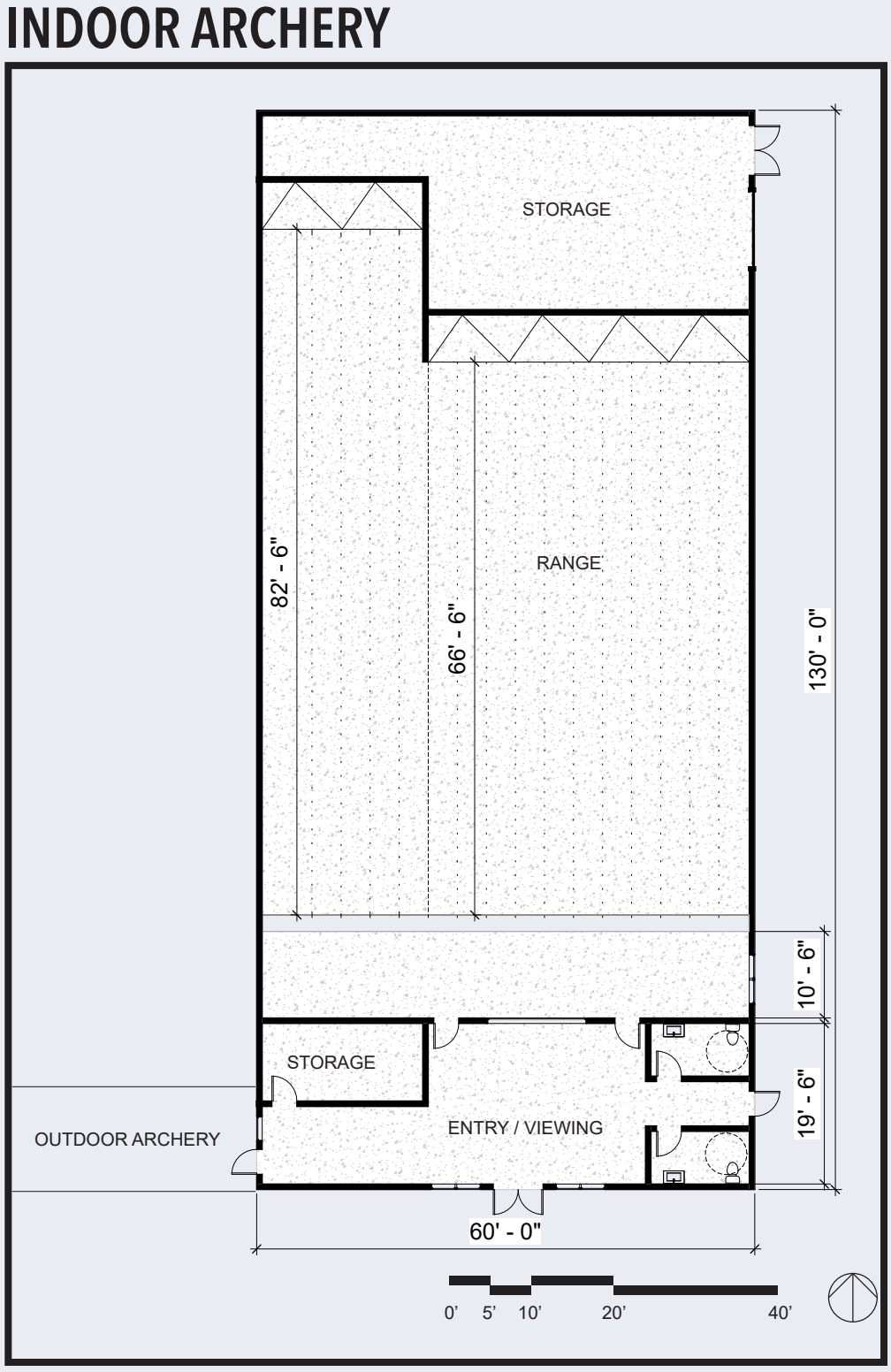
GRAND STANDS



SECOND LEVEL
RODEO OFFICE ABOVE
FAMILY BATHROOM



INDOOR ARCHERY



CIRCULATION PLAN

Vehicular Flow & Direction

Pedestrian Flow

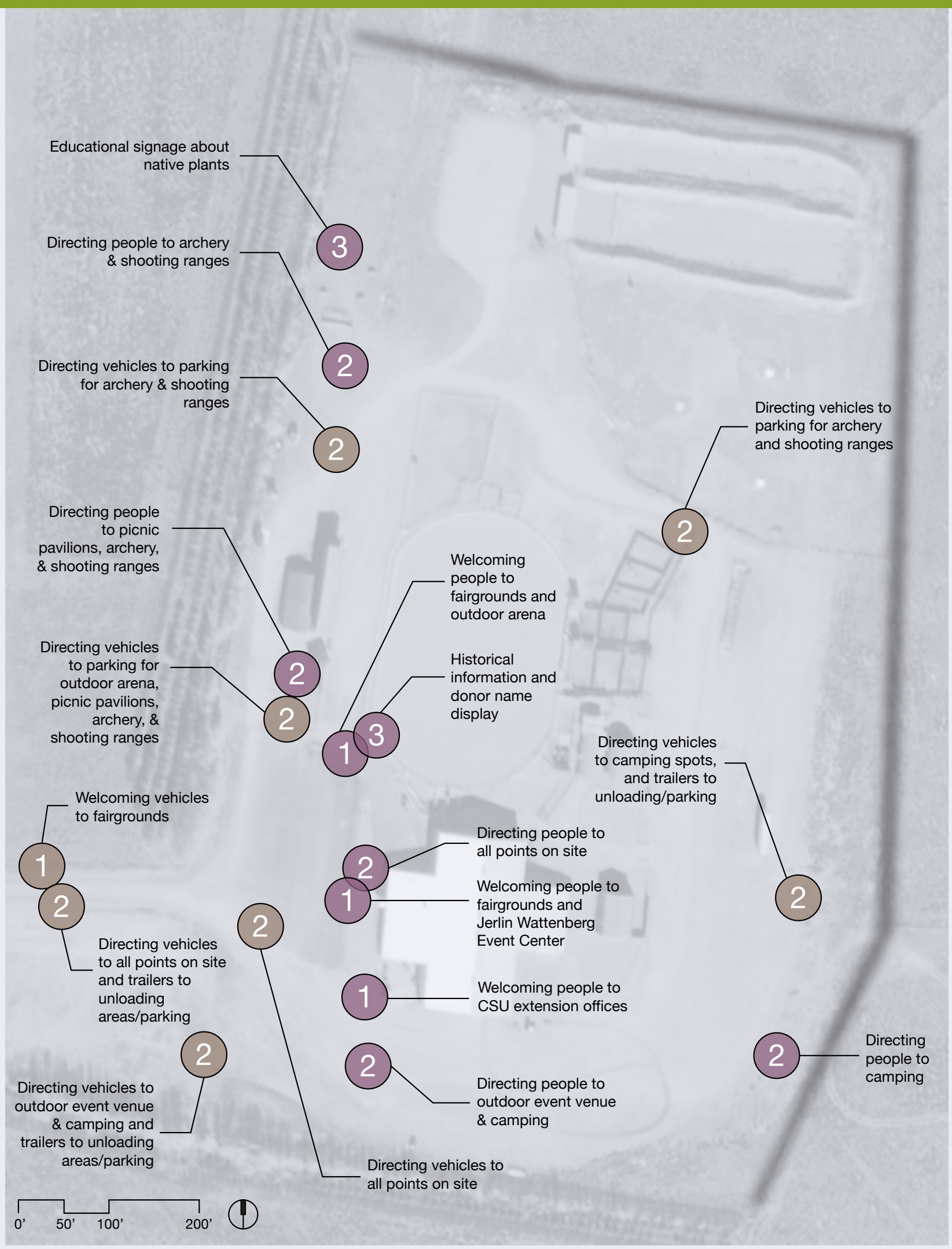
Animal Flow

P Car and/or trailer parking

Pedestrian gathering areas on site

Animal trailer unloading and turn-around zones

SIGNAGE PLAN



1 Vehicular gateway/welcome signage

2 Vehicular directional signage

1 Pedestrian gateway/welcome signage

2 Pedestrian directional signage

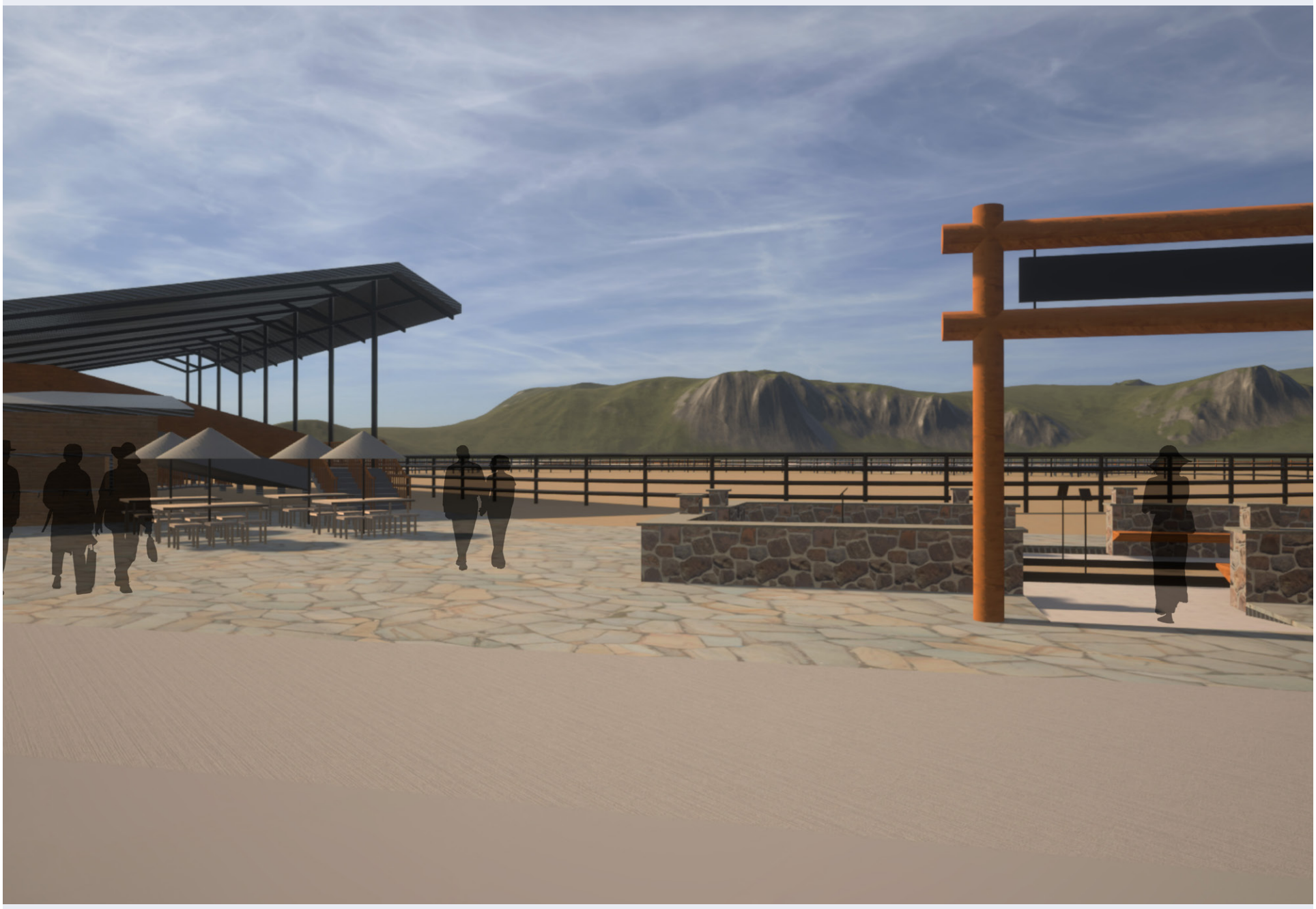
3 Educational signage and donor indication

PREFERRED DESIGN

Wattenberg Center main entry, front porch, main plaza, and CSU Extension Office main entry.

Front porch and main plaza for gathering.

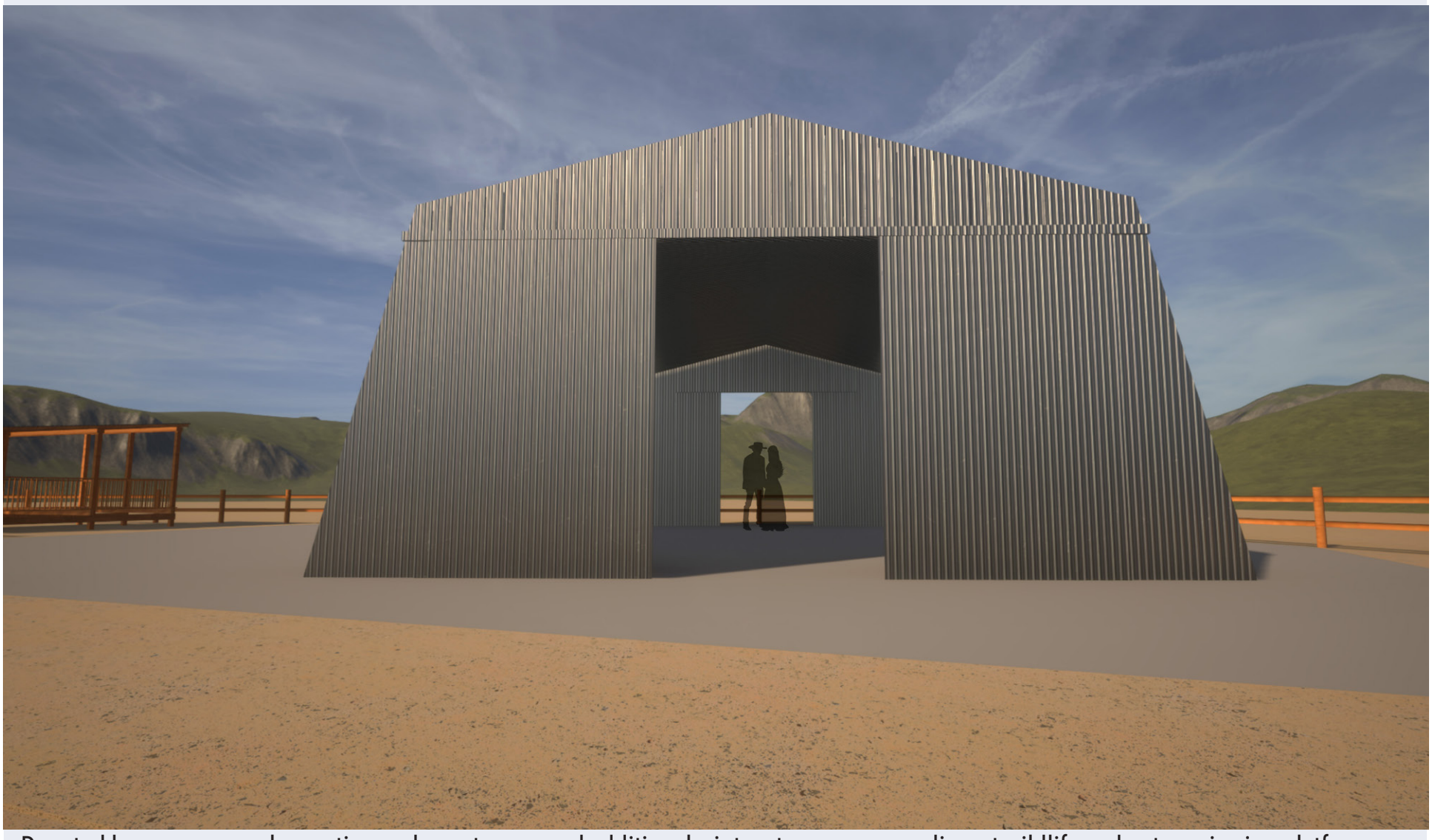
The main gathering plaza would provide opportunities for memorial pavers and related donations. Displaying of 4H awards and community achievements is also prime in this setting.



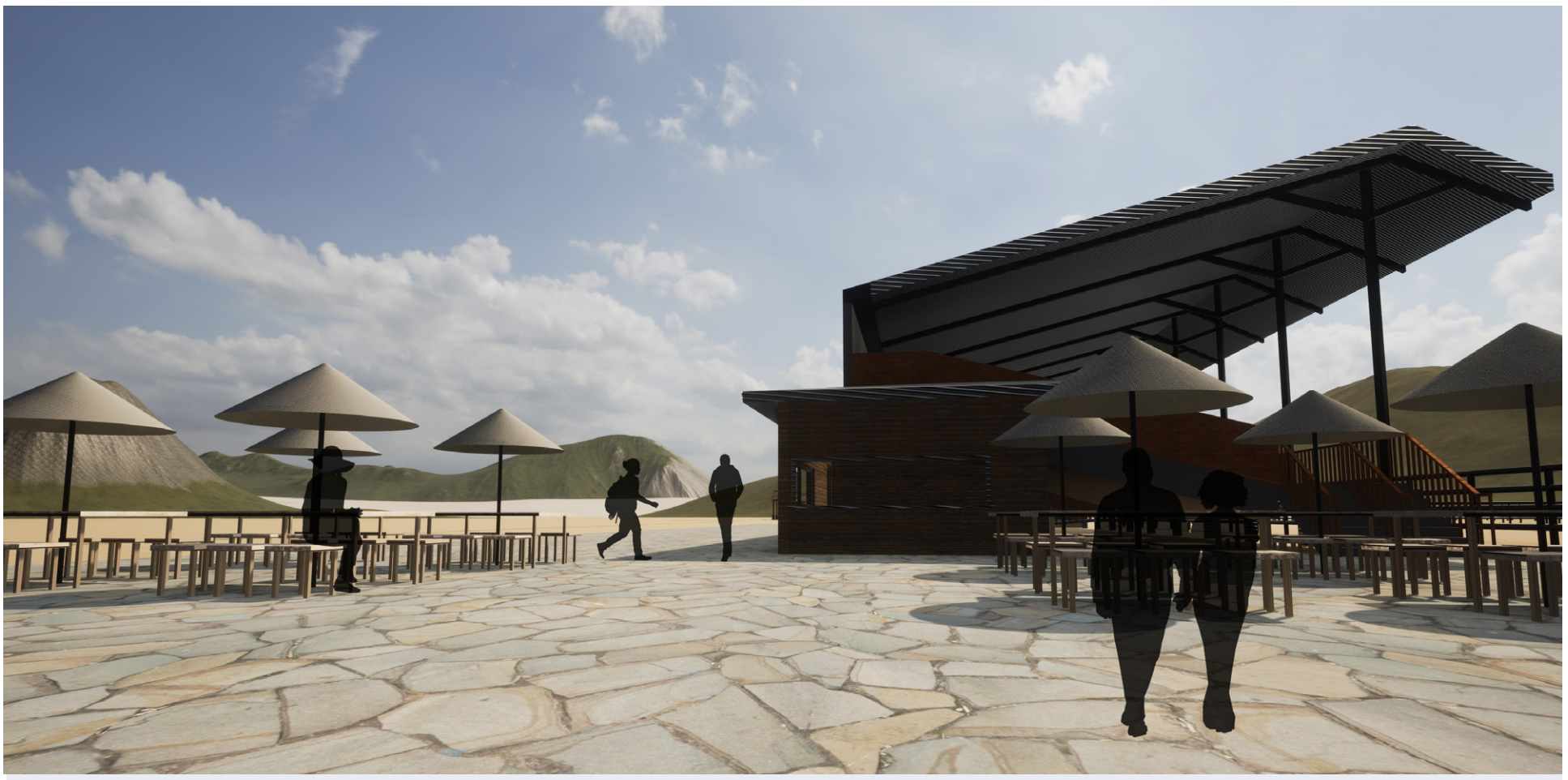
Gathering plaza with commemoration opportunities; concession picnic area, Grand Stands, and rodeo grounds.

PREFERRED DESIGN

Picnic area, demonstration garden, and indoor archery facility.



Donated barn as seasonal reception and event space and additional winter storage space; adjacent wildlife and nature viewing platform.



Grand Stands Plaza, Grand Stands, and concession area.

View from Grand Stands looking towards Wattenberg Center.

View looking south from picnic area.

OPINION OF COST

Phase 1

	Phase 1						Low Range			High Range	Notes
A.	**Phase 1**	QTY	UNIT		UNIT COST	=			UNIT COST		
	Paved Parking Lot	42,000	SF	@	$ 7.00	=	$ 294,000.00	$	13.00	$ 546,000.00	n
	Native Planting Areas	17,000	SF	@	$ 4.00	=	$ 68,000.00	$	8.00	$ 136,000.00	c, o
	Grass Play Mounds	5,500	SF	@	$ 1.00	=	$ 5,500.00	$	2.00	$ 11,000.00	p
	Boulders	16	EA	@	$ 200.00	=	$ 3,200.00	$	500.00	$ 8,000.00	a, g
	Outdoor Play Struture	1	EA	@	$ 330.00	=	$ 330.00	$	660.00	$ 660.00	f, h
	Indoor Play Structure	1	EA	@	$ -	=	$ -	$	-	$ -	e
	Donated Barn	1	EA	@	$ -	=	$ -	$	-	$ -	b
	Wildlife Pavilion	1	EA	@	$ 3,000.00	=	$ 3,000.00	$	10,000.00	$ 10,000.00	d
	Wood Chips	4,000	SF	@	$ 0.45	=	$ 1,800.00	$	0.70	$ 2,800.00	j
	Concrete Sidewalks	4,500	SF	@	$ 2.80	=	$ 12,600.00	$	3.60	$ 16,200.00	k
	Outdoor Venue Crusher Fine Gathering Space	9,000	SF	@	$ 0.30	=	$ 2,700.00	$	0.80	$ 7,200.00	l
	Fencing in Rear of Jerlin Wattenberg Center	750	LF	@	$ 9.00	=	$ 6,750.00	$	14.00	$ 10,500.00	a, h
	Signage	8	EA	@	$ 500.00	=	$ 4,000.00	$	2,000.00	$ 16,000.00	a, h
	Solar Panels	0	EA	@	$ 100.00	=	$ -	$	500.00	$ -	i, m, r
	Jerlin Wattenberg Center						$ 15,648,750.00			$ 24,136,875.00	q, t
	Kitchen and Restrooms	*3,675*	*SF*	*@*	*$ 350.00*	*=*	*$ 1,286,250.00*	*$*	*425.00*	*$ 1,561,875.00*	*q*
	Community Center/Public Space	*26,000*	*SF*	*@*	*$ 275.00*	*=*	*$ 7,150,000.00*	*$*	*400.00*	*$ 10,400,000.00*	*q*
	CSU Extension Offices and Storage	*5,500*	*SF*	*@*	*$ 275.00*	*=*	*$ 1,512,500.00*	*$*	*400.00*	*$ 2,200,000.00*	*q*
	Indoor Arena, Animal Area, and Scale House	*57,000*	*SF*	*@*	*$ 100.00*	*=*	*$ 5,700,000.00*	*$*	*175.00*	*$ 9,975,000.00*	*q, t*
			LINE A:		TOTAL COST	=	$ 16,050,630.00			$ 24,901,235.00	
B.	**Site Development and Fixed Equipment** *(includes: Site Development includes items within 5' of the building footprint, demolition, clearing & grubbing, permits, excavation, grading & leveling, drainage, and additional surface/sub-surface materials for playground, trails, hardscape. Fixed Equipment includes lighting, heating, ventilation, and air conditioning (HVAC), lockers, fixed seating, and casework.)*				*20% of Line A*		$ 3,210,126.00			$ 4,980,247.00	
C.	**Estimated Total Construction Costs**				*(A + B)*		$ 19,260,756.00			$ 29,881,482.00	
	Soft Costs & Contingencies						**Low Range**			**High Range**	
D.	Professional Fees (Design, Survey, Administration)				*15% of Line C*		$ 2,889,113.40			$ 4,482,222.30	
E.	Moveable Equipment (Generally items not built in place)				*10% of Line C*		$ 1,926,075.60			$ 2,988,148.20	
F.	Contingencies				*10 % of Line C*		$ 1,926,075.60			$ 2,988,148.20	
G.	**Subtotal of Soft Costs**				*(D through F)*		$ 6,741,264.60			$ 10,458,518.70	
H.	**Phase 1 Total Suggested Budget**				*(C + G)*		$ 26,002,020.60			$ 40,340,000.70	

Notes

a. Varying sizes. Larger size will correlate with higher price.
b. Community donated or grant funded
c. Cost for plantings only. Irrigation will need to be included at time of design. Price will vary based on type of seed mix, type of plug, type of shrub, and shrub size
d. Price will vary based on type of wood used, roofing matieral, and if lighting will be integrated
e. Re-purposed existing outdoor play structure
f. Price will vary based on size of play stucture
g. Price will vary based on type of rock
h. Price will vary based on type of material used
i. Price will vary based on model of equipment
j. Price will vary based on type of wood chips
k. Price will vary based on concrete mix used and depth of poured concrete
l. Price will vary based on type of crusher fines used and depth
m. Price will vary based on desired energy output
n. Price will vary based on type of asphalt used and depth of paving
o. Price will vary based on number of species desired
p. Price will vary based on type of grass used
q. Price will vary based on types of all finishes (interior and exterior), desired kitchen equipment, desired furniture, and MEP equipment used
r. Please consult an expert for exact output details per design.
t. Remodeling portions of the Wattenburg Center and Indoor Arena facility may reduce the cost.

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OPINION OF COST

Phase 2

	Phase 2						Low Range			High Range	Notes
A.	**Phase 2**	QTY	UNIT		UNIT COST	=			UNIT COST		
	Native Planting Areas	11,800	SF	@	$ 4.00	=	$ 47,200.00	$	8.00	$ 94,400.00	c, o
	Outdoor Welcome Terrace Pavers	16,000	SF	@	$ 20.00	=	$ 320,000.00	$	30.00	$ 480,000.00	r
	Outdoor Tables	8	EA	@	$ 500.00	=	$ 4,000.00	$	2,000.00	$ 16,000.00	i
	Outdoor Terrace Walls with Benches	5	EA	@	$ 2,000.00		$ 10,000.00	$	6,000.00	$ 30,000.00	a, h
	Outdoor Display Cases	4	EA	@	$ 2,000.00	=	$ 8,000.00	$	6,000.00	$ 24,000.00	a, h
	Crusher Fines Path	2,000	SF	@	$ 0.30	=	$ 600.00	$	0.80	$ 1,600.00	l
	Outdoor Arena and Holding Pen Fencing	2,850	LF	@	$ 9.00	=	$ 25,650.00	$	14.00	$ 39,900.00	a, h
	Signage	4	EA	@	$ 500.00	=	$ 2,000.00	$	2,000.00	$ 8,000.00	a, h
	Solar Panels	0	EA	@	$ 100.00	=	$ -	$	500.00	$ -	i, m, s
	Grandstands						$ 1,280,175.00			$ 1,819,775.00	q
	Concession and Restrooms	*503*	*SF*	@	*$ 350.00*	=	*$ 176,050.00*	*$*	*425.00*	*$ 213,775.00*	*q*
	Rodeo Office and Storage	*660*	*SF*	@	*$ 275.00*	=	*$ 181,500.00*	*$*	*400.00*	*$ 264,000.00*	*q*
	Outdoor Seating, Viewing, Ramps, and Staircases	*3,355*	*SF*	@	*$ 275.00*	=	*$ 922,625.00*	*$*	*400.00*	*$ 1,342,000.00*	*q*
						LINE A:	TOTAL COST =	$ 1,697,625.00		$ 2,513,675.00	
B.	**Site Development and Fixed Equipment** *(includes: Site Development includes items within 5' of the building footprint, demolition, clearing & grubbing, permits, excavation, grading & leveling, drainage, and additional surface/sub-surface materials for playground, trails, hardscape. Fixed Equipment includes lighting, heating, ventilation, and air conditioning (HVAC), lockers, fixed seating, and casework.)*						*10% of Line A*	$ 169,762.50		$ 251,367.50	
C.	**Estimated Total Construction Costs**						*(A + B)*	$ 1,867,387.50		$ 2,765,042.50	

Soft Costs & Contingencies			Low Range	High Range
D.	Professional Fees (Design, Survey, Administration)	*15% of Line C*	$ 280,108.13	$ 414,756.38
E.	Moveable Equipment (Generally items not built in place)	*10% of Line C*	$ 186,738.75	$ 276,504.25
F.	Contingencies	*10 % of Line C*	$ 186,738.75	$ 276,504.25
G.	**Subtotal of Soft Costs**	*(D through F)*	$ 653,585.63	$ 967,764.88
H.	**Phase 2 Total Suggested Budget**	*(C + G)*	$ 2,520,973.13	$ 3,732,807.38

Notes

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b. Community donated or grant funded
c. Cost for plantings only. Irrigation will need to be included at time of design. Price will vary based on type of seed mix, type of plug, type of shrub, and shrub size
d. Price will vary based on type of wood used, roofing matieral, and if lighting will be integrated
e. Re-purposed existing outdoor play structure
f. Price will vary based on size of play stucture
g. Price will vary based on type of rock
h. Price will vary based on type of material used
i. Price will vary based on model of equipment
j. Price will vary based on type of wood chips
k. Price will vary based on concrete mix used and depth of poured concrete
l. Price will vary based on type of crusher fines used and depth
m. Price will vary based on desired energy output
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o. Price will vary based on number of species desired
p. Price will vary based on type of grass used
q. Price will vary based on types of all finishes (interior and exterior), desired kitchen equipment, desired furniture, and MEP equipment used
r. Price will vary based on type of paver used
s. Please consult an expert for exact output details per design.

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OPINION OF COST

Phase 3

	Phase 3						Low Range			High Range	Notes
A.	**Phase 3**	QTY	UNIT		UNIT COST	=			UNIT COST		
	Native Planting Areas (including demonstration garden)	13,500	SF	@	$ 4.00	=	$ 54,000.00	$	8.00	$ 108,000.00	c, o
	Grass Mound for Seating	3,500	SF	@	$ 1.00	=	$ 3,500.00	$	2.00	$ 7,000.00	p
	Picnic Tables	3	EA	@	$ 500.00	=	$ 1,500.00	$	2,000.00	$ 6,000.00	i
	Pavilion Shade Structures	3	EA	@	$ 3,000.00	=	$ 9,000.00	$	10,000.00	$ 30,000.00	d
	Demonstration Garden Edging	125	LF	@	$ 5.00	=	$ 625.00	$	20.00	$ 2,500.00	h
	Crusher Fines Path	9,500	SF	@	$ 0.30	=	$ 2,850.00	$	0.80	$ 7,600.00	l
	Concrete Slabs and Seating (built into grass mound)	4,000	SF	@	$ 2.80	=	$ 11,200.00	$	3.60	$ 14,400.00	k
	Signage	2	EA	@	$ 500.00	=	$ 1,000.00	$	2,000.00	$ 4,000.00	a, h
	Outdoor Archery Pavilion	1	EA	@	$ 6,000.00	=	$ 6,000.00	$	20,000.00	$ 20,000.00	h, d
	Outdoor Archery Shooting Blocks	10	EA	@	$ 500.00	=	$ 5,000.00	$	2,000.00	$ 20,000.00	i
	Solar Panels	0	EA	@	$ 100.00	=	$ -	$	500.00	$ -	i, m, s
	Indoor Archery						$ 580,225.00			$ 831,350.00	q
	Restrooms	*150*	*SF*	@	*$ 350.00*	=	*$ 52,500.00*	*$*	*425.00*	*$ 63,750.00*	*q*
	Storage	*1,229*	*SF*	@	*$ 275.00*	=	*$ 337,975.00*	*$*	*400.00*	*$ 491,600.00*	*q*
	Indoor Shooting Range (Shooting Area)	*690*	*SF*	@	*$ 275.00*	=	*$ 189,750.00*	*$*	*400.00*	*$ 276,000.00*	*q*
	Indoor Shooting Range (Range Area)	*4,544*	*SF*	@	*$ 100.00*	=	*$ 454,400.00*	*$*	*175.00*	*$ 795,200.00*	
						LINE A:	TOTAL COST	=		$ 674,900.00	$ 1,050,850.00	
B.	**Site Development and Fixed Equipment**						*10% of Line A*			$ 67,490.00	$ 105,085.00	
	(includes: Site Development includes items within 5' of the building footprint, demolition, clearing & grubbing, permits, excavation, grading & leveling, drainage, and additional surface/sub-surface materials for playground, trails, hardscape. Fixed Equipment includes lighting, heating, ventilation, and air conditioning (HVAC), lockers, fixed seating, and casework.)											
C.	**Estimated Total Construction Costs**						*(A + B)*			$ 742,390.00	$ 1,155,935.00	
	Soft Costs & Contingencies							**Low Range**			**High Range**	
D.	Professional Fees (Design, Survey, Administration)						*15% of Line C*			$ 111,358.50	$ 173,390.25	
E.	Moveable Equipment (Generally items not built in place)						*10% of Line C*			$ 74,239.00	$ 115,593.50	
F.	Contingencies						*10 % of Line C*			$ 74,239.00	$ 115,593.50	
G.	**Subtotal of Soft Costs**						*(D through F)*			$ 259,836.50	$ 404,577.25	
H.	**Phase 3 Total Suggested Budget**						*(C + G)*			$ 1,002,226.50	$ 1,560,512.25	

Notes

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d. Price will vary based on type of wood used, roofing matieral, and if lighting will be integrated
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r. Price will vary based on type of paver used
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OPINION OF COST

Phase 4

	Phase 4						Low Range			High Range	Notes
A.											
	Phase 4	QTY	UNIT		UNIT COST	=		UNIT COST			
	Native Planting Areas (buffers between camping spots)	7,700	SF	@	$ 4.00	=	$ 30,800.00	$ 8.00	$	61,600.00	c, o
	Signage	3	EA	@	$ 500.00	=	$ 1,500.00	$ 2,000.00	$	6,000.00	a, h
			LINE A:		TOTAL COST	=	$ 32,300.00		$	67,600.00	
B.	**Site Development**				*20% of Line A*		$ 6,460.00		$	13,520.00	
	(includes: site survey, demolition, clearing & grubbing, permits, excavation, grading & leveling, drainage, and additional surface/sub-surface materials for playground, trails, hardscape.)										
C.	**Estimated Total Construction Costs**				*(A + B)*		$ 38,760.00		$	81,120.00	
	Soft Costs & Contingencies						Low Range			High Range	
D.	Professional Fees (Design, Survey, Administration)				*15% of Line C*		$ 5,814.00		$	12,168.00	
E.	Moveable Equipment (Generally items not built in place)				*0% of Line C*		$ -		$	-	
F.	Contingencies				*10 % of Line C*		$ 3,876.00		$	8,112.00	
G.	**Subtotal of Soft Costs**				*(D through F)*		$ 9,690.00		$	20,280.00	
H.	**Phase 4 Total Suggested Budget**				*(C + G)*		$ 48,450.00		$	101,400.00	

Notes

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d. Price will vary based on type of wood used, roofing matieral, and if lighting will be integrated
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q. Price will vary based on types of all finishes (interior and exterior), desired kitchen equipment, desired furniture, and MEP equipment used
r. Price will vary based on type of paver used

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ACKNOWLEDGEMENTS

ABOUT UTAP

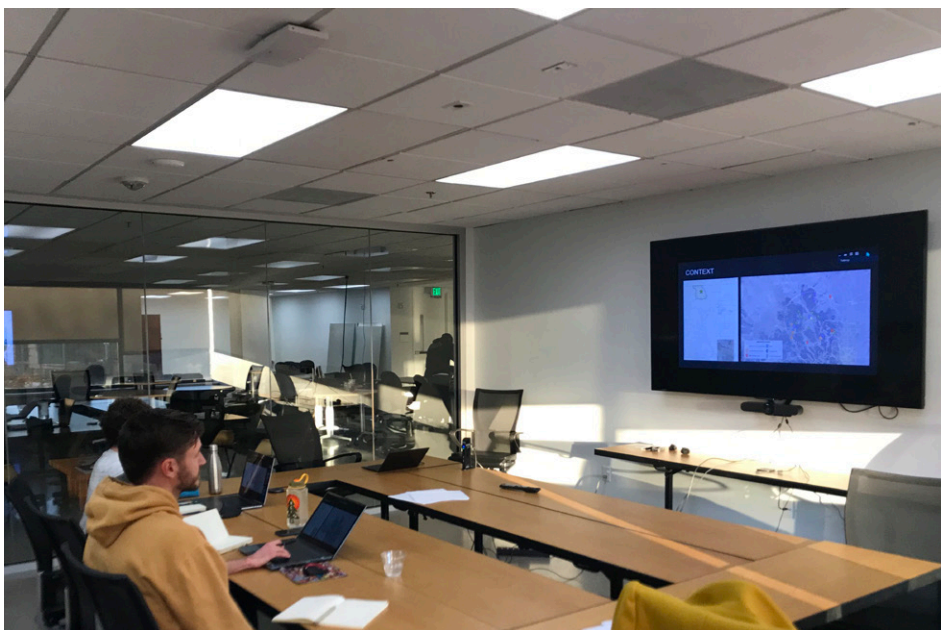
The University Technical Assistance Program (UTAP) is a clinical teaching practice of the University of Colorado Denver, College of Architecture and Planning. Our mission is to provide students with real world experiences in design and planning as they provide communities and neighborhoods with services in these areas.

UTAP strives to enhance the quality of community life – through collaboration, applied research and innovative design – for the betterment of all community residents. In the process, students' educational experience is enhanced by taking what is learned in the classroom and academic studio and employing it in projects of public and civic interest. Communities benefit through design work that is continuously being improved through research and innovation. Moreover, together we become partners in the design thinking process, thus expanding our mutual and individual capacities to further envision and implement projects of significant public impact.

Started in 1967, UTAP (formerly Colorado Center for Community Development) has worked in partnership with communities and neighborhoods to complete over 2000 projects around Colorado. Projects range in size and scope, but have the common element of improving the community as a place to live, work and play. UTAP is among the longest running university design centers in the United States and will be celebrating its 50th anniversary in 2017.

The University Technical Assistance (UTAP) program provides rural and small communities with assistance on projects that enhance places and spaces. A decades-long partnership between the Colorado Department of Local Affairs (DOLA) and UTAP, the UTAP program puts the cost of preliminary design work within financial reach of small communities. Students complete preliminary plans and designs that can be used to inform and engage community members in the project.

These plans are used to apply for grants from DOLA and other funders. This saves the community money in preliminary design and community engagement and provides students with valuable experience. Once financing is secured, licensed professionals are hired to take preliminary designs to completion.



TEAM

Jennifer Kovarik

East Team Filed Supervisor

Jennifer emphasizes connections between the built environment, community, and health in underserved areas throughout Colorado. Although Jennifer is from a large city, she enjoys the complexity of rural design projects and opportunities to incorporate art and design while providing realistic multidisciplinary learning opportunities that result in enormous community impact and easy project implementation. Jennifer holds dual master's degrees in Urban and Regional Planning and Landscape Architecture from the University of Colorado Denver, a graduate certificate in Public Health from CU Anschutz, and a B.S. in National Resources and Environmental Science from the University of Illinois at Champaign-Urbana. She is a Professional/Registered Landscape Architect in Colorado, holds the American Institute of Certified Planner (AICP) Certification, and is a Certified Health Coach. Jennifer also serves on the International WELL Building Institute Health Equity Advisory Board and the State of Colorado Main Street Advisory Board. In her free time, she enjoys creating abstract art, both urban and mountain adventures, as well as hiking, telemark, skate, and cross-country skiing.

Dan Schumacher

UTAP Research Assistant - Landscape Architecture

Dan is a Master of Landscape Architecture student at the University of Colorado Denver. After earning his Bachelor of Arts degree in Architecture from Columbia University, he worked at an architecture firm in NYC that focused on new additions to historic buildings, preservation, and new construction, before making the transition to landscape architecture. As an avid runner, Dan is very interested in the flow of people throughout outdoor settings. He would like to focus his work on the integration of natural landscapes within the urban form, particularly linear trail systems that can link parks with neighborhoods that are lacking connection to outdoor space. In his free time, Dan enjoys running, hiking in the mountains, hanging out with friends in the park, traveling, and exploring new coffee shops or breweries.

Alexandra Schima

UTAP Research Assistant - Landscape Architecture and Urban & Regional Planning

Designer, environmentalist, plantswoman, and forever student, Allie is pursuing dual master's degrees in Landscape Achitecture and Urban and Regional Planning from the University of Colorado Denver. Her work seeks to connect and celebrate all beings through the creation of climate-resilient, ecological landscapes and public spaces. Aiming to expose as many beings as possible to the beauty of Mother Nature, her work combines indigenous wisdom with trauma-informed and ecologically sensitive design principles. Born in Nebraska, Allie is informed by her background in kinesiology, movement, and meditation practices. Drawing parallels between the systems of the human body and those of Nature, she seeks to remind humanity of our interconnected and symbiotic relationship with each other and the natural world around us.

Carson McKee

UTAP Research Assistant - Architecture

Carson is currently a graduate student at CU Denver pursuing his masters in architecture. As a fourth generation Coloradan, he grew up on a cattle ranch outside of Pagosa Springs, a rural town in southwestern Colorado. He has first hand experience of the needs associated with living a rural life here in this state, and understands that the identity of rural communities are often linked to their unique and one of a kind characteristics, including their iconic landscapes and historic architecture. Carson is thrilled to help reimagine iconic places for rural communities in Colorado, and to help bring dreams of Coloradan communities to life.

Ethan Miller

UTAP Research Assistant - Architecture

Ethan is currently a graduate student at CU Denver pursuing his master's in architecture, currently in his final year. He is originally from Virginia but has lived in a variety of locations along the east coast. Before attending CU Denver, he received a master's in real estate development which has sparked his interest in adaptive reuse, historic renovation, and anything related to the process. There is a passion for problem solving within a community and their built environment, mostly this idea of transforming or adapting rather than developing. Ethan believes that all communities can be improved but it begins with knowing their identity and what has impacted their growth. He loves pushing boundaries and being innovative while also adhering to the reality that comes with it all, and how to balance the two.

Nick Berg

UTAP Research Assistant - Architecture

Nick is a graduate student attaining his Master's in Architecture at CU Denver. Coming to Colorado for college was where his passion for architecture and design truly developed. After having grown up in the midwest building anything he could with his brothers and a project in his high school years, it was in Environmental Design school where he learned the intricacies and relationships between Architecture, Landscape Architecture, and Urban Planning. This has enabled him to approach graduate school with an all-encompassing design eye that considers all levels of every project of utmost importance. Pairing these design skills with a strong drive for the outdoors is the way he jumps into every project. That being a yearning for a balanced working life that allows him to spend time outside, going above and beyond with every project to completion, and ensuring that all his work has an environmental consideration that will benefit all stakeholders. His knowledge of how each piece of architecture can have an impact on our world comes from his LEED Green Associate title. Attaining this has allowed him to add a layer of analysis to each project he works on which keeps our community and our conditions as a priority. With working experience in both the Commercial and Residential scales of Architecture and Construction Nick is well versed in a wide variety of project types that can benefit the lives of many.

Contact Us to Learn More
e: cccd@ucdenver.edu
t: 303-315-5890
w: https://architectureandplanning.ucdenver.edu/utap

Mailing Address:
University Technical Assistance Program
College of Architecture and Planning
University of Colorado Denver
Campus Box 126, P.O. Box 173364
Denver, CO 80217-3364

Physical Location:
University Technical Assistance Program
College of Architecture and Planning
University of Colorado Denver
1250 14th Street, Suite 300
Denver, CO 80202