

The Vision

(Image of Ski-Hi Complex)

Ski-Hi Multipurpose Complex

Web-site: www.friendsofskihi.org

Design Committee

Karla Shriver - Friends of Ski-Hi
Kathy Rogers Woods - Friends of Ski-Hi
Forrest Neuerburg - City of Monte Vista Manager
Karla Willschau – Ski-Hi Stampede Committee
Charlie Burd – Ski-Hi Stampede Committee
Linda Burnett - Monte Vista Chamber of Commerce
Gary Wilkinson - Monte Vista Chamber of Commerce

Consulting Committee

Jim Erlich - Colorado Potato Administrative Committee
Linda Weyers - Colorado Potato Administrative Committee
Jerry Apker - Monte Vista Chamber of Commerce
Wanda Hawman – Monte Vista Chamber of Commerce
Jim Clare - SLV Tractor and Iron Club/Monte Vista Chamber
Nick Malone – San Luis Valley Fair Board
Gene Glover - Rio Grande County Commissioner
Kyler Brown - Monte Vista Chamber of Commerce Ag Committee
Denise Temple - Monte Vista Co-op
Mona Syring - Friends of Ski-Hi
Rio de la Vista - Friends of Ski-Hi
Jim Belknap - City of Alamosa and Monte Vista IT Specialist
Jim Willschau - SLV Earth Movers
Dale Becker - Mayor City of Monte Vista
Gary Johnson – City of Monte Vista
Jamie Hurtado – City of Monte Vista
Tom Monaco – SLV Small Business Development
Marvin Reynolds – CSU Extension Service
Deb Callahan – Monte Vista Crane Festival

Architect

Spencer Architecture Studio LLC
Alamosa, Colorado

415 San Juan Avenue
Alamosa, Colorado

Principal
Don Spencer, A.I.A, Architect

Designer and Project Manager
Andréa B. Bachman, Intern Architect

Alonso Valenzuela, Intern Architect

Contractor

Alcon Construction Inc.
Alamosa, Colorado

12233 County Road 5 South
Alamosa Colorado 81101

Principal & Project Manager
Brian Cook
Allan Cook

Engineers

Burggraaf Associates Inc.
Montrose, Colorado
Mechanical, Electrical and Plumbing Engineer
Mark Burggraff, PE

Summit Engineering Co.
Alamosa, Colorado
Structural and Civil Engineer
Scott Johnson, PE

Ski - Hi Complex Design Plan

Table of Contents

| A. Project Introduction | Page |
|--|-------------|
| A.1 Executive Summary | 5 |
| A.2. Overview | |
| Project Overview | 6 |
| Ski Hi Complex Overview | 6 |
| San Luis Valley Overview | 7 |
| Ski Hi Regional Use Overview | 8 |
| A.3. Who all is Involved | 9 |
| A.4 Description of Existing Ski-Hi Complex | 9-10 |
| A.5 Relationship to the Ski-Hi Master Plan | 10-11 |
| A.6 One Cent Sales Tax Proposal Initiative | 11 |
| B. Design | |
| B.1 Design Process | 11 |
| B.2 Design Requirements | 12 |
| B.2.2 Architectural Design Summary | 12-14 |
| B.2.3 Site Improvements | 14 |
| B.2.4 Building Materials and Features | 14 |
| B.3 Alcon Construction Cost Estimate | 14 |
| C. Appendices | |
| C.1 Code Analysis | 15 |
| C.2.1 Site Plan | 16 |
| C.2.2 Building Floor Plans | 17 |
| C.2.3 Event Center Exterior | 18 |
| C.2.4 Event Center Interior | 19 |
| C.2.5 Conference Center Interior | 20 |
| C.2.6 Aerial Site Plan | 21 |
| C.3 Construction Timeline | 22 |
| C.4 Project Photos | 23-24 |

A.1. Executive Summary

Problem: The existing multi-use event building at Ski-Hi Park is an aging facility that has structural safety issues and has out-lived its life expectancy. It is on the verge of being condemned. The attached indoor swimming pool with a common wall has not been utilized for a number of years because of structural concerns and unusable condition of the pool liner.

Solution: Demolish the current multi-use event building and the swimming pool building, and build a new, state of the art, multi-use event and conference center to serve the entire San Luis Valley regional community.

Process: Citizen-led project in partnership with the City of Monte Vista.

Mission: Friends of Ski-Hi Park are working to forward the vision of the Ski-Hi Park Master Plan. This regional use complex is very important to the entire San Luis Valley area. It enriches people’s educational and cultural lives, and provides recreational and social opportunities for all San Luis Valley citizens.

Partners: Friends of Ski-Hi Park, the City of Monte Vista, the Monte Vista Chamber of Commerce, SLV Stampede Committee, the Monte Vista Crane Festival Committee, the San Luis Valley Fair Board, Colorado Potato Administrative Committee. More to be added as the project moves forward.

Complex Owner: City of Monte Vista
Rio Grande County has a long-term lease on approximately two acres, m/l, where structures called “The McMullen Building” and “Multi-Use Pavilion” are located.

Type of Project: Capital Improvement/New Construction for vibrant regional community capacity enhancement

Phase: Phase Three of the 2006-2007 Master Plan for Ski-Hi Park Complex

Tax Credits: Qualifies for Enterprise Zone Tax Credits for donors (donors should consult with their individual tax accountants)

Purposes: Educational, social, cultural, recreational, public safety

- Educational: Farm safety program for youth, continuing education for agricultural industry, trade shows
- Recreation: Youth and adult recreation (basketball, volleyball, roller skating, pickleball, dodge ball, etc.)
- Cultural: Stampede, quinceaneras, festivals such as annual Monte Vista Crane Festival
- Social: Dances, concerts, celebrations such as weddings, anniversaries
- San Luis Valley Designated Emergency Shelter
- San Luis Valley Designated Mass Casualty Center
- Commodity Distribution Point

| | | | |
|--------------|---------------------------|----------------|---|
| Size: | Event Center | 31,717± sq.ft. | |
| | West Restrooms | 2,532± sq.ft. | |
| | Conference Center | 16,723± sq.ft. | (Large room 460± capacity) (4 smaller rooms 311± total capacity) |
| | Storage | 3,724± sq.ft. | |
| | Ticket Booth | 600± sq.ft. | |
| | Food truck shade pavilion | 1,350± sq.ft. | |

Cost: \$8,641,800 Per sq.ft.: \$153/sq. ft. average includes a 5 percent contingency of construction costs. If the project is delayed one year, cost will likely escalate and a 15-20 percent contingency would be more realistic.

Life Expectancy: 100+ years with proper maintenance

A.2. Overview

Project Overview:

The goal of this project is to continue progress on the multi-phase renovation of the San Luis Valley Ski-Hi Park Complex in Monte Vista, Colorado, according to the master plan completed in 2007. To date, several phases have been accomplished.

Now the community is coming together to implement Phase 3 of the Master Plan. This phase is to build a new multi-use event and conference building, requiring demolition of the existing, outdated multi-use event building and unusable indoor swimming pool. The Ski-Hi Park complex is an essential facility for many local and regional educational, cultural, social, recreational, and safety activities. It has long served as an anchor facility for the San Luis Valley community and its renovation is vital to the future health and prosperity of the region.

This project is especially urgent now. In early 2018, the City of Monte Vista closed the event center for potential safety issues. This would have negatively affected a number of scheduled 2018 events. With further analysis, it was determined that the building could be safely used for a short time frame (3 to 7 years) until something new could be built. There is no other complex in the San Luis Valley that can house the size and type of events that are currently held at Ski-Hi. Furthermore, there is no conference area in the San Luis Valley large enough to hold banquets. The Adams State University campus in Alamosa can and does accommodate some events, but its facilities are not always available due to the university's own use.

Friends of Ski-Hi are very concerned that the existing facility could be condemned at some point in the near future if something is not done to correct the current safety issues. The current building is aging and its infrastructure and construction materials are outdated and expensive to maintain. It is the consensus of all that it would be more cost effective to replace the existing building, rather than try to renovate it. Even if repairs were made to the current building, it would still be an old and poorly designed facility with outdated and aging infrastructure. Another factor contributing to the urgency is the large size of this project and the very tight estimated budget. If the project were delayed for even another year so that major events are not impacted, the cost estimate could escalate a minimum of 15-20 percent because of volatile factors such as the price of steel, electrical and plumbing materials, and hauling costs according to the contractor.

Ski Hi Complex Overview:

The San Luis Valley Regional Ski-Hi Park Complex encompasses approximately 34 acres in Monte Vista, Colorado. This complex consists of a large multi-use event building with one basketball court, an old and now unusable indoor swimming pool, which was closed in 2005, large outdoor grandstands with rodeo arena (renovated in 2008-2010), a large indoor metal building with a dirt floor, a large pavilion suitable for riding horses or other activities such as an ice skating rink in winter months (built in 2013), two softball fields that double as flag-football fields in the fall, and a very large undeveloped area that is used for parking, displays and carnivals. The City of Monte Vista owns the land, multi-use building and swimming pool, ball parks, and rodeo arena with grandstands. Rio Grande County has a long-term lease on a couple of acres on which it built an indoor 100' x 100' multi-use building with a dirt floor and a 100' x 100' multi-use pavilion for community use.

The complex is used for educational, cultural, social, and recreational purposes. Because this is a rural farming and ranching area, many activities are outdoor and agriculturally oriented such as fairs, festivals, and trade shows. These events teach western heritage and responsibility, highlight the community's natural resources, and promote the many values and principles important to rural Colorado and Colorado as a whole. We value our way of life and aim to share the "cowboy code of ethics," based upon the principles of honesty, integrity, loyalty, responsibility, and courage.

The complex is also designated as a San Luis Valley Emergency Shelter and San Luis Valley Mass Casualty Center. It has been used twice during wildfire situations to move and shelter people and animals. As with many areas in the United States, catastrophic wildfires are becoming more the norm in communities surrounded by National Forests. Though we have not experienced a mass casualty event, our local governments and other agencies plan and prepare for that day should it happen. When Rio Grande County built the large pavilion, enough livestock panels were purchased for it to be designated as a large animal shelter in case of emergency needs. The complex currently also serves as a commodity

distribution center for low income residents and is administered by the local religious community. Rio Grande County Social Services would consider utilizing the complex for its Commodity Supplemental Program (CSP) for the elderly if the facility was revitalized.

San Luis Valley Overview

The San Luis Valley (SLV or Valley) includes six counties in south central Colorado. Surrounded by high mountains, it is the world’s largest high-altitude valley where controlled crops can grow, with large acreages of alfalfa hay, malting barley, potatoes, lettuce/spinach, and recently industrial hemp. The elevation of the Valley’s floor ranges from 7,500 to 8,000 feet above sea level and it is roughly 70 miles from east to west, and 120 miles north to south (about the size of New Jersey). The Valley is surrounded to the west, north and east by high mountains, with the San Juan mountain range on the west and the Sangre de Cristo range on the east. Transportation in and out of the Valley involves going over mountain passes to the north, east, and west; only the road to the going south to New Mexico does not have a high pass to traverse.

The population of the Valley is approximately 46,600. The largest city in the Valley is Alamosa, which is home to Adams State University and Trinidad State Junior College. The second largest community in the Valley is Monte Vista. The Valley economy is predominantly agricultural in nature, and the region is one of the poorest rural areas in Colorado, including five counties in the bottom ten: Alamosa, Conejos, Costilla, Rio Grande, and Saguache. The median household income for the Valley is \$37,443, while the State of Colorado average is \$65,458. More than 21.6 percent of the people live below the poverty line compared to 11.5 percent of the State of Colorado.

The City of Monte Vista (in Rio Grande County) is a community of about 4,200 people and is located in the heart of the San Luis Valley. The city boasts a long and colorful history and is strongly influenced by agriculture, which is Monte Vista’s primary industry. The community is also involved in recreation of all types, but particularly recreation that is related to agricultural and rural lifestyles. Farming trade shows, tractor pulls, outdoor recreation and hunting expos, horse shows, regional county fairs, rodeos including the world-famous Ski-Hi Stampede Rodeo, which is Colorado’s Oldest Professional Rodeo, and other agricultural-based activities are all important to residents of the Valley. Team sports such as softball, baseball, volleyball, pickleball, football, basketball, and soccer are also important activities.

The economy of Monte Vista and the entire San Luis Valley is well below state and national averages, as noted above. Monte Vista’s median household income is \$35,282 or 53.9 percent of the state average of \$65,458. Additionally, more than 21.3 percent of the population lives below the poverty line compared to the State’s 11.5 percent. In 2007 when the Ski-Hi Complex Master Plan was completed and the community began to implement the renovations, Monte Vista’s population was 15 percent below the poverty line. Thus, the economy is trending in the wrong direction and the gap is getting wider compared to the rest of the State.

Quick Facts

| | Monte Vista | SLV | State | USA |
|---------------------------------|-------------|-----------|-----------|-------------|
| Population | 4,179 | 46,578 | 5,609,445 | 324 million |
| Median Household Income | \$35,282 | \$37,443 | \$65,458 | \$63,179 |
| Median House Value | \$107,900 | \$158,717 | \$286,100 | \$231,000 |
| % population below poverty line | 21.3 | 21.6% | 11.5% | 11.8% |
| Hispanic | 61.34% | 42.9% | 21.3% | 17.8% |
| Non-Hispanic | 38.66% | 57.1% | 78.7% | 82.2% |

The San Luis Valley communities have come together for years to collaborate and form partnerships in many areas. Cooperation is a necessity to accomplish community goals, due to the remote location, physical constraints, and low-income population. These cohesive working relationships have allowed the Valley to move forward and leverage the small amount of funds available to achieve successful initiatives in many areas such as land and water conservation, water infrastructure restoration, public health, and public safety, to name a few.

San Luis Valley Regional Use of the Ski-Hi Complex

The Ski-Hi Regional Use Complex has long served all citizens in the San Luis Valley in some manner- from the San Luis Valley Fair, the San Luis Valley Ski-Hi Stampede, the Southern Rocky Mountain Agriculture Conference and Trade Fair, the Monte Vista Crane Festival, the Shriner Circus, the SLV Farm Safety Days, Oktoberfest, and many more.

The complex is located on Sherman Avenue on the eastern side of Monte Vista. Sherman Avenue is a main road off of Highway 160. About ¼ mile off the Highway, it has good sight exposure and excellent accessibility by cars, mass transit, walking, and bicycles. Highway 160 is the main east-west thoroughfare across the San Luis Valley, and has significant resident, visitor, and commercial traffic. From a Valley regional-use aspect, Monte Vista is in the center of the San Luis Valley. Highways 160 and 285 intersect in downtown Monte Vista. All communities in the Valley have good proximity and major highway accessibility to the complex. It is approximately 17 miles from Alamosa, the largest town in the Valley, thus a quick and easy access.

Percentage of Use by County Residents Per Event

| County | % Use SLV Fair | % Use Ski-Hi Stampede Participants | % Use Ag Trade Confer. Vendors | % Use Ag Trade Confer. Participants | % Use Crane Fest | % Use Shrine Circus |
|------------|----------------|------------------------------------|--------------------------------|-------------------------------------|------------------|---------------------|
| Alamosa | 33% | 34% | 20% | 18.5% | Many | Many |
| Conejos | 22% | 22% | 0% | 17.3% | Many | Many |
| Costilla | 1% | 0% | 0% | 4.5% | Many | Many |
| Mineral | 3% | 2% | 0% | 0.6% | Many | Many |
| Rio Grande | 31% | 17% | 36% | 24.6% | Many | Many |
| Saguache | 8% | 20% | 2% | 14.9% | Many | Many |
| Other | 3% | | 42% | 19.6% | Many | Many |

Major Annual Events Held At the Ski-Hi Complex

- Southern Rocky Mountain Agriculture Conference and Trade Fair (February)
- Monte Vista Crane Festival - celebrating the annual migration of Sandhill Cranes (March)
- SLV Farm Safety Day – safety lessons for 3rd graders (March)
- SLV Home and Garden Show (April)
- SLV Spring in the Valley Rodeo (April) – 4 weekends of rodeo for youth and adults
- Shriner Circus (May)
- SLV Antique Tractor and Iron Festival (June)
- SLV Ski-Hi Stampede – Colorado’s Oldest Professional Rodeo - 99 years in 2020 (July)
- SLV Fair (August)
- SLV Potato Festival (September)
- Rotary Gun Show (October)
- Oktoberfest – A free event for all SLV residents to enjoy a free, safe Halloween night (October)
- SLV Regional Shelter for Community Emergencies
 - Million Fire in 2002 burned 9,346 acres
 - West Fork Complex Fire in June 2013 burned 109,049 acres (2nd largest in Colorado history to date)
- A Commodity Distribution point for TEFAT - Emergency Food Assistance
- SLV Regional Mass Casualty Center - Training on-site in 2018

A.3 Who is Involved

As is often the case in our community, an ad hoc citizen group, consisting of representatives of various user groups and interested people, has been working on the vision of renovation of the multi-purpose event building since 2010 when the grandstand project was completed. This vision has gained momentum over the years. The citizens group, now called Friends of Ski-Hi Park, with Monte Vista’s City Council’s approval in late 2017, is taking the lead in the design and

implementation of the revitalization of the SLV Regional Multi-Use Event and Conference Center. The group has met almost monthly since that time. Most of the leadership in Friends for Ski Hi have been involved in Phases 1 and 2.

The group considered several options through the years:

- A. Do nothing
- B. Year 1: Shore up multi-use building, demolish the swimming pool, and build a conference center
- C. Year 2: Demolish the multi-use event building and rebuild
- D. Demolish the complete facility at once and build a new all-in-one project

After consultation with professional contractors, it was learned that it was going to be very difficult to tear down only the swimming pool structure and not damage the existing multi-use event building because they share a common wall, the heavy cement ceiling beams in the multi-use event building, and the lack of reinforcement in the cinder block walls. Structural engineers recommended shoring of the event building walls before any work be completed. The group concluded that investing in a “Band-Aid approach” for a short-term fix seemed like a poor investment, given the limited funds our community has to invest in a project of this magnitude. The contractors also said if they were to tear down only the swimming pool and leave the multi-use building, the demolition costs alone would likely be 15-20 percent higher when it was time to tear down the multi-use building at a later date, mainly due to increased costs and having to remobilize a second time. Thus, the planning group, with concurrence from Monte Vista’s City Council, has decided it would be in the community’s best interest to tear down both the multi-use building and the swimming pool at one time, and build new.

The challenge facing the group is to have funding secured to order a new building and construct it within a short time so that no events will be lost. If proper planning is done, the contractors believe it is possible to demolish the old facility, pour a new pad, and build a new metal building in a time frame that will not affect most events. There are perhaps 2-3 events that might have to relocate for one year. It would be a very tight window, but if careful planning is done and there are no unforeseen obstacles, it could be done. The goal is to build and finish the multi-use building and build the conference center (maybe not finished) area by July 2021, which is the 100th anniversary of both the SLV Ski-Hi Stampede and Adams State University, with great potential for joint events and celebrations.

A.4 Description of Existing Ski-Hi Complex

The original Ski-Hi Complex began in the late 1800s with a rodeo arena and grandstands. The arena and grandstands have been upgraded and renovated several times over the years. A large event/recreational building was added in 1960, which is commonly referred to as the multi-purpose event building. When it was built, the builders used the grandstand cinder block wall as a common wall for the event center. The three new walls were also cinder block material with no reinforcement support. Very large, heavy cement beams were used to span and support the roof. An indoor swimming pool was added in approximately 1969, again using cinder block material and wood trusses in the ceiling. The swimming pool was closed to the public in 2005 due to a tear in the pool lining and chlorine starting to have negative effects on the cinder blocks. The City of Monte Vista also was experiencing financial issues at the time and was having difficulties funding the daily operations of the pool.

When the new main grandstands on the south side of the arena were built in 2010, the once common wall between the old grandstands and the multi-use event building no longer became an issue. The two are now separate structures. After the new grandstands were built, there were quite a few repairs to the once common wall; it already had large settling cracks and some of the door and window areas had to be filled in. Structural engineers indicated that while those repairs were needed and warranted, they were short-term “Band-Aid” repairs.

The electrical system in the building is also aging and outdated as are the water and sewer lines. The cement floor is uneven on the north side of the building due to digging up an existing water line for repair. When new concrete was poured over the repaired area, it left the floor uneven and a safety hazard depending on the activity. Wi-fi has been added but is not reliable. A new heating source was added approximately 12 years ago, but because the building has no insulation it is still cold. There are old electrical and HVAC systems still in place that have never been removed. The existing venting system is old, and difficult to control. In addition, the roof has leaked for many years. All told, the building is in serious decline and overdue to be replaced.

The City of Monte Vista has had several structural engineering firms review and report on the condition of the multi-use event building and swimming pool through the years. RNF Consultants located in Golden, Colorado, rendered an opinion in 2016, and a second opinion review in 2018.

The company’s recommendations to bring the multi-use event building up to code for safety reasons for both wind and snow loads included significant bracing measures to be taken with estimated costs exceeding a minimum of \$136,000. Also, another review would be needed should the City of Monte Vista want to add roof-top equipment to the existing facility. RNF Consultants recommended demolition of the swimming pool only after the bracing of the event building was completed and indicated that the swimming pool portion of the building was not salvageable.

The City of Monte Vista did a formal, public Request for Proposals (RFP) for the necessary structural bracing improvements to the event building in February of 2018. Only one formal bid was received, and it came in at \$317,304, or \$167,304 above the estimate from the structural engineering firm. About this same time, the City of Monte Vista closed the multi-use building until further notice. This left many user groups in a quandary; they had planned events coming up, with no building in which to hold them. Some of the events have contracts 2-3 years out for integral parts of their events. Then in June of 2018, the City of Monte Vista re-opened Ski-Hi Multi-Use Event Center for use again after consulting with a structural engineering firm.

A.5 Relationship to Ski-Hi Master Plan

In 2006, the City of Monte Vista was awarded a Great Outdoors Colorado (GOCO) planning grant to complete the City’s first-ever comprehensive plan for parks, recreation, trails, and open-space development. This Master Plan is the result of focus group meetings to determine the needs of the community. The renovation of the Ski-Hi Complex was identified as the number one priority of the residents. Green Play LLC was subsequently hired to assist in developing an overall business plan for the Ski-Hi Park Complex. A comment from the 2006-07 business plan stated: “The facility is old, in disrepair, and requires significant capital investment to ensure long-term viability as a community asset.”

Because the bucking chutes, the grandstand above the bucking chutes, and the holding pens on the north side of the arena where in such poor condition, the renovation of this area received the highest priority to complete because of safety issues for humans and animals. The renovation of this portion of the complex was completed in 2008.

In 2009, the second phase of the grandstands project was started with the demolition of the main grandstands on the south side. New, ADA aluminum seating with roofing was completed in 2010 with a seating capacity of 2,441 with 34 wheel chair spaces. The project was planned and constructed with no loss of any events.

The land in the 34-acre complex is owned by the City of Monte Vista. However, in 1985, the City and Rio Grande County entered into a long-term lease arrangement on a small tract of land so that the county could build an enclosed metal building with a dirt floor primarily to use for the San Luis Valley Fair. It has been used as an indoor riding arena for the general public, handicap therapeutic riding, regional archery shoots, practice area for high school sports, a paint- ball course, and display area during trade shows and tractor pulls. In 2013, Rio Grande County built a 100’ x 100’ multi-use pavilion that is used during the annual San Luis Valley Fair as a beef barn and show ring, an equine riding arena through most of the year, and a covered ice rink in the winter months.

Master Plan Phases

| <u>Phase</u> | <u>Status</u> | <u>Project</u> | <u>Implemented</u> | <u>Cost</u> | <u>Funders</u> | |
|--------------|---------------|---|--------------------|-----------------|---------------------------------------|--------------------------|
| 1 | Completed | Bucking chutes Grandstands north & south | 2008-2010 | \$1.547 million | DOLA GOCO Daniels Fund Local | 32% 34% 5% 29%* |
| 2 | Completed | Multi-Use Pavilion | 2013 | \$270,230 | GOCO Local | 67% 33%** |

* Business, individuals, and local government Conservation Trust dollars

** Local government Conservation Trust dollars

In 2013, a coalition of local governments, private organizations, non-profits, and the SLV Development Resources Group obtained funding from GOCO to complete the San Luis Valley Trails and Recreation Plan. The study was completed in 2014 and identified areas in all six counties of the Valley for trails and recreation opportunities. The comprehensive study was completed by Root House from Boulder, Colorado, and included a very detailed process of public meetings and surveys. The vision of the project was geared more toward outdoor recreation throughout the San Luis Valley, but the public specifically mentioned in the surveys and public meetings that “continued development of the Ski-Hi Park Recreation Complex (page 15)” was a high priority. In the final 2014 San Luis Valley Great Outdoors (SLVGO) Master Plan report, priority initiatives included:

- Improve community wellness through enhanced in-town recreation facilities. One of the potential San Luis Valley projects was continued development of Ski Hi Recreation Complex (page 36).

A.6 One Cent Sales Tax Proposal Initiative

To date, the City has no dedicated funding for the operations of Ski-Hi Park, and it has been difficult for the City to keep up with escalating operating expenses. Many of the event organizers pay minimal rental fees for use of the complex because most are non-profits spearheading events which in turn benefit the local economy of the town and surrounding municipalities.

In 2019, the City placed a “One Cent Project Fund” tax question before the voters. The restricted use proposal will allocate funds for three areas of concern:

- (1) Public Works for streets and sidewalk improvements,
- (2) Police Department upgrades, and
- (3) Ski-Hi Park maintenance funds and potential future improvements.

The proposed split of the raised tax funds was not equal with approximately 40% to be allocated to Ski-Hi Park Fund.

The 2019 election cycle was an “off year” election and it is generally very difficult to pass tax questions in these years because of low voter turn-out, and especially in a community where many of the voters are seniors and low-income families. The tax question passed by a 56% “yes” vote!

B. Design

B.1 Design Process

Having established an action plan to move forward with a solid plan to replace the existing building with a new facility to serve as an event and conference center, the team of stakeholders and the City of Monte Vista published an RFP to procure a contractor and an architect. Three RFP’s were received. Alcon Construction and Don Spencer, with Spencer Architecture Studio were hired as the contractor and architect. The team of stakeholders held their first meeting with them in June, 2019. Schematic design drawings were developed through multiple meetings with the contractor and architect present, on June 24, July 10, August 7, August 14 and August 28, 2019.

On September 4, 2019, Don Spencer and his staff presented a physical model and several exterior and interior perspectives of the potential new building design to the larger “Friends of Ski-Hi” group, at the Monte Vista Chamber of Commerce. This was the first time the design was brought to a larger audience. Those in attendance were in favor of the designs and had only a few suggestions. Certain organizations that currently use the existing facility for conferences spoke about needing more space for potential growth in the future. Based on the feedback from the meeting, the smaller stakeholder group reconvened and further revised the plan to include more square footage in the conference center. After the presentation at the Chamber of Commerce, stakeholders began to share the model and illustrations with the general public.

The design and construction drawing phases are funded through a Colorado Department of Local Affairs (DOLA) grant, the City of Monte Vista, and a \$200,000 grant received from a local foundation.

B.2 Design Requirements

The coalition group stressed these main qualities for a new complex: that it be very functional and adaptable to a variety of uses, have good acoustics, have good technology capabilities, be low maintenance, be energy efficient, and be of good sound, nice - but not overly expensive - facility, and of course be code compliant.

- Requirements for Main Event Center

First and foremost, the new facility and surrounding grounds will all be ADA accessible, including new ADA parking spaces adjacent to the building. Within the new facility, there will be both an event center and a conference center. The event center will be a multi-purpose space used for community recreational sports, concerts, conventions, and tradeshow. Because the event center will be utilized by so many different user groups with different needs, it is important that the building is constructed out of durable materials. The building walls will be clad with an acoustical metal panel, to both protect the walls and help with sound dampening. While the floor will be poured and sealed concrete, the City of Monte Vista is purchasing a removable floor for sports including basketball, volleyball, pickleball, and badminton to ensure the longevity of the floor's surface outside of this proposal. These removable floors will be stored in a large storage area adjacent to the event space, along with tables, chairs and maintenance equipment. The storage will be tucked under the existing grandstands and serve both the event and conference spaces.

When the event center is set up for conventions and tradeshow, there will space for more than 105 vendor booths. Currently, there is only space for 90 booths, and depending upon event, this is not enough space. Vendors will have access to exterior truck loading docks for easy set up and removal of their booths.

The event center will also have access to restrooms and a warming kitchen. The restrooms are placed adjacent to the entrance to provide the best access for those attending events or just needing to use the facilities. These restrooms will be built to code and adequately serve large crowds when necessary. The warming kitchen will be used for catered events and as a support space for the food truck court just outside the event center. A vestibule planned on the west side is to assist on protecting the entrance into the event center from the extreme high winds the Valley experiences.

- Requirements for Conference Center

The new conference center is designed with flexibility in mind. With a large conference room that can seat more than 450 people, and four smaller meeting rooms that can seat 75 people each, the new facility will be able to host larger events and in turn bring in more revenue for the community. The smaller meeting rooms are created with movable acoustical partition walls, which can be opened to form larger meeting rooms or to be used for break-out sessions for larger conferences. All conference and meeting rooms will be equipped with state-of-the-art IT capabilities to support a multitude of events. Bisecting the large conference room and smaller meeting rooms, is a spacious lobby for gathering and displays. The lobby also connects the event center with the east entrance. Adjacent supporting spaces include adequate restrooms to meet the code and a warming kitchen for catered events and as a support space for the food truck court just outside the event center. The conference center will have a poured concrete floor, perhaps colored, for easy maintenance and cleaning purposes, and the walls and ceiling will be treated with acoustical panels to minimize sound transmission.

B.2.2 Architectural Design Summary

The new facility is comprised of a multi-purpose event center and conference center.

- Multi-purpose Event Center Design Will include:

The multi-purpose event center, like its name, will serve a broad section of the community and interests, including youth recreation sports, Ski-Hi Stampede and associated Monte Vista events, Monte Vista Crane Festival, and the Potato and Grain Agricultural Conference and Tradeshow, among others. It is important that the new facility be able to adapt to its many user, and stand-up to wear and tear. Additionally, the new facility is only part of the puzzle; it fits into a larger complex, with many events that take place outside on the premises. The multi-purpose event building addresses the needs of these events by providing restrooms accessed from both the interior and exterior of the building. These particular restrooms are divided, where half of the fixtures are accessed from the interior of the building and the other half from the exterior. The two sides are connected with a door that can be left open for use of more fixtures, if

necessary, at the event. There are two ADA showers in each of the men's and women's restrooms which can be locked separately from the restrooms.

A new ticket booth with two ADA restrooms has also been designed. Pulling the ticket booth away from the event center, allows guests to gather outside of the new building, instead of congregating inside and causing congestion near the new entrance. Housed within the ticket booth will also be an office for staff and maintenance personnel.

Rather than a full commercial kitchen in the event center, the group planned for a food truck area to be located west of the new ticket booth. Currently, events utilize food trucks, but not in a safe, dedicated space. This would allow for local businesses to promote their goods and services, with less maintenance and wear-and-tear on the event center. A 1,350+ sq.ft. picnic shelter is proposed for a gathering area to provide shelter and shade for attendees.

Moving inside the multi-purpose event building, it is necessary that the space remain open, so as to have more flexibility for the users:

- Athletics
 - 2 basketball courts, 4 volleyball courts, 8 badminton courts and 8 pickleball courts
 - Removable floor for sporting events to protect the finish on the concrete floor beneath*
 - Foldout bleachers for ample spectator seating. The bleachers will be stowed against the north wall when not in use. **The cost of these are not in this proposal
- New Storage under the Existing Grandstands
 - This will serve the event center and store the removable flooring, tables and chairs, maintenance equipment, etc.
- Trade shows and conventions - Large area for vendor set-up and good sound equipment
- Festivals
 - Monte Vista Crane Festival: Large area for vendor set-up and educational space
 - Access to space for over 105 booths, plus necessary electrical outlets for booths
- Ski-Hi Stampede: This event utilizes the most of the 34 acres (except for City Shop area) for concerts, dances, rodeo, and carnival
- Concerts
 - Professional stages are rented with sound and light equipment for major concerts. Underground electrical was added in 2008 for concert needs.

- Essential facility designation: If a natural disaster or other event were to occur where community members were displaced from their homes, the multi-purpose event building would also double as an essential facility to provide shelter for people. The west restrooms have been carefully designed to include adequate fixtures and ADA accessible bathing facilities. The building will be fully sprinklered and equipped with a fire alarm system, meeting all necessary code regulations for an essential facility.

Conference Center Design to Include:

Like the Multi-purpose Event Center, the Conference Center is designed with many different user groups in mind. Stakeholders wanted a space that would adapt to its user. With movable partition walls in the small meeting rooms and multiple arrangements for seating in the larger conference room, users have many options to fit their unique needs. Additionally, the conference center can be rented out by two different organizations at the same time, with a group in the larger conference room and another in the smaller meeting rooms. With a lobby space bisecting the conference and meeting rooms and bespoke acoustical wall paneling systems, groups will be able to carry out their business, while not disturbing one another. The large conference room and the smaller meeting rooms have equitable access to:

- Adequate restrooms - Like the restrooms on the west side of the building, these restrooms can be accessed from two sides, the Multi-purpose Event Center and the Conference Center, with the ability in the women's restroom, to lock off half of the facilities, if groups do not need the full facility.
- Warming kitchen - Guests have the ability to use it for catering needs and prepared food. The warming kitchen is equipped with ample storage, including refrigeration, and counter space for serving.

- State of the art technology - the large conference room and small meeting rooms will have access to technology including projectors, proper sound equipment and WIFI, etc. - all necessary for presentations
- Separate entrance - Located on the east side of the new building, this entrance leads guests into a covered vestibule first, before taking them into the main lobby. The lobby serves the large conference room and smaller meeting rooms, while also providing access and linkage to the event center, especially important if the two spaces are being used for the same event.
- A lobby for gathering and sponsor tables.

Users of the Conference Center will include:

- Corporate events, education seminars, galas, wedding and anniversary receptions, workshops, and conferences. In an emergency situation it could be utilized as the “war room” for administrative personnel while the event center is utilized as the shelter

B.2.3 Site Improvements

The work on the new building facility will not be done without also addressing the adjacent site conditions. Making sure the site is fully ADA accessible is at the top of the list. New ADA parking spots in close proximity to the building, new ADA ramps, and use of ADA-friendly paving materials will be implemented to ensure total accessibility. Site drainage will also be addressed early on. Currently, the existing building sits about 2’ below the crown of the street. The finished floor of the new building will be brought up to sit higher than the crown of the street, so as to provide positive drainage away from the building. A retention pond may also be implemented to mitigate drainage issues. As the necessary site improvements are completed, stakeholders intend to look at other areas of the site, including the planting of new, low maintenance, drought tolerant landscaping. There are also plans for a food truck area, just west of the new building, which will serve multiple indoor and outdoor events. A historic picnic structure is also being considered to provide a covered gathering space for events. For those who travel from out of town for events at the new facility, an RV park is planned with full hook-ups.

B.2.4 Building Materials/Features

The new facility will be a metal Behlen S-Span building set on a concrete base. Interior finish materials will be chosen based on durability, acoustical considerations, and ease of maintenance. The building will employ high efficiency mechanical systems and will be well insulated to meet the 2006 IBC and IECC codes enforced by the Rio Grande County Building Department.

B.3 Alcon Construction Cost Estimate

| Ski-Hi Events & Conference Center | Cash | In-Kind |
|---|---------------------|------------------|
| Demolition | \$ 100,000 | \$ 50,000 |
| Building construction | \$ 5,824,225 | |
| Plumbing, heating, air conditioning, ventilation, fire sprinkler system, etc | \$ 1,372,115 | |
| Electrical, communications, IT, fire alarms, access control, security systems | \$ 851,860 | |
| Contingency on building expense | \$ 393,600 | |
| Conference Center FF&E (Furniture, fixtures, & equipment) | \$ 100,000 | |
| | | |
| Total Estimated Cost | \$ 8,641,800 | \$ 50,000 |

C. Appendices

C.1 Code Analysis

The code analysis contained herein has been prepared for the Friends of Ski-Hi as prepared by Spencer Architecture Studio. The information will detail the new construction of the San Luis Valley Regional Use Ski-Hi Complex.

Note: exact building code requirements may vary in subsequent years of review.

Applicable Codes

- The **2006 editions** of the International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), International Plumbing Code (IPC)
- The National Fire Protection Association Standards (NFPA)
- The **2003 edition** of ICC/ANSI A 117.1 Accessible and Usable Buildings and Facilities Current NFPA 101 Design Standards

Building Classification

- A-3 Assembly - gymnasiums, exhibition and lecture halls
- S-1 Moderate hazard storage
- F-1 Factory Moderate-Hazard - warming kitchen

Building Square Footage

Event Center - 31,717 sq.ft.

West Restrooms - 2,532 sq.ft.

Conference Center - 16,723 sq.ft.

Storage - 3,724 sq.ft.

Ticket Booth - 600± sq.ft.

Food truck shade pavilion - 1,350± sq.ft.

Fire Suppression

Fully Sprinklered