



**Garden
Spot of
Colorado**

**STUDY SESSION OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, September 16, 2025, 6:30 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

This meeting will be streamed live on YouTube. The live stream is accessible by visiting www.berthoud.org/stream

The Town Board may take action on any of the following agenda items as presented or modified prior to or during the meeting and items necessary or convenient to effectuate the agenda items.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CITIZEN PARTICIPATION
5. SCHEDULED ITEMS AND ESTIMATED TIME FOR DISCUSSION

5.I. DISCUSSION - Parks, Recreation, Trails And Open Space Priorities

Documents:

- 1 - BOARD INFORMATION PARKS PRIORITIES STUDY SESSION - 09162025.PDF
- 2 - 2025 PARK INFORMATION PRESENTATION.PDF
- 3- AUGUST 21, 2018 - PRESENTATION OF 2018 MASTER PLAN TO TOWN BOARD.PDF

6. ADJOURN

The order of agenda items listed above is approximate and intended as a guideline for the

Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.

BOARD OF TRUSTEES INFORMATION



ADMINISTRATION DEPARTMENT

Meeting Date:	September 16, 2025
Agenda Title/Subject:	Park Priorities Discussion
Type of Item:	Regular Item
Purpose:	Consider existing master plan projects, and other added projects, to establish clear funding and construction plan
Presented by:	Chris Kirk, Town Administrator

Attachments

2025 Park Information Presentation

August 21, 2018 - Presentation of 2018 Master Plan to Town Board

Background

In 2018, the Town completed a parks development master plan, outlining more than a decade's worth of planned capital projects. The plan was developed with community input and was based on research performed during the development of a broad Parks, Open Space, Recreation, and Trails (PORT) master plan in 2016. The priorities articulated at that time were more trail development, the construction of a recreation center and pool, the rehabilitation of Town Park, and the construction of new athletic fields. The planned order of construction in the plan was phased as outlined in the Presentation to the Board from August 2018 (attached). The first phase of the plan was as follows:

1. Pool at Waggener
2. Sports fields at Richardson
3. Town Park Phase I

Following the completion of the 2018 Master Plan, the voters approved a 1% sales tax to fund a recreation center and other parks capital projects. With this new funding in hand, the Town accelerated the construction of the Recreation Center and Indoor Pool. The Rec Center and athletic fields at Waggener had been initially envisioned as Phase II of the Parks Master Plan but with financing, the Town was able to complete the project well ahead of the plan schedule in 2021. The design and construction of Town Park was also successfully completed in 2024.

While other projects in the master plan were underway, the Town has also successfully executed other "low hanging fruit" projects like the 8-court pickleball complex at Waggener, the skate park at Waggener, the Berthoud Bike Park, and the Berthoud Reservoir Park and Trail.

In parallel with the design work for Town Park Phase I, the Town also initiated design of the Arboretum on the south end of Waggener Farm Park, and the design of Richardson Park. The construction drawings for Richardson Park are nearly complete and ready for bid. More specifically,

the aquatics design is approximately 60% complete and will need to be finished prior to bid, or in parallel with finalizing a construction contract.

While the original master plan envisioned an outdoor pool at Waggener, it was converted to an indoor pool that could be used year-round when funding became available. The Master Plan did not include a pool at Richardson Park, but Town staff understood the community's desire to have an outdoor pool to replace the one removed from Town Park. As a result, staff added a large-scale aquatics facility to the design for the otherwise unplanned southeastern portion of Richardson.

When the plans for Richardson were 60% complete in 2023, staff hired a construction contractor to complete a detailed cost estimate of the project. The initial cost estimates far exceeded planned budgets, so the park design was modified and the scope reduced. In addition, phases were envisioned to build needed amenities in stages.

The phasing plan suggested that Richardson Park would be constructed from north to south, starting with baseball and softball fields on the north side of the park, then moving south to construct a community event lawn and additional fields in phase II, and then the aquatic center was planned to be constructed as a third and final phase. This plan allowed for the most cost effective and efficient construction.

When the Richardson plan, including phasing, was presented to the PORT committee, members expressed concerns about the outdoor aquatics place in the phasing plan. At that time in early 2024, and then labeled phase 3 of the project, staff suggested that the outdoor aquatics would not be built for 7-10 years, depending on funding availability. The desire to have an outdoor pool began to take priority and the Richardson Park project was put in a holding pattern.

In October 2024, the Town Board held a joint study session with members of the PORT committee to consider the timing and scope of new park improvements. Following that study session, the decision was made to prepare a concept for a smaller outdoor pool that could be built sooner at Waggener Farm Park, immediately south of the existing indoor aquatics area.

After months of evaluation and many iterations of design, including the option of an attached indoor competition pool, a concept for an outdoor pool was completed. The concept includes a small recreational pool and a separate 8-lane outdoor lap pool with a diving board at the space south of the rec center. That design was presented to the PORT committee and Board and was ultimately accepted as the preferred concept to move forward.

Staff then worked with the design team at Barker Rinker Seacat (BRS) to prepare a cost proposal for construction drawings for the outdoor pool at Waggener. At the same time, Town staff members were working on an unrelated project to refinance existing Town wastewater bonds. During conversations with the financial advisor about the refinance, other projects were discussed as possible opportunities including an expansion of Town Hall, the construction of a new Public Works facility, and the development of Richardson Park. It was through that wastewater refinancing process that Staff became aware of financing options for Richardson Park that were previously believed to be unavailable. With that new information in mind, staff began to wonder if sticking to the original master plan, and focusing on the construction of Richardson Park, and a larger outdoor aquatics center, would be the best path forward.

Over the more recent years, other projects have also been considered and a few planned to concept stage. These projects were not in the 2018 Master Plan. They include Newell Farm Park, Jaskowski, and more recently, the Berthoud Golf Park concept, among others. Staff believes that the upcoming study session on September 16 will be helpful in reviewing the path the Town has taken to complete

the 2018 master plan. We can then discuss project priorities for funding and construction that are in late stages of completion of the original 2018 Master Plan. Given the possible financing options, the discussions surrounding several other non-master plan priorities, and the desire to keep projects moving, staff will present a plan to the Board for discussion that will execute a significant portion of the remaining projects conceived of in the 2018 Master Plan, and that will set the stage for more incredible park development projects in the future.

Specifically, after considering the original plans, recent community feedback, and other operational issues, staff believes that the construction of Richardson Park and the Arboretum are the two priorities that should be pursued at this time. Both projects were approved in the 2018 Park Master Plan, and they will help the Town provide much-needed amenities like trails, athletic fields, and an outdoor aquatics facility. Additionally, Richardson (MVP) Park and the Arboretum have years of consultant time and budget money already invested in the work completed to date. In parallel with the construction of these two projects, staff believes that Town Park Phase II should be prioritized for construction as final drawings are complete for this project as well. The Jaskowski property should also be opened to the public for limited development and use, and the concepts for Newell Farm, Knievel, an indoor Competition Pool at Waggener, and the Berthoud Golf Park should be completed. While working on those new concepts, staff believes it is a great time to work with the community to prepare the next Parks development master plan, setting the state for the next ten years of parks development

More details for this idea will be presented during the study session for discussion and feedback, including a potential financial outlook.

Richardson Park (MVP) – est. \$35-\$60 Million depending on scope and phasing

Location- North of Loveland Reservoir, along the west side of Berthoud Parkway

Planned Amenities:

- Outdoor Aquatics (seasonal facility)- lazy river, zero entry child's playground, tower slides, bathrooms, concessions, staff offices, first aid room, open activity pool with ability to add lap lanes.
- Ballfield complex- Four fields- Youth baseball, Youth softball, High school baseball, adult softball, tee-ball and coach pitch programming. Flag football and soccer programming potentially in outfields.
- Concessions- permanent location in the center of the ballfields with ability to service a large event.
- Regional Playground- different ages and abilities of programmed space and equipment.
- Restroom facility near the parking area.

Opportunities

- Constructing 2-4 additional ballfields will allow more efficient programming. There are currently 2 fields for programming in the older groups (14+, high school, adult leagues) and 2 smaller fields for programming of tee ball/coach pitch programming with 12u teams occasionally.
- The Town programming is needing more ballfields. They are currently maxed for play and need more field time and has been a programming/scheduling issue for the past 7+ years.
- Completing the regional playground will serve a need for the density in the area as well as complementing the newer completed Waggener Farm and Town Park playgrounds already being heavily used in the community.
- It is part of the approved 2018 Parks master plan and is near completion to bid.

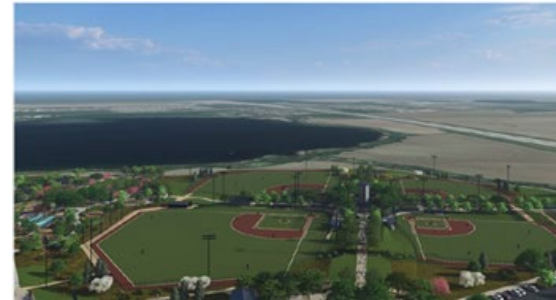
Challenges

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Current Status - 100% Construction docs complete, Aquatics completed 60% (estimated).

Public Feedback Summary - Community has desired the outdoor pool and ballfields, residents have inquired about the construction timeline to build the park more frequently in the last 8-10 months.

Richardson/MVP Park



Arboretum – est. \$8-12 Million depending on scope and phasing

Location- Northeast corner of Mountain Ave and Berthoud Pkwy. South of Rec Center. West of Turner Middle School.

Planned Amenities:

- Walking trails
- Nature play areas
- Pond and stream
- Educational opportunities related to trees/forestry, agriculture, water conservation
- Band shell and event lawn
- Tree nursery
- Hills and stargazing areas

Opportunities

- Completes Waggener Farm Park site and Turner School property
- 32 acres of open nature space in the heart of town
- Parks and Trails are top survey priorities
- Also includes event space, pond, and children's areas
- Potential regional attraction and regional educational opportunities
- Provides a space in property for the "Garden Spot" visually
- Lots of trees, native grasses, passive areas to walk and enjoy
- Potential location for historic beet house, currently designed in project
- Hills and walkways are creative for the property, not all flat
- Waggener family memorial identified
- Part of the 2018 Parks Master Plan

Challenges

- Non-pot challenges and coordination with future development
- Potentially need to phase the 800 tree plantings due to budget
- Passive recreation amenities only
- Deed restricted

Current Status - 100% Construction docs expected to be complete November 2025

Public Feedback Summary – Significant positive feedback received from 2024 survey with over 450 responses

Berthoud Arboretum – Conceptual Design



Waggener Farm Park Concept Plan



Waggener Farm Park provides a large community park where residents can celebrate special events, gather on conservation of open space. The southern portion of the park and an irrigation pond with views towards the mountain to the adjacent neighborhoods on the east side. The needs of the community. In the far northwest corner is a community amenities include a multi-purpose field, a community demonstration agricultural fields, and orchards transition

Legend

1. Recreation Center
2. Outdoor Aquatics
3. Multi-Purpose Field
4. Pavilion/Special Events
5. Picnic Pavilion + Restrooms
6. Parking
7. Entry Plaza, Auto Drop-off, and Pedestrian Promenade
8. Tennis Courts
9. Basketball Courts
10. Playground/Nature Play
11. Community Gardens
12. Orchard
13. Demonstration Agricultural Fields
14. Loop Trail
15. Regional Trail Connections
16. Natural/Open Space
17. Irrigation Pond



Berthoud Arboretum at Waggener Farm Park

January 03, 2024

Town Park Phase II – est. \$4-6 Million depending on scope and phasing

Location- East of Town Park along 5th street at the current Town ballfield location

Planned Amenities:

- Open Grass Activity Areas/Event Lawn
- Small Pavillion/Band Shell
- Veterans' Memorial Area
- Additional Bathrooms and Event Space
- Walking trail and benches.
- Additional Parking along 5th street.

Opportunities

- It would complete the park into one larger park area, as the ballfields would be removed as well as fencing.
- The community would have a dedicated veteran's memorial area
- Current design has a small band shell for music, events, and other public uses.
- Additional bathrooms for downtown and event use
- Expanded area for event seating/beer gardens
- Additional walking trails, event lawns
- Large common area developed for a better event experience – Berthoud Day, Oktoberfest
- Part of the 2018 Parks Master Plan

Challenges

- Would remove the vintage ballfields from downtown
- Can only start construction when the MVP park is completed
- Construction would impact/relocate annual events for one year

Current Status - 100% Construction docs complete

Public Feedback Summary - The community has provided overwhelming positive feedback about Phase 1 of the park. Phase II would be a significantly positive change for community events like Berthoud Day and Oktoberfest

Town Park- Phase 1 completed. Phase 2 eastern park.



BERTHOUD TOWN PARK



Phase II is to the right (east) of the red dashed line

Knieval Park – no estimated cost

Location- East of CR 19, North of Mountain Ave, West of US Hwy 287

Planned Amenities:

- Open space and trails
- Archery course
- Athletics fields
- Disc Golf
- Parking

Opportunities

- Would complete the 2018 Parks Master Plan
- While there is a concept for the park, it could be completely reenvisioned in light of other completed projects
- Highly visible park space for regional amenity

Challenges

- Disconnected from majority of town
- Limited infrastructure and access
- Cost to connect bikes and pedestrians could be significant portion of project cost

Current Status – No current movement. Concept plan from 2018.

Public Feedback Summary – Limited. Some new interest in pivoting to golf and open space park concept.

Knieval Park



The Knieval Park concept includes passive use of native seed and shrub and tree plantings that provide access to new range, 18-hole disc golf course, playground

Legend

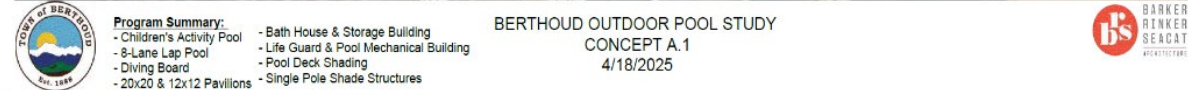
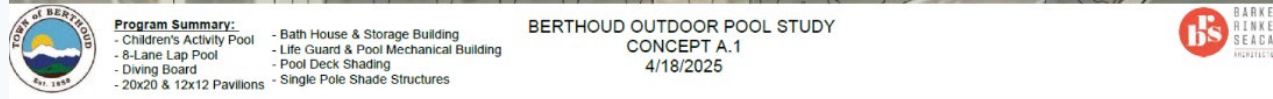
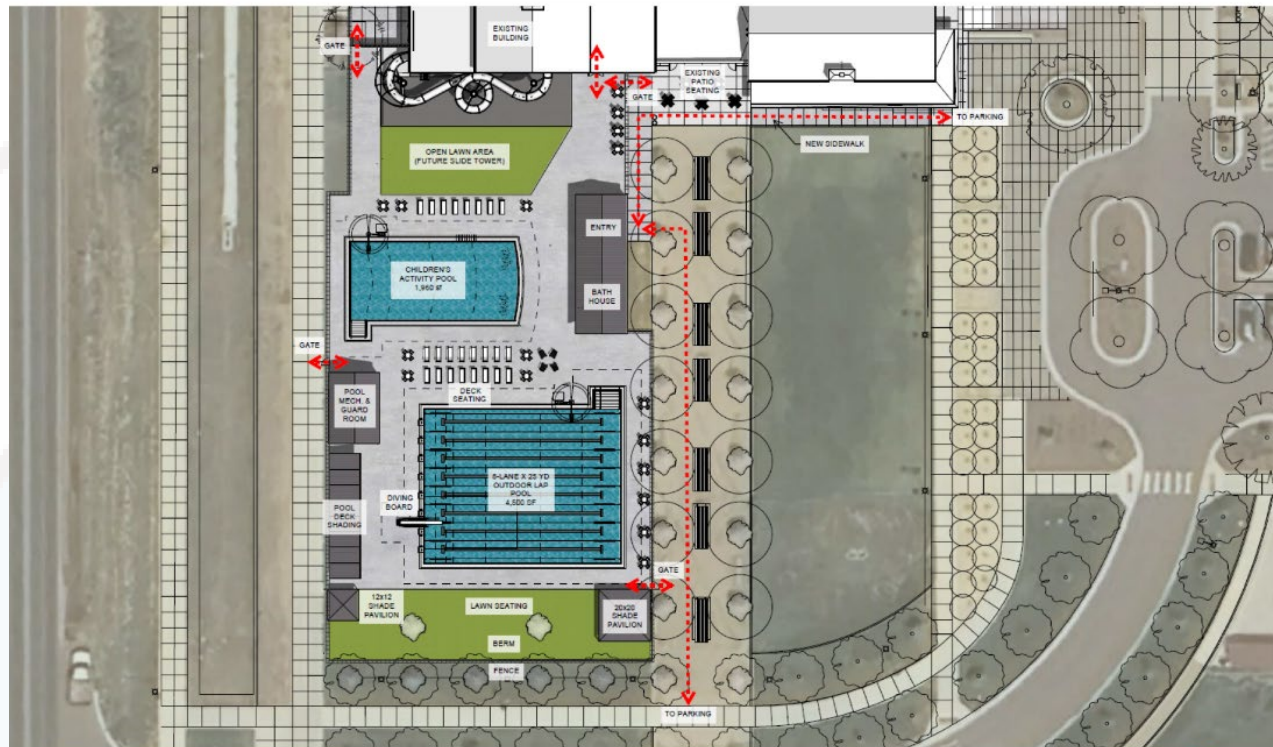
1. Lawn/Multi-purpose field
2. Dog Park - potential off leash
3. Archery
4. Disc Golf
5. Parking
6. Restroom
7. Picnic Pavilion
8. Playground/Nature Play
9. Loop Trail
10. Regional Trail
11. Natural/Open Space/Meadow



Other Potential Park Projects

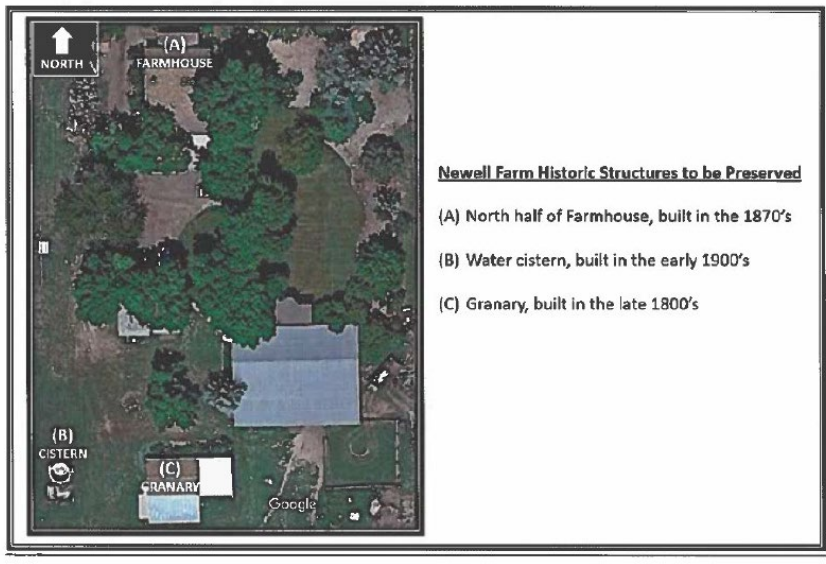
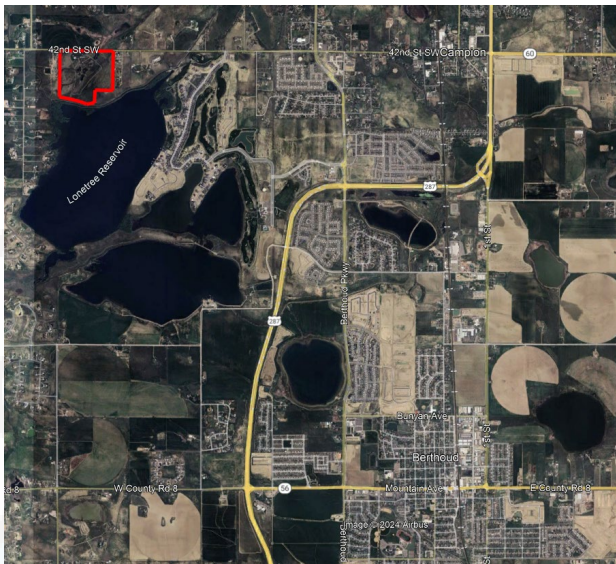


Outdoor or Indoor Lap/Competition Pool at the Recreation Center

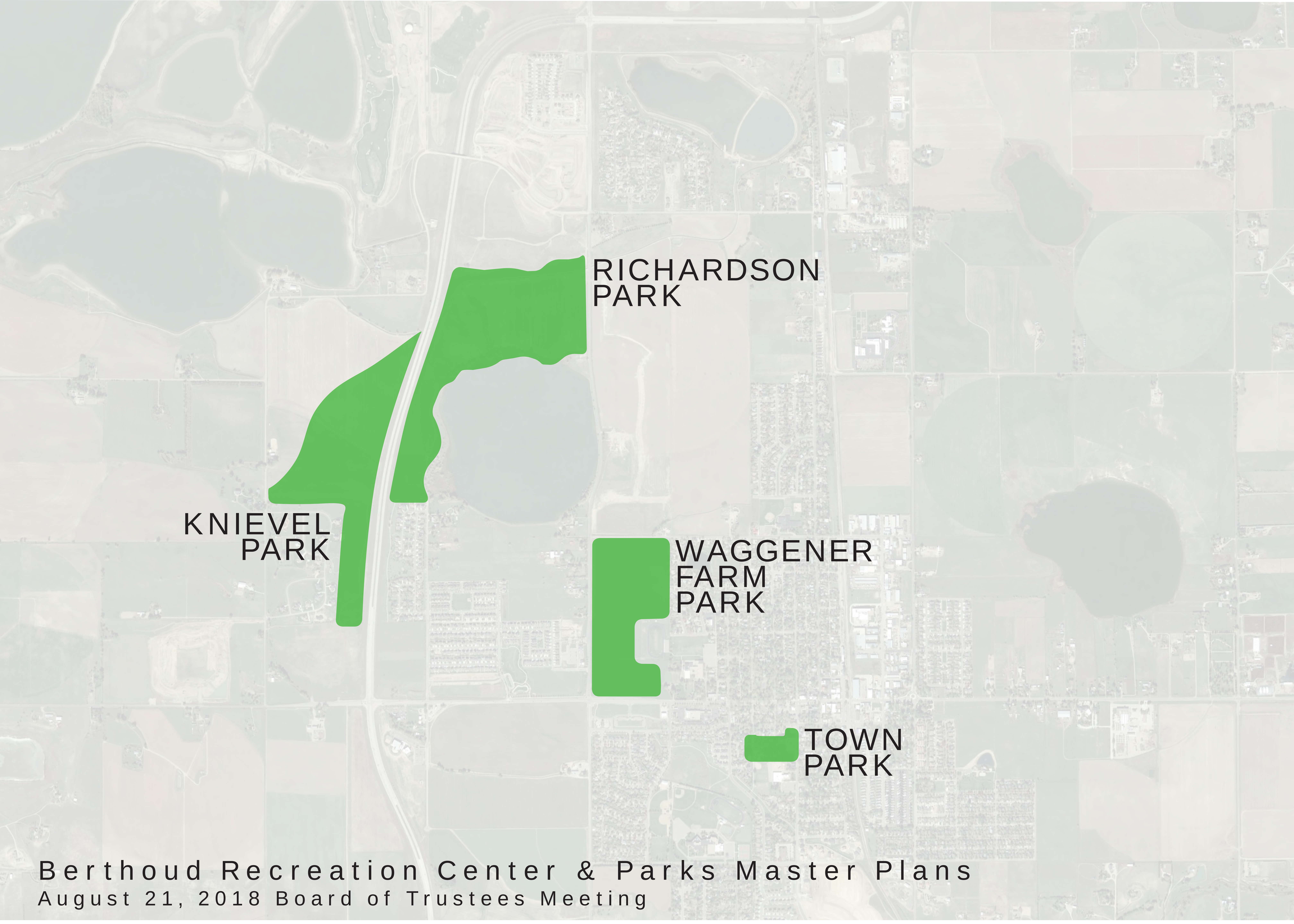


If Richarson Park is constructed, with the outdoor aquatics, staff recommends designing and constructing an indoor competition style lap pool at the Recreation Center

Jaskowski Property, Newell Farm, Golf Park concepts



Golf in the Garden Spot
WHERE GOOD SWINGS GROW



KNIEVEL
PARK

RICHARDSON
PARK

WAGGENER
FARM
PARK

TOWN
PARK



Berthoud Recreation Center & Parks Master Plans
August 21, 2018 Board of Trustees Meeting



Town
Worksessions

7/5

7/12

7/19

7/26

8/6

8/13

**July 9
PORT
Meeting**
-Card Game
-Vision Program

**Mid July
Online Survey**

**July 12
Community Meeting**
-Concepts

**August 4
Farmer's Market**
-Draft of the Preferred Concepts
-Outdoor Aquatics

**August 15
PORT Meeting**
-Preferred Concepts
-Phasing
-Costs

Knieval Park Concept Plan

Legend

1. Lawn/Multi-purpose field
2. Dog Park - potential off leash
3. Archery
4. Disc Golf
5. Parking
6. Restroom
7. Picnic Pavilion
8. Playground/Nature Play
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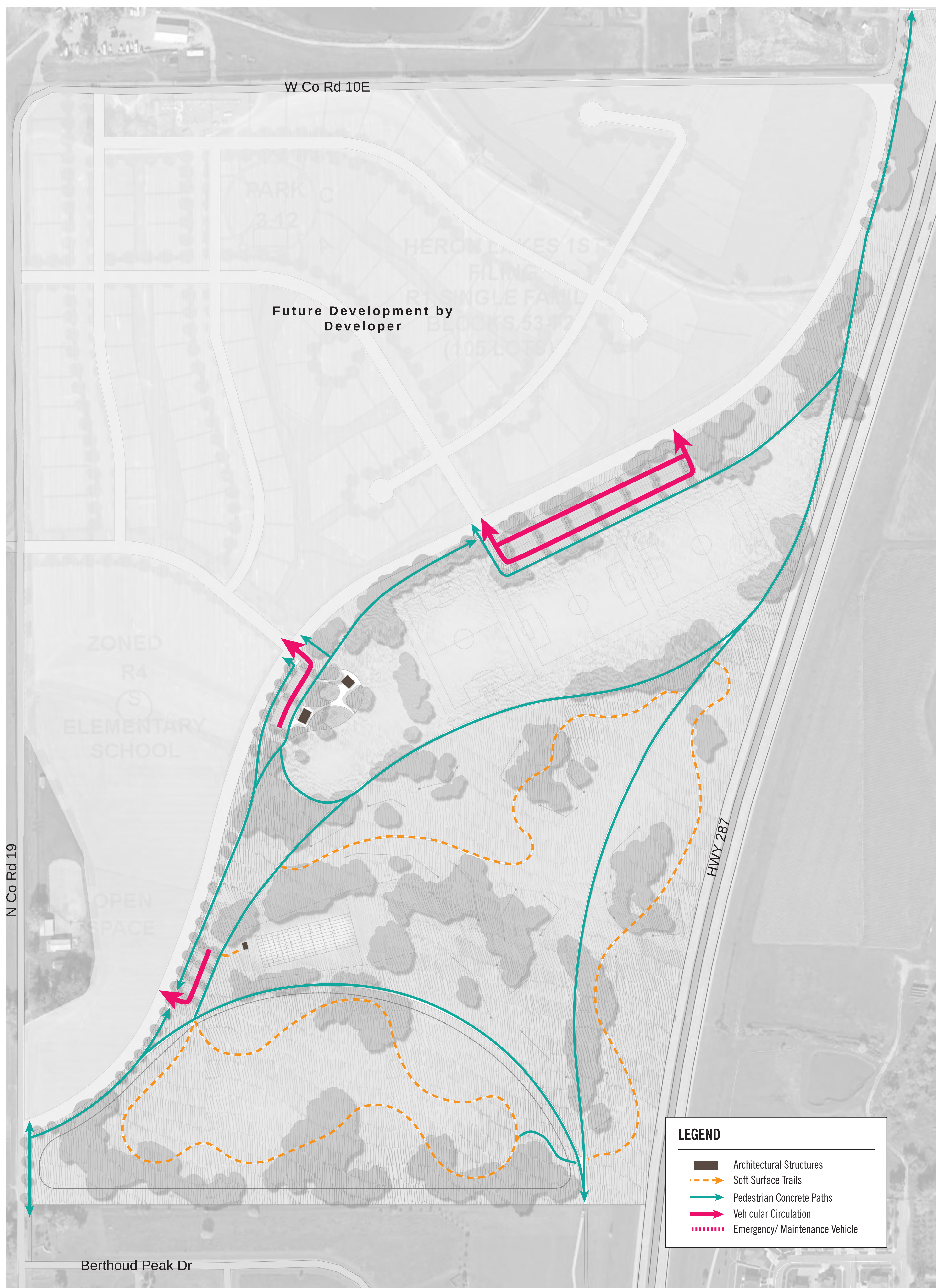




Knieval Park Concept Plan



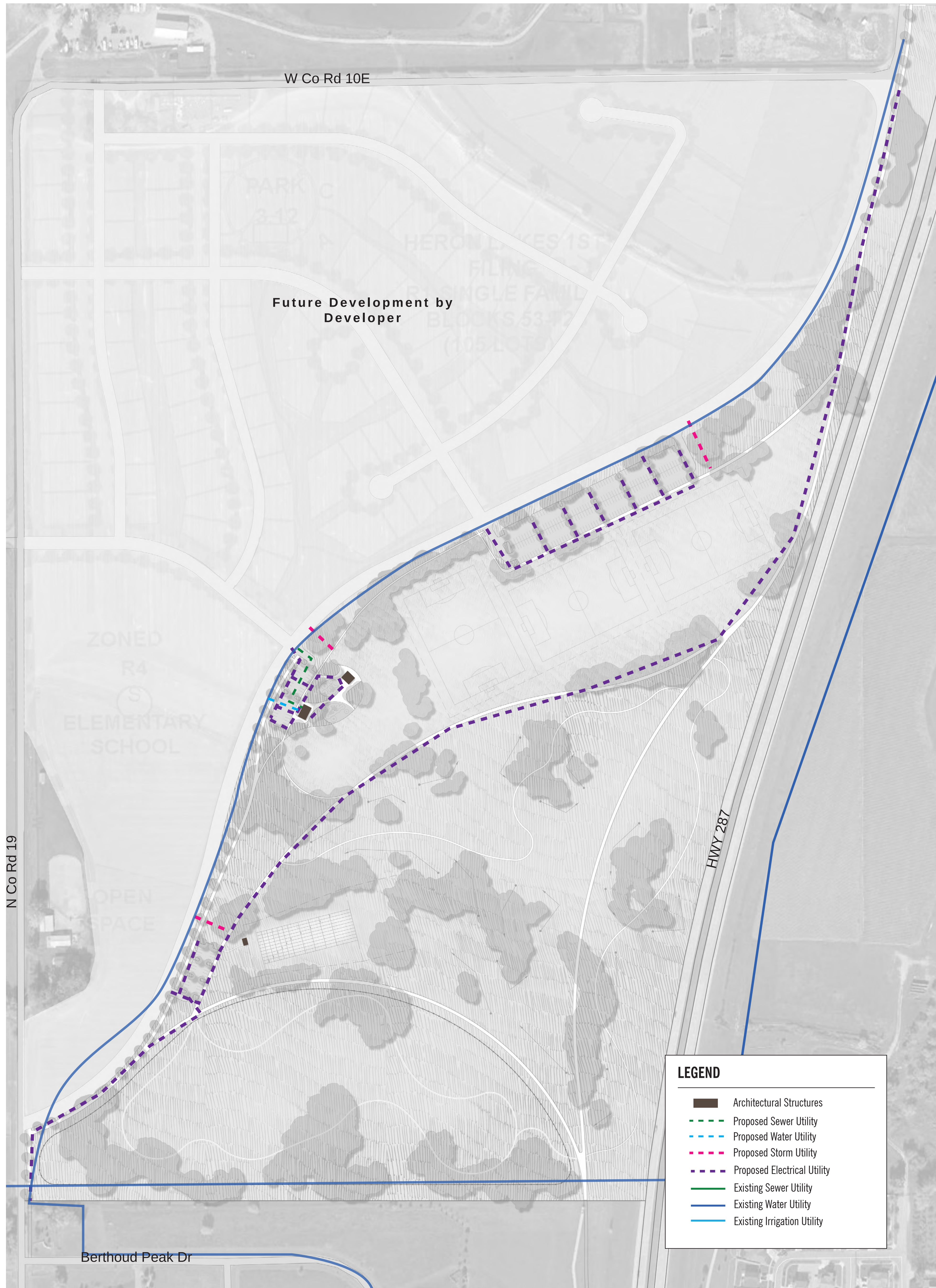
Knieval Park Circulation Plan



Knieval Park Site Lighting Plan



Knieval Park Utilites Plan



Richardson Park Concept Plan

Legend

1. Ball Fields
2. Multi-purpose Fields
3. Future Water Access
4. Basketball Court (2)
5. Tennis Court (2)
6. Destination Playground
7. Amphitheater
8. Pump Track/BMX Park
9. Picnic Pavilion + Restrooms
10. Concessions
11. Parking
12. Natural/Open Space
13. Loop Trail
14. Regional Trail
15. Maintenance/Emergency Access

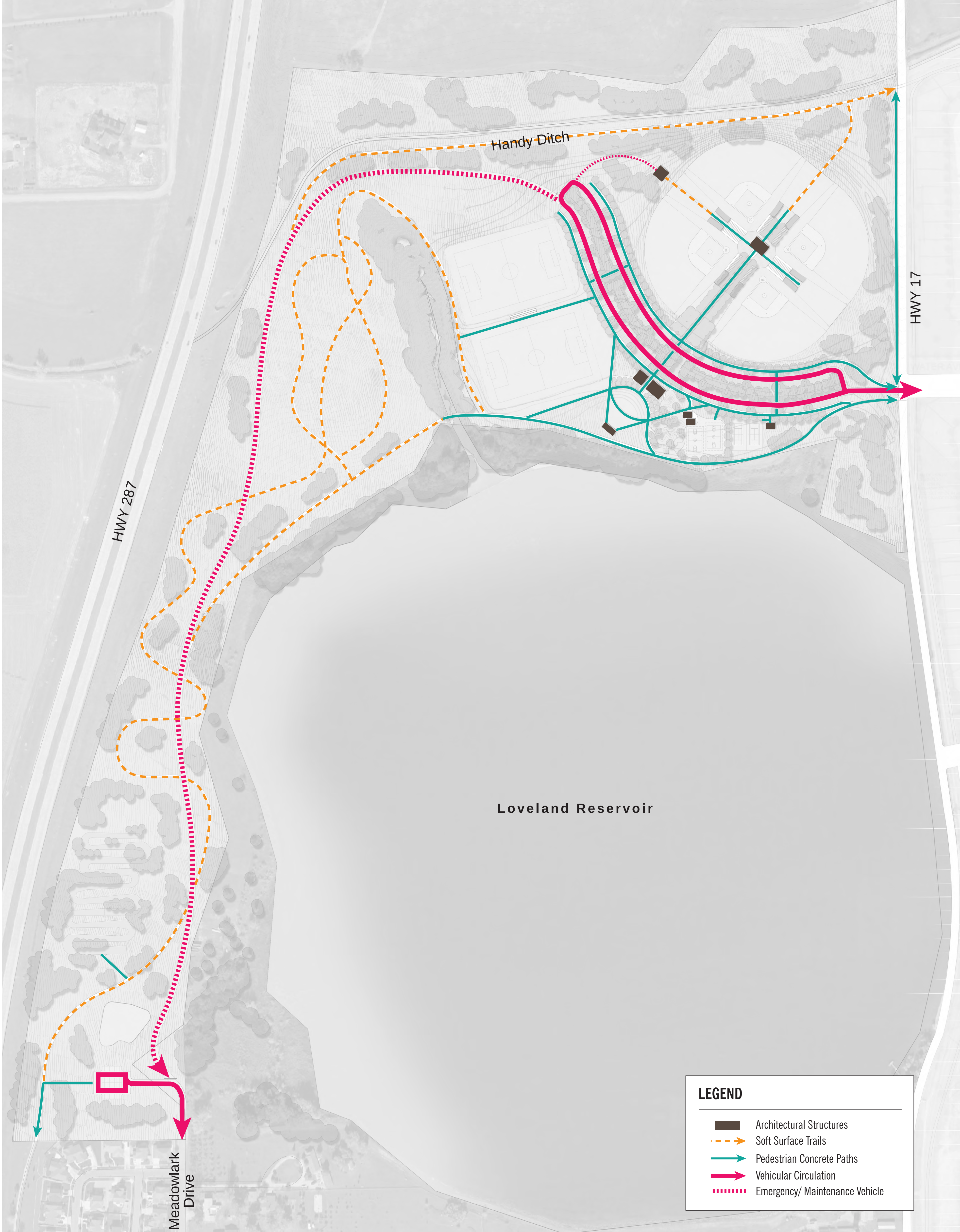




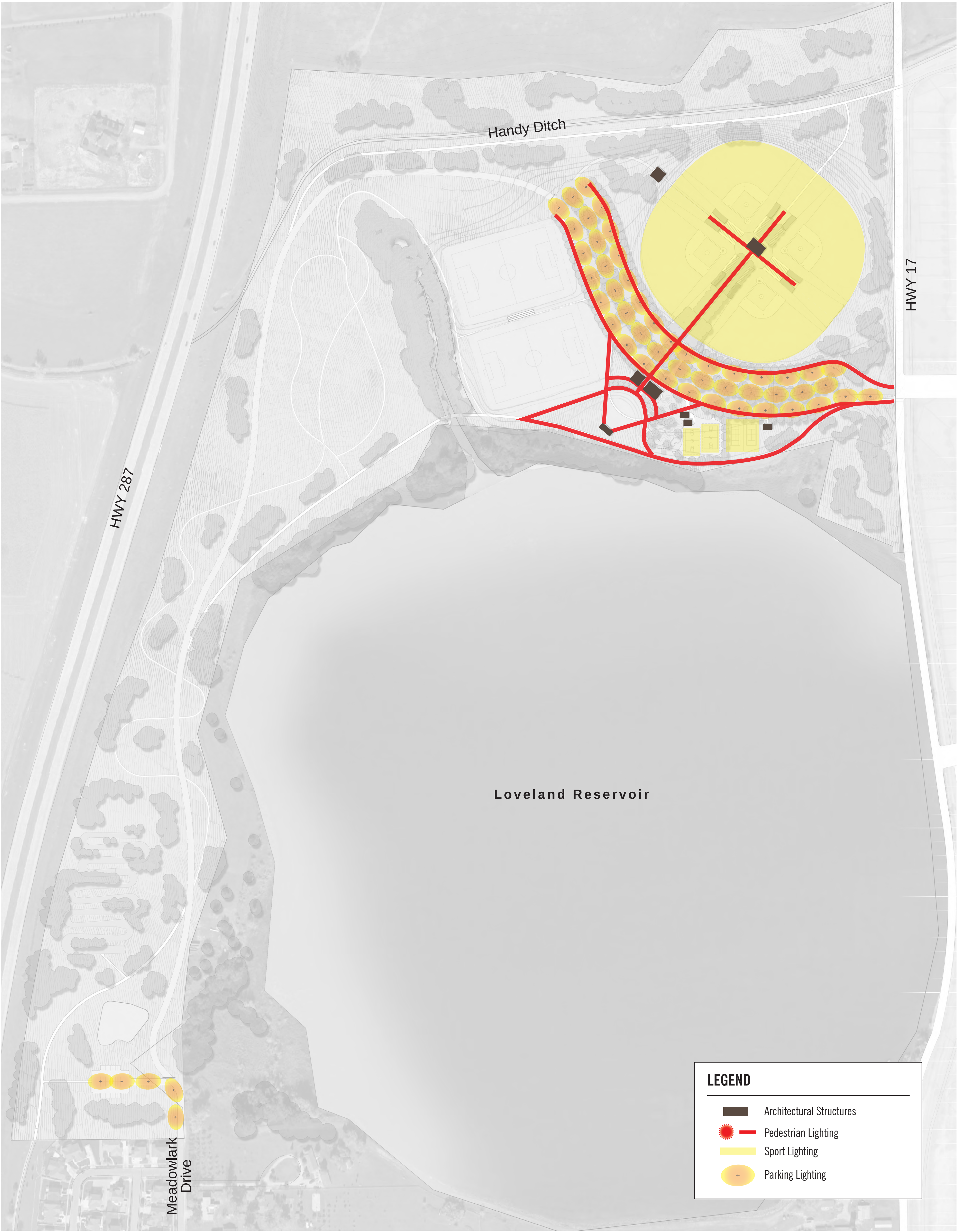
Richardson Park Concept Plan



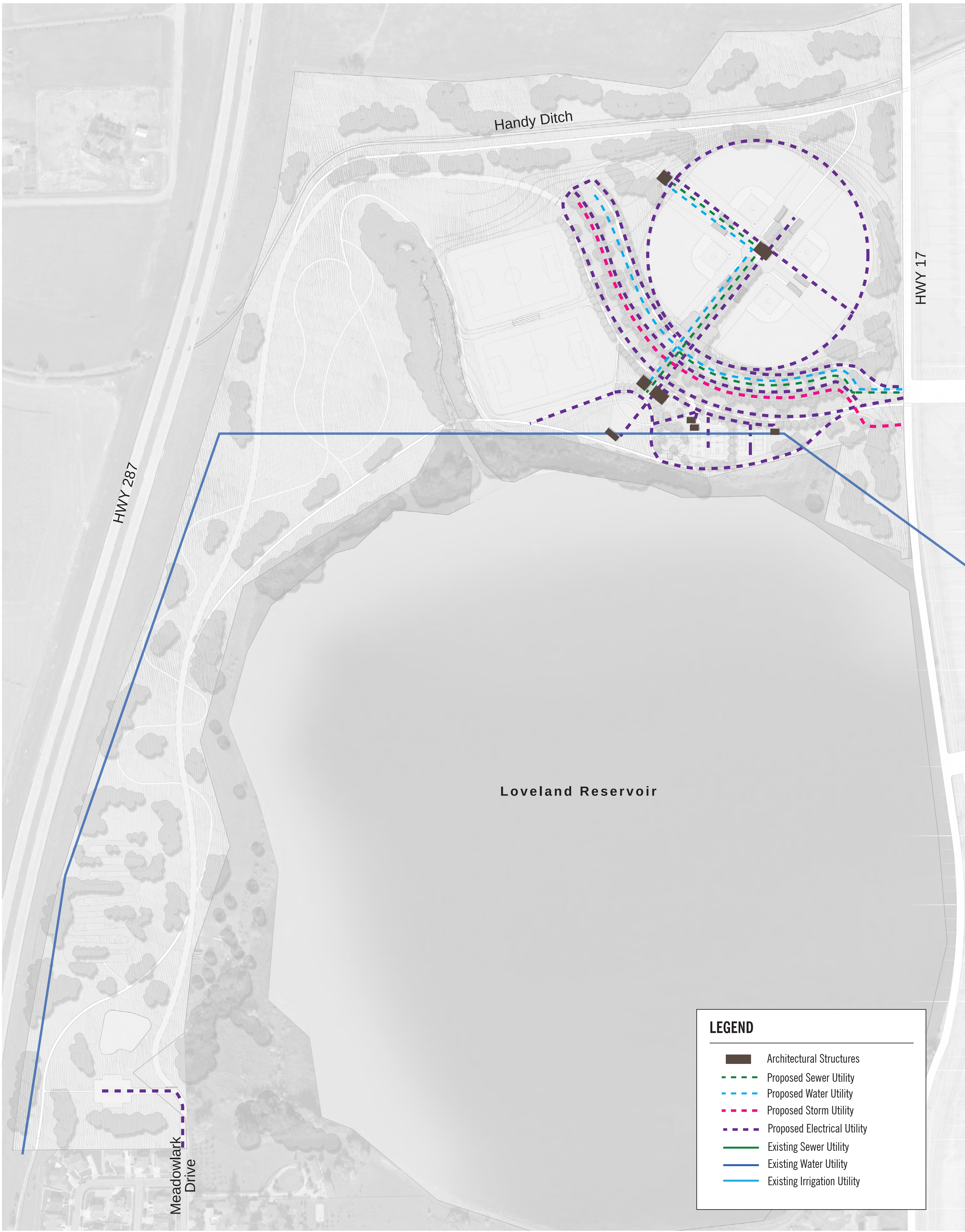
Richardson Park Circulation Plan



Richardson Park Site Lighting Plan



Richardson Park Utilities Plan



Town Park Concept Plan

Legend

1. Civic Lawn
2. Leisure Lawn
3. Pavilion/Bandstand
4. Restroom
5. Public Fountain/Splash Pad
6. Sand Volleyball
7. Tennis Court
8. Pickleball Courts
9. Horseshoes/Bocce/Lawn Games
10. Picnic & BBQ
11. Picnic Pavilion
12. Shade Trellis
13. Playground 2-5yrs
14. Playground 5-12yrs
15. Entrance/Memorial Garden
16. Crusher Fines Plaza
17. 5th Street Pedestrian Promenade
18. Interactive Art/Play Feature
19. Parking
20. Landscape Buffer



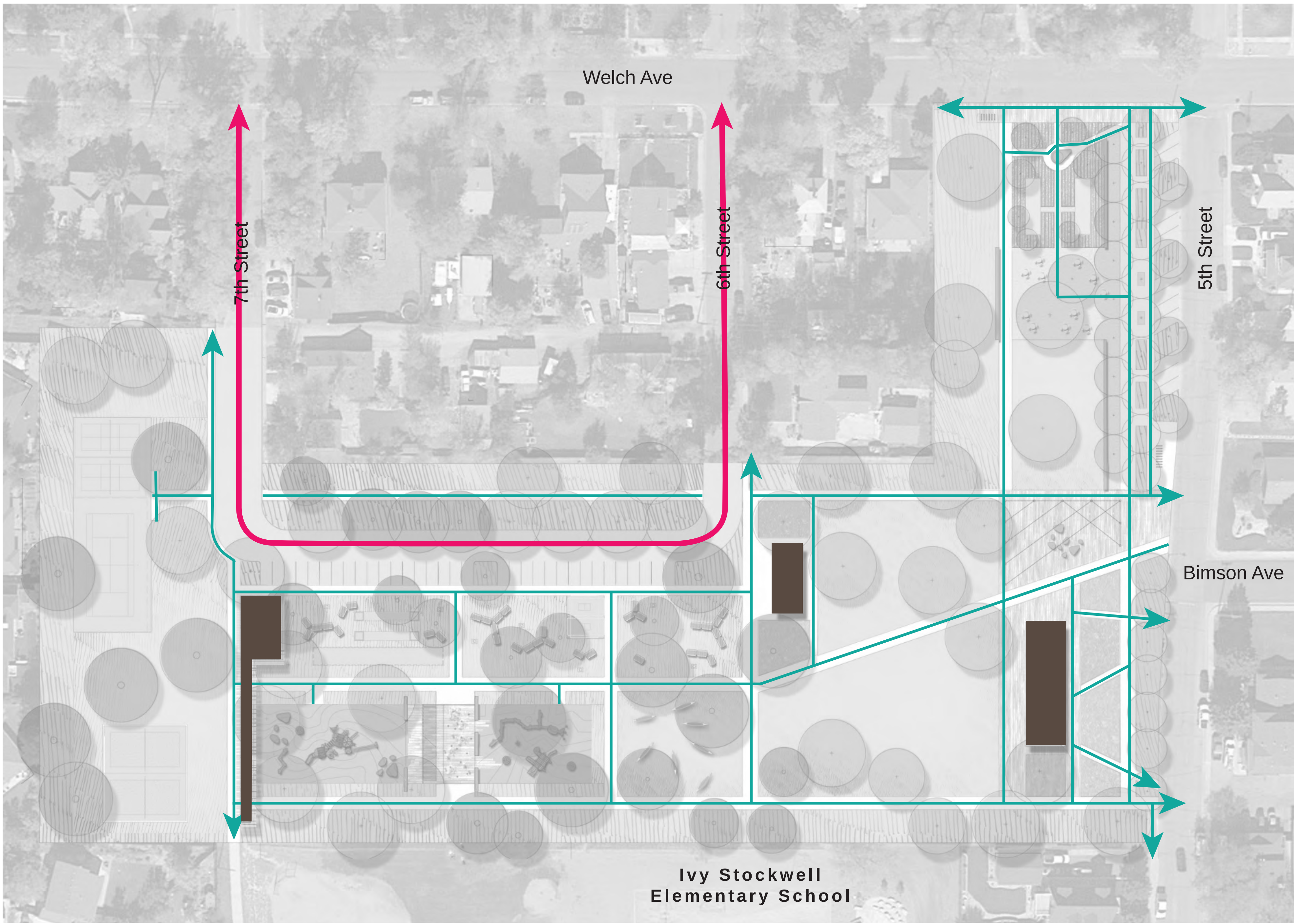




Town Park Concept Plan



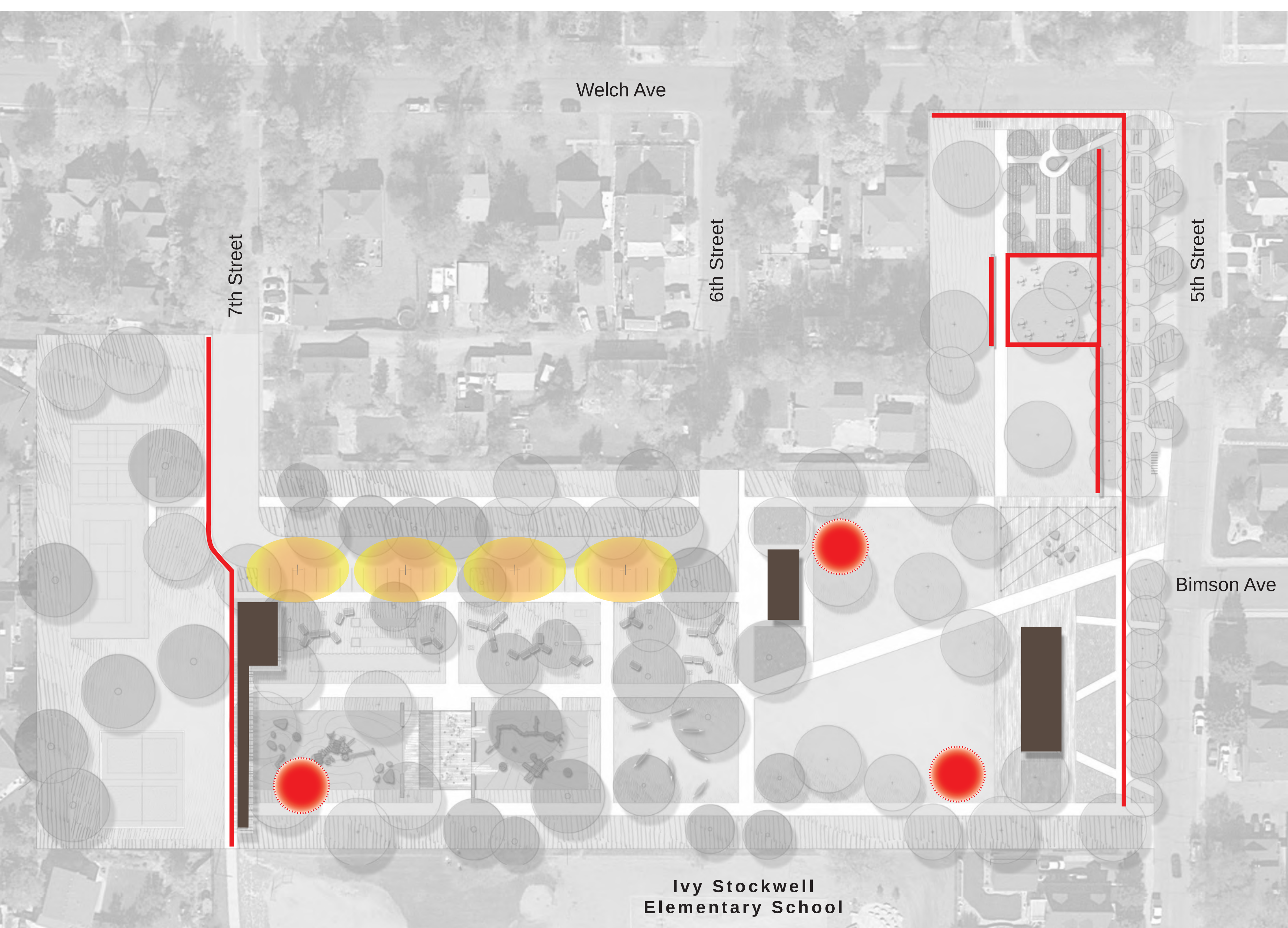
Town Park Circulation Plan



LEGEND

- Architectural Structures
- Soft Surface Trails
- Pedestrian Concrete Paths
- Vehicular Circulation
- Emergency/ Maintenance Vehicle

Town Park Site Lighting Plan



LEGEND

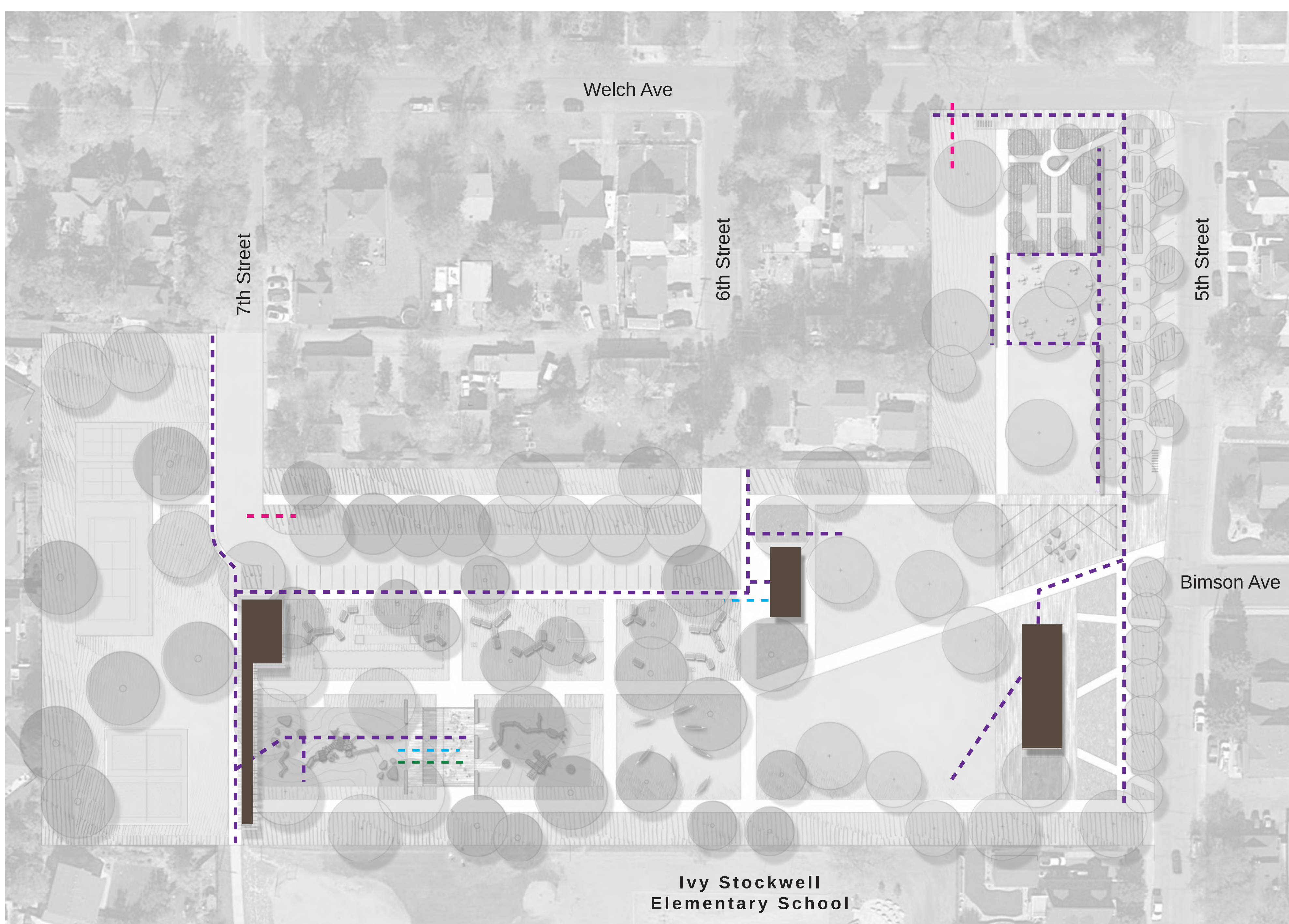
Architectural Structures

Pedestrian Lighting

Sport Lighting

Parking Lighting

Town Park Utilities Plan



LEGEND

Architectural Structures

Proposed Sewer Utility

Proposed Water Utility

Proposed Storm Utility

Proposed Electrical Utility

Existing Sewer Utility

Existing Water Utility

Existing Irrigation Utility



Waggener Farm Park Concept Plan

Legend

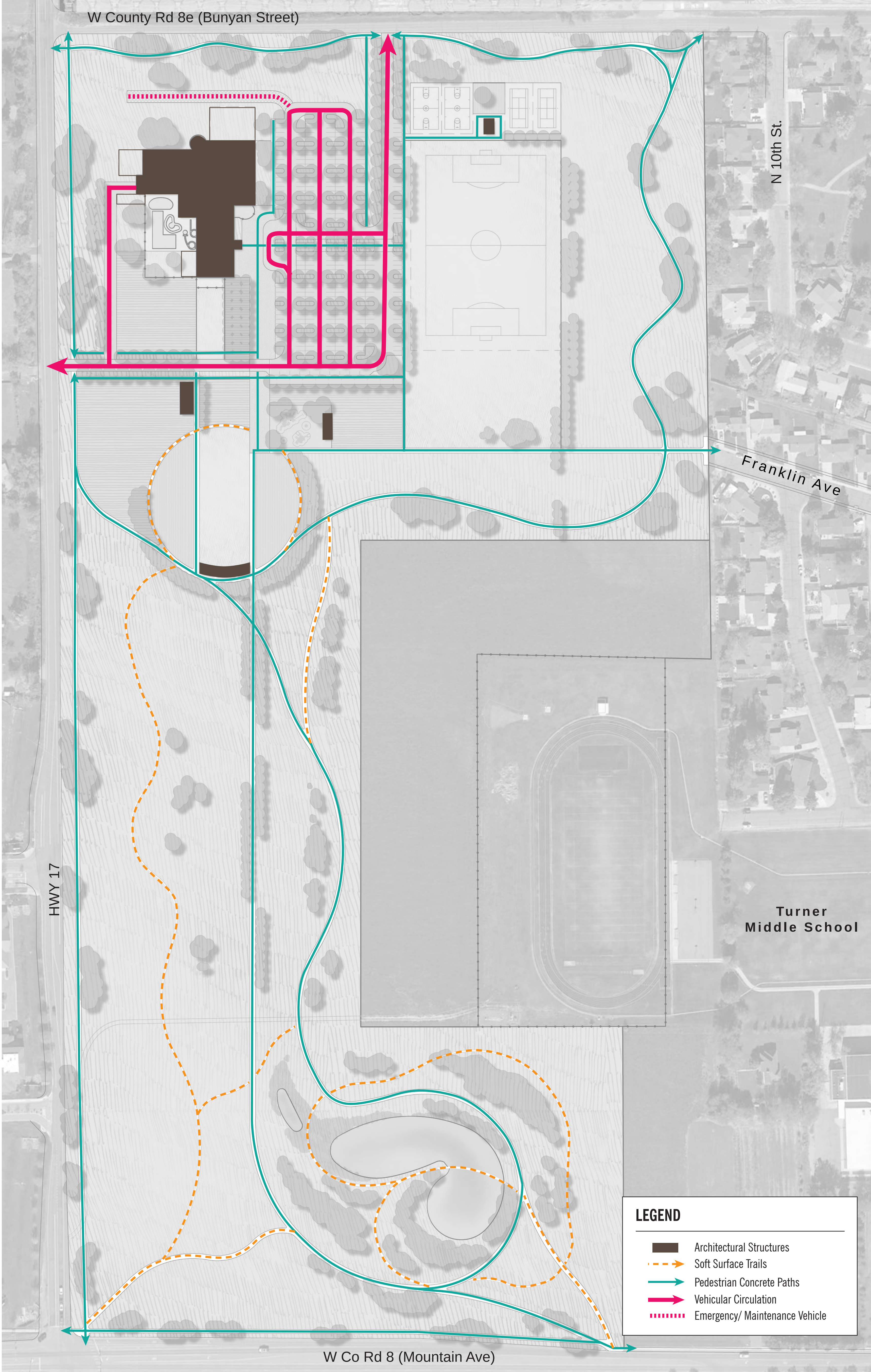
1. Recreation Center
2. Outdoor Aquatics
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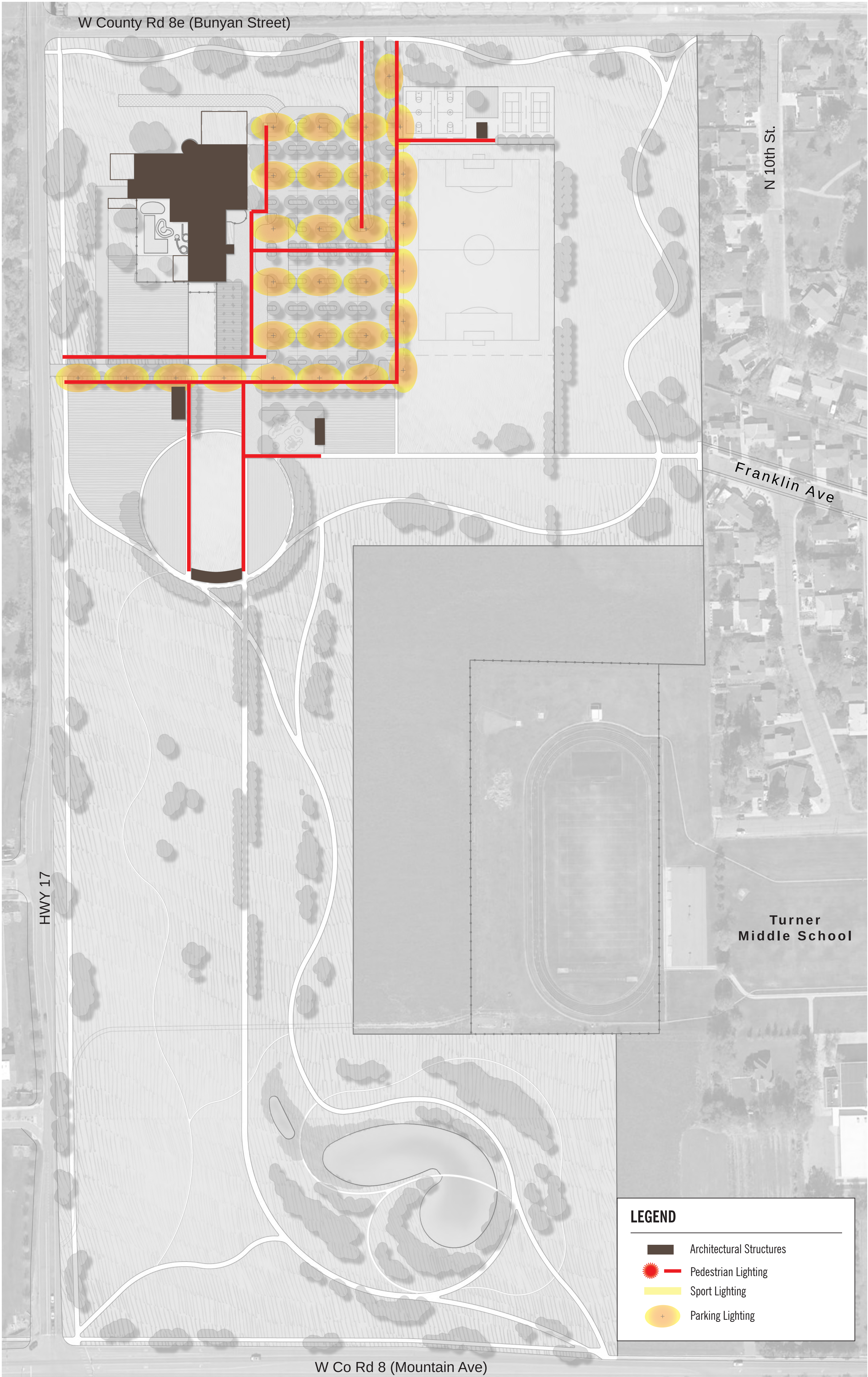
Waggener Farm Park Concept Plan



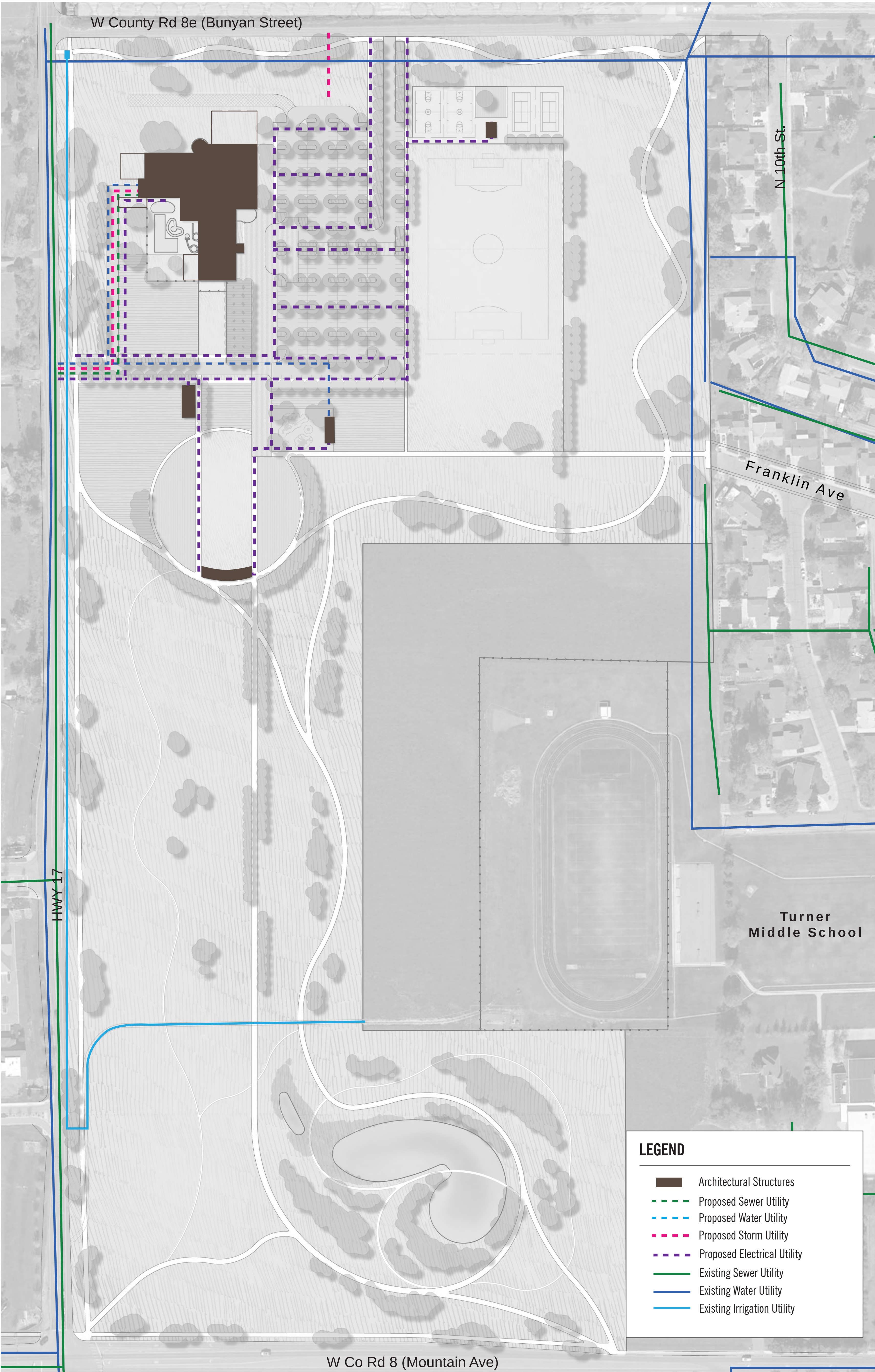
Waggener Farm Park Circulation Plan



Waggener Farm Park Site Lighting Plan



Waggener Farm Park Utilities Plan





Berthoud Recreation Center & Parks Masterplan Study

Berthoud, Colorado
Conceptual Design Phase
Facility Program & Budget

Date: June 29, 2018
Printed: July 12, 2018
Midpoint Construction: December 1, 2020



Berthoud Recreation Center & Parks Masterplan Study

Berthoud, Colorado Garden Spot of Colorado



Gym 3 - High School or 2 Middle School

13,331 gsf \$5,398,000

- 1 Full 50' x 84' Full Basketball Court
- 2 Cross Court 42'x74' Basketball Courts
- 2 Volleyball or Badminton
- Sprung Wood Floor
- Seating for 200
- 400 s.f. Storage Room
- Seating -Tip & Roll Bleachers for 200



Potential for Return on Operations



© 2018 Barker Rinker Seacat Architecture

4,000 Fitness & Weights



				STAFF PROGRAM			PORT GROUP #1 (Tyler's Table)			PORT GROUP #2 (Zach's Table)			PORT GROUP #3 (Keith's Table)			
				Gross SF Building \$	46,580 \$ 18,893,990		Gross Area Building \$	37,645 \$ 14,893,990		Gross Area Building \$	39,557 \$ 15,236,645		Gross Area Building \$	34,038 \$ 13,756,194		
				Recreation Center	Outdoor Pool		Indoor Pool									
				Outd. Pool + Bldg. SF	25,484		Indoor + Bldg. SF									
				Outd. Pool + Bldg. \$	4,711,000		Indoor Pool + Bldg. \$									
				65,186 \$ 3,997,000	63,128 \$ 4,711,000	52,780 \$ 2,546,000										
				Total Gross Area Total Budget	65,186 \$ 22,890,990	BASE WEIGHTED	Total Gross Area Total Budget	63,128 \$ 19,604,990	BASE WEIGHTED	Total Gross Area Total Budget	52,780 \$ 17,782,645	BASE WEIGHTED	Total Gross Area Total Budget	53,878 \$ 17,908,194	BASE WEIGHTED	
				Net Total	Net Detail	Grossing Factor	Gross Area	Budget		Gross Area	Budget		Gross Area	Budget		Notes
1	2	3	4													
X	X	X	X	Administration	1,968	117%	2,303	\$ 790,000		2,303	\$ 790,000		2,303	\$ 790,000		
X	X	X	X	Lobby and Support Spaces	3,528	112%	4,605	\$ 1,539,015		4,605	\$ 1,462,657		4,564	\$ 1,519,267		
X	X	X	X	Locker Spaces	1,279	117%	3,529	\$ 1,934,974		2,033	\$ 1,113,974		3,403	\$ 1,865,926		
X	X	X		Child Watch	1,385	117%	1,620	\$ 655,000		1,620	\$ 655,000		-	\$ -		
X				Indoor Playground	1,325	117%	1,550	\$ 648,000		-	\$ -		-	\$ -		
		X		75 (3 - 25) Person Classrooms	2,025	117%	-	\$ -		-	\$ -		-	\$ -		Table 2 opted for 3 smaller classrooms that could be divided into one larger space. One classroom might be a raised stage.
X	X	X	X	Poolside Classroom / Party Room	800	117%	936	\$ 271,000		936	\$ 271,000		936	\$ 271,000		
	X			160 Person Community / Events Room	2,700	112%	-	\$ -		-	\$ -		-	\$ -		
X		X		240 Person Community / Events Hall	3,400	112%	3,808	\$ 1,555,000		-	\$ -		3,808	\$ 1,555,000		
X	X	X	X	Catering Kitchen	550	117%	644	\$ 279,000		644	\$ 279,000		644	\$ 279,000		
	X			Gym 2 - High School or 2 Elem. School	11,436	105%	-	\$ -		12,008	\$ 5,049,000		12,008	\$ 5,049,000		
X				Gym 3 - High School or 2 Middle School	12,696	105%	13,331	\$ 5,596,000		-	\$ -		-	\$ -		
	X			MAC 3 - Multi Use Activity - 2 High School	15,912	105%	-	\$ -		-	\$ -		16,708	\$ 6,999,000		
X				12 Laps/Mile Elevated Walk Jog Track	5,500	105%	5,775	\$ 2,178,000		-	\$ -		-	\$ -		
	X			14 Laps/Mile Elevated Walk Jog Track	4,600	112%	-	\$ -		5,152	\$ 1,943,000		-	\$ -		
X	X	X	X	4,000 Fitness & Weights	4,750	112%	5,320	\$ 2,017,000		5,320	\$ 2,017,000		5,320	\$ 2,017,000		
	X			15-20 Person Aerobics/Dance Studio	900	117%	-	\$ -		-	\$ -		1,053	\$ 410,000		
X				30-35 Person Aerobics/Dance Studio	2,000	117%	2,340	\$ 886,000		-	\$ -		-	\$ -		
X				10-12 Person Climbing Wall	700	117%	819	\$ 545,000		-	\$ -		-	\$ -		
	X			Small Outdoor Spray Ground	1,000	200	-	\$ -		-	\$ -		234	\$ 147,000		43 Bather Load
	X			Medium Outdoor Spray Ground	2,000	500	-	\$ -		-	\$ -		-	\$ -		87 Bather Load
	X			Large Outdoor Spray Ground	6,000	750	-	\$ -		878	\$ 714,000		-	\$ -		260 Bather Load
	X			3,000 Activity Pool - Outdoor	9,000	1,400	-	\$ -		-	\$ -		-	\$ -		460 Bather Load
X	X		X	6,000 Activity Pool - Outdoor	16,500	1,800	2,106	\$ 3,997,000		2,106	\$ 3,997,000		-	\$ -		Table 2 would like to see 2-4 lap lanes included in this pool 820 Bather Load



Berthoud Recreation Center & Parks Masterplan Study

Berthoud, Colorado

Conceptual Design Phase

Facility Program & Budget - Outdoor Aquatics Facility

Date: June 29, 2018

Printed: August 3, 2018

Midpoint Construction: December 1, 2020



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Outdoor Aquatics Program		
Average Cost/ SF	\$ 335	Return on Operations
Gross Area	4,190	
Building \$\$	\$ 1,404,777	
Outdoor Pool		
Outd. Pool + Bldg. SF	11,230	BASE WEIGHTED
Outd. Pool + Bldg. \$\$	\$ 2,755,000	
Total Gross Area	15,419	
Total Budget	\$ 4,159,777	

Image Link	Program Space	Net Total	Net Detail	Grossing Factor	Gross Budget	Net Budget	PHASE 1	Budget		Notes
2										
	X Lobby and Support Spaces	564		117%	\$ 226,000	\$ 192,504	917	\$ 354,083		
	Pre-Control Lobby					\$ -				
	Lounge					\$ -				
	x Control Desk		144			\$ 65,664				
	Vending Machines					\$ -				
	Men's Toilets					See Total	128	\$ 64,042		Apply to various locations in building
	Women's Toilets					See Total	128	\$ 64,042		Apply to various locations in building
	x Custodial Closets		40			\$ 12,080				
	x Building Mechanical Room		200			\$ 60,400				
	x Sprinkler Valve Room		80			\$ 24,160				
	x Main Electrical Distribution Room		100			\$ 30,200				
	Maintenance/ Receiving/ Loading					\$ -				
	Custodial Workroom/ Supply					\$ -				
	Maintenance Office					\$ -				
	General Building Storage					\$ -				
	X Locker Spaces	874		117%	\$ 586,000	\$ 500,802	1,846	\$ 471,694		
	x Men's Locker		See Total			See Total	412	\$ 235,847		Size based on metric of activity area and pool area
	x Women's Locker		See Total			See Total	412	\$ 235,847		Size based on metric of activity area and pool area
	x 4 Cabana Family Locker Room		810			\$ 464,130				
	x First Aid		64			\$ 36,672				
	X Concessions	500		117%	\$ 265,000	\$ 225,700	585	\$ 265,000		
	x Warming Area		450			\$ 210,600				Serves Pool Side Food/Beverage. Warming - No cooking
	x Storage		50			\$ 15,100				
	x Aquatics Support	720		117%	\$ 314,000	\$ 267,760	842	\$ 314,000		
	x Guard Room		300			\$ 108,900				
	x Aquatics Supervisors Office		120			\$ 43,560				
	x Head Lifeguard Office		120			\$ 43,560				
	x First Aid		100			\$ 36,300				
	x Vending at Pool Deck		80			\$ 35,440				
	X 3,000 Activity Pool - Outdoor	9,650	1,350	117%	\$ 2,755,000	\$ 2,353,950	1,580	\$ 2,755,000		503 Bather Load
	x Pool	3,000 SF				\$ 1,293,000				
	x Deck	6,650 SF				\$ 239,400				
	x Slides, Spray Features, Spa					\$ 279,000				
	x Supplemental Sanitation Water Treatment					\$ 93,000				Associated with Exterior Pool Construction
	x Pool Equipment Room		1,000			\$ 333,000				
	x Pool Storage		350			\$ 116,550				



Berthoud Recreation Center & Parks Masterplan Study

Berthoud, Colorado

Conceptual Design Phase

Facility Program & Budget - Rec. Center + Outdoor Aquatics

Date: June 29, 2018

Printed: August 3, 2018

Midpoint Construction: December 1, 2020



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Recreation & Outdoor Aquatics Facility			
Average Cost/ SF	\$	418	Return on Operations
Gross SF		36,669	
Building \$\$	\$	15,312,442	
Recreation Center			
Outd. Pool + Bldg. SF		10,580	
Outd. Pool + Bldg. \$\$	\$	2,614,000	
Total Gross Area		47,248	BASE
Total Budget	\$	17,926,442	WEIGHTED

	Program Space	Net Total	Net Detail	Grossing Factor	Gross Budget	Net Budget	Gross Area	Budget		Notes
1										
X	Administration	2,208		117%	\$ 887,000.00	\$ 757,861.12	2,583	\$ 887,000		
	x Parks and Rec. Director		120			\$ 41,693				Private Office
	x Facility Director's Office (Recreation Director)		120			\$ 41,693				Private Office
	x Recreation Coordinator		100			\$ 34,744				Private Office
	x Marketing Coordinator		100			\$ 34,744				Private Office
	x Recreation Program Specialist		100			\$ 34,744				Private Office
	x Facility Operations Manager		100			\$ 34,744				Private Office
	x Supervisors (5 supervisors)		400			\$ 138,976				(5) Workstations at 80 s.f. each
	x Work Room		200			\$ 69,600				Copy, mail, work space
	x Break Room		160			\$ 55,680				Seating, staff lockers, kitchen
	x Conference Room		240			\$ 83,386				Can double as small rental or class space
	x Computer Server Room		100			\$ 30,000				
	x Storage		100			\$ 30,000				
	x Circulation		368			\$ 127,858				Internal to Admin Areas
X	Lobby and Support Spaces	3,478		112%	\$ 1,591,000	\$ 1,420,313	4,431	\$ 1,846,405		
	x Pre-Control Lobby		1,200			\$ 559,200				
	x Lounge		800			\$ 372,800				
	x Control Desk		288			\$ 125,568				
	x Vending Machines		80			\$ 37,280				
	x Men's Toilets		See Total			See Total	268	\$ 127,702		Apply to various locations in building
	x Women's Toilets		See Total			See Total	268	\$ 127,702		Apply to various locations in building
	x Custodial Closets		40			\$ 11,560				
	x Building Mechanical Room		250			\$ 72,250				
	x Sprinkler Valve Room		80			\$ 23,120				
	x Main Electrical Distribution Room		120			\$ 34,680				
	x Maintenance/ Receiving/ Loading		240			\$ 69,360				
	x Custodial Workroom/ Supply		100			\$ 28,900				
	x Maintenance Office		80			\$ 27,795				
	x General Building Storage		200			\$ 57,800				
X	Locker Spaces	874		117%	\$ 561,000	\$ 478,952	2,694	\$ 1,477,037		
	x Men's Locker		See Total			See Total	836	\$ 458,018		Size based on metric of activity area and pool area
	x Women's Locker		See Total			See Total	836	\$ 458,018		Size based on metric of activity area and pool area
	x 4 Cabana Family Locker Room		810			\$ 443,880				
	x First Aid		64			\$ 35,072				
X	Child Watch	1,385		117%	\$ 655,000	\$ 559,250	1,620	\$ 655,000		
	x Play Area		1,115			\$ 472,760				Adjacent outdoor play area
	x Tot Toilet		45			\$ 21,465				
	x Entry Corral		60			\$ 17,340				
	x Coordinator's Desk		65			\$ 18,785				
	x Storage		100			\$ 28,900				
X	Poolside Classroom / Party Room	750		117%	\$ 254,000	\$ 216,750	878	\$ 254,000		
	x Classroom		680			\$ 196,520				Class size 30-35, Dividable into two 360 sf rooms
	x Party Room Storage		70			\$ 20,230				
X	180 Person Community / Events Hall	2,900		112%	\$ 1,332,000	\$ 1,189,100	3,248	\$ 1,332,000		
	x Community Room		2,600			\$ 1,102,400				Seats 180. Dividable into two 1,300 sf rooms
	x Storage		300			\$ 86,700				
X	Catering Kitchen	500		117%	\$ 253,000	\$ 216,050	585	\$ 253,000		
	x Warming Area		450			\$ 201,600				Serves Community Room, Admin, and Lobby
	x Storage		50			\$ 14,450				Opens to Community Room
X	Gym 3 - High School or 2 Middle School	12,696		105%	\$ 5,596,000	\$ 5,329,104	13,331	\$ 5,596,000		
	x Gymnasium @84x50, 2@74x42		10,904			\$ 4,623,296				2 Volleyball Courts, 4 Badminton Courts
	x Spectator Seating 199 Seats		1,392			\$ 590,208				
	x Storage		400			\$ 115,600				
X	3,500 Fitness & Weights	4,250		112%	\$ 1,803,000	\$ 1,608,950	4,760	\$ 1,803,000		
	x Cardiovascular Training		1,750			\$ 670,250				29 Equipment Stations
	x Circuit Resistance Training		1,050			\$ 402,150				18 Equipment Stations
	x Free Weight Training		700			\$ 268,100				12 Equipment Stations
	x Fitness Supervisor Station		50			\$ 19,150				Equipment Cost By Owner
	x Stretching Area		500			\$ 191,500				
	x Storage		200			\$ 57,800				
X	15-20 Person Aerobics/Dance Studio	900		117%	\$ 410,000	\$ 349,700	1,053	\$ 410,000		
	x Aerobics/Dance Studio		800			\$ 320,800				Can double as stage to Multi-Purpose Room
	x Storage		100			\$ 28,900				
X	10-12 Person Climbing Wall	550		117%	\$ 499,000	\$ 426,450	644	\$ 499,000		
	x Climbing Wall Enclosure		500			\$ 212,000				Enclosure only
	x Climbing Wall					\$ 200,000				\$200,000 allowance for climbing wall
	x Storage		50			\$ 14,450				
X	Aquatics Support	720		117%	\$ 300,000	\$ 256,282	842	\$ 300,000		
	x Guard Room		300			\$ 104,232				
	x Aquatics Supervisors Office		120			\$ 41,693				
	x Head Lifeguard Office		120			\$ 41,693				
	x First Aid		100			\$ 34,744				
	x Vending at Pool Deck		80			\$ 33,920				
X	3,000 Activity Pool - Outdoor	9,000	1,350	117%	\$ 2,614,000	\$ 2,234,100	1,580	\$ 2,614,000		460 Bather Load
	x Pool 3,000 SF					\$ 1,239,000				
	x Deck 6,000 SF					\$ 208,800				
	x Slides, Spray Features, Spa					\$ 267,000				
	x Supplemental Sanitation Water Treatment					\$ 90,000				Associated with Exterior Pool Construction
	x Pool Equipment Room		1,000			\$ 318,000				
	x Pool Storage		350			\$ 111,300				

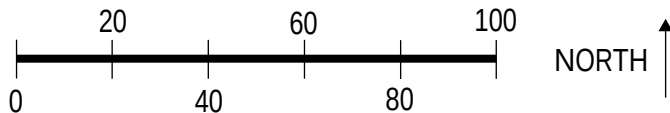


PHASE 1 - OUTDOOR AQUATICS FACILITY
2018.08.15

BUILDING - 4,800 SF
OUTDOOR POOL AREA - 10,800 SF



Scale 1:40'



PHASE 1&2 - OUTDOOR AQUATICS & RECREATION CENTER FACILITY

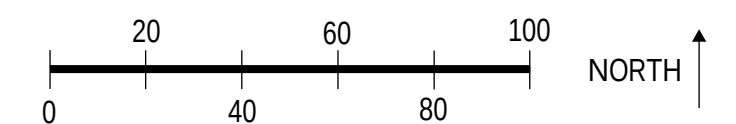
2018.08.15

BUILDING - 38,440 SF

OUTDOOR POOL AREA - 10,150 SF



Scale 1:40'





PHASE 1

RICHARDSON PARK - PHASE 1

1. Parking Lot

2. Four Baseball Fields

3. Two Soccer Fields

4. Site Features

Benches, Small Playground, and Entry Signs

5. Architecture

Restroom, Concessions, Dugouts, Maintenance Shed

6. Trees in Native Areas

Non-irrigated/Assume Hand Watering

7. Native Seeding

Disturbed Areas Only

TOWN PARK - PHASE 1

1. Playground

2-5 yrs old and 5-12 yrs old

2. Splash Pad/Water Play

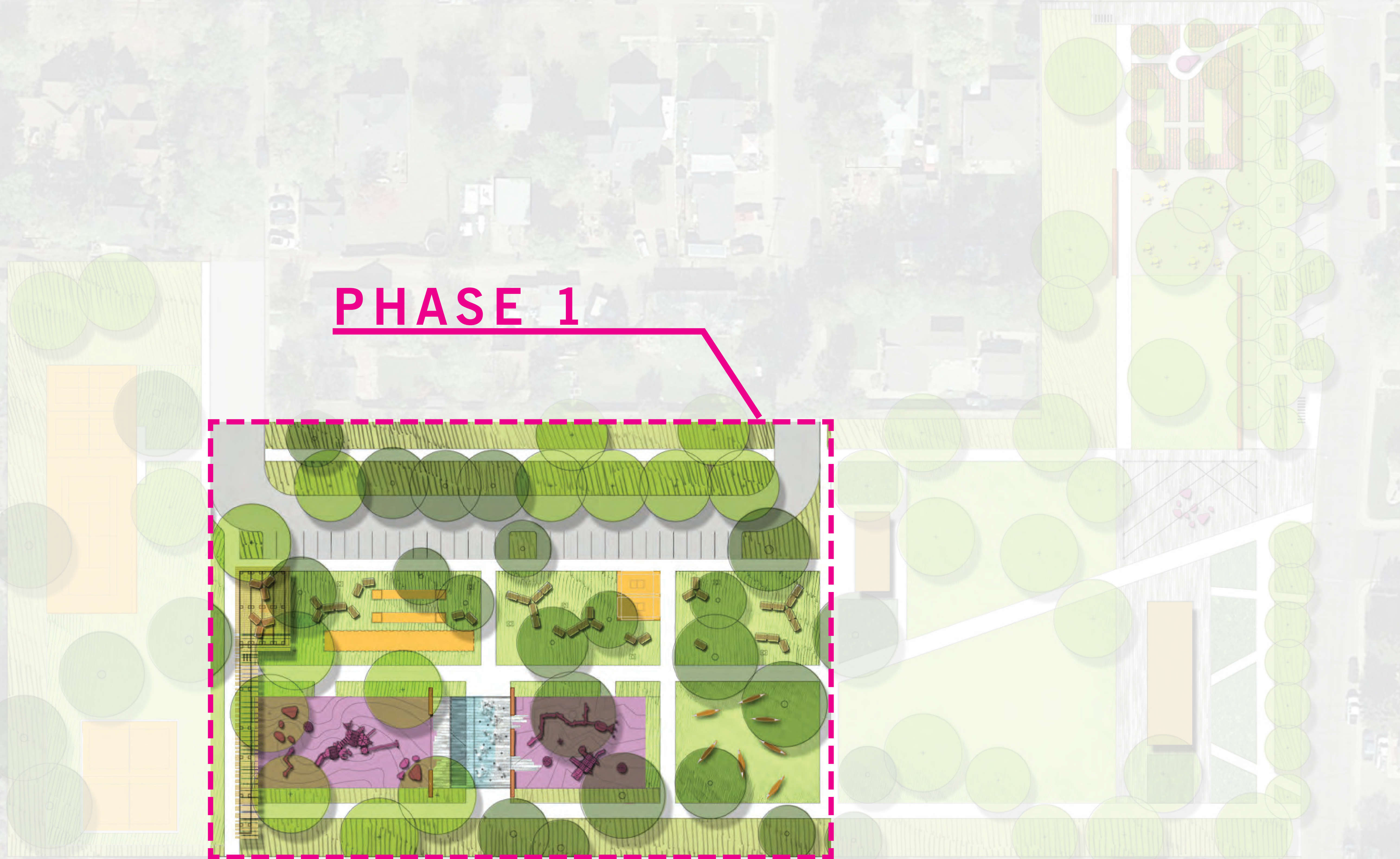
3. Parking

4. Picnic Area and Leisure Lawn

5. Architecture

Picnic Pavilion, Shade Trellis

PHASE 1



PHASE 1

WAGGENER FARM PARK - PHASE 1

1. Outdoor Aquatics - Bath House, Pool
2. Parking
3. Trails
4. Trees and Seeding in Native Areas - Non-irrigated

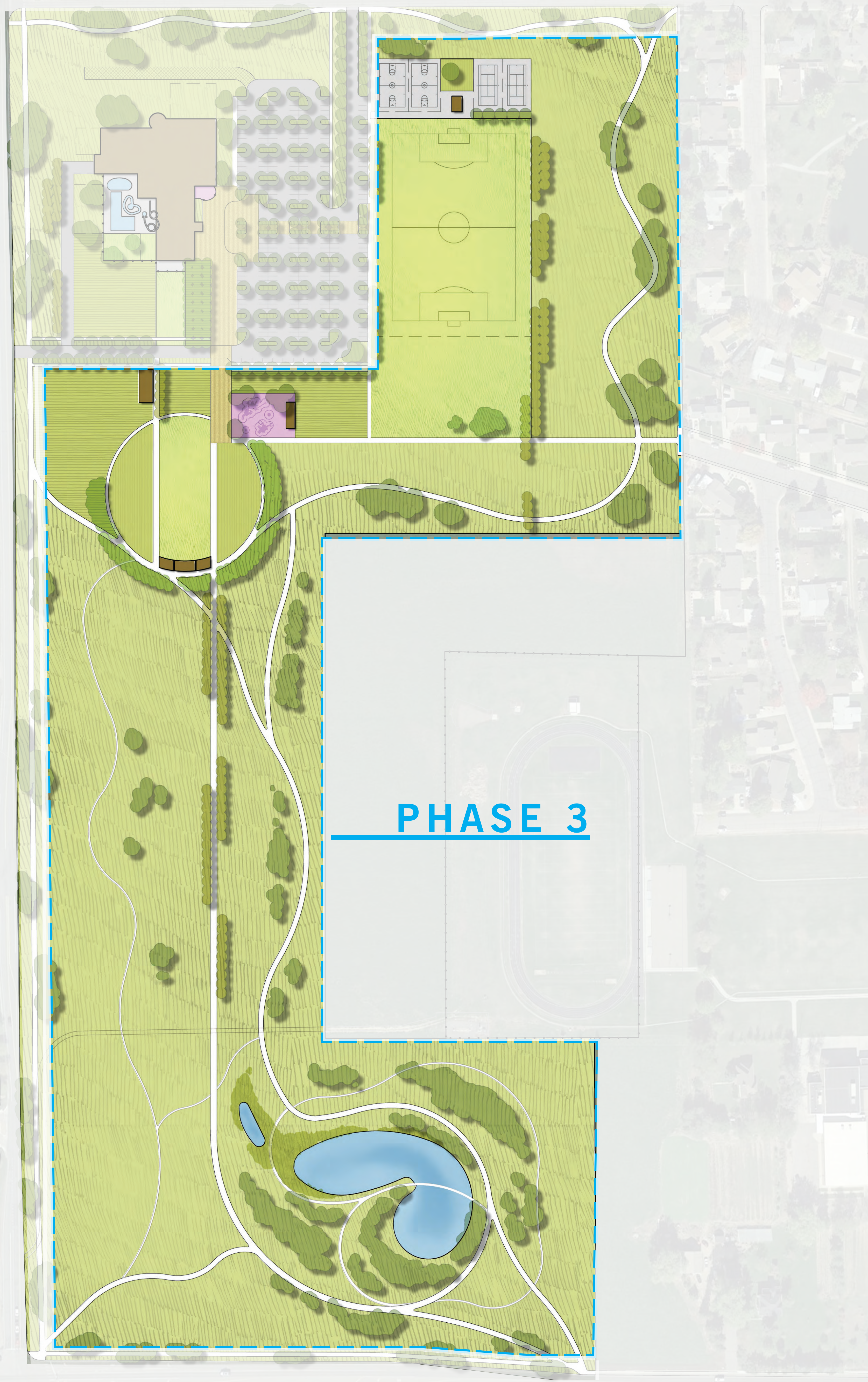
PHASE 1 TRAILS

PHASE 2



WAGGENER FARM PARK - PHASE 2

1. Recreation Center
2. Parking
3. Trees and Seeding in Native Areas - Non-irrigated



WAGGENER FARM PARK - PHASE 3

1. Community Playground

2-5 yrs old and 5-12 yrs old, water feature

2. Multi-Use Field

3. Sport Courts

Basketball, Volleyball

Community Lawn

4. Community Gardens

5. Demonstration Agriculture

6. Orchards

7. Irrigation Pond

8. Soft Trails

9. Architecture

Restroom, Picnic Pavilions

Trees and Seeding in Native Areas - Non-irrigated

PHASE 3



RICHARDSON PARK - PHASE 3

- 1. Community Playground
2-5 yrs old and 5-12 yrs old, water feature
- 2. Community Amphitheater
Bandshell
- 3. Sport Courts
Basketball, Volleyball
- 4. Soft Trails
- 5. BMX/Pump Track
Southern Parking Lot
- 6. Architecture
Restroom, Picnic Pavilions
- 7. Trees and Seeding in Native Area
Non-irrigated

TOWN PARK - PHASE 3

1. Memorial Garden

2-5 yrs old and 5-12 yrs old, water feature

Crusher Fines Plaza

2. 5th Street Promenade

3. Interactive Art Feature

4. 5th Street Parking

5. Architecture

Bandstand, Restroom

6. Sport Courts

Volleyball, Pickleball Court, Tennis Courts

PHASE 3





PHASE 3

KNIEVEL PARK - PHASE 3

1. Playground

2-5 yrs old and 5-12 yrs old, water feature

Youth/Community Archery Range

2. 18-Hole Disc Golf Course

3. Fenced Dog Park

4. Parking

5. Soft Trails

6. Architecture

Restroom, Picnic Pavilions

7. Trees and Seeding in Native Areas

Non-irrigated

COST ESTIMATE INCLUSIONS

General Conditions (tree protection, testing, traffic control)

Demolition

Utilities - water, sewer, sanitary

Pavements - roadways, walks, plazas

Landscape & Irrigation

Sports fields

Playgrounds

Site Furnishings

Architecture

Contractor Insurance & Bonds

Owner Soft Costs / Design Fees

Contingency

COST SUMMARY

Includes hard costs, contingencies, and soft costs

PHASE 1

1. Waggener Farm Park	\$11,145,343
2. Town Park	\$3,756,159
3. Richardson Park	<u>\$15,774,034</u>
Total Phase 1	\$30,675,536

PHASE 2

1. Waggener Farm Park	<u>\$18,508,696</u>
Total Phase 2	\$18,508,696

PHASE 3

1. Waggener Farm Park	\$7,907,043
2. Richardson Park	\$8,227,176
3. Town Park	\$3,937,750
4. Knievel Park	<u>\$9,538,119</u>
Total Phase 3	\$29,610,088

Grand Total - All Three Phases \$78,794,320

***All costs based on construction costs in 2018**

PHASE 1



PORT RECOMMENDATION - August 15th, 2018

The PORT Committee recommendation was to approve the plan and cost estimate as presented on August 15th, 2018 with the recommendation of including native seed and starting the establishment of some of the trees throughout the entire property in Phase 1.

PHASE 1 PORT Committee Recommendation

1. Waggener Farm Park	\$11,617,115
2. Town Park	\$3,756,159
3. Richardson Park	<u>\$15,774,034</u>
Total Phase 1	\$31,147,308

***All costs based on construction costs in 2018**

***Includes hard costs, contingencies, and soft costs**