

**AGENDA
OURAY CITY COUNCIL**

Monday, March 18, 2024 - 3:00 PM

**Ouray Community Center
320 6th Ave
Ouray, CO 81427**

VIRTUAL OPTION - <https://zoom.us/j/9349389230>

Meeting ID: 934 938 9230 Passcode: 491878 Or dial: 408 638 0968 or 669 900 6833

Ouray City Council Work Session

- Changes to this agenda can be found on the bulletin board at City Hall
- Electronic copies of the Council Packet are available on the City website at www.cityofouray.com. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Notice is hereby given that a majority or quorum of the Planning Commission, Ouray Economic Development Committee, Beautification Committee, Tourism Advisory Committee, Main Streets Committee, and/or Parks and Recreation Committee may be present at the above noticed City Council meeting to discuss any or all of the matters on the agenda below for Council consideration

1. CALL TO ORDER
2. DISCUSSION ITEM - Alternative Heat Source for Ouray Hot Springs Pool



OURAY HOT SPRINGS MECHANICAL POOL BUILDING SCHEMATIC DESIGN



January 3, 2024

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SCHEMATIC DESIGN NARRATIVE

Project Overview

The Ouray Hot Springs Pool is located at 1220 Main St., the Pool is bordered by Highway 550 to the east, Fellin Park to the south, the Uncompahgre River to the west, parking lot and Ouray Visitor's Center to the north. Recent struggles with decreased flow rates and legal issues with neighboring properties have created unexpected challenges for the City in keeping the Pool open to the public 7 days a week and maintaining adequate temperatures year-round. The City of Ouray embarked on a Pre-Design Phase to study various options for providing supplemental heat to the Pool. The study identified an option for utilizing electric boilers and heat from discharged water as the preferred solution that could be phased in over time to meet the heating demand. The City of Ouray also determined that expanding the existing pumphouse vertically to house the new equipment would be ideal. Due to the existing site constraints, the City would like to go vertical with the addition in order to preserve parking and other site amenities. The design team analyzed various options to achieve this goal.

The Ouray Pump House building is an existing 2634 SF building that sits on the perimeter of the Ouray Hot Springs Pools at the Northwest corner. The building is a single-story structure constructed of standard foundations, slab on grade, metal framing, split face block, fully grouted with standing seam metal roof. Some exterior walls are furred out with 3-5/8" metal studs at 16" o.c. with batt insulation in the walls and continuous insulation. Roof has a 4:12 pitch and is infilled with closed cell spray foam to meet the energy code. Some areas have a sub level area for heat reclamation tank and other infrastructure. The building was permitted as a Type VB, non-sprinklered building and constructed under the 2009 IBC, 2009 IEBC and 2009 IECC.

The estimated space requirements for the backup heating system were identified as approximately 1,200 SF (63'-4" x 21'-4"). The footprint of the existing west wing of the pumphouse is 60' x 20' and is approximately 1,300 SF. The design team studied the existing drawings to develop a structural solution that could traverse the existing single story building, provide the necessary floor area for the scheduled equipment, and not interfere with the existing network of utility piping and foundations that lie beneath the surface.

Multiple design options for the building addition were analyzed. The design team reviewed local zoning requirements, impacts to the site, overall scale, proportion, structural requirements, building code requirements, colors and materials for each design option. A cost estimate for each option has also been developed.

Zoning Requirements

The City of Ouray has established zoning districts and a Land Use Code that were reviewed for compliance during our design process. The site is zoned P-1 Parks, per the 2022 adopted zoning code for the City of Ouray.

Per Table 7-8-A, the dimensional standards of the building identify a maximum height of 20' for the P-1 Parks Zone. The maximum height limit includes the full roof height and analysis of the average grade across the building. The proposed design analyzed many different roof types and roof pitches. The existing building has a shed roof with a roof pitch of 4:12. The snow sheds to the south where there is a heated concrete sidewalk where snow can quickly melt. In our analysis, we reviewed similar roof styles that worked with the existing architectural language of the building. Incorporating a shed style that sheds snow to the south, to match the previous design, is more functional. However, at a 2:12 pitch (lowest pitch allowed for a warranty with a standing seam metal roof), the height of the roof exceeds the max height by nearly 2'. A shed roof with a pitch of 3:12 will extend above the max height and be approximately 24' tall.



A gable roof with a pitch of 2:12 will reduce the building height to 20'-0". The clear height of the lower level would be approximately 8'. Allowing for depth of structure and the new deck, the second floor, finish floor elevation would be approximately 10'. The design has 8' minimum for the second floor clear height. The gable will shed snow both to the northwest and southeast.

The height will need to be reviewed with Community Development and a variance may be necessary. It should be noted that the existing pool house building appears to be taller than 20' at the highest roof peak. The water slide also goes above the 20' max height requirement.

The design will need to be submitted to the City's planning department for a pre-application conference to review all of the Community Development Departments concerns and questions. Our team will submit a Land Use Application and include working plans and renderings of the proposed addition. Once Community Development approves, our team will then finalize all the construction drawings and submit a building permit application including final drawings and specifications ready to bid and construct.

Site Improvements

Minimal site improvements are anticipated for the project. No parking or changes will be necessary with the proposed design. A small stair projects slightly into the existing sidewalk area, but the footprint is minimal and the sidewalk and parking could be adjusted around this element. The majority of the site impacts will be for trenching of new utility lines and patching concrete sidewalks once the new footings and structural columns are installed.

Parking

The proposed project will not trigger additional parking. Per the Zoning code, Table 7-8-E, the expanded mechanical building will not require additional off-street parking spaces.

Utilities

The proposed addition will require a substantial upgrade to the electrical service to the building. Per ME&E's report, a larger service will be necessary to provide adequate electrical power to the boilers and expanded pump house. The costs of the upgrade have been estimated by San Miguel Power as approximately \$1M. The existing transformer at the north side of the existing pump house will be removed and a new line will be trenched from the pump house to the West side of the site where a new, larger transformer will be located. The new transformer will have the necessary clearance requirements for the building.

The existing sewer line exits the pump house on the north west corner of the building. The existing sewer and water lines will need to be avoided with new structure and footings. The proposed project will not require additional restrooms. The existing bathhouse will serve the needs of the entire Pool area.

There will be no change to existing communication or telephone lines.

Service + Emergency Access

The remodel does not impact or change anything related to emergency access to the building. Fire trucks and emergency vehicles will utilize the main entry to the City of Ouray Hot Springs Pools and parking lot.

The design team analyzed 3 options for the project.



Option 1 – Mechanical Room Addition Only

Scope is minimal and includes only the second story addition for the mechanical space. The addition only affects the west wing of the existing mechanical building. Square footage added is only what is needed for Option 7.2 to provide backup heat for the Ouray Hot Springs Pools. The structural system provides spacing that is economical and also works with the existing infrastructure in place, based on the design drawings from the 2016 renovation.

Mechanical Building (Existing)-	2,634 SF
<u>Proposed Addition (Option 1)-</u>	<u>1,548 SF</u>
Total Building -	4,182 SF

Estimated costs for Option 1 = \$3.71M.

The cost to bring power to the site is an *additional* \$1,000,000 for a total project cost of \$4.71M.

Estimated building costs alone = \$700k.

There is approximately \$450,000 of contingencies built into the \$3.71M.

Note! The boilers could be phased in over time, thus saving approximately \$500k in up front costs.

Option 2 – Mechanical Room + Overlook Addition

Scope includes a second story addition over the entire pump house to house the mechanical room and an Overlook amenity space. The overlook area could be rented out by the City for private parties, or used as an area where alcohol could be served during business hours. The overlook area would occur on the east wing of the existing mechanical building and would have perfectly framed views of the mountains to the south along with a view of the Pools and play area below. This option could be more enclosed and have additional amenities in the east wing. Architecturally, extending the 2nd story over the entire pump house creates a more aesthetically balanced design. Option 1 is functional and more economical. However, the design feels awkward in terms of the perceived heaviness of the two-story building next to the smaller single story east wing of the pump house. The design team feels like a two-story solution across the entire structure is a more attractive solution architecturally. If the City of Ouray could generate revenue from the additional square footage, the design team felt like it was an option worth exploring.

Adding a second floor over the entire building would extend the structural solution around the building for new posts. Since the area that would be open to the public does not exceed 3000 sf, an elevator would not be required. However, if the space will serve any food, drink, or alcohol, it will be considered an A-2 occupancy and a fire sprinkler will be required. The assembly occupancy will also have an occupancy over 50 and therefore, 2 exits will be required. Since the assembly use is elevated, this also would require a fire suppression system.

The cost to sprinker the entire building would be approximately \$6/SF @ nearly 6500 SF is about \$40,000. The additional steel stair adds about \$30,000 in costs.

Mechanical Building (Existing)-	2,634 SF
<u>Proposed Addition (Option 2)-</u>	<u>3,960 SF</u>
Total Building -	6,594 SF

Estimated costs for Option 2 = \$4.35M.

The cost to bring power to the site is an *additional* \$1,000,000 for a total project cost of \$5.35M

Estimated building costs alone = \$1.15M

There is approximately \$360,000 of contingencies built into the \$4.35M.

Note! The boilers could be phased in over time, thus saving approximately \$500k in up front costs.



Option 3 – Mechanical Room + Open Overlook Addition

Scope includes a second story addition over the pump house and includes a smaller Overlook, but the area of the addition is reduced and occupancy could be modified to avoid triggering the elevator and some of the additional costs. The footprint is reduced to only cover the single-story mechanical portion of the east wing. In this approach, the square footage still requires two exits. However, the limited square footage could help reduce costs and an open concept was explored as well. The overlook will still require 2 exits in the form of stairs. If alcohol is not served and the space is left as an open air space with a roof only, then it may be considered an A-5 occupancy (grandstand) but this would limit how it was used. The elevated assembly occupancy triggers sprinklering regardless. Also, structurally, the approach is more challenging in terms of the constructability of getting new posts and footings around the existing building. The cost to sprinkle the building however is estimated to be about \$40k. A second stair will be required for an additional \$30k. Ultimately, sprinklering the building is recommended for long term, maximized use of the space.

Existing

Mechanical Building (Existing)-	2,634 SF
<u>Proposed Addition (Option 3)-</u>	<u>3,000 SF</u>
Total Building -	5,634 SF

Estimated costs for Option 2 = \$4.262M.

The cost to bring power to the site is an *additional* \$1,000,000 for a total project cost of \$5.262M

Estimated building costs alone = \$1.1M

There is approximately \$500,000 of contingencies built into the \$4.262M.

Note! The boilers could be phased in over time, thus saving approximately \$500k in up front costs.

Building Material and Color Palette

Exterior Materials + Finishes

Preliminary finishes have been selected based on previous conversations with the Owner and for pricing purposes. Exterior Finishes will include materials and colors that are low maintenance but complement the existing materials and architecture. The existing building is a split face block in a light tan color. The existing roof is a faded light red standing seam metal roof. Trim is dark bronze/brown which matches the existing bath house as well. Other existing colors and materials of City buildings on this site include dark bronze/brown painted trim, painted wood siding in a moss green, and other red metal roofs.

The proposed addition will involve some masonry work. Trying to reuse demolished block for an exact match is an option. There will likely be some block needed that will be close in color, but not an exact match. Most of this infill block however, will be in the shadows on a small portion of the building and on two elevations only.

New steel exoskeleton will be painted dark bronze and all misc trim/fascia to be dark bronze. The new exterior envelope of the addition is proposed as a metal panel. Since the new steel frame will extend beyond the footprint of the existing building, a lighter material makes more sense architecturally for the addition. Hanging a heavy masonry stone wall would look awkward and would not be an exact match. Additionally, masonry is currently one of the most expensive materials to use in this area due to labor issues and availability of subs. Limiting masonry work is recommended. A modern metal panel with clean lines that can act as a rain screen is proposed to clad the addition. A darker charcoal color panel will help reduce glare and reflections. The darker color is an intentional departure from the existing building color. A painted wood smart siding product is a VE option to save on costs.



Interior finishes to be low maintenance and resilient and include painted drywall and sealed concrete only. Structure will be exposed at the ceiling and be painted. For Option 2 or 3 where there is an Overlook Assembly space, we propose some casework/countertop areas that would be exterior rated and would allow for seasonal use of the space.

STRUCTURAL SCHEMATIC DESIGN NARRATIVE

The new second floor addition to the mechanical building will be of concrete and steel construction. The second floor structure will be a concrete slab over a metal pan deck supported by a steel beam skeleton. This steel beam skeleton will be held up by metal posts which are outside of the footprint of the existing in order to not add additional loads to the existing foundation. The walls of the second floor addition will be constructed of metal studs clad in metal sheathing. The roof will be constructed of light gauge steel trusses sheathed in metal roofing.

The new second floor addition of the existing mechanical building will have a concrete floor for two important reasons. The first is waterproofing. All the new equipment on the second floor will have fluid flowing through them and leaks are an inevitable issue. The second reason is the high weight of the new equipment. Numerous pieces of equipment weight a ton or more and they will be closely spaced together. The heat pumps proposed in the new mechanical design are estimated at 2,700 pounds each. This is a total of 21,600 pounds and does not include the other miscellaneous piping, panels and equipment that will be necessary for the pump house. These large loads will all be elevated and the new structure will need to account for this weight. For both of these reasons, a wood floor structure is undesirable.

The piers holding up the steel skeleton of the second floor will effectively allow the new addition to be independent from the existing foundation and keep from adding new loads to the existing foundation. Deep piers or foundation elements will be avoided to keep from penetrating the aquifer. The pier will bear on shallow type concrete pads of a similar depth to the existing building foundation. On the pool side, the piers will be kept as close to the building as possible to avoid disturbing the pool side walls. The footer pads on these piers may be pinned into the existing foundation assuming there is sufficient bearing capacity to do so. If not, the piers pads will be placed slightly below the existing footers in order to prevent any eccentric loading.

Avoiding existing utility lines will be one of the biggest challenges to the new second floor addition. It will be important to not impact the existing pools or existing spacing required for certain utility lines that run in and out of the building. Some patching and rework of existing sidewalks and snow melt, may need to be redone once the new structure is in place.



CODE ANALYSIS

The following information presents the overall design standards and criteria for our analysis. Specific requirements from the IEBC and IBC and other referenced Codes are identified.

Design Codes and Loads

- 2018 International Building Code
- 2018 International Existing Building Code
- 2018 International Energy Conservation Code
- 2018 International Fire Code
- 2018 International Plumbing Code
- 2018 International Fuel Gas Code
- 2018 International Mechanical Code
- 2018 National Electrical Code
- 2018 Swimming Pool and Spa Code
- ICC/ANSI A117.1.1-2017 Standard for Accessible and Usable Buildings and Facilities

Adopted Standards

- Ground Snow Load: 65 psf
- Wind Speed: 115 mph Ultimate / Exposure B or C
- Topographic Effects: N/A
- Special Wind Region: N/A
- Windborne Debris Zone: N/A
- Seismic Design Category: C
- Weathering: Severe
- Frost Line Depth: 36"
- Termite: Slight
- Winter Design Temp.: 7 degrees F
- Ice Barrier Underlayment: Yes
- Flood Hazards: Those set forth in FIRM Map Panel No. 0801370316C, (dated December 9, 2005), as they may be amended, and any other applicable FIRM, FIS, or other flood hazard map, if any.
- Air Freezing Index: 2000
- Mean Annual Temp.: 40



TIMELINE OF CONSTRUCTION

Ouray Hot Springs Pool (OHSP) – 1927
 Ouray Hot Springs Pool and Master Plan - 2016

IEBC

EXISTING OCCUPANCY + CONSTRUCTION TYPE

Existing Building Construction Type – Type VB
 Existing Occupancy Classification – S1 Mechanical Building
 Sprinklered - Non-Sprinklered

PROPOSED OCCUPANCY + CONSTRUCTION TYPE

Existing Building Construction Type – Type IIB
 It is recommended to reclassify the proposed renovation and addition as a Type IIB building.
 This will allow the S1 use to be two story and allow for other modifications to the building as presented in the following Options. Reclassification allows the building to remain non-sprinklered.

Existing Occupancy Classification – S1 Mechanical Building
 Sprinklered - Non-Sprinklered

ALLOWABLE AREA + HEIGHTS

Per Table 503, S1 Type VB = 9,000 SF

Mechanical Building (Existing)-	2,634 SF
<u>Proposed Addition (Option 1)-</u>	<u>1,548 SF</u>
Total Building -	4,182 SF

Existing

Mechanical Building (Existing)-	2,634 SF
<u>Proposed Addition (Option 2)-</u>	<u>3,960 SF</u>
Total Building -	6,594 SF

Existing

Mechanical Building (Existing)-	2,634 SF
<u>Proposed Addition (Option 3)-</u>	<u>3,000 SF</u>
Total Building -	5,634 SF

Project Complies with all 3 Options

Allowable Height above grade plane Table 504.3

Type S, VB, Non Sprinklered - 40 Feet

Project Complies

Per Table 504.4

Allowed Number of Stories Above Grade Plane - 1 Stories
 Proposed Number of Stories Above Grade Plane - 2 Stories

Project Does Not Comply without reclassifying as a Type II-B or sprinklering with NFPA 13 system.



PROPOSED OPTIONS TO MEET ALLOWABLE STORY CRITERIA

Option 1 – Classify the building as a Type IIB

Existing construction meets these requirements.

Existing construction is non-combustible with allowable misc wood framing/blocking that is non-structural.

Existing steel roof beams, steel deck, sheathing and roof to be removed.

New composite steel floor deck (conc and steel) to be added as second floor and new steel framed structure with metal stud framing designed for the new second story.

All new construction materials and load-bearing elements will be non-combustible.

Option 2/3 – Provide an NFPA 13 Fire Suppression system to the building

Sprinkler the Building – is estimated at \$6/SF

Assumes that we would have the necessary pressures required for fire flow.

Riser room required

Table 1017.2 TRAVEL DISTANCE

Existing Max Travel Distance = 200'

Existing Actual Travel Distance = +/- 70'

OCCUPANCY S

Table 412.2.5 Limits storage of corrosives to 975 gallons

Storage limited to 500 gallons

Amount could be doubled if an approved storage exhausted enclosure is provided.

IECC

Climate zone 6B

Table 502.1.1

The buildings thermal envelope shall meet the requirements of tables 502.2 and 502.3 based on the climate zones specified in chapter 3.

Table 502.2 Attic and other R-49

IEBC

Section 606 – Additions to Buildings shall comply with provisions of Chpt 11.

Note! Proposed change in construction type shall be reviewed with the building inspector.

101.4.3 Additions, Alterations, Renovations or Repairs

Level 3 Renovation

Additional, alterations, renovation or repairs to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portions of the existing building system to comply with this code. Additions, alterations renovations or repairs shall not create an unsafe or hazardous condition or overload existing building systems. An addition shall be deemed to comply with this code if the addition alone complies or if the existing building and addition comply with this as a single building. If more than 50% of the existing building area is renovated it is classified as a Level 3 Renovation.

Certificate of occupancy is required where a change of occupancy occurs or a portion of the building has a change of occupancy in the case of Option 2 or 3.



PROPOSED SPECIFICATIONS FOR PROJECT

DIVISION 2 – EXISTING CONDITIONS

Existing steel roof beams, steel decking, sheathing and roofing to be removed.
Wood fascia and trim around existing building to be removed.
Removal of portions of sidewalk and concrete patio to allow for new steel columns to support 2nd story.
New footers and foundations to go in that will meet criteria of the soils report.
No change to existing, original portion of pump house in terms of the interior. Under Option 1, the east side of the building will remain. Only the west side of the building will receive demolition. Options 2 and 3 include demolition to the east side roof and a portion of the exterior walls.

DIVISION 3 - CONCRETE

New concrete deck for the second floor will be required.
New concrete footers and foundations for the new steel structure.
Concrete accessories such as a floor sealer will be required.
New sidewalk will need to be created to jog around the new stair bumpout.
Patching of existing sidewalk and concrete after new foundations are put in.

DIVISION 4 - MASONRY

Infill of masonry will be required on the east side of the existing building, which was the low side of the existing structure. Split face block to match existing along with accessories for masonry work, grout, brick ties, etc.

DIVISION 5 - METALS

New steel structure to support the second floor and roof will be required including structural steel framing, steel joist framing and steel decking.
Composite steel deck will be used for the new floor deck and regular roof deck will be standard steel deck.
Miscellaneous steel plates, accessories and angles required to make the connections, support the deck and roof will be necessary.
New steel stairs required to access the second floor.
Miscellaneous accessories for infill masonry such as brick ties.
Miscellaneous prefinished metal flashing will be required.
New steel bollards may be necessary around the existing building near the new entry to second story to protect from vehicles.
Standing seam metal roof to match existing.
Metal louvers for ventilation.
Steel and cable guardrail system for Options 2 or 3 will be required at the east wing.

DIVISION 6 – WOOD + PLASTIC

Rough carpentry will be necessary for mounting of electrical equipment and various monitors and panels.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

Damproofing of any new stem walls may be necessary.
Thermal insulation, weather barrier, air barriers to meet energy code requirements.
Metal wall panels as exterior finish.
Sheet metal flashing and trim.
Joint sealants throughout the new addition.

DIVISION 8 – OPENINGS

Hollow metal doors and frames for entry into the second floor including door hardware will be required.



Aluminum windows and glazing may be included for aesthetic purposes.
Louvers for ventilation.

DIVISION 9 - FINISHES

Flooring preparation for sealing of concrete floor in the second story.
Gyp board assemblies for interior wall finish will be required.
Miscellaneous exterior painting will be required.
High performance coating may be necessary on the interior of the building to protect against moisture, corrosion, etc.

DIVISION 10 - SPECIALTIES

Signage will be required per code.
Fire protection specialties (extinguishers) to be required.

DIVISION 22 - PLUMBING

New piping will be required for new backup heating system per Option 7.2.
Also, if an A-2 or enclosed A-5 occupancy is desired, then a fire protection system (NFPA 13) will be required throughout the building.

DIVISION 23 - MECHANICAL

Mechanical ventilation and coordination will be required.

DIVISION 26 - ELECTRICAL

Electrical will be required. New service to meet the demands of the proposed new backup boilers and heating system for the Pools.
Options 2 and 3 allows for some additional receptacles and lighting in the Outlook area.

DIVISION 31 – EARTHWORK

Site Improvements/modifications will be necessary for the new foundations and for any modifications to the sidewalk and adjustments to the route around parking.
Excavation for new footers.
Trenching for utility connections and new piping.
Rock removal may be necessary.

DIVISION 32 – EXTERIOR IMPROVEMENTS

Concrete paving or asphalt paving may be necessary to patch area around the building.

DIVISION 33 – UTILITIES

Piping systems and distribution piping for the new pool equipment and connection to existing utilities will be necessary.

OURAY**COST ESTIMATE - OPTION 1****1548 GSF**

12/28/2023

DIVISIONS OF WORK	QUANTITY	UNITS	UNIT COST	TOTAL
DIV 01 - GENERAL CONDITIONS				
jobsite supervision-Super	8	months	\$ 4,000.00	\$ 32,000.00
jobsite supervision-project mgr	8	months	\$ 2,000.00	\$ 16,000.00
jobsite supervision-asst/engineer	8	months	\$ 1,000.00	\$ 8,000.00
job trailer	8	months	\$ 1,000.00	\$ 8,000.00
daily clean	28	weeks	\$ 150.00	\$ 4,200.00
final clean	1	LS	\$ 2,000.00	\$ 2,000.00
misc labor	8	months	\$ 1,000.00	\$ 8,000.00
small tools	8	months	\$ 500.00	\$ 4,000.00
equipment rental	8	months	\$ 1,000.00	\$ 8,000.00
winter conditions	4	months	\$ 5,000.00	\$ 20,000.00
porta-potty	8	months	\$ 200.00	\$ 1,600.00
surveying	1	allow	\$ 5,000.00	\$ 5,000.00
traffic control				\$ -
material testing	1	allow	\$ 8,000.00	\$ 8,000.00
potholing				\$ -
record docs	8	months	\$ 250.00	\$ 2,000.00
first aid	8	months	\$ 100.00	\$ 800.00
safety	8	months	\$ 100.00	\$ 800.00
temp signage	8	LS	\$ 300.00	\$ 2,400.00
temp utilities	4	months	\$ 2,000.00	\$ 8,000.00
dumpsters	8	ea	\$ 1,000.00	\$ 8,000.00
contingency	8	months	\$ 2,000.00	\$ 16,000.00
insurances, bonds, misc.	8	months	\$ 250.00	\$ 2,000.00
trash hauling	8	ea	\$ 200.00	\$ 1,600.00
SUBTOTAL				\$ 166,400.00
DIV 02 - EXISTING CONDITIONS				
Demolition	1200	SF	\$ 30.00	\$ 36,000.00
SUBTOTAL				\$ 36,000.00
DIV 03 - CONCRETE				
Footings	12	CY	\$ 900.00	\$ 10,800.00
	0	CY	\$ 700.00	\$ -
Concrete Flatwork	30	CY	\$ 700.00	\$ 21,000.00
SUBTOTAL				\$ 31,800.00
DIV 04 - MASONRY				
Misc Cutting/Patching/Infill	1	allow	\$ 40,000.00	\$ 40,000.00
		sf	\$ 75.00	\$ -
SUBTOTAL				\$ 40,000.00

DIV 05 - METALS

Structural steel	18	TONS	\$	3,500.00	\$	63,000.00
Steel Joists	6	TONS	\$	3,500.00	\$	21,000.00
Steel Decking	1548	SF	\$	14.00	\$	21,672.00
Steel stair	1	allow	\$	32,000.00	\$	32,000.00
Steel Erection	1	unit	\$	20,000.00	\$	20,000.00
Misc Angles, connections, bolts, etc.	1	allow	\$	6,000.00	\$	6,000.00

SUBTOTAL \$ 163,672.00

DIV 06 - WOOD AND PLASTIC

Wood framing material	0	SF	\$	35.00	\$	-
Wood framing labor	0	SF	\$	35.00	\$	-
Rough Carpentry	500	SF	\$	6.00	\$	3,000.00
Finish Carpentry	0	SF	\$	10.00	\$	-
Casework	0	ALLOW.	\$	32,000.00	\$	-
Countertops	0	sf	\$	45.00	\$	-

SUBTOTAL \$ 3,000.00

DIV 07 - THERMAL AND MOISTURE PROTECTION

Rigid Insulation at Stem walls	0	sf	\$	8.00	\$	-
Continuous Insulation	1548	sf	\$	6.00	\$	9,288.00
Batt Insulation Walls	0	sf	\$	2.50	\$	-
CONT Insulation Roof	1548	sf	\$	4.00	\$	6,192.00
Building Wrap/Air Barrier	1548	sf	\$	2.00	\$	3,096.00
Standing Seam metal roof	1900	sf	\$	18.00	\$	34,200.00
Stucco	0	sf	\$	30.00	\$	-
Smart Siding	0	sf	\$	40.00	\$	-
Metal Panel	1548	sf	\$	40.00	\$	61,920.00
Metal Panel Wainscot	0	sf	\$	25.00	\$	-
Flashings/trim	1548	LF	\$	8.00	\$	12,384.00
Sealants	1548	sf	\$	4.00	\$	6,192.00

SUBTOTAL \$ 133,272.00

DIV 08 - DOORS & WINDOWS

Hollow metal door frames	2	EA	\$	1,000.00	\$	2,000.00
Flush wood doors	0	EA	\$	1,000.00	\$	-
Steel Doors	3	EA	\$	1,200.00	\$	3,600.00
Access Panels	1	EA	\$	200.00	\$	200.00
Aluminum storefront windows	0	SF	\$	125.00	\$	-
Glazing/Windows	0	SF	\$	24.00	\$	-
Door hardware	3	EA	\$	1,100.00	\$	3,300.00
Ext Door hardware w/ access control	0	EA	\$	7,000.00	\$	-
Louvers	3	EA	\$	500.00	\$	1,500.00
Mirrors	0	EA	\$	500.00	\$	-

SUBTOTAL \$ 10,600.00

DIV 09 - FINISHES

Gyp board assemblies	1548	SF	\$	4.00	\$	6,192.00
cold form framing 2.5"	0	SF	\$	12.00	\$	-
cold form framing 3-5/8"	0	SF	\$	16.00	\$	-
cold form framing 6"	1548	SF	\$	18.00	\$	27,864.00
rubber flooring	0	SF	\$	19.00	\$	-
Carpet Tile	0	SF	\$	12.00	\$	-
Resinous flooring		SF	\$	8.00	\$	-
Acoustic Ceilings + trim	0	SF	\$	14.00	\$	-
Painting Interior	1548	SF	\$	4.00	\$	6,192.00
Painting Exterior	2000	SF	\$	4.00	\$	8,000.00
Resilient base	0	lf	\$	2.25	\$	-
Concrete seal	1548	SF	\$	3.00	\$	4,644.00
FRP	0	SF	\$	15.00	\$	-
Ceramic tile material and Accessories	0	SF	\$	25.00	\$	-
Tile Labor	0	SF	\$	10.00	\$	-

SUBTOTAL \$ 52,892.00

DIV 11 - SPECIALTIES

Toilet Partitions	0	allow	\$	20,000.00	\$	-
Signage - Exterior	1	allow	\$	2,000.00	\$	2,000.00
Signage - Interior	1	Allow	\$	2,000.00	\$	2,000.00
Wall Protection + Corner Guards	0	EA	\$	100.00	\$	-
Toilet Accessories	0	EA	\$	250.00	\$	-
Fire Protection (Extinguishers)	2	EA	\$	225.00	\$	450.00

SUBTOTAL \$ 4,450.00

DIV 10 - EQUIPMENT

Appliances	0	see sched	\$	7,000.00	\$	-
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SUBTOTAL \$ -

DIV 12 - FURNISHINGS

Blinds	0		\$	200.00	\$	-
Shades	0	allow	\$	500.00	\$	-

SUBTOTAL \$ -

MEP

MEP (EXCLUDES SAN MIGUEL POWER)	1	EST	\$	2,259,586.00	\$	2,259,586.00
Fire Protection	0	SF	\$	6.00	\$	-
Plumbing	0	SF	\$	38.00	\$	-
HVAC	0	SF	\$	40.00	\$	-
Electrical	0	SF	\$	30.00	\$	-
Fire Alarm	0	SF	\$	10.00	\$	-
Communications	0	SF	\$	8.00	\$	-
Emergency Resp Radio Coverage	0	allow	\$	-	\$	-

SUBTOTAL \$ 2,259,586.00

DIV 30-33 - EARTHWORK, EXTERIOR IMPROVEMENTS, UTILITIES

Site Civil Costs	1	allow	\$	8,000.00	\$	8,000.00
Water Service 3" Fire	0	ALLOW.	\$	-	\$	-
Water Service 1.5" Domestic	0	ALLOW.	\$	-	\$	-
Elec Service	0	ALLOW.	\$	5,000.00	\$	-
Gas Service	0	ALLOW.	\$	7,500.00	\$	-
Sewer Service 4"	0	ALLOW.	\$	-	\$	-
Landscaping (Gravel + Cobble)	0	ALLOW.	\$	25,000.00	\$	-
SUBTOTAL					\$	8,000.00

SUBTOTAL	\$ 1,879.63	per SF	\$	2,909,672.00
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Escalation Contingency	1%	\$	145,483.60
SUBTOTAL		\$	3,055,155.60
Design Contingency	10%	\$	305,515.56
SUBTOTAL		\$	3,360,671.16
Material Testing	0.50%	\$	15,275.78
GC Fee	8%	\$	268,853.69
Bond	0.50%	\$	16,803.36
GL Insurance	1.50%	\$	50,410.07
TOTAL CONSTRUCTION BASE BID		\$	3,712,014.05
	Cost/SF	\$	2,397.94

PROJECT ALTERNATES

SAN MIGUEL POWER COST TO BRING ELEC TO SITE	\$	1,000,000.00
TOTAL:	\$	1,000,000.00

GRAND TOTAL W/ SAN MIGUEL POWER \$ 4,712,014.05
Cost/SF \$ 3,043.94

OURAY**COST ESTIMATE - OPTION 2****3960 GSF**

12/28/2023

DIVISIONS OF WORK	QUANTITY	UNITS	UNIT COST	TOTAL
DIV 01 - GENERAL CONDITIONS				
jobsite supervision-Super	8	months	\$ 4,000.00	\$ 32,000.00
jobsite supervision-project mgr	8	months	\$ 2,000.00	\$ 16,000.00
jobsite supervision-asst/engineer	8	months	\$ 1,000.00	\$ 8,000.00
job trailer	8	months	\$ 1,000.00	\$ 8,000.00
daily clean	28	weeks	\$ 150.00	\$ 4,200.00
final clean	1	LS	\$ 2,000.00	\$ 2,000.00
misc labor	8	months	\$ 1,000.00	\$ 8,000.00
small tools	8	months	\$ 500.00	\$ 4,000.00
equipment rental	8	months	\$ 1,000.00	\$ 8,000.00
winter conditions	4	months	\$ 5,000.00	\$ 20,000.00
porta-potty	8	months	\$ 200.00	\$ 1,600.00
surveying	1	allow	\$ 5,000.00	\$ 5,000.00
traffic control				\$ -
material testing	1	allow	\$ 8,000.00	\$ 8,000.00
potholing				\$ -
record docs	8	months	\$ 250.00	\$ 2,000.00
first aid	8	months	\$ 100.00	\$ 800.00
safety	8	months	\$ 100.00	\$ 800.00
temp signage	8	LS	\$ 300.00	\$ 2,400.00
temp utilities	4	months	\$ 2,000.00	\$ 8,000.00
dumpsters	8	ea	\$ 1,000.00	\$ 8,000.00
contingency	8	months	\$ 2,000.00	\$ 16,000.00
insurances, bonds, misc.	8	months	\$ 250.00	\$ 2,000.00
trash hauling	8	ea	\$ 200.00	\$ 1,600.00
SUBTOTAL				\$ 166,400.00
DIV 02 - EXISTING CONDITIONS				
Demolition	2500	SF	\$ 22.00	\$ 55,000.00
SUBTOTAL				\$ 55,000.00
DIV 03 - CONCRETE				
Footings	26	CY	\$ 900.00	\$ 23,400.00
	0	CY	\$ 700.00	\$ -
Concrete Flatwork	60	CY	\$ 700.00	\$ 42,000.00
SUBTOTAL				\$ 65,400.00
DIV 04 - MASONRY				
Misc Cutting/Patching	280	allow	\$ 75.00	\$ 21,000.00
		sf	\$ 75.00	\$ -
SUBTOTAL				\$ 21,000.00

DIV 05 - METALS

Structural steel	45	TONS	\$	3,500.00	\$	157,500.00
Steel Joists	14	TONS	\$	3,500.00	\$	49,000.00
Steel Decking	3960	SF	\$	14.00	\$	55,440.00
Steel Stair	1	allow	\$	60,000.00	\$	60,000.00
Guardrail + Handrails system	1	allow	\$	35,000.00	\$	35,000.00
Steel Erection	1	unit	\$	32,000.00	\$	32,000.00
Misc Angles, connections, bolts, etc.	1	allow	\$	5,000.00	\$	5,000.00
SUBTOTAL					\$	393,940.00

DIV 06 - WOOD AND PLASTIC

Wood framing material	0	SF	\$	35.00	\$	-
Wood framing labor	0	SF	\$	35.00	\$	-
Rough Carpentry	750	SF	\$	6.00	\$	4,500.00
Finish Carpentry	0	SF	\$	10.00	\$	-
Casework	1	ALLOW.	\$	16,000.00	\$	16,000.00
Countertops	1	ALLOW.	\$	7,000.00	\$	7,000.00
SUBTOTAL					\$	27,500.00

DIV 07 - THERMAL AND MOISTURE PROTECTION

Rigid Insulation at Stem walls	0	sf	\$	8.00	\$	-
Continuous Insulation	2800	sf	\$	6.00	\$	16,800.00
Batt Insulation Walls	0	sf	\$	2.50	\$	-
CONT Insulation Roof	2800	sf	\$	4.00	\$	11,200.00
Building Wrap/Air Barrier	2800	sf	\$	2.00	\$	5,600.00
Standing Seam metal roof	5150	sf	\$	18.00	\$	92,700.00
Stucco	0	sf	\$	30.00	\$	-
Smart Siding	0	sf	\$	40.00	\$	-
Metal Panel	2800	sf	\$	40.00	\$	112,000.00
Metal Panel Wainscot	0	sf	\$	25.00	\$	-
Flashings/trim	2800	LF	\$	8.00	\$	22,400.00
Sealants	2400	sf	\$	4.00	\$	9,600.00
SUBTOTAL					\$	270,300.00

DIV 08 - DOORS & WINDOWS

Hollow metal door frames	2	EA	\$	1,000.00	\$	2,000.00
Flush wood doors	0	EA	\$	1,000.00	\$	-
Steel Doors	3	EA	\$	1,200.00	\$	3,600.00
Access Panels	1	EA	\$	200.00	\$	200.00
Aluminum storefront windows	0	SF	\$	125.00	\$	-
Glazing/Windows	0	SF	\$	24.00	\$	-
Door hardware	3	EA	\$	1,100.00	\$	3,300.00
Ext Door hardware w/ access control	0	EA	\$	7,000.00	\$	-
Louvers	3	EA	\$	500.00	\$	1,500.00
Mirrors	0	EA	\$	500.00	\$	-
SUBTOTAL					\$	10,600.00

DIV 09 - FINISHES

Gyp board assemblies	2800	SF	\$ 4.00	\$ 11,200.00
cold form framing 2.5"	0	SF	\$ 12.00	\$ -
cold form framing 3-5/8"	0	SF	\$ 16.00	\$ -
cold form framing 6"	2800	SF	\$ 18.00	\$ 50,400.00
rubber flooring	0	SF	\$ 19.00	\$ -
Carpet Tile	0	SF	\$ 12.00	\$ -
Resinous flooring		SF	\$ 8.00	\$ -
Acoustic Ceilings + trim	0	SF	\$ 14.00	\$ -
Painting Interior	2200	SF	\$ 4.00	\$ 8,800.00
Painting Exterior	2800	SF	\$ 4.00	\$ 11,200.00
Resilient base	0	lf	\$ 2.25	\$ -
Concrete seal	3960	SF	\$ 3.00	\$ 11,880.00
FRP	0	SF	\$ 15.00	\$ -
Ceramic tile material and Accessories	0	SF	\$ 25.00	\$ -
Tile Labor	0	SF	\$ 10.00	\$ -

SUBTOTAL \$ 93,480.00

DIV 11 - SPECIALTIES

Toilet Partitions	0	allow	\$ 20,000.00	\$ -
Signage - Exterior	1	allow	\$ 2,000.00	\$ 1,000.00
Signage - Interior	1	Allow	\$ 2,000.00	\$ 1,000.00
Wall Protection + Corner Guards	0	EA	\$ 100.00	\$ -
Toilet Accessories	0	EA	\$ 250.00	\$ -
Fire Protection (Extinguishers)	2	EA	\$ 225.00	\$ 450.00

SUBTOTAL \$ 2,450.00

DIV 10 - EQUIPMENT

Appliances	0	see sched	\$ 7,000.00	\$ -
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SUBTOTAL \$ -

DIV 12 - FURNISHINGS

Blinds	0		\$ 200.00	\$ -
Shades	0	allow	\$ 500.00	\$ -

SUBTOTAL \$ -

MEP

MEP (EXCLUDING SAN MIGUEL POWER)	1	EST	\$ 2,259,586.00	\$ 2,259,586.00
Fire Protection	6594	SF	\$ 6.00	\$ 39,564.00
Plumbing	0	SF	\$ 38.00	\$ -
HVAC	0	SF	\$ 40.00	\$ -
Electrical	0	SF	\$ 30.00	\$ -
Fire Alarm	0	SF	\$ 10.00	\$ -
Communications	0	SF	\$ 8.00	\$ -
Emergency Resp Radio Coverage	0	allow	\$ -	\$ -

SUBTOTAL \$ 2,299,150.00

DIV 30-33 - EARTHWORK, EXTERIOR IMPROVEMENTS, UTILITIES

Site Civil Costs	1	allow	\$	8,000.00	\$	8,000.00
Water Service 3" Fire	0	ALLOW.	\$	-	\$	-
Water Service 1.5" Domestic	0	ALLOW.	\$	-	\$	-
Elec Service	0	ALLOW.	\$	-	\$	-
Gas Service	0	ALLOW.	\$	-	\$	-
Sewer Service 4"	0	ALLOW.	\$	-	\$	-
Landscaping (Gravel + Cobble)	0	ALLOW.	\$	-	\$	-
SUBTOTAL					\$	8,000.00

SUBTOTAL	\$	861.92	per SF	\$	3,413,220.00
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Escalation Contingency	1%			\$	170,661.00
SUBTOTAL				\$	3,583,881.00
Design Contingency	10%			\$	358,388.10
SUBTOTAL				\$	3,942,269.10
Material Testing	0.50%			\$	17,919.41
GC Fee	8%			\$	315,381.53
Bond	0.50%			\$	19,711.35
GL Insurance	1.50%			\$	59,134.04
TOTAL CONSTRUCTION BASE BID				\$	4,354,415.42
			Cost/SF	\$	1,099.60

PROJECT ALTERNATES

SAN MIGUEL POWER COST TO BRING ELEC TO SITE				\$	1,000,000.00
TOTAL:				\$	1,000,000.00

GRAND TOTAL W/ ALTERNATES \$ **5,354,415.42**
Cost/SF \$ 1,352.13

OURAY**COST ESTIMATE - OPTION 3****3000 GSF**

12/28/2023

DIVISIONS OF WORK	QUANTITY	UNITS	UNIT COST	TOTAL
DIV 01 - GENERAL CONDITIONS				
jobsite supervision-Super	8	months	\$ 4,000.00	\$ 32,000.00
jobsite supervision-project mgr	8	months	\$ 2,000.00	\$ 16,000.00
jobsite supervision-asst/engineer	8	months	\$ 1,000.00	\$ 8,000.00
job trailer	8	months	\$ 1,000.00	\$ 8,000.00
daily clean	28	weeks	\$ 150.00	\$ 4,200.00
final clean	1	LS	\$ 2,000.00	\$ 2,000.00
misc labor	8	months	\$ 1,000.00	\$ 8,000.00
small tools	8	months	\$ 500.00	\$ 4,000.00
equipment rental	8	months	\$ 1,000.00	\$ 8,000.00
winter conditions	4	months	\$ 5,000.00	\$ 20,000.00
porta-potty	8	months	\$ 200.00	\$ 1,600.00
surveying	1	allow	\$ 5,000.00	\$ 5,000.00
traffic control				\$ -
material testing	1	allow	\$ 8,000.00	\$ 8,000.00
potholing				\$ -
record docs	8	months	\$ 250.00	\$ 2,000.00
first aid	8	months	\$ 100.00	\$ 800.00
safety	8	months	\$ 100.00	\$ 800.00
temp signage	8	LS	\$ 300.00	\$ 2,400.00
temp utilities	4	months	\$ 2,000.00	\$ 8,000.00
dumpsters	8	ea	\$ 1,000.00	\$ 8,000.00
contingency	8	months	\$ 2,000.00	\$ 16,000.00
insurances, bonds, misc.	8	months	\$ 250.00	\$ 2,000.00
trash hauling	8	ea	\$ 200.00	\$ 1,600.00
SUBTOTAL				\$ 166,400.00
DIV 02 - EXISTING CONDITIONS				
Demolition	2500	SF	\$ 22.00	\$ 55,000.00
SUBTOTAL				\$ 55,000.00
DIV 03 - CONCRETE				
Footings	24	CY	\$ 900.00	\$ 21,600.00
	0	CY	\$ 700.00	\$ -
Concrete Flatwork	50	CY	\$ 700.00	\$ 35,000.00
SUBTOTAL				\$ 56,600.00
DIV 04 - MASONRY				
Misc Cutting/Patching	1	allow	\$ 65,000.00	\$ 65,000.00
		sf	\$ 75.00	\$ -
SUBTOTAL				\$ 65,000.00

DIV 05 - METALS

Structural steel	45	TONS	\$	3,500.00	\$	157,500.00
Steel Joists	12	TONS	\$	3,500.00	\$	42,000.00
Steel Decking	3000	SF	\$	14.00	\$	42,000.00
Steel Stair	1	allow	\$	60,000.00	\$	60,000.00
Guardrail + Handrails system	1	allow	\$	35,000.00	\$	35,000.00
Steel Erection	1	unit	\$	30,000.00	\$	30,000.00
Misc Angles, connections, bolts, etc.	1	allow	\$	6,000.00	\$	6,000.00
SUBTOTAL					\$	372,500.00

DIV 06 - WOOD AND PLASTIC

Wood framing material	0	SF	\$	35.00	\$	-
Wood framing labor	0	SF	\$	35.00	\$	-
Rough Carpentry	750	SF	\$	6.00	\$	4,500.00
Finish Carpentry	0	SF	\$	10.00	\$	-
Casework	1	ALLOW.	\$	16,000.00	\$	16,000.00
Countertops	1	ALLOW.	\$	7,000.00	\$	7,000.00
SUBTOTAL					\$	27,500.00

DIV 07 - THERMAL AND MOISTURE PROTECTION

Rigid Insulation at Stem walls	0	sf	\$	8.00	\$	-
Continuous Insulation	1848	sf	\$	6.00	\$	11,088.00
Batt Insulation Walls	0	sf	\$	2.50	\$	-
CONT Insulation Roof	1848	sf	\$	4.00	\$	7,392.00
Building Wrap/Air Barrier	1848	sf	\$	2.00	\$	3,696.00
Standing Seam metal roof	5380	sf	\$	18.00	\$	96,840.00
Stucco	0	sf	\$	30.00	\$	-
Smart Siding	0	sf	\$	40.00	\$	-
Metal Panel	1848	sf	\$	40.00	\$	73,920.00
Metal Panel Wainscot	0	sf	\$	25.00	\$	-
Flashings/trim	1848	LF	\$	8.00	\$	14,784.00
Sealants	2000	sf	\$	4.00	\$	8,000.00
SUBTOTAL					\$	215,720.00

DIV 08 - DOORS & WINDOWS

Hollow metal door frames	2	EA	\$	1,000.00	\$	2,000.00
Flush wood doors	0	EA	\$	1,000.00	\$	-
Steel Doors	3	EA	\$	1,200.00	\$	3,600.00
Access Panels	1	EA	\$	200.00	\$	200.00
Aluminum storefront windows	0	SF	\$	125.00	\$	-
Glazing/Windows	0	SF	\$	24.00	\$	-
Door hardware	3	EA	\$	1,100.00	\$	3,300.00
Ext Door hardware w/ access control	0	EA	\$	7,000.00	\$	-
Louvers	3	EA	\$	500.00	\$	1,500.00
Mirrors	0	EA	\$	500.00	\$	-
SUBTOTAL					\$	10,600.00

DIV 09 - FINISHES

Gyp board assemblies	1848	SF	\$	4.00	\$	7,392.00
cold form framing 2.5"	0	SF	\$	12.00	\$	-
cold form framing 3-5/8"	0	SF	\$	16.00	\$	-
cold form framing 6"	1848	SF	\$	18.00	\$	33,264.00
rubber flooring	0	SF	\$	19.00	\$	-
Carpet Tile	0	SF	\$	12.00	\$	-
Resinous flooring		SF	\$	8.00	\$	-
Acoustic Ceilings + trim	0	SF	\$	14.00	\$	-
Painting Interior	1848	SF	\$	4.00	\$	7,392.00
Painting Exterior	2800	SF	\$	4.00	\$	11,200.00
Resilient base	0	lf	\$	2.25	\$	-
Concrete seal	3000	SF	\$	3.00	\$	9,000.00
FRP	0	SF	\$	15.00	\$	-
Ceramic tile material and Accessories	0	SF	\$	25.00	\$	-
Tile Labor	0	SF	\$	10.00	\$	-

SUBTOTAL \$ 68,248.00

DIV 11 - SPECIALTIES

Toilet Partitions	0	allow	\$	20,000.00	\$	-
Signage - Exterior	1	allow	\$	2,000.00	\$	1,000.00
Signage - Interior	1	Allow	\$	2,000.00	\$	1,000.00
Wall Protection + Corner Guards	0	EA	\$	100.00	\$	-
Toilet Accessories	0	EA	\$	250.00	\$	-
Fire Protection (Extinguishers)	2	EA	\$	225.00	\$	450.00

SUBTOTAL \$ 2,450.00

DIV 10 - EQUIPMENT

Appliances	0	see sched	\$	7,000.00	\$	-
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SUBTOTAL \$ -

DIV 12 - FURNISHINGS

Blinds	0		\$	200.00	\$	-
Shades	0	allow	\$	500.00	\$	-

SUBTOTAL \$ -

MEP

MEP (EXCLUDING SAN MIGUEL POWER)	1	EST	\$	2,259,586.00	\$	2,259,586.00
Fire Protection	5634	SF	\$	6.00	\$	33,804.00
Plumbing	0	SF	\$	38.00	\$	-
HVAC	0	SF	\$	40.00	\$	-
Electrical	0	SF	\$	30.00	\$	-
Fire Alarm	0	SF	\$	10.00	\$	-
Communications	0	SF	\$	8.00	\$	-
Emergency Resp Radio Coverage	0	allow	\$	-	\$	-

SUBTOTAL \$ 2,293,390.00

DIV 30-33 - EARTHWORK, EXTERIOR IMPROVEMENTS, UTILITIES

Site Civil Costs	1	allow	\$ 8,000.00	\$ 8,000.00
Water Service 3" Fire	0	ALLOW.	\$ -	\$ -
Water Service 1.5" Domestic	0	ALLOW.	\$ -	\$ -
Elec Service	0	ALLOW.	\$ 5,000.00	\$ -
Gas Service	0	ALLOW.	\$ 7,500.00	\$ -
Sewer Service 4"	0	ALLOW.	\$ -	\$ -
Landscaping (Gravel + Cobble)	0	ALLOW.	\$ 25,000.00	\$ -
SUBTOTAL				\$ 8,000.00

SUBTOTAL	\$ 1,113.80	per SF	\$ 3,341,408.00
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Escalation Contingency	1%		\$ 167,070.40
SUBTOTAL			\$ 3,508,478.40
Design Contingency	10%		\$ 350,847.84
SUBTOTAL			\$ 3,859,326.24
Material Testing	0.50%		\$ 17,542.39
GC Fee	8%		\$ 308,746.10
Bond	0.50%		\$ 19,296.63
GL Insurance	1.50%		\$ 57,889.89
TOTAL CONSTRUCTION BASE BID			\$ 4,262,801.26
		Cost/SF	\$ 1,420.93

UTILITY COSTS			
SAN MIGUEL POWER COST TO BRING ELEC TO SITE			\$ 1,000,000.00
TOTAL:			\$ 1,000,000.00

GRAND TOTAL W/ SAN MIGUEL POWER	\$ 5,262,801.26
Cost/SF	\$ 1,754.27

SITE VICINITY MAP



PROJECT DATA

SITE ZONING	P-1
SITE AREA	5.35 ACRE
GROSS FLOOR AREAS	
MAIN LEVEL (EXISTING)	2818 S.F.
UPPER LEVEL (NEW)	1548 S.F.
OCCUPANCY GROUP:	
	S-1
CONSTRUCTION TYPE:	
	TYPE II-B

OURAY HOT SPRINGS POOL MECHANICAL BUILDING OPTION 1 1220 MAIN ST OURAY, COLORADO 81427



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NOT FOR CONSTRUCTION**

ABBREVIATIONS

AB. ANCHOR BOLT	ACT. ANGIUSTICAL CEILING TILE	AGGR. AGGREGATE	AL. ALUMINUM	ALT. ALTERNATE	APPROX. APPROXIMATE	ARCH. ARCHITECTURAL	BD. BOARD	BLDG. BUILDING	BLK. BLOCK	BLK'G. BLOCKING	BM. BEAM	BOT. BOTTOM	BTWN. BETWEEN	B.U.R. BUILT UP ROOFING	B.W. BOTH WAYS	C.J. CONTROL JT.	CLG. CAULKING	CLR. CLEAR	C.M.U. CONCRETE MASONRY UNIT	COL. COLUMN	CONC. CONCRETE	CONN. CONNECTION	CONSTR. CONSTRUCTION	CONT. CONTINUOUS	C.T. CERAMIC TILE	C.O.A. CENTER OF ARCH	I.D. INSIDE DIAMETER	INSUL. INSULATION	INT. INTERIOR	JAN. JANITOR	JNT. JOINT	JST. JOIST	KIT. KITCHEN	LAB. LABORATORY	LAM. LAMINATE	LAV. LAVATORY	LT. LIGHT	MAX. MAXIMUM	MECH. MECHANICAL	MEMB. MEMBRANE	MFR. MANUFACTURER	M.H. MANHOLE	MIN. MINIMUM	MISC. MISCELLANEOUS	M.O. MASONRY OPENING	MTL. METAL	MULL. MULLION	N. NORTH	N.I.C. NOT IN CONTRACT	NO. NUMBER	NOM. NOMINAL	N.T.S. NOT TO SCALE	O.C. ON CENTER	O.D. OUTSIDE DIAMETER	OH. OVERHEAD	OPG. OPENING	OPP. OPPOSITE	PCT. PRE-CAST	P.L. PROPERTY LINE	P.LAM. PLASTIC LAMINATE	PLAS. PLASTER	PLYWD. PLYWOOD	FAIR. FAIR	Q.T. QUARRY TILE	R. RISER	R.D. ROOF DRAIN	RE. REFER TO ...	REFR. REFRIGERATOR	REINF. REINFORCED	REQD. REQUIRED	RM. ROOM	R.O. ROUGH OPENING	S. SOUTH	S.C. SOLID CORE	SCHED. SCHEDULE	SECT. SECTION	S.F. SQUARE FOOT	SHT. SHEET	SIM. SIMILAR	S.P. SPRING POINT	SPEC. SPECIFICATION	SQ. OR □ SQUARE	S.S. STAINLESS STEEL	SEE STRUCTURAL DRAWINGS	STAGG. STAGGERED	STD. STANDARD	STIFF. STIFFENER	STEE. STEEL	STRUC. STRUCTURAL	SUSP. SUSPENDED	TR. TREAD	T & B TOP AND BOTTOM	TER. TERRAZZO	T & G TONGUE & GROOVE	THK. THICK	T.O. TOP OF	T.S. TUBE STEEL	TYP. TYPICAL	UNO. UNLESS NOTED OTHERWISE	V.G. VINYL COMPOSITION TILE	VER. VERIFY	VERT. VERTICAL	W. WEST	W. WITH	W.C. WATER CLOSET	W.D. WOOD	W/O. WITHOUT	W CENTERLINE
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PROJECT DIRECTORY

DEVELOPER:
CITY OF OURAY
360 6TH AVE.
P.O. BOX 468
OURAY, CO 81427

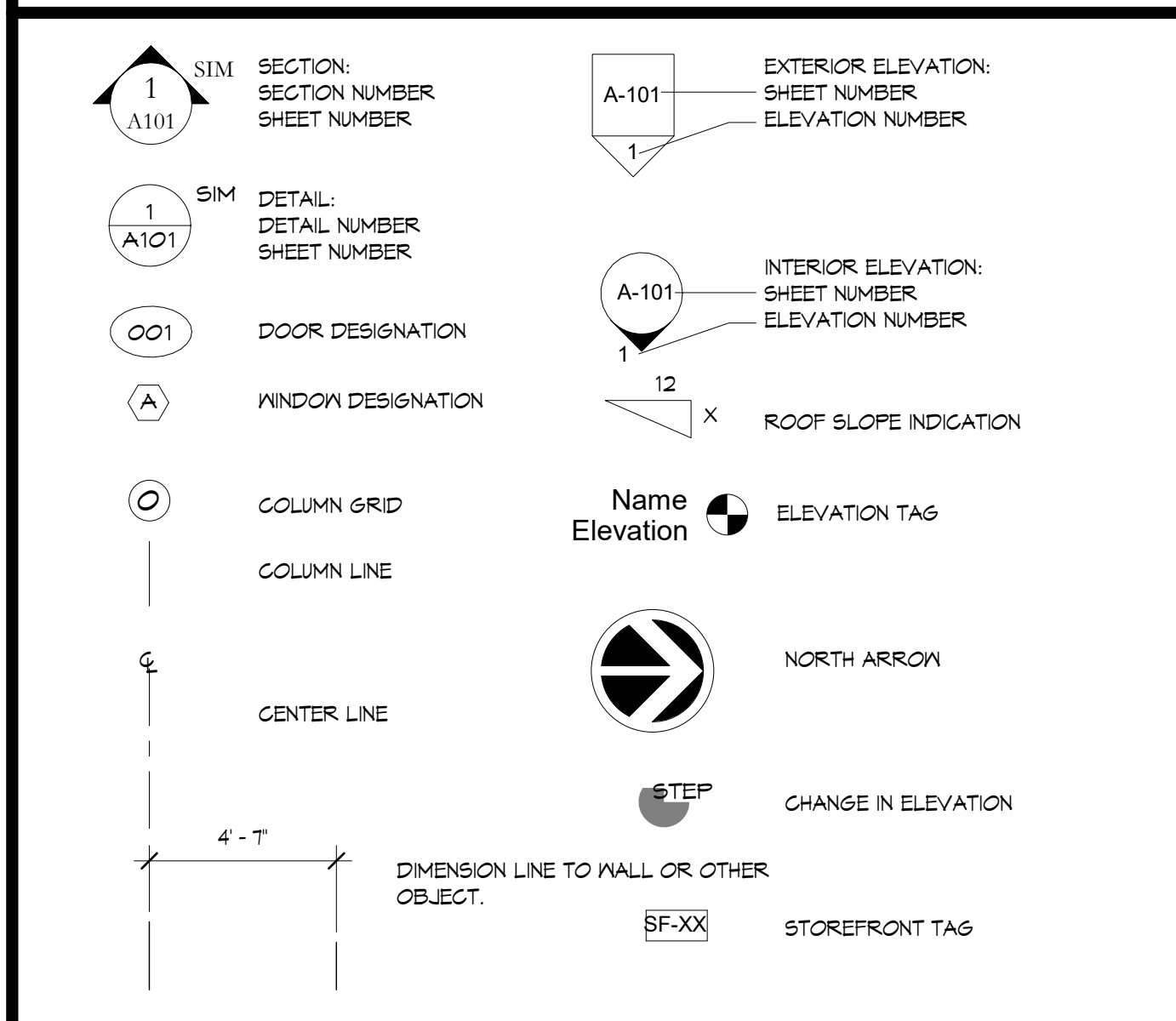
ARCHITECT/ STRUCTURAL ENGINEER:
REYNOLDS ASH + ASSOCIATES
TRACY REYNOLDS
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DURANGO, CO 81301
(970) 259-9474

MEP ENGINEER:
MEHE ENGINEERING
DUSTIN SULLIVAN
512 E 3RD AVE, SUITE A
DURANGO, CO 81301
(970) 385-1510

GENERAL NOTES:

- I. APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 NATIONAL ELECTRIC CODE
- II. GENERAL/CONTRACT REQUIREMENTS:
A. SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
B. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
C. SUBCONTRACTOR MUST COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
E. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
- III. PROJECT LAYOUT REQUIREMENTS:
A. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE DRAWINGS.
B. DIMENSIONING IS AS FOLLOWS, UNLESS OTHERWISE NOTED:
CENTERLINE OF COLUMNS
FACE OF CONCRETE
FACE OF MASONRY
EXTERIOR FACE OF STUD AT EXTERIOR WALLS
FACE OF STUD AT INTERIOR STUD WALLS
CENTER OF WINDOW AND DOOR OPENINGS
C. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING, U.N.O.
D. ALL STEPS SHALL HAVE 1" MAXIMUM RISERS AND 11" MINIMUM TREADS U.N.O OR SPECIFIED DIFFERENTLY ON THE DRAWINGS.
E. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AND ARCHITECT AT CONSTRUCTION PHASE.
- IV. LIFE SAFETY REQUIREMENTS:
A. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
GLAZING IN SWINGING DOORS
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, HOT TUBS, WIRLPOOLS, ETC.
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
GLAZING MEETING ALL OF THE FOLLOWING:
1. EXPOSED AREA, 9 S.F.
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
GLAZING IN GUARDRAILS AND RAILINGS.
GLAZING ADJACENT TO STAIRWAYS OR RAMPS.
- V. PROJECT CONSTRUCTION REQUIREMENTS:
A. ALL FRAMED WALLS SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:
TYVEK OR EQUAL AT WOOD SIDING OR HARDI-PLANK SIDING
ONE LAYER 30# FELT AT MASONRY VENEER
TWO LAYERS 15# FELT AT STUCCO
B. ALL WINDOWS SHALL BE FLASHED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
C. AT MASONRY VENEER, PROVIDE FLEXIBLE MEMBRANE FLASHING AT THE BASE OF ALL WALLS AND AT WINDOW AND DOOR HEADS. PROVIDE PVG KEEPS AT 24 INCHES O.C. DIRECTLY ABOVE THE FLASHING.
- VI. PROJECT WORKMANSHIP:
A. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
C. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROXIMATE EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE SUBCONTRACTOR.
D. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
E. SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
F. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

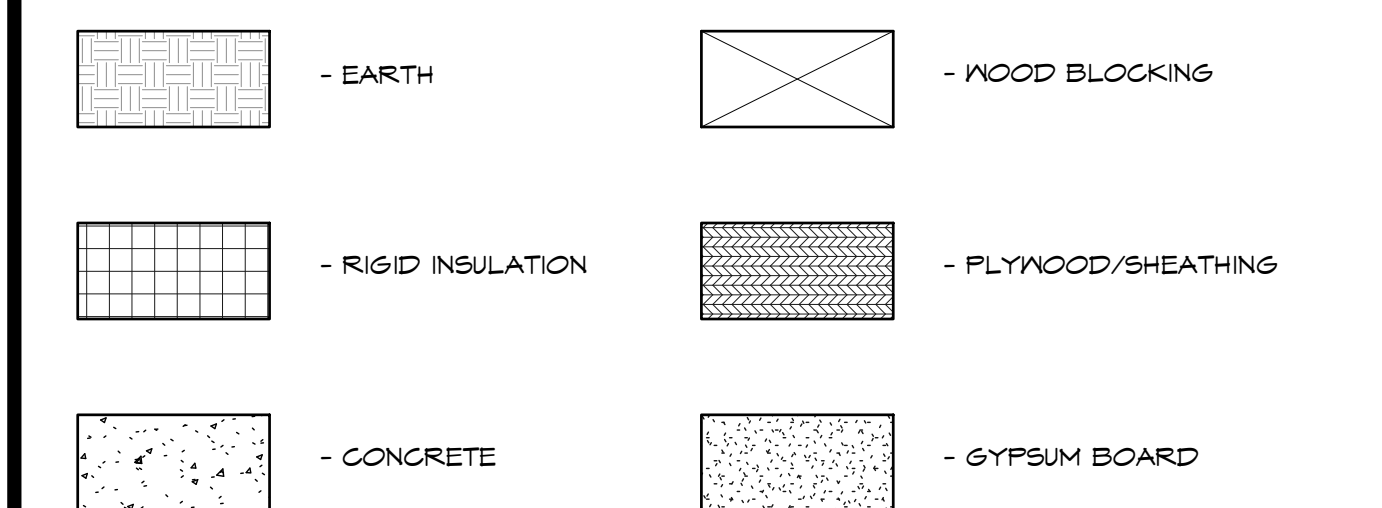
ARCHITECTURAL SYMBOLS



DRAWING INDEX

GENERAL	
G-101	COVER SHEET
SITE	
AS-101	SITE PLAN - OVERALL
ARCHITECTURAL	
D-201	DEMOLITION ELEVATIONS
A-101	MAIN LEVEL FLOOR PLAN
A-102	UPPER LEVEL FLOOR PLAN
A-103	PROPOSED ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	3-D VIEWS
A-301	BUILDING SECTIONS
STRUCTURAL	
S-201	FOUNDATION PLAN
S-301	UPPER LEVEL FRAMING PLAN
S-302	ROOF LEVEL FRAMING PLAN

MATERIALS LEGEND



OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 1
OURAY, COLORADO 81427

JOB NO.: 22130
ISSUE DATE: 2023-12-20
DRAWN BY: RA+A

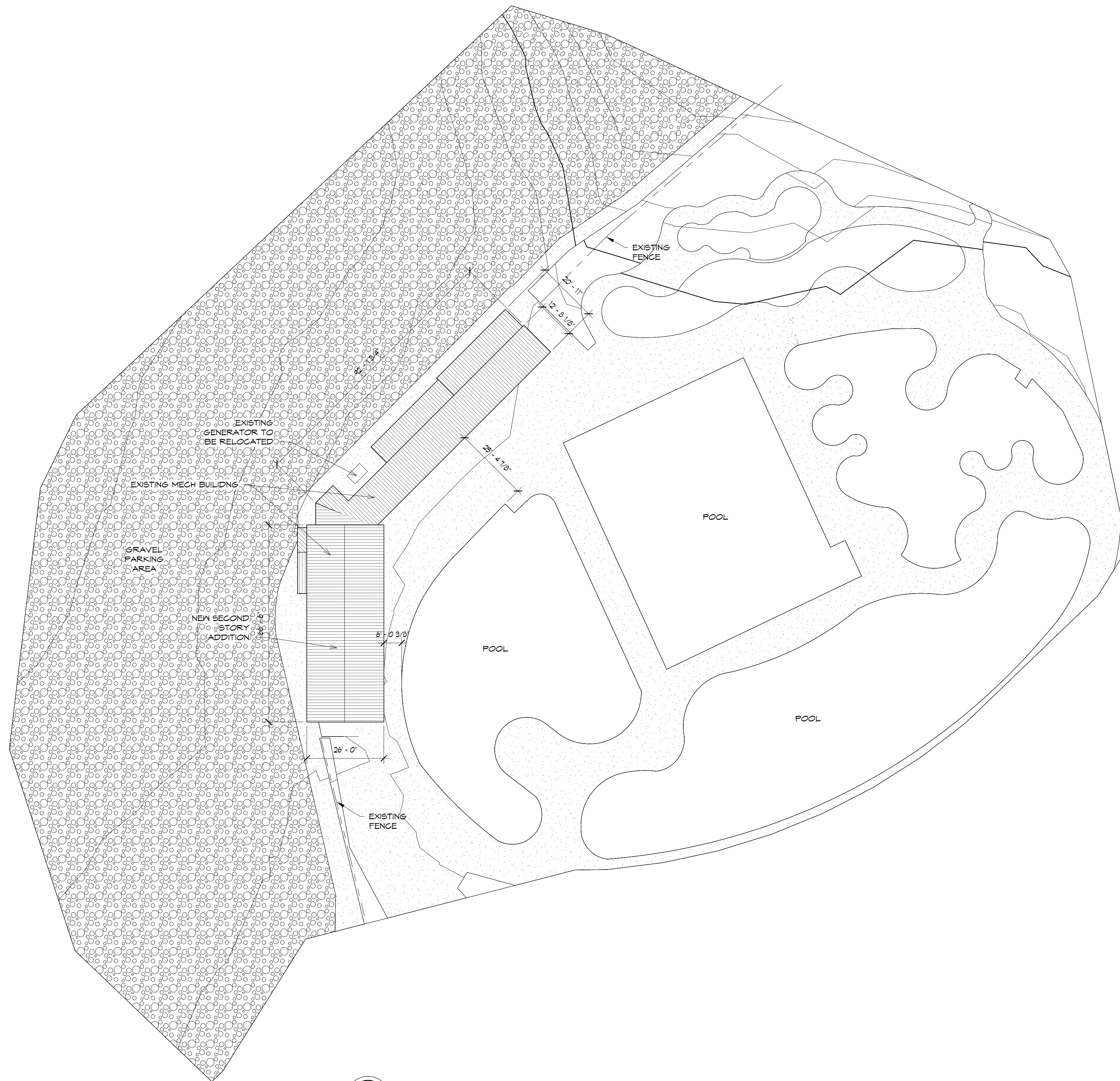
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G-101

COVER SHEET

NOTE: Clarify with Architect any abbreviations not listed. Some abbreviations on list may not be used in project.



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

SITE ZONING:	P-1
SITE AREA:	5.35 ACRE
MINIMUM REQUIRED SETBACKS FRONT YARD: SIDE YARD: REAR YARD:	AS DETERMINED BY PLANNING COMMISSION
HEIGHT REQUIREMENTS BUILDING MAX HEIGHT	20 FT
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERED:	NONE

SITE PLAN GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION WITH SAN MIGUEL POWER.
- CONTRACTOR SHALL COORDINATE GAS SERVICE AND METER INSTALLATION.
- SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.



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OPTION 1
OURAY, COLORADO 81427

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DATE: 2023-12-20
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ISSUE RECORD:
SD PHASE: 12-20-2023

REVISIONS:

AS-101
SITE PLAN-
OVERALL



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MECHANICAL BUILDING
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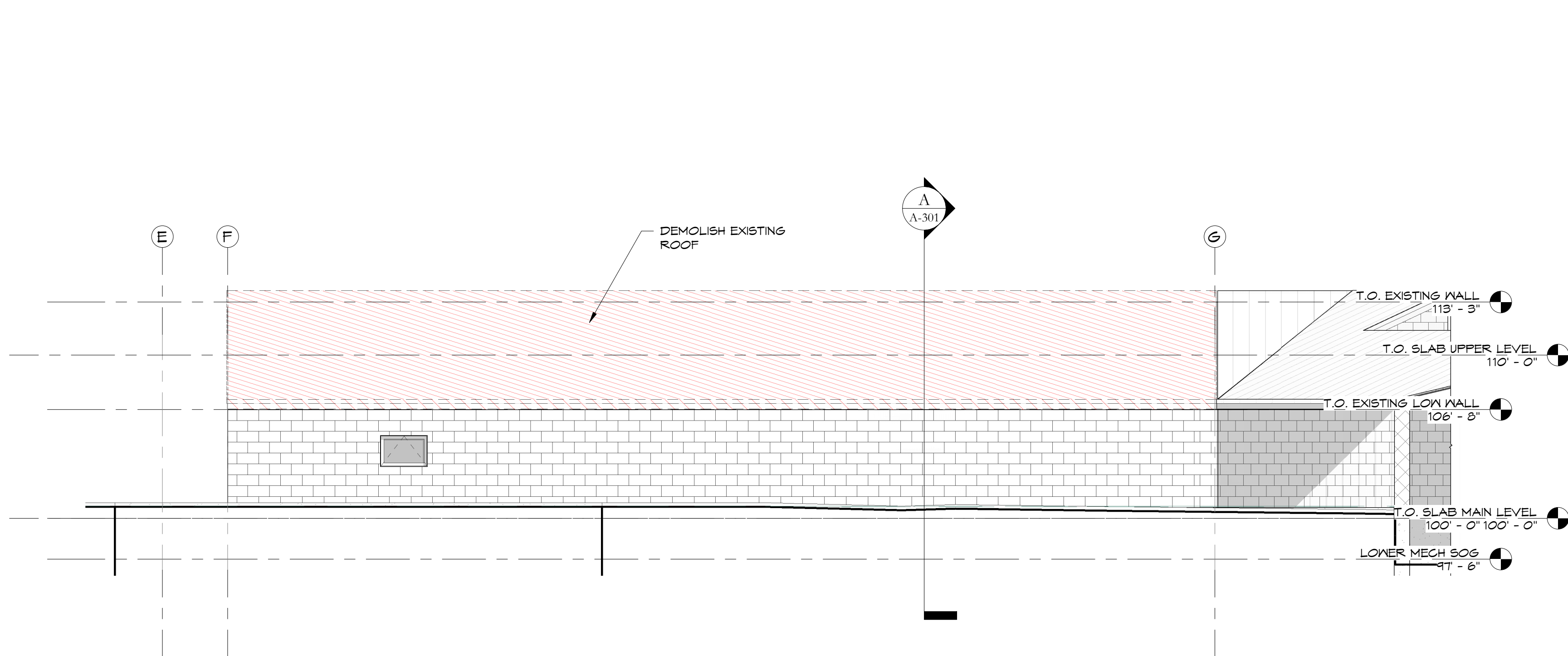
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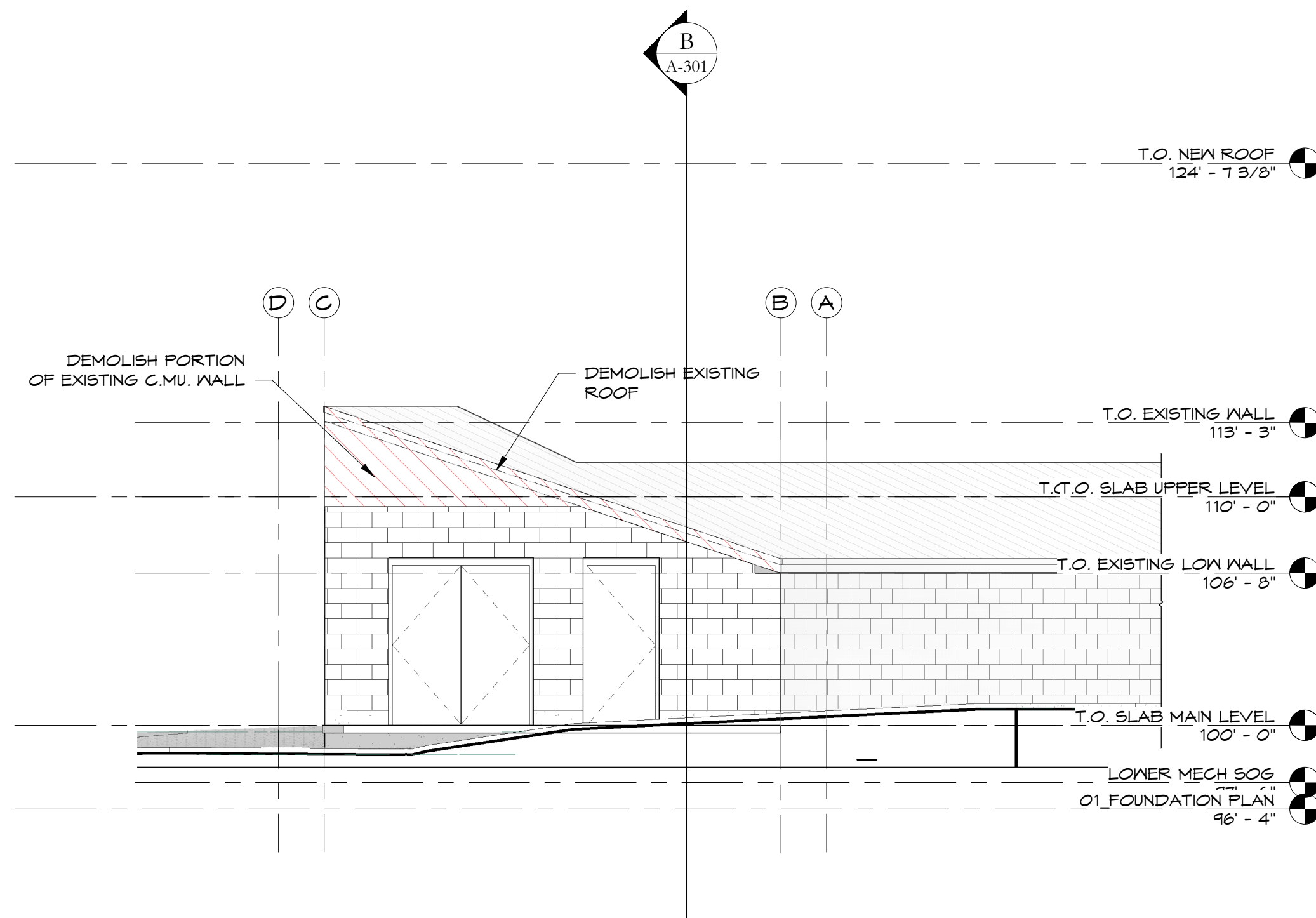
D-201

DEMOLITION ELEVATIONS

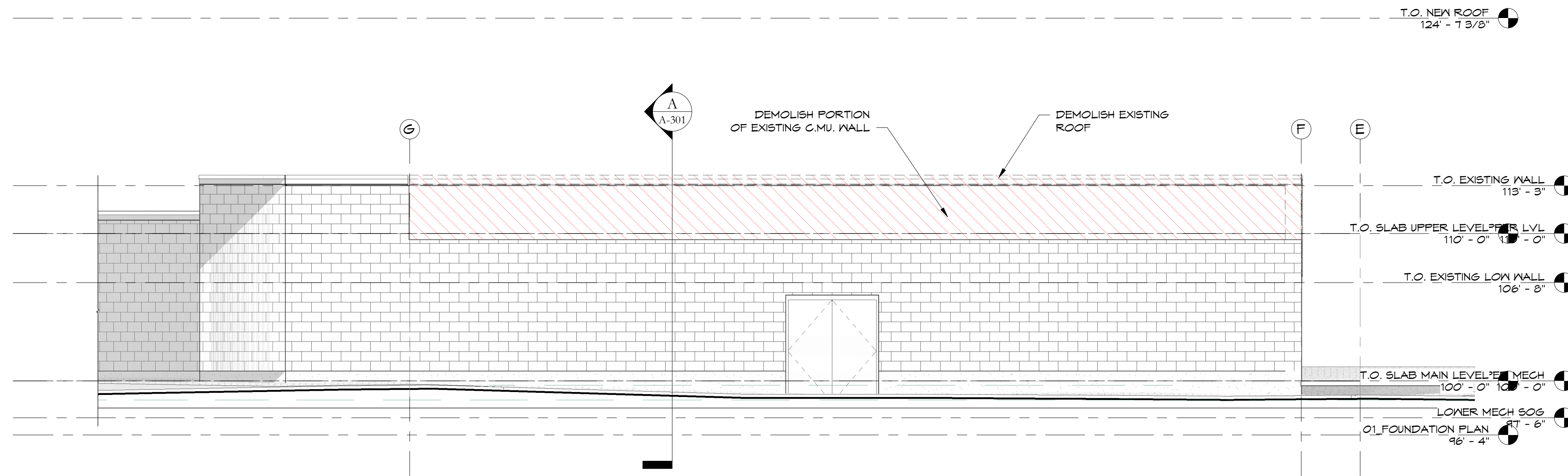
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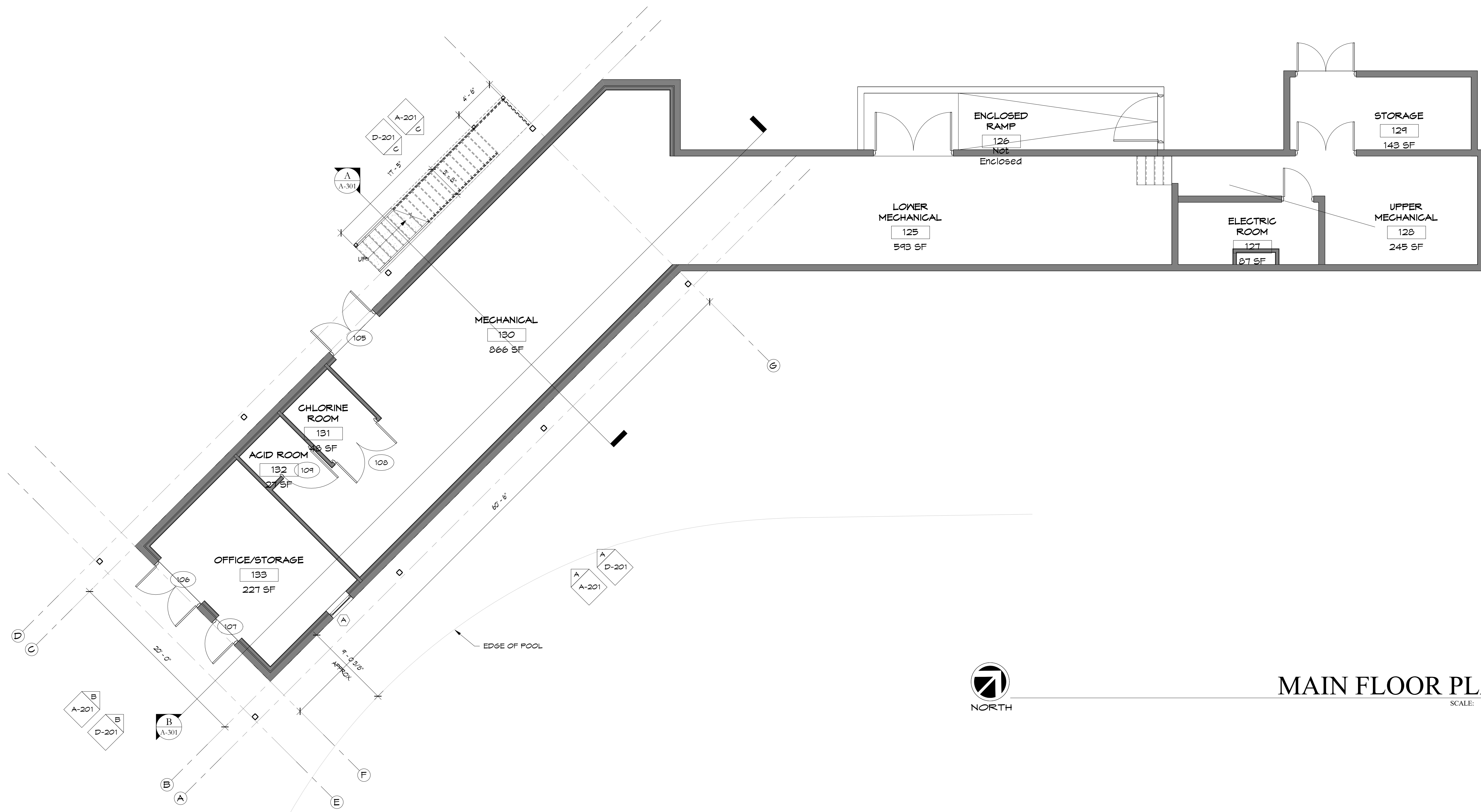
EAST - DEMO A
SCALE: 3/16" = 1'-0"
D-201



SOUTH A - DEMO B
SCALE: 3/16" = 1'-0"
D-201



WEST - DEMO C
SCALE: 3/16" = 1'-0"
D-201



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL TYPE LEGEND

- EXISTING EXTERIOR WALL:
8x16x8 SPLIT FACED (ONE SIDE) CONCRETE BLOCK
FULLY GROUTED
- EXISTING EXTERIOR WALL:
8x16x8 SPLIT FACED CONCRETE BLOCK
R1.5 / 1 1/2" CONTINUOUS RIGID INSULATION
R13 / 3 5/8" METAL STUDS AT 16" OC /M BATT
VAPOR BARRIER
5/8" G&B
- INTERIOR WALL:
5/8" G&B
3 5/8" METAL STUDS AT 16" OC
5/8" G&B
- CONG. WALL:
8" CAST IN PLACE CONCRETE WALL
- NEW EXTERIOR WALL:
6" METAL STUD FRAMING
GLASS MAT SHEATHING
CONTINUOUS RIGID INSULATION
METAL PANELS OVER FURRING STRIPS
5/8" GYP BOARD INTERIOR SIDE

GROSS SQUARE FOOTAGE

MAIN LEVEL (EXIST.)	2918 SF
UPPER LEVEL MECH. (NEW)	1548 SF



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 1
OURAY, COLORADO 81427**

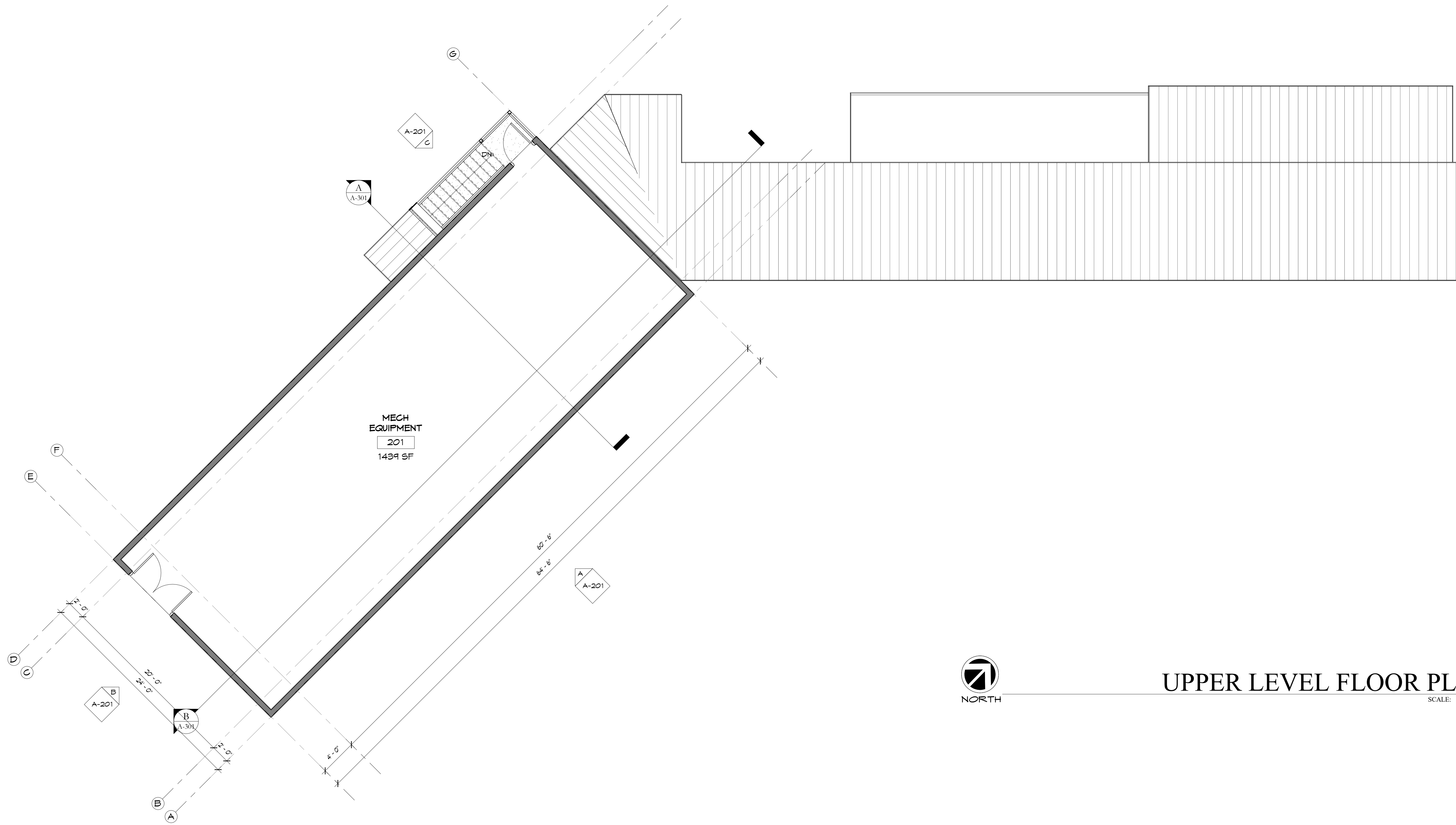
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MAIN LEVEL FLOOR PLAN

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UPPER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL TYPE LEGEND

- EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED (ONE SIDE) CONCRETE BLOCK
FULLY GROUTED
- EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED CONCRETE BLOCK
R15 / 1 1/2" CONTINUOUS RIGID INSULATION
R13 / 3 5/8" METAL STUDS AT 16" OC / 1/4" BATT
VAPOR BARRIER
5/8" GNB
- INTERIOR WALL:
5/8" GNB
3 5/8" METAL STUDS AT 16" OC
5/8" GNB
- CONG. WALL:
8" CAST IN PLACE CONCRETE WALL
- NEW EXTERIOR WALL:
6" METAL STUD FRAMING
GLASS MAT SHEATHING
CONTINUOUS RIGID INSULATION
METAL PANELS OVER FURRING STRIPS
5/8" GYP BOARD INTERIOR SIDE

GROSS SQUARE FOOTAGE

MAIN LEVEL (EXIST.)	2918 SF
UPPER LEVEL MECH. (NEW)	1549 SF



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 1
OURAY, COLORADO 81427**

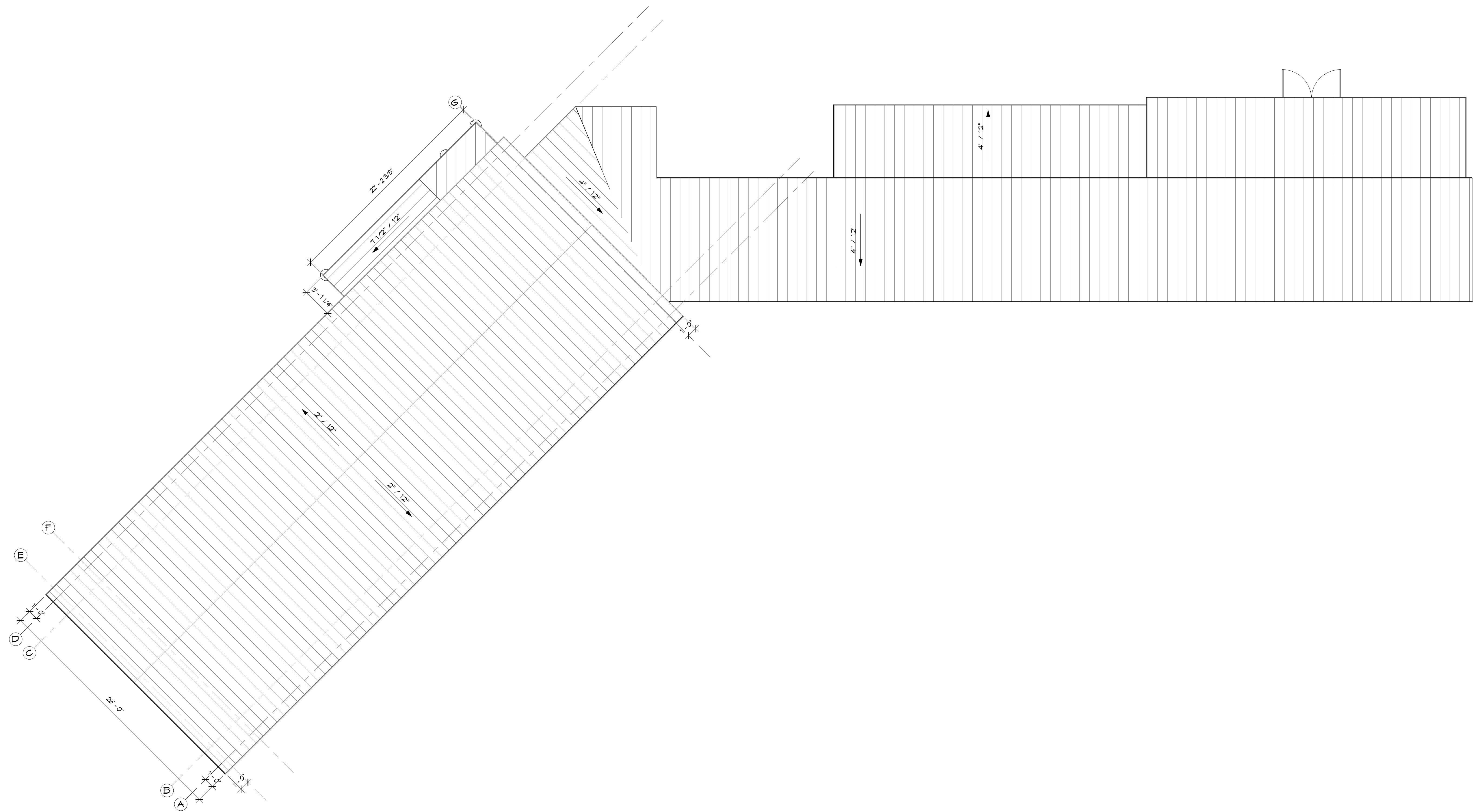
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UPPER LEVEL FLOOR PLAN



ROOF PLAN GENERAL NOTES

- A. ROOFING TO BE STANDING SEAM METAL ROOFING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ORDER ROOFING OVERLAP FOR DAMAGE. FIELD CUTS TO BE CLEAN WITHOUT ROUGH OR RAGGED EDGES TO 1/8". INSTALL ALL ROOFING WITHOUT MARRING, FOLDING, TEARING OR STAINING.
- B. PROVIDE ALL GALVANIZED NAILS, SEALANTS & FASTENERS TO MEET MANUFACTURER'S REQUIREMENTS FOR WIND & CAPILLARY ACTION CONTROL AND WARRANTY.
- C. ALL 24 GA. PREFINISHED METAL FLASHING TO BE INSTALLED WITHOUT MARRING, SCRATCHING, BENDING OR RIPPLES. LEAVE NO ROUGH OR RAGGED EDGES SHOWING. COLOR TO BE SELECTED BY OWNER.
- D. CONFIRM EXISTING CONDITIONS BEFORE ORDERING MATERIALS. PROVIDE CLEAN ROOF SURFACE FREE FROM DEBRIS, GREASE AND DUST BEFORE INSTALLING ROOFING.
- E. CRICKETS: CRICKETS TO BE 24 GA. PREFINISHED METAL. COLOR TO MATCH OTHER FLASHINGS. INSTALL OVER ICE AND WATER SHIELD.
- F. ROOF JACKS: PROVIDE ROOF JACKS AT ALL ROOF PENETRATIONS, DEKTITE OR EQUAL. NO MASTIC TO SHOW ON OUTSIDE.



NORTH

PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"



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PROPOSED ROOF PLAN

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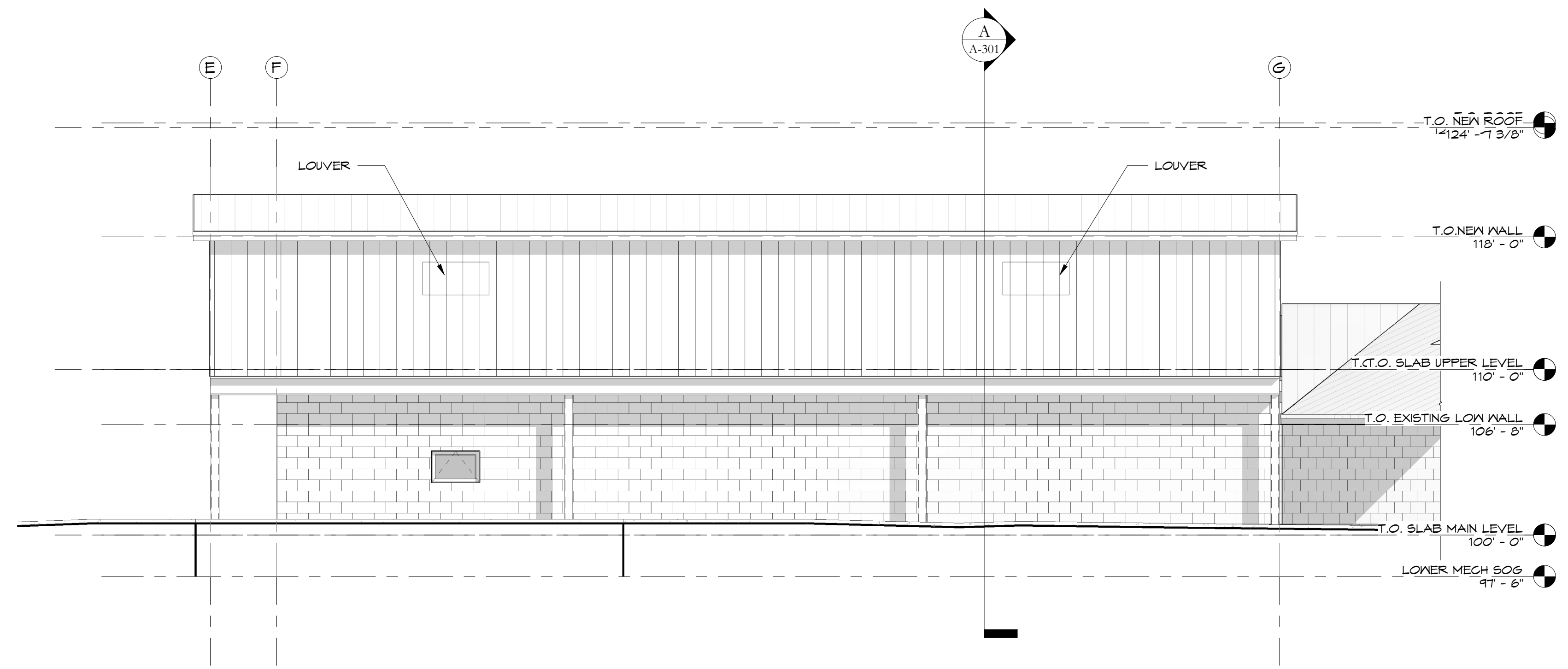
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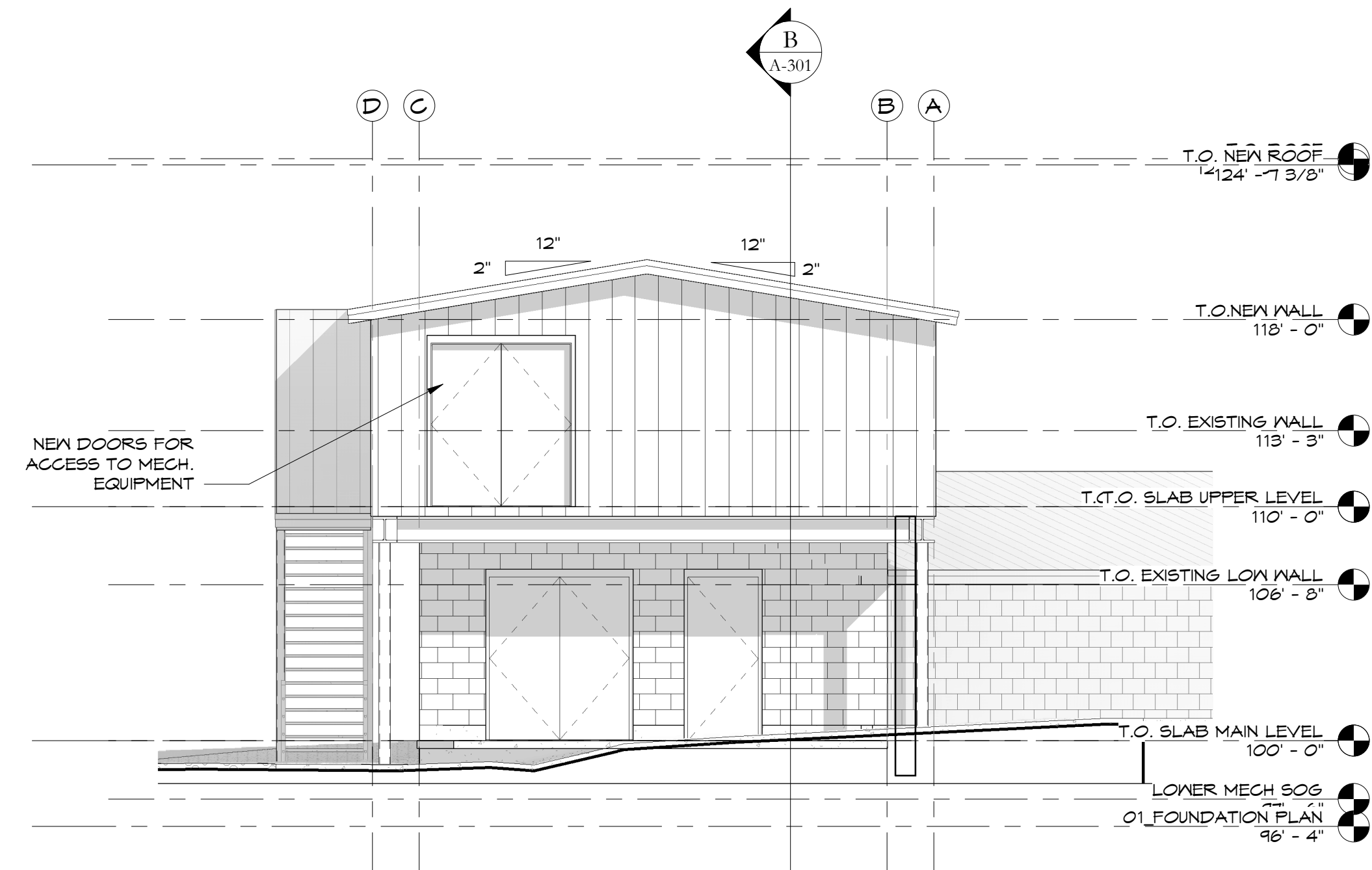
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A-201
EXTERIOR ELEVATIONS

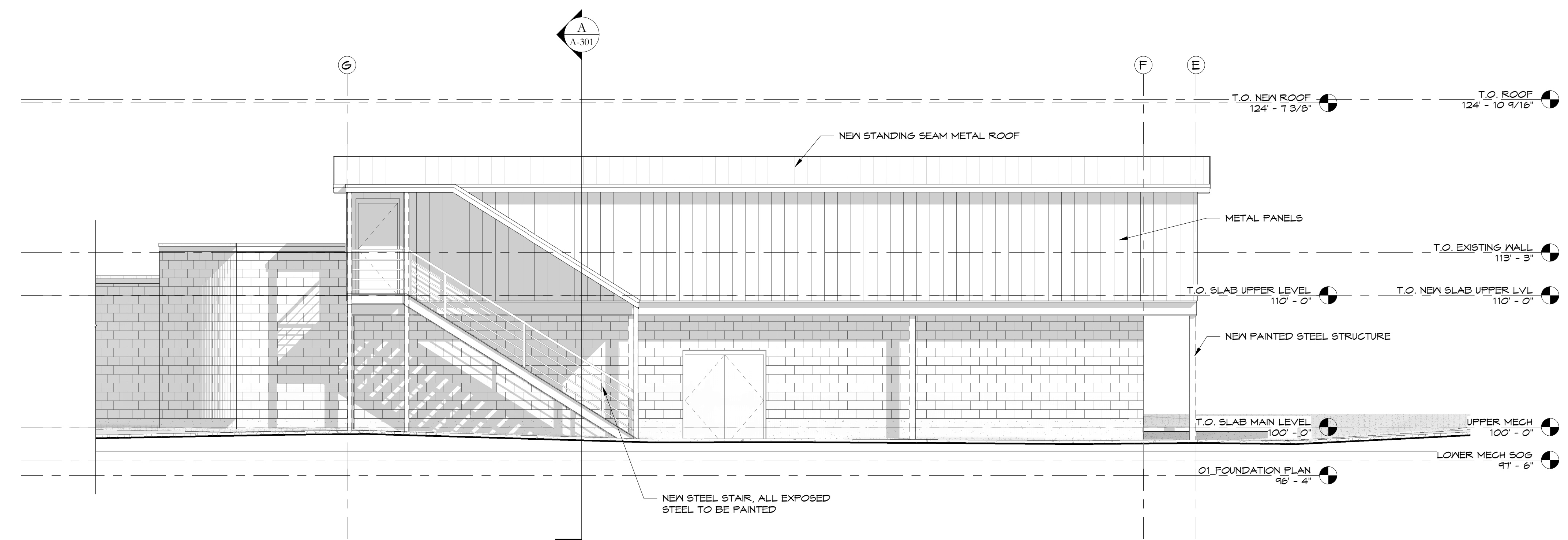
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EAST A
SCALE: 3/16" = 1'-0"
A-201



SOUTH A B
SCALE: 3/16" = 1'-0"
A-201



WEST C
SCALE: 3/16" = 1'-0"
A-201



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 1
OURAY, COLORADO 81427**

JOB. NO.: 22130
ISSUE DATE: 2023-12-20
DRAWN BY: RA+A

ISSUE RECORD:
2023/12/20 S.D. SET

REVISIONS:

A-202
3-D VIEWS

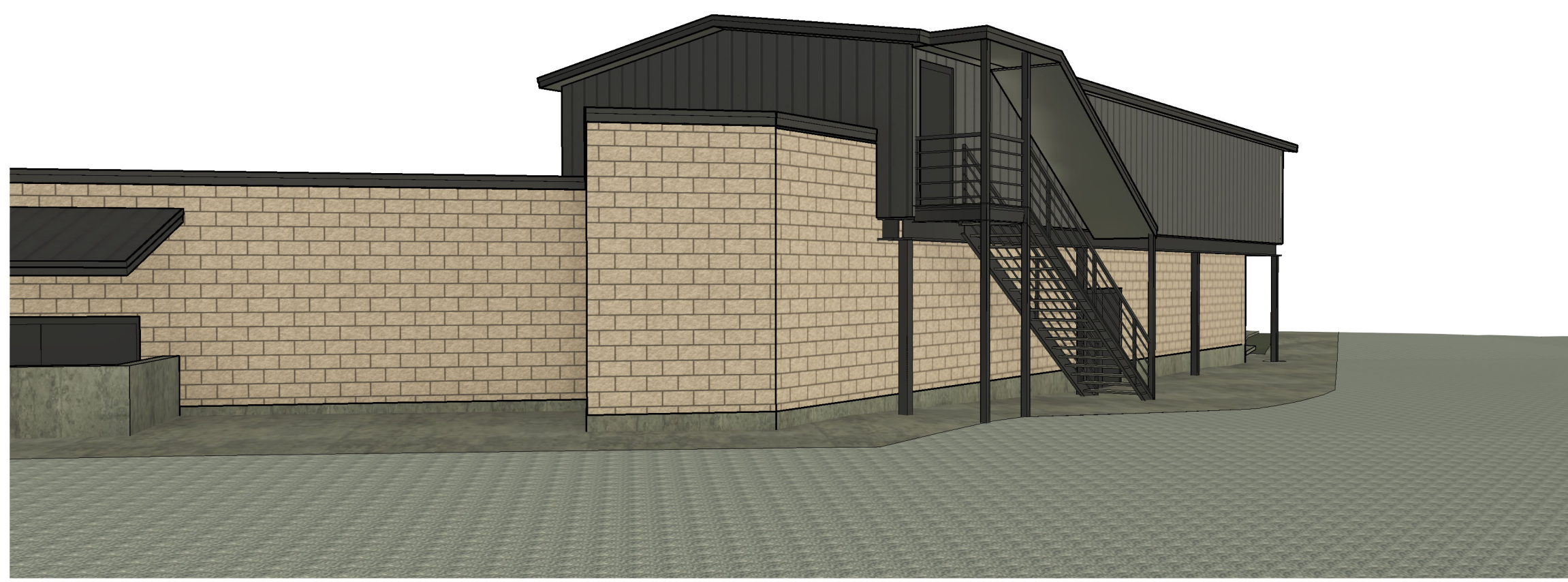
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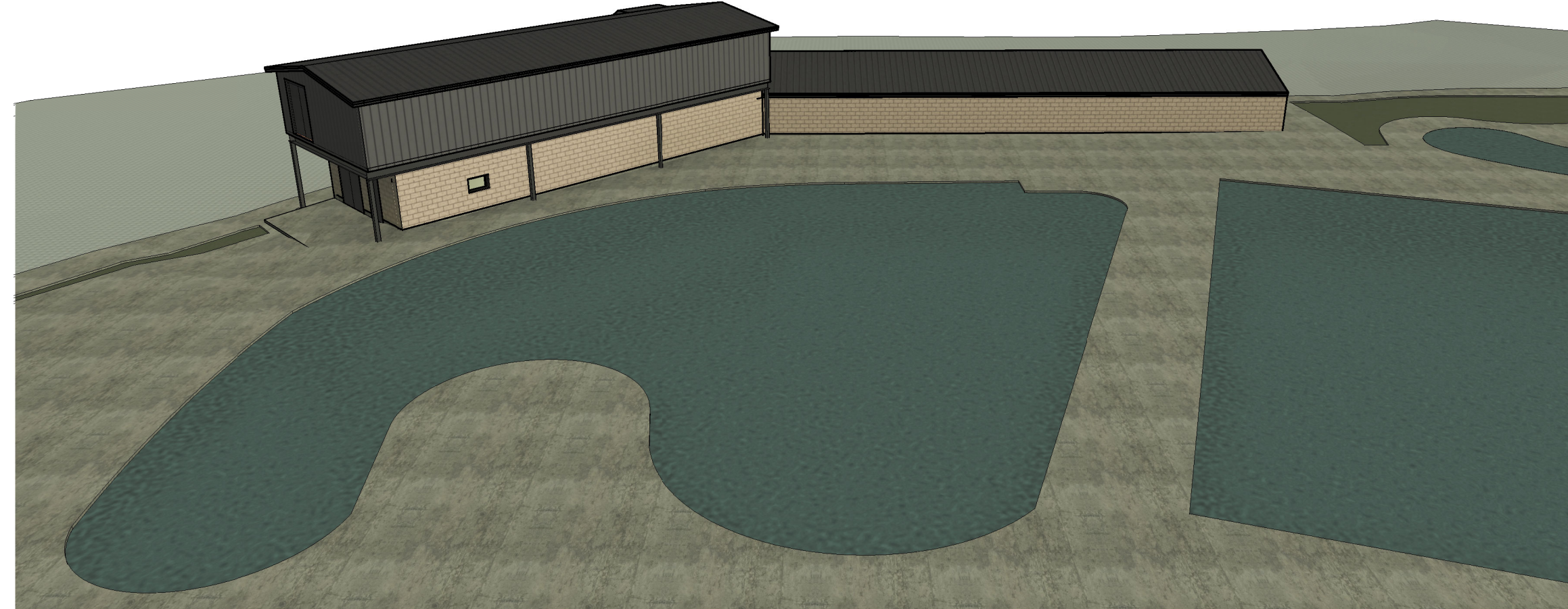
3-D VIEW **A**
SCALE: A-202



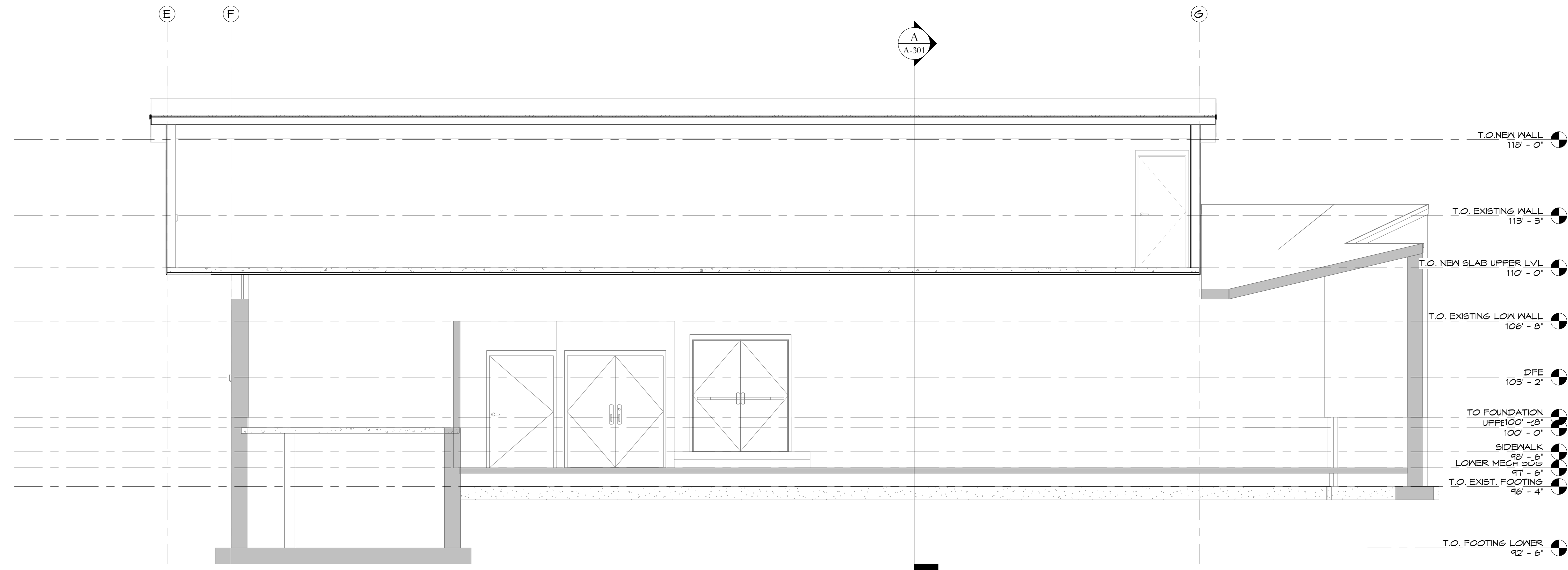
3-D VIEW **B**
SCALE: A-202



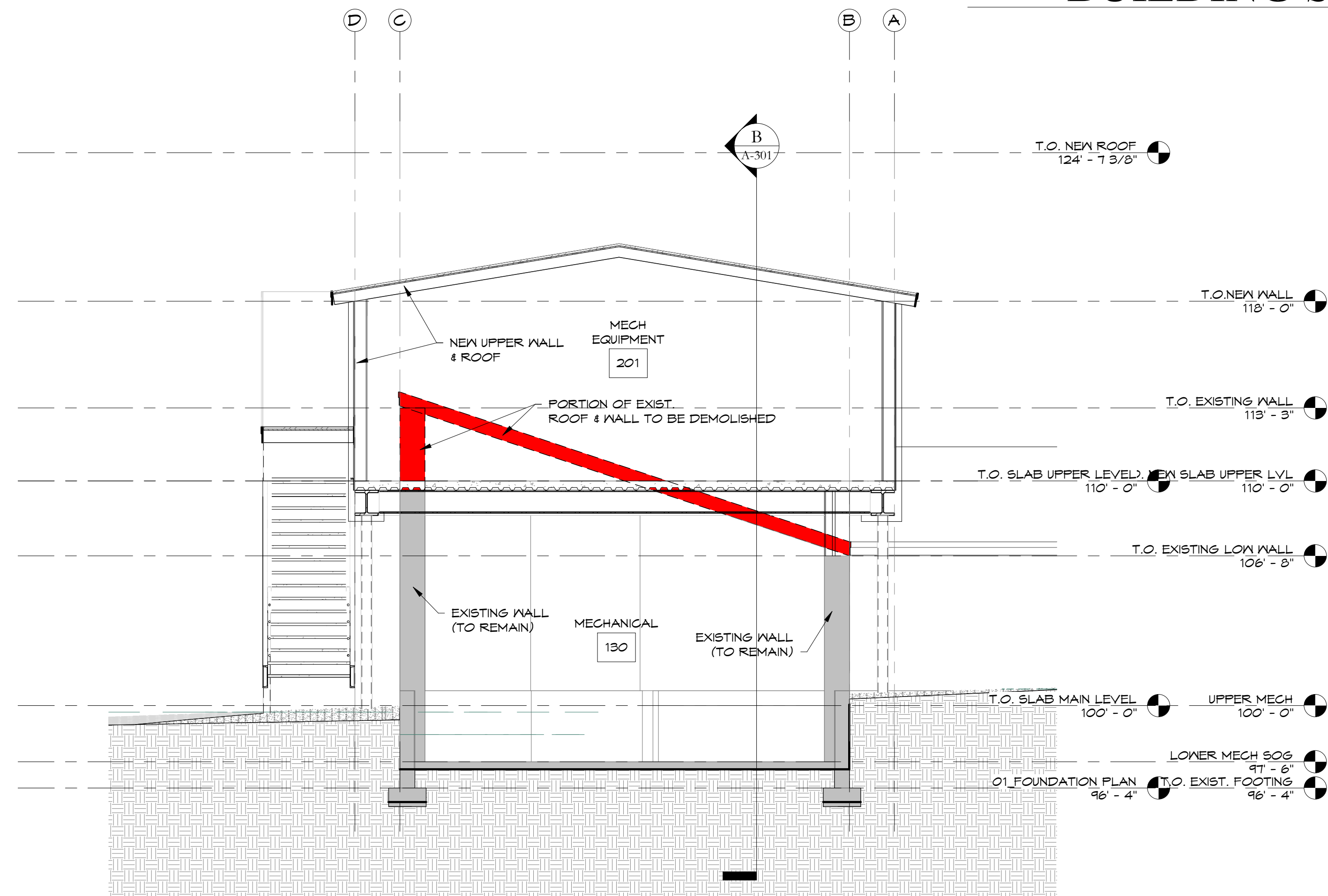
3-D VIEW **C**
SCALE: A-202



3-D VIEW **D**
SCALE: A-202



BUILDING SECTION B
SCALE: 1/4" = 1'-0"
A-301



BUILDING SECTION A
SCALE: 1/4" = 1'-0"
A-301



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 1
OURAY, COLORADO 81427**

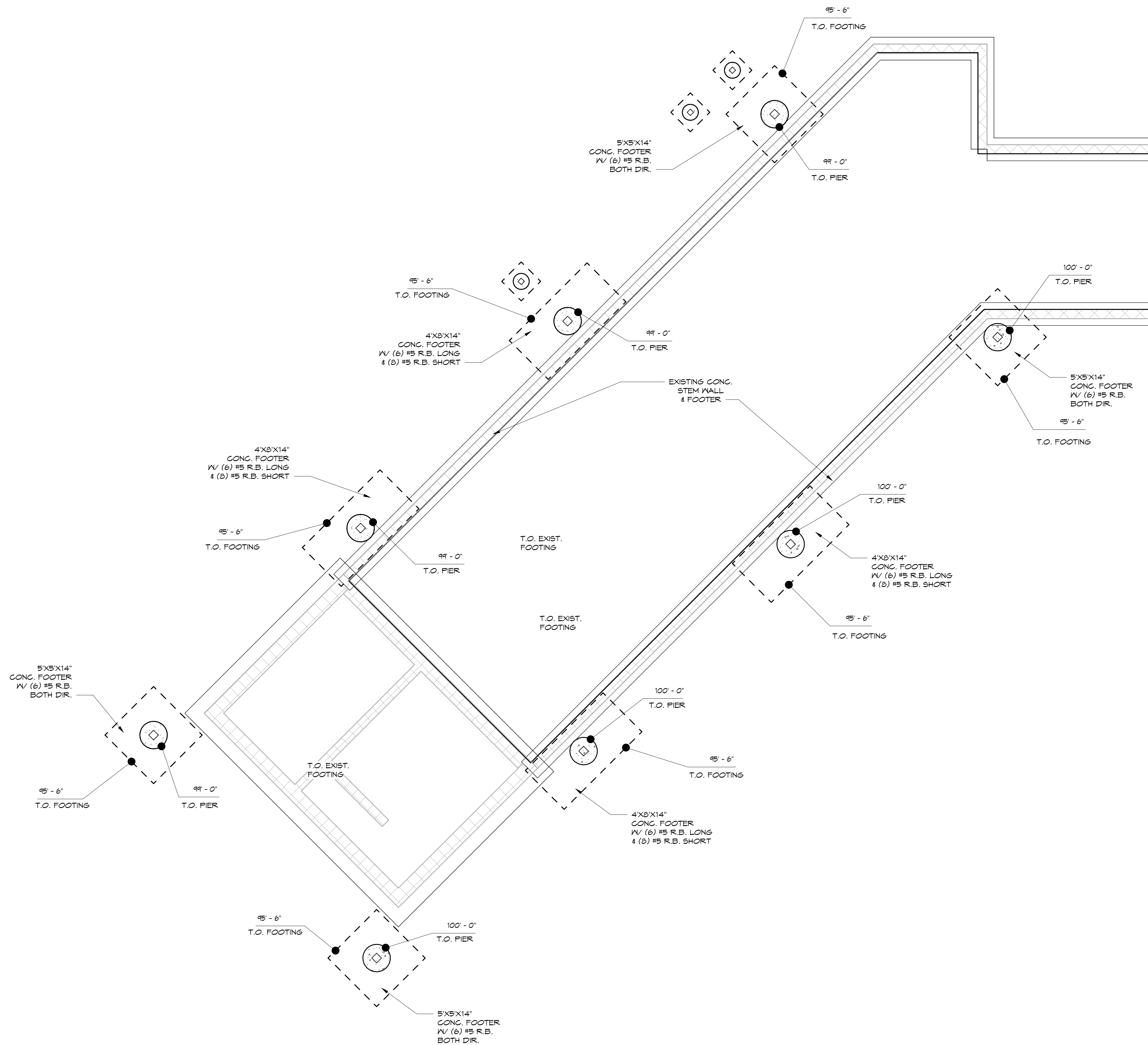
JOB. NO.: 22130
ISSUE DATE: 2023-12-20
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ISSUE RECORD:
2023/12/20 S.D. SET

REVISIONS:

A-301

BUILDING SECTIONS



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- GENERAL FOUNDATION PLAN NOTES:**
- SEE GEOTECHNICAL REPORT #XXX BY XXX GEOTECH FOR FOUNDATION, SLAB, AND SOIL PREP. RECOMMENDATIONS.
 - SEE GENERAL NOTES FOR CONCRETE REQUIREMENTS ON S-101.
 - ALL FOOTINGS SHALL BEAR A MINIMUM OF 32" BELOW LOWEST ADJACENT EXTERIOR GRADE.
 - ALL FOOTINGS SHALL HAVE 12" OF EMBEDMENT TO LOWEST ADJACENT GRADE.
 - DESIGN IS GENERALLY BASED ON BEARING CAPACITY OF XXX PSF PER XXX GEOTECH REPORT NO. XXX. NOTIFY ARCHITECT/ENGINEER IF COMPETENT SOIL IS NOT ENCOUNTERED.
 - WE RECOMMEND THAT THE GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OBSERVE THE FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF THE FOUNDATION REINFORCEMENT AND CONCRETE. THIS OBSERVATION IS TO ASSESS WHETHER THE EXPOSED BEARING STRATUM IS SIMILAR TO THAT ANTICIPATED FOR FOUNDATION SUPPORT. ANY LOOSE, SOFT, OR DISTURBED MATERIAL SHOULD BE UNDERCUT TO A SUITABLE BEARING SUBGRADE.
 - CONTRACTOR TO VERIFY THAT SUBGRADE IS EXCAVATED TO NATIVE MATERIAL AND NO EXPANSIVE OR LOW STRENGTH SOILS ARE ENCOUNTERED.
 - CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND FOUNDATION ELEVATIONS PRIOR TO START OF WORK AND SHALL NOTIFY A/E OF ANY DISCREPANCIES.
 - IF REQUIRED, CONTRACTOR TO INSTALL PASSIVE RADON SYSTEM IN GRABALL SPACES. PROVIDE 9 MIL PLASTIC OVER UNDISTURBED SOIL AND GLUE TO STEM WALLS. PROVIDE 3" OF 4" PERFORATED PIPE BELOW PLASTIC WITH 4" SOLID PIPE VENTED TO ROOF (SEE S-101).
 - ALL FOOTINGS SHALL BE OVER-EXCAVATED BY XX". SCARIFY & RECOMPACT NATIVE SOIL AT BOTTOM OF EXCAVATION BEFORE PLACING XX" OF COMPACTED STRUCTURAL FILL.



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**PROGRESS SET
NOT FOR CONSTRUCTION**

**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 1
OURAY, COLORADO 81427**

JOB. NO.: 23130
ISSUE DATE: 2023-12-20
DRAWN BY: RAA

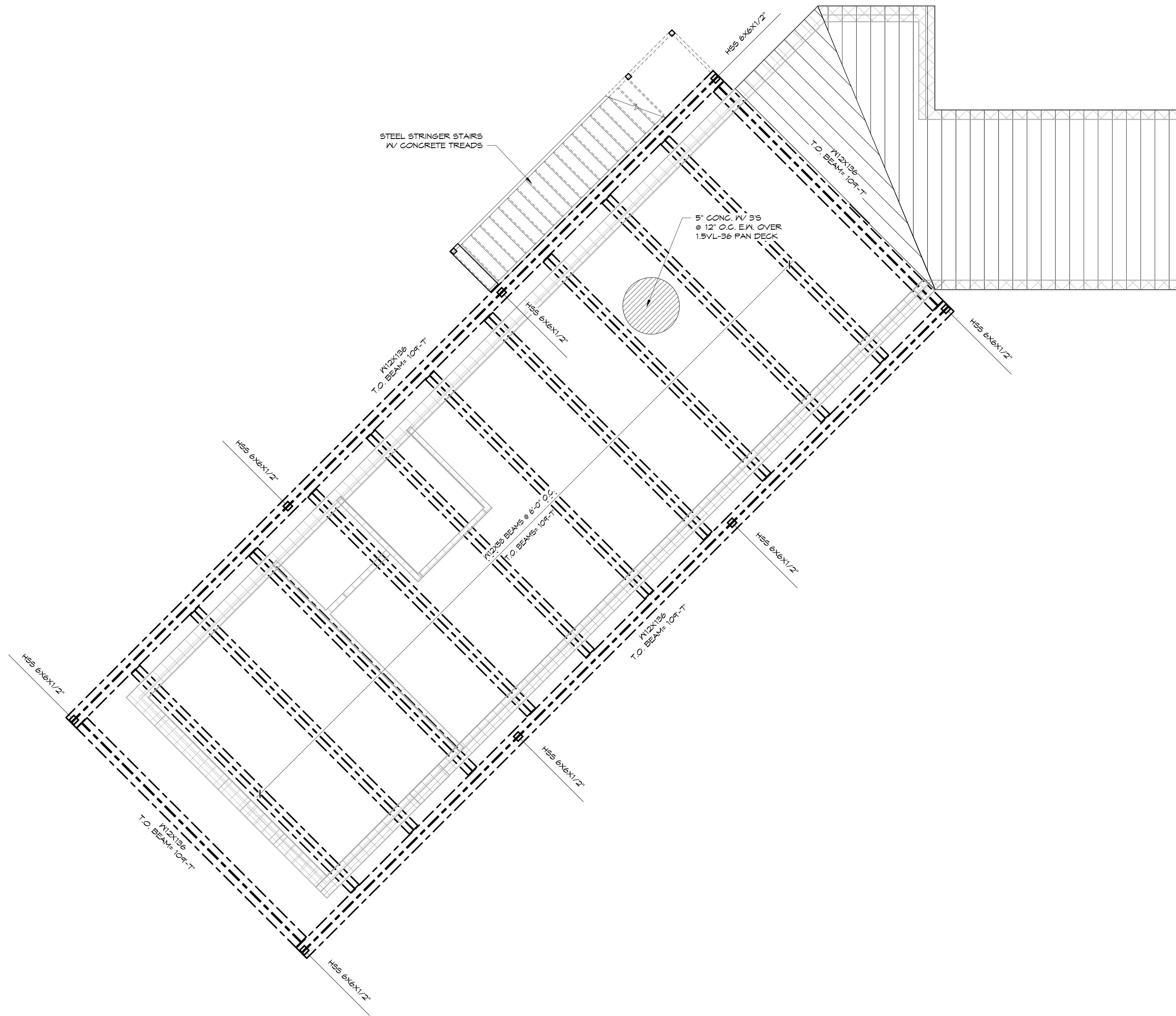
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REVISIONS:

S-201
FOUNDATION PLAN

PRINT DATE: 1/4/2024 9:24:15 AM

LEDGER SCHEDULE	
No.	DESCRIPTION



- GENERAL FRAMING PLAN NOTES:**
- ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCADE, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC, OR ROSEBURG.
 - ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, ETC...) SHALL BE GRADED AS 24F-1.0E OR BETTER.
 - ALL GLULAM BEAMS ARE TO BE 20F-V12 RATED (ALASKAN YELLOW) AND ARCHITECTURAL APPEARANCE GRADE UNLESS OTHERWISE NOTED.
 - ROOF TRUSSES AND CORRESPONDING HANGERS SHALL BE SIZED BY TRUSS MANUFACTURER. SEE GENERAL NOTES ON S-101.
 - POSTS SHALL CARRY DOWN TO THE FOUNDATION.
 - HEADER SCHEDULE: HA-B, WHERE:

HA-B	A	B
	= NUMBER OF PLYS	= NOMINAL MEMBER SIZE
	9	= 2X9 D.F. #1
	10	= 2X10 D.F. #1
	12	= 2X12 D.F. #1
	1.25	= 1.75"x1.25" LVL
	1.5	= 1.75"x1.5" LVL
	1.75	= 1.75"x1.75" LVL
	1.875	= 1.75"x1.875" LVL
	1.9	= 1.75"x1.9" LVL
	2	= 1.75"x2" LVL
 - POST SCHEDULE: PAB, WHERE:

A	B
= NUMBER OF JACK OR GRIPPLE STUDS	= NOMINAL KING STUDS
ALL POSTS NOT OTHERWISE NOTED ARE P21	
P44	= 4X4 TIMBER
P66	= 6X6 TIMBER
P88	= 8X8 TIMBER
P1010	= 10X10 TIMBER
5.25X5.25	= 5.25"x5.25" 1.0E PSL COLUMN
5.25X1.00	= 5.25"x1.00" 1.0E PSL COLUMN
 - ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED SHALL BE (2) 2X8S.
 - WHERE BEAMS/HEADERS ARE NOTED AS "FLUSH", PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM WHERE APPLICABLE.
 - FRAMING PLAN ELEVATIONS ARE TO TOP OF BEAM UNLESS OTHERWISE NOTED.
 - SEE GENERAL NOTES ON S-101 FOR SHEATHING CONNECTION REQUIREMENTS.
 - STUDS THAT EXCEED 13' HEIGHT SHALL BE STRUCTURAL COMPOSITE STUDS.



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 1
OURAY, COLORADO 81427**

JOB. NO.: 23130
ISSUE DATE: 2023-12-20
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ISSUE RECORD:
2023/12/20 S.D. SET

REVISIONS:

S-301
UPPER LEVEL FRAMING PLAN



UPPER LEVEL FRAMING PLAN

SCALE: 1/4" = 1'-0"

PRINT DATE: 1/4/2024 9:24:17 AM

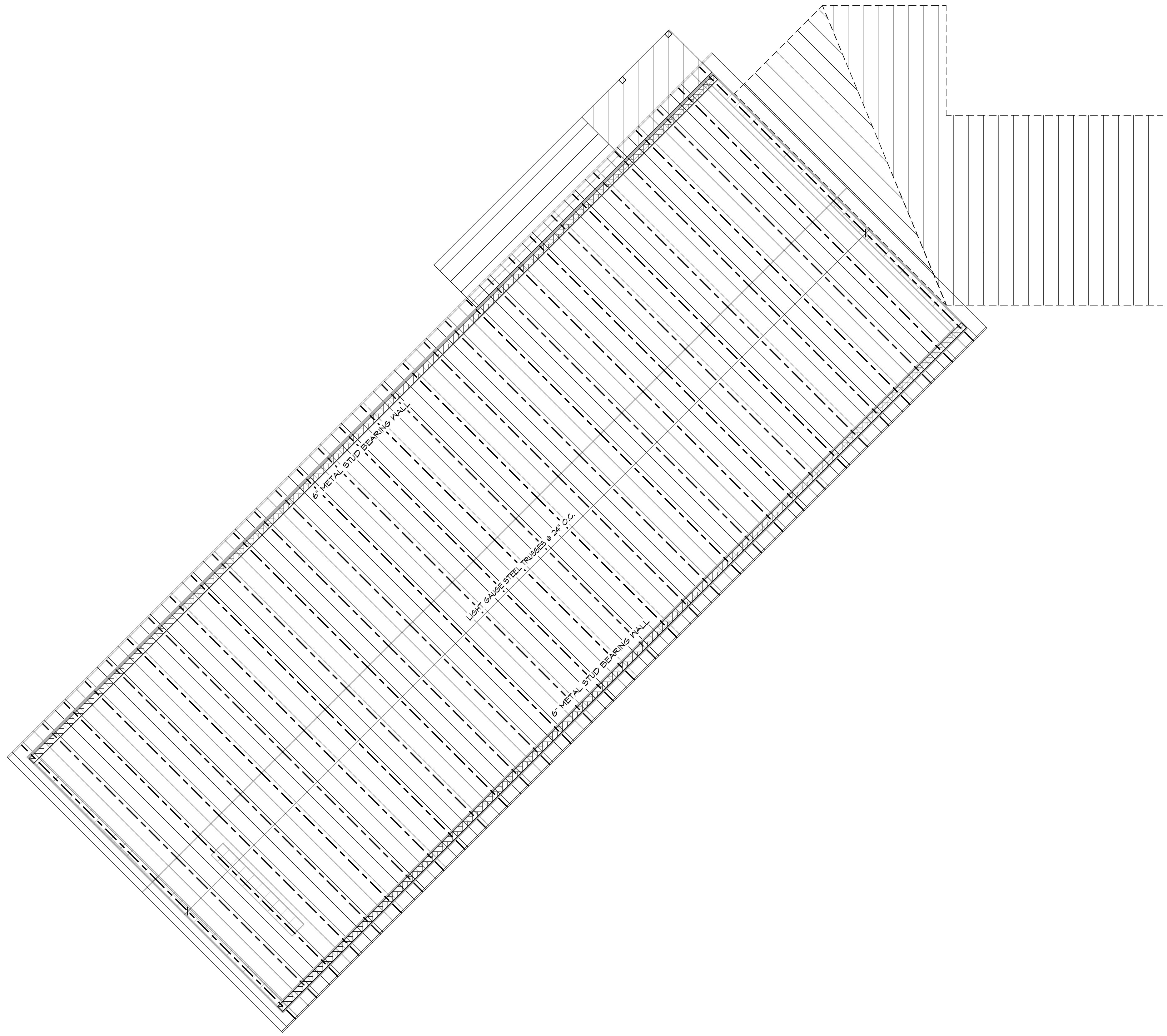
(X) LEDGER SCHEDULE	
No.	DESCRIPTION

GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCADE, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC, OR ROSEBURG.
- B. ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, ETC...) SHALL BE GRADED AS 24F-1.0E OR BETTER.
- C. ALL GLULAM BEAMS ARE TO BE 20F-V12 RATED (ALASKAN YELLOW) AND ARCHITECTURAL APPEARANCE GRADE UNLESS OTHERWISE NOTED.
- D. ROOF TRUSSES AND CORRESPONDING HANGERS SHALL BE SIZED BY TRUSS MANUFACTURER. SEE GENERAL NOTES ON S-101.
- E. POSTS SHALL CARRY DOWN TO THE FOUNDATION.
- F. HEADER SCHEDULE: HA-B, WHERE:

HA-B	"A" = NUMBER OF PLYS
	"B" = NOMINAL MEMBER SIZE
	9 = 2X9 D.F. #1
	10 = 2X10 D.F. #1
	12 = 2X12 D.F. #1
	1.25 = 1.75"X1.25" LVL
	9.5 = 1.75"X9.5" LVL
	11.875 = 1.75"X11.875" LVL
	14 = 1.75"X14" LVL
- G. POST SCHEDULE: PAB, WHERE:

⊗ PAB	"A" = NUMBER OF JACK OR GRIPPLE STUDS
	"B" = NOMINAL KING STUDS
	ALL POSTS NOT OTHERWISE NOTED ARE P21
	P44 = 4X4 TIMBER
	P66 = 6X6 TIMBER
	P88 = 8X8 TIMBER
	P1010 = 10X10 TIMBER
	5.25X5.25 = 5.25"X5.25" 1.0E PSL COLUMN
	5.25X1.00 = 5.25"X1.00" 1.0E PSL COLUMN
- H. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED SHALL BE (2) 2X8'S.
- I. WHERE BEAMS/HEADERS ARE NOTED AS "FLUSH", PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM WHERE APPLICABLE.
- J. FRAMING PLAN ELEVATIONS ARE TO TOP OF BEAM UNLESS OTHERWISE NOTED.
- K. SEE GENERAL NOTES ON S-101 FOR SHEATHING CONNECTION REQUIREMENTS.
- L. STUDS THAT EXCEED 13' HEIGHT SHALL BE STRUCTURAL COMPOSITE STUDS.



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OURAY HOT SPRINGS POOL MECHANICAL BUILDING OPTION 1 OURAY, COLORADO 81427

JOB. NO.: 23130
ISSUE DATE: 2023-12-20
DRAWN BY: RAA

ISSUE RECORD:
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REVISIONS:

S-302
ROOF LEVEL FRAMING PLAN



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

PRINT DATE: 1/4/2024 9:24:18 AM

SITE VICINITY MAP



PROJECT DATA

SITE ZONING	P-1
SITE AREA	5.35 ACRE
GROSS FLOOR AREAS	
MAIN LEVEL (EXISTING)	2818 S.F.
UPPER LEVEL MECH. (NEW)	1651 S.F.
PARTY DECK (NEW)	2296 S.F.
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	TYPE II-B

OURAY HOT SPRINGS POOL MECHANICAL BUILDING OPTION 2 1220 MAIN ST OURAY, COLORADO 81427



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OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427

ABBREVIATIONS

AB.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ACT	ACoustICAL CEILING TILE	INSUL.	INSULATION
A.F.F.	ABOVE FINISHED FLOOR	INT.	INTERIOR
AGGR.	AGGREGATE	JAN.	JANITOR
AL.	ALUMINUM	JNT.	JOINT
ALT.	ALTERNATE	JST.	JOIST
APPROX.	APPROXIMATE	KIT.	KITCHEN
ARCH.	ARCHITECTURAL	LAB.	LABORATORY
BD.	BOARD	LAM.	LAMINATE
BLDG.	BUILDING	LAV.	LAVATORY
BLK.	BLOCK	LT.	LIGHT
BLK'G.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MEMB.	MEMBRANE
BTWN.	BETWEEN	MFR.	MANUFACTURER
B.U.R.	BUILT UP ROOFING	M.H.	MANHOLE
B.W.	BOTHWAYS	MIN.	MINIMUM
C.J.	CONTROL JT.	MISC.	MISCELLANEOUS
CLG.	CEILING	M.O.	MASONRY OPENING
CLKG.	CAULKING	MTL.	METAL
CLR.	CLEAR	MUL.	MULLION
C.M.U.	CONCRETE MASONRY UNIT	N	NORTH
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	NO.	NUMBER
CONN.	CONNECTION	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	ON CENTER	ON CENTER
C.T.	CERAMIC TILE	O.C.	OUTSIDE DIAMETER
C.O.A.	CENTER OF ARCH	OH.	OVERHEAD
DES.	DEGREE	OPG.	OPENING
DET./DTL.	DETAIL/DETAIL	OPP.	OPPOSITE
D.F.	DRINKING FOUNTAIN	PCT.	PRE-CAST
DIAG.	DIAGONAL	P.L.	PROPERTY LINE
DIA.	DIAMETER	P.LAM.	PLASTIC LAMINATE
DN.	DOWN	PLAS.	PLASTER
DNS.	DOWNSPOUT	PLYND.	PLYWOOD
DWS.	DRAWING	FAIR	FAIR
E	EAST	Q.T.	QUARRY TILE
(E)	EXISTING	R.	RISER
EA.	EACH	R.D.	ROOF DRAIN
E.J.	EXPANSION JOINT	RE.	REFER TO ...
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	REFR.	REFRIGERATOR
EL./ELEV.	ELEVATION	REINF.	REINFORCED
ELEC.	ELECTRICAL	REQ'D.	REQUIRED
ELEV.	ELEVATION	RM.	ROOM
EMER.	EMERGENCY	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE	S	SOUTH
EQ.	EQUIPMENT	S.C.	SOLID CORE
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
E.W.	EACH WAY	SECT.	SECTION
E.W.C.	ELECTRIC WATER COOLER	S.F.	SQUARE FOOT
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
F.A.	FIRE ALARM	S.P.	SPRING POINT
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATION
F.D.C.	FIRE DEPARTMENT CONNECTION	SQ. OR	SQUARE
FDN.	FOUNDATION	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	SEE	SEE STRUCTURAL DRAWINGS
F.E.C.	FIRE EXTINGUISHER CABINET	S.D.	STAGGERED
F.F.	FINISH FLOOR	STD.	STANDARD
F.H.C.	FIRE HOSE CABINET	STIFF	STIFFENER
FIN.	FINISH	STL.	STEEL
F.L.	FLOOR LINE	STRUC.	STRUCTURAL
FLR.	FLOOR	SUSP.	SUSPENDED
FLUOR.	FLUORESCENT	TR.	TREAD
FND.	FOUNDATION	T & B	TOP AND BOTTOM
F.O.B.	FACE OF BRICK	TER.	TERRAZZO
F.O.C.	FACE OF CONCRETE	T & G	TONGUE & GROOVE
F.S.	FULL SIZE	THK.	THICK
FT.	FOOT OR FEET	T.O.	TOP OF
FTG.	FOOTING	T.S.	TUBE STEEL
FURR.	FURRING	TYP.	TYPICAL
GA.	GAUGE	UNO.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	V.G.T.	VINYL COMPOSITION TILE
G.C.	GENERAL CONTRACTOR	VER.	VERIFY
G.L.	GLASS	VERT.	VERTICAL
GR.	GRADE	W	WEST
GR.	GRADE	W	WITH
GYP.	GYPSON	W.C.	WATER CLOSET
GYP. BD.	GYPSON BOARD	WD.	WOOD
H.B.	HOSE BIBB	W/O	WITHOUT
H.C.	HOLLOW CORE	W/O	WITHOUT
H/C	HOLLOW CORE	W/O	WITHOUT
HDND.	HANDICAPPED	W/O	WITHOUT
HDNE.	HARDWARE	W/O	WITHOUT
H.M.	HOLLOW METAL	W/O	WITHOUT
HORIZ.	HORIZONTAL	W/O	WITHOUT
HR.	HOUR	W/O	WITHOUT
HT.	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	W/O	WITHOUT

PROJECT DIRECTORY

DEVELOPER:
CITY OF OURAY
360 6TH AVE.
P.O. BOX 468
OURAY, CO 81427

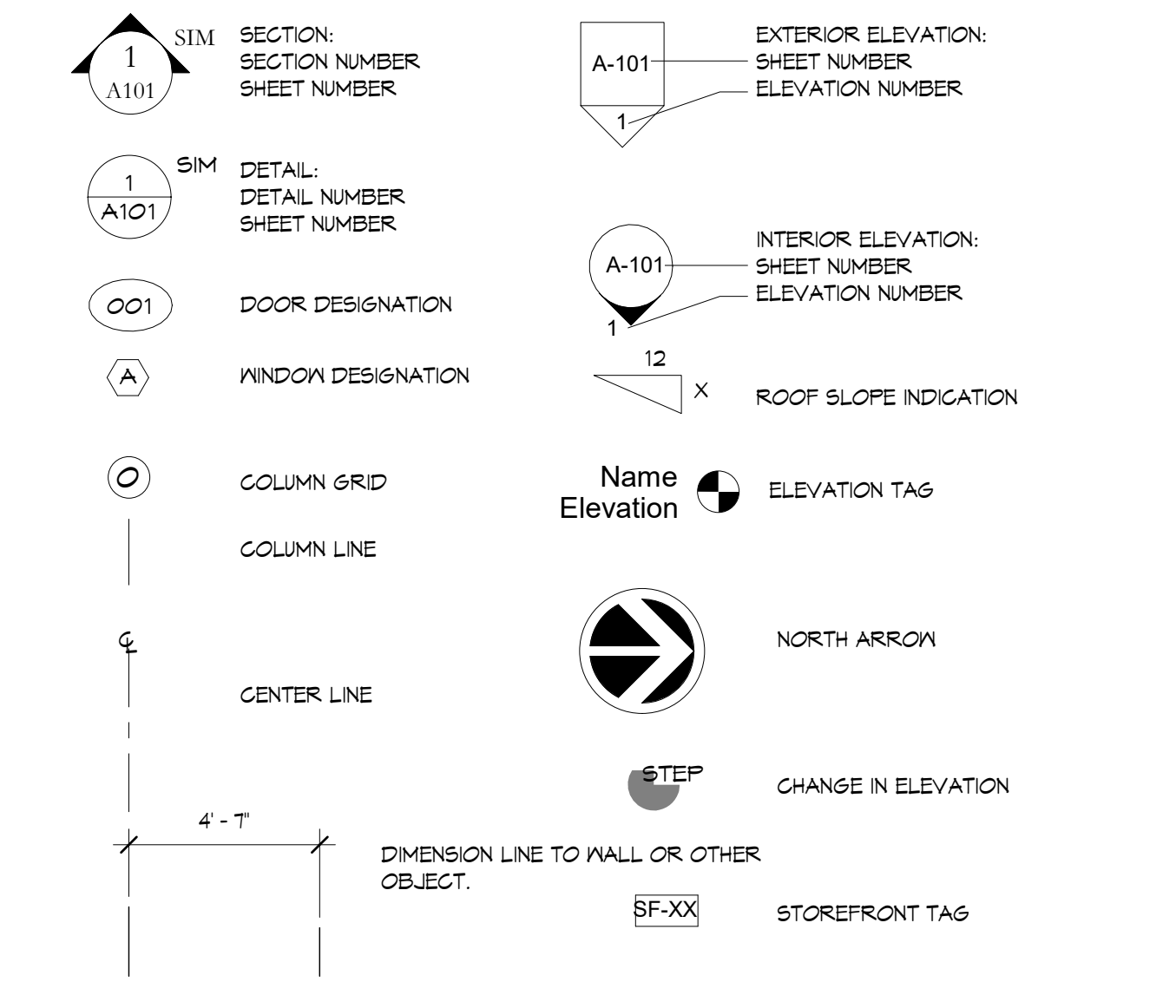
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MEP ENGINEER:
ME4E ENGINEERING
DUSTIN SULLIVAN
572 E 3RD AVE, SUITE A
DURANGO, CO 81301
(970) 395-1570

GENERAL NOTES:

- APPLICABLE CODES:**
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 NATIONAL ELECTRIC CODE
- GENERAL/CONTRACT REQUIREMENTS:**
A. SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
B. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
C. SUBCONTRACTOR MUST COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
E. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
- PROJECT LAYOUT REQUIREMENTS:**
A. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE DRAWINGS.
B. DIMENSIONING IS AS FOLLOWS, UNLESS OTHERWISE NOTED:
CENTERLINE OF COLUMNS
FACE OF CONCRETE
FACE OF MASONRY
EXTERIOR FACE OF STUD AT EXTERIOR WALLS
FACE OF STUD AT INTERIOR STUD WALLS
CENTER OF WINDOW AND DOOR OPENINGS
C. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING, U.N.O.
D. ALL STEPS SHALL HAVE 1" MAXIMUM RISERS AND 11" MINIMUM TREADS U.N.O OR SPECIFIED DIFFERENTLY ON THE DRAWINGS.
E. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AND ARCHITECT AT CONSTRUCTION PHASE.
- LIFE SAFETY REQUIREMENTS:**
A. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
GLAZING IN SWINGING DOORS
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, HOT TUBS, WIRLPOOLS, ETC.
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
GLAZING MEETING ALL OF THE FOLLOWING:
1. EXPOSED AREA, 9 S.F.
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
GLAZING IN GUARDRAILS AND RAILINGS.
GLAZING ADJACENT TO STAIRWAYS OR RAMPS.
- PROJECT CONSTRUCTION REQUIREMENTS:**
A. ALL FRAMED WALLS SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:
TYVEK OR EQUAL AT WOOD SIDING OR HARDI-PLANK SIDING
ONE LAYER 30# FELT AT MASONRY VENEER
TWO LAYERS 15# FELT AT STUCCO
B. ALL WINDOWS SHALL BE FLASHED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
C. AT MASONRY VENEER, PROVIDE FLEXIBLE MEMBRANE FLASHING AT THE BASE OF ALL WALLS AND AT WINDOW AND DOOR HEADS. PROVIDE PVG KEEPS AT 24 INCHES O.C. DIRECTLY ABOVE THE FLASHING.
VI. **PROJECT WORKMANSHIP:**
A. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
C. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE SUBCONTRACTOR.
D. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
E. SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
F. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

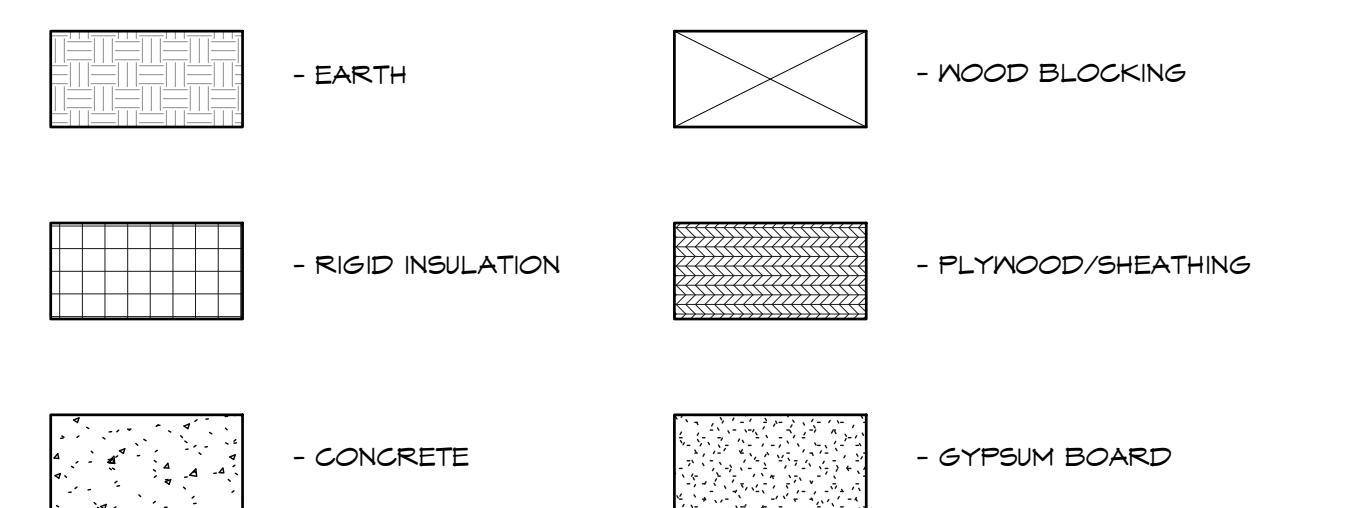
ARCHITECTURAL SYMBOLS



DRAWING INDEX

GENERAL	G-101	COVER SHEET
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ARCHITECTURAL		
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MATERIALS LEGEND



JOB NO.: 22130
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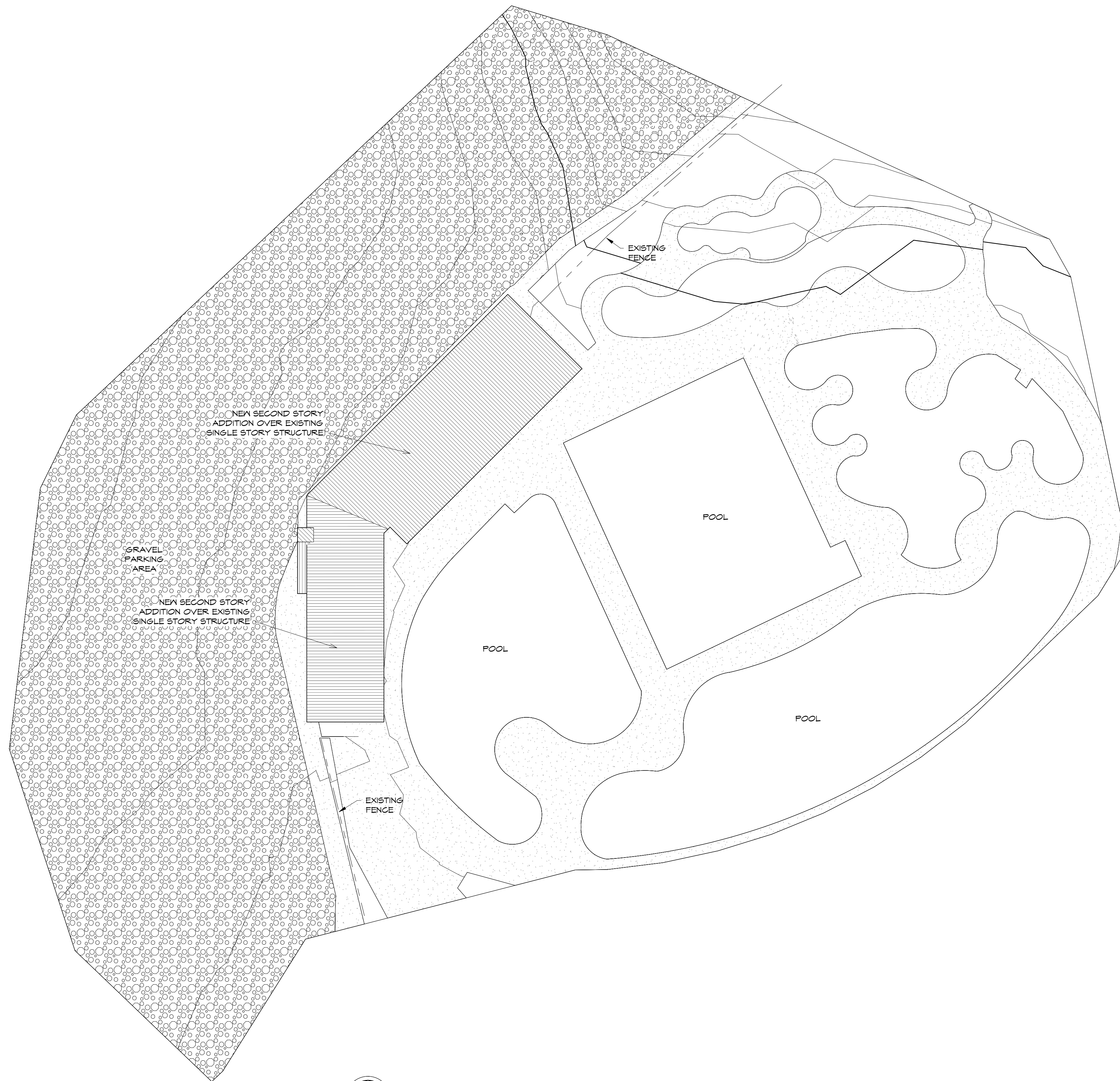
ISSUE RECORD:
2023/12/20 S.D. SET

REVISIONS:

NO.	DESCRIPTION

G-101
COVER SHEET

NOTE: Clarify with Architect any abbreviations not listed. Some abbreviations on list may not be used in project.



SITE ZONING:	P-1
SITE AREA:	5.35 ACRE
MINIMUM REQUIRED SETBACKS	AS DETERMINED BY PLANNING COMMISSION
FRONT YARD:	
SIDE YARD:	
REAR YARD:	
HEIGHT REQUIREMENTS	20 FT
BUILDING MAX HEIGHT	
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERED:	NFPA 13

- SITE PLAN GENERAL NOTES**
- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
 - B. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION WITH SAN MIGUEL COUNTY.
 - C. CONTRACTOR SHALL VERIFY WATER METER LOCATION.
 - D. CONTRACTOR SHALL COORDINATE GAS SERVICE AND METER INSTALLATION.
 - E. SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.



NORTH

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



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MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427**

JOB. NO.: 22130
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ISSUE RECORD:
SD PHASE: 12-20-2023

REVISIONS:

AS-101

SITE PLAN-
OVERALL



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OPTION 2
OURAY, COLORADO 81427

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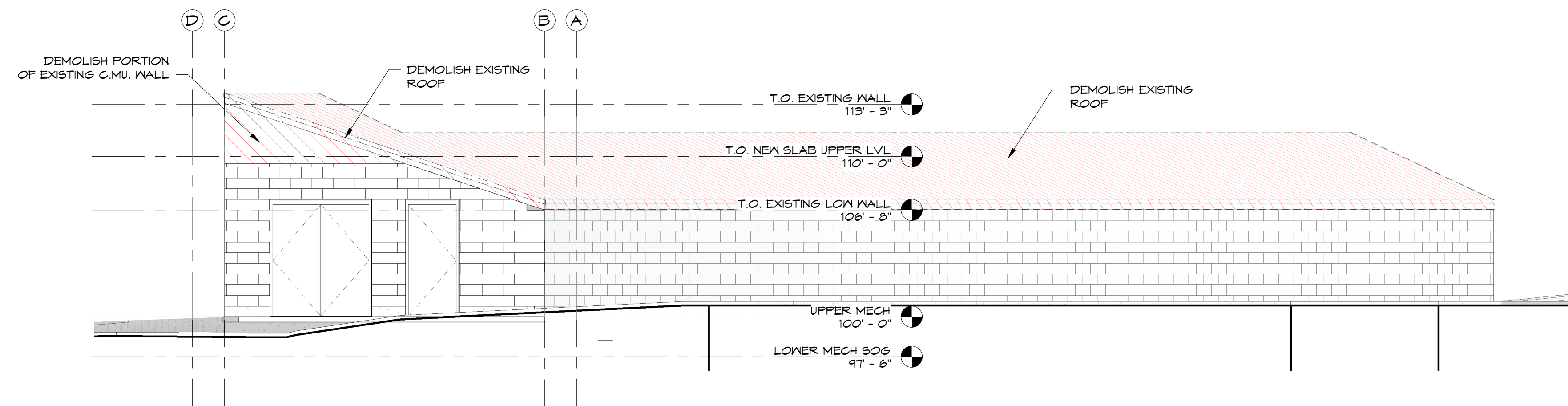
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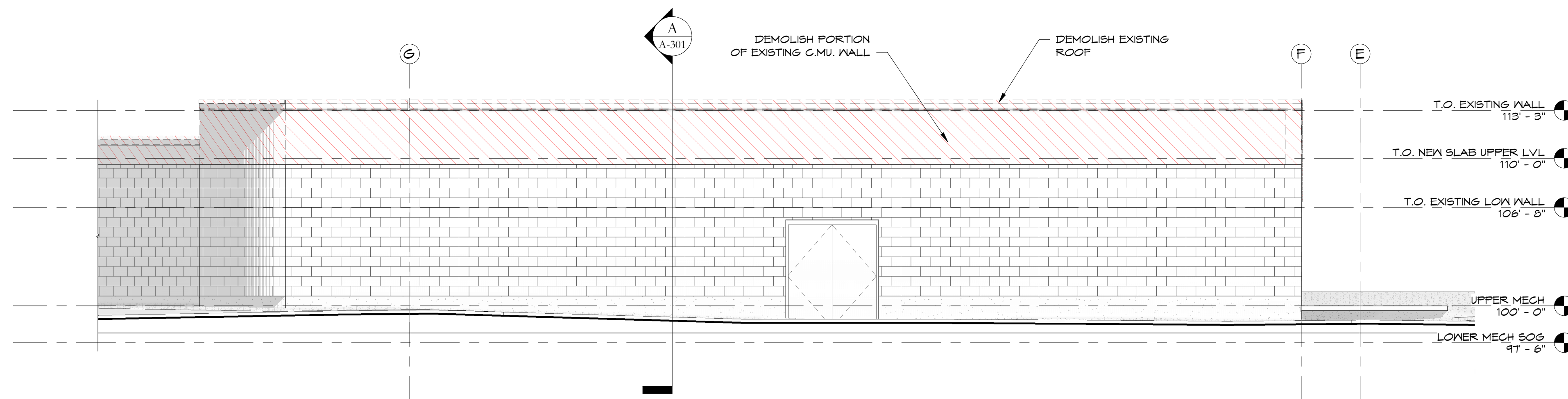
D-201

DEMOLITION ELEVATIONS

PRINT DATE: 1/4/2024 9:56:58 AM



SOUTH - DEMO A
SCALE: 3/16" = 1'-0" D-201



WEST - DEMO B
SCALE: 3/16" = 1'-0" D-201



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MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427

JOB NO.: 22130
ISSUE DATE: 2023-12-20
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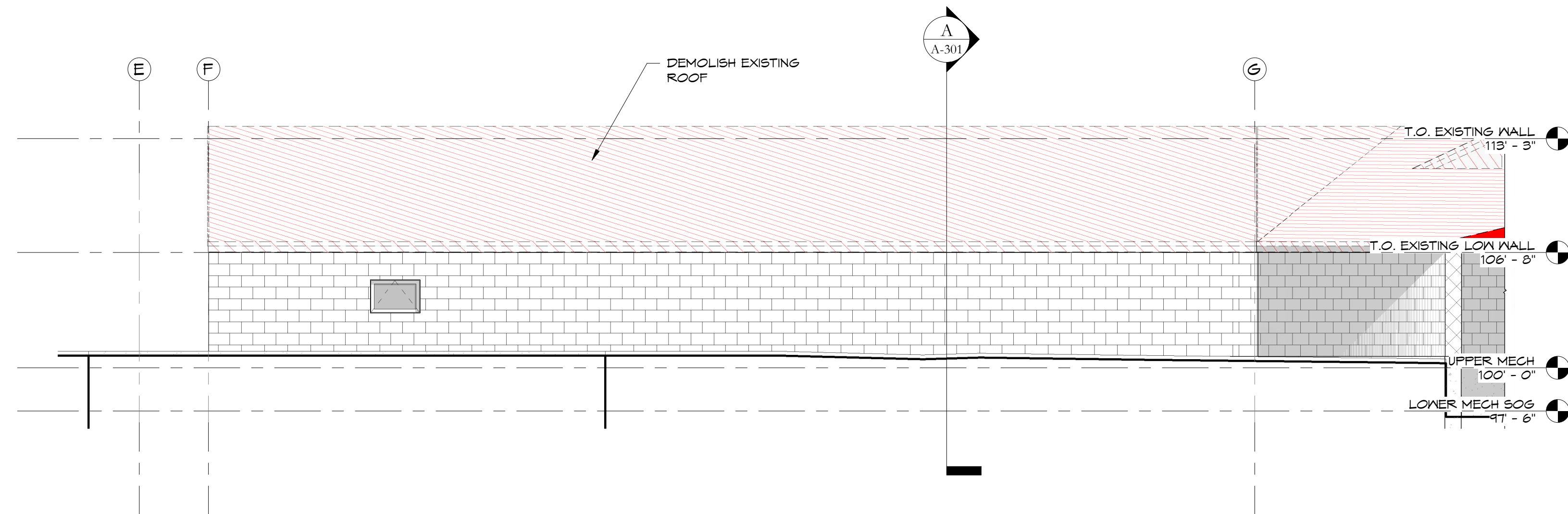
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2023/12/20 S.D. SET

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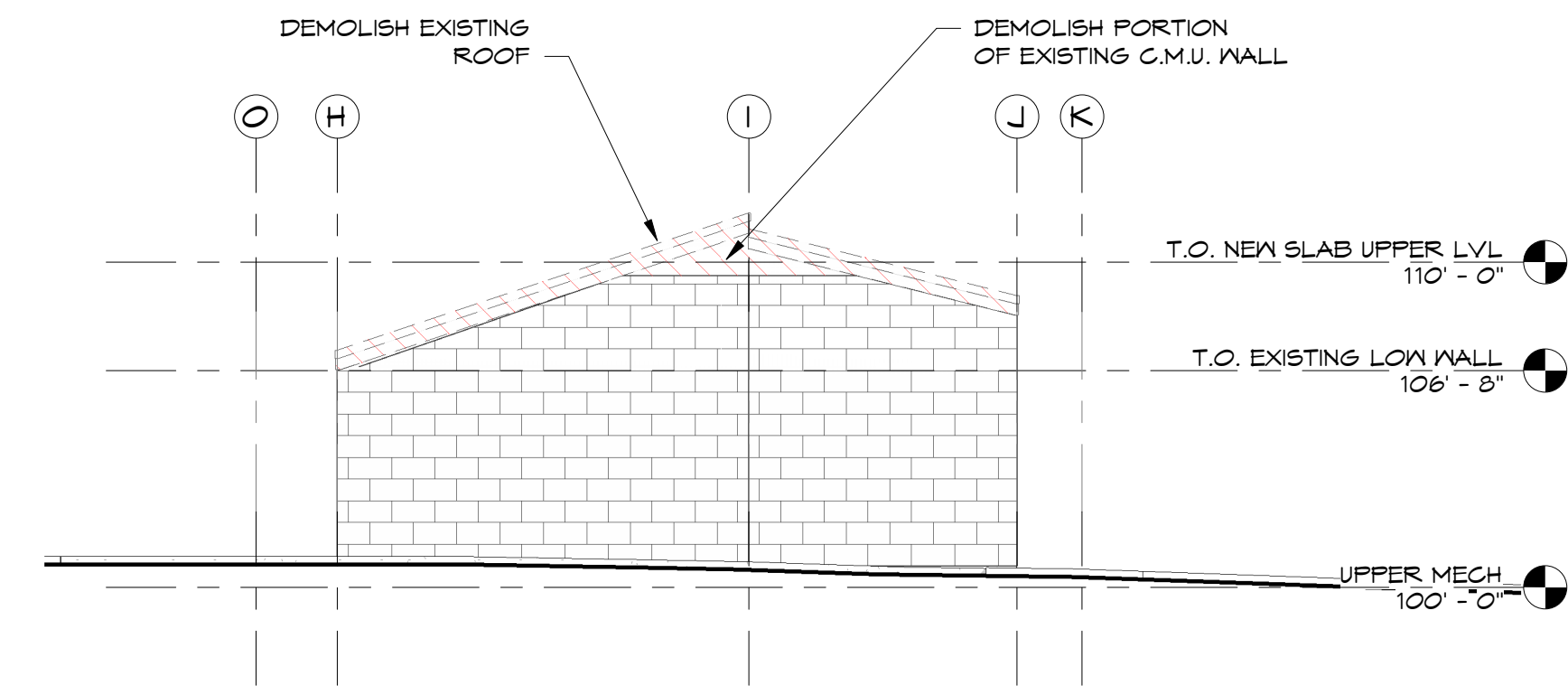
D-202

DEMOLITION ELEVATIONS

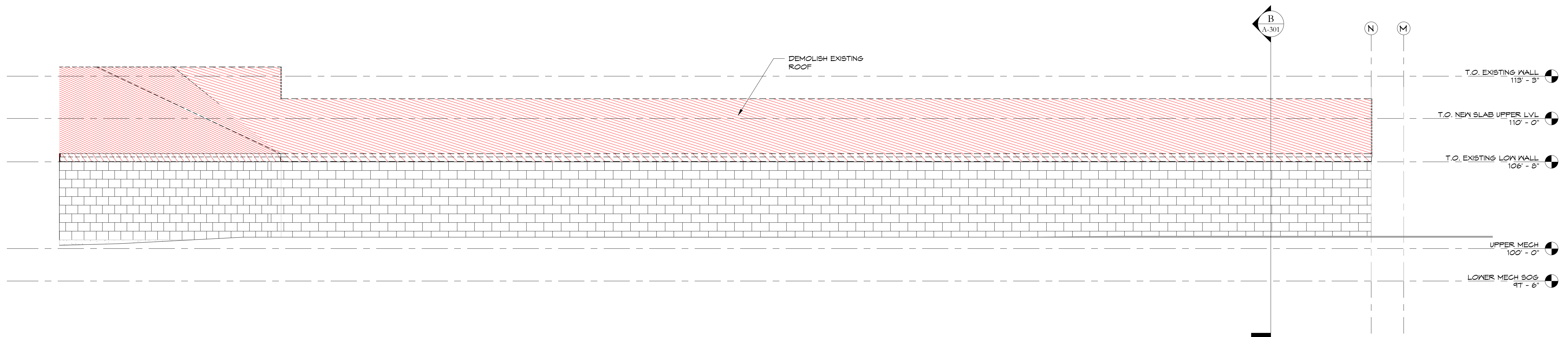
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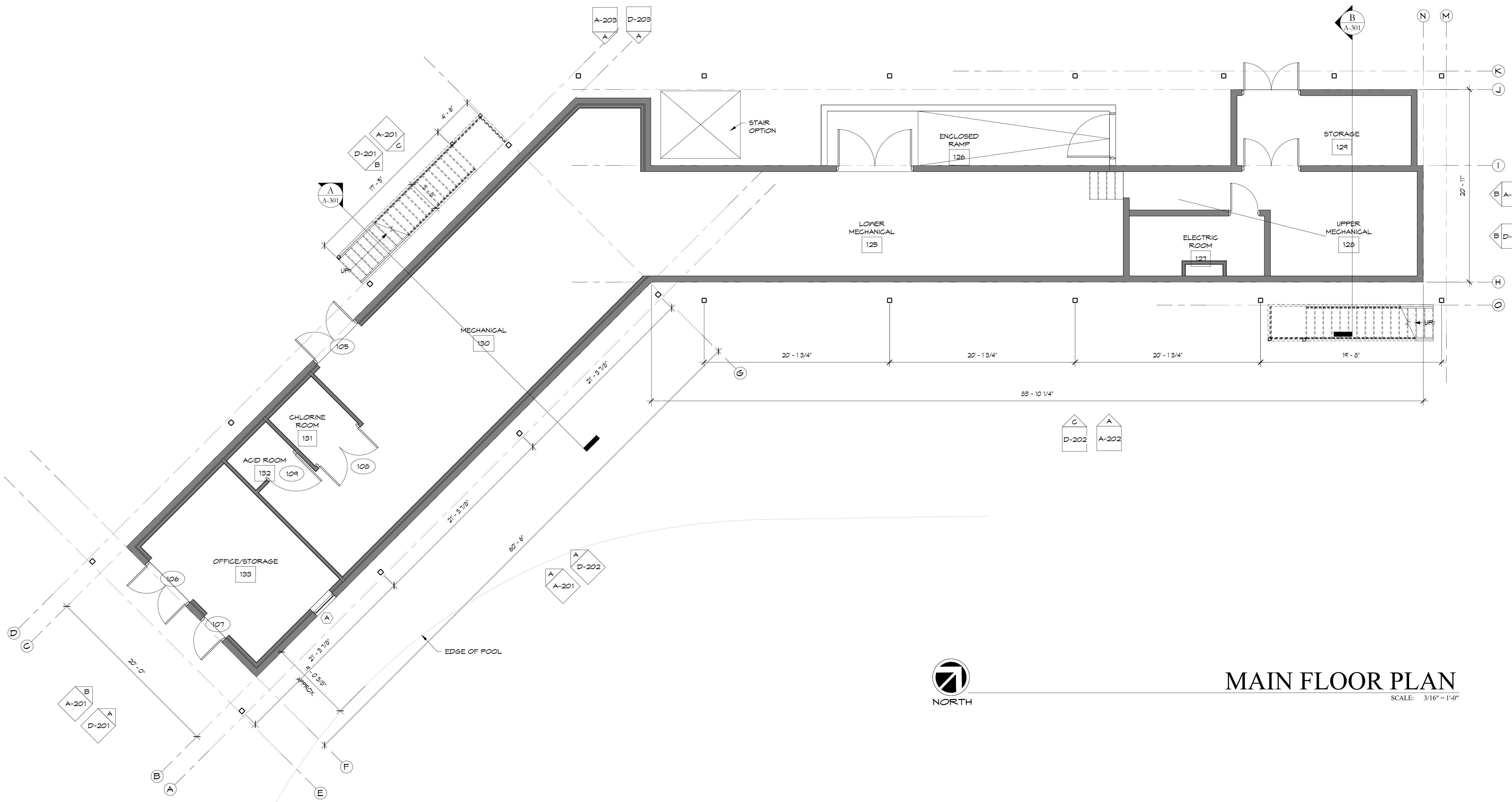
EAST - DEMO A
SCALE: 3/16" = 1'-0"
D-202



NORTHEAST - DEMO B
SCALE: 3/16" = 1'-0"
D-202



SOUTHEAST - DEMO C
SCALE: 1/4" = 1'-0"
D-202



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL TYPE LEGEND

- EXISTING EXTERIOR WALL:
6X16X8 SPLIT FACED (ONE SIDE) CONCRETE BLOCK FULLY GROUTED
- EXISTING EXTERIOR WALL:
6X16X8 SPLIT FACED CONCRETE BLOCK
R15 / 1 1/2" CONTINUOUS RIGID INSULATION
R13 / 3 5/8" METAL STUDS AT 16" OC / 1/4" BATT VAPOR BARRIER
5/8" G&B
- INTERIOR WALL:
5/8" G&B
3 5/8" METAL STUDS AT 16" OC
5/8" G&B
- CONC. WALL:
8" CAST IN PLACE CONCRETE WALL
- NEW EXTERIOR WALL:
6" METAL STUD FRAMING
GLASS MAT SHEATHING
CONTINUOUS RIGID INSULATION
METAL PANEL OVER FURRING STRIPS AS SPECIFIED
5/8" GYP BOARD AT INTERIOR

GROSS SQUARE FOOTAGE

MAIN LEVEL (EXIST.)	2918 SF
PARTY DECK (NEW)	2246 SF
UPPER LEVEL MECH. (NEW)	1657 SF



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MECHANICAL BUILDING
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A-101
MAIN LEVEL FLOOR PLAN

PRINT DATE: 1/6/2024 3:30:55 PM

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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427**

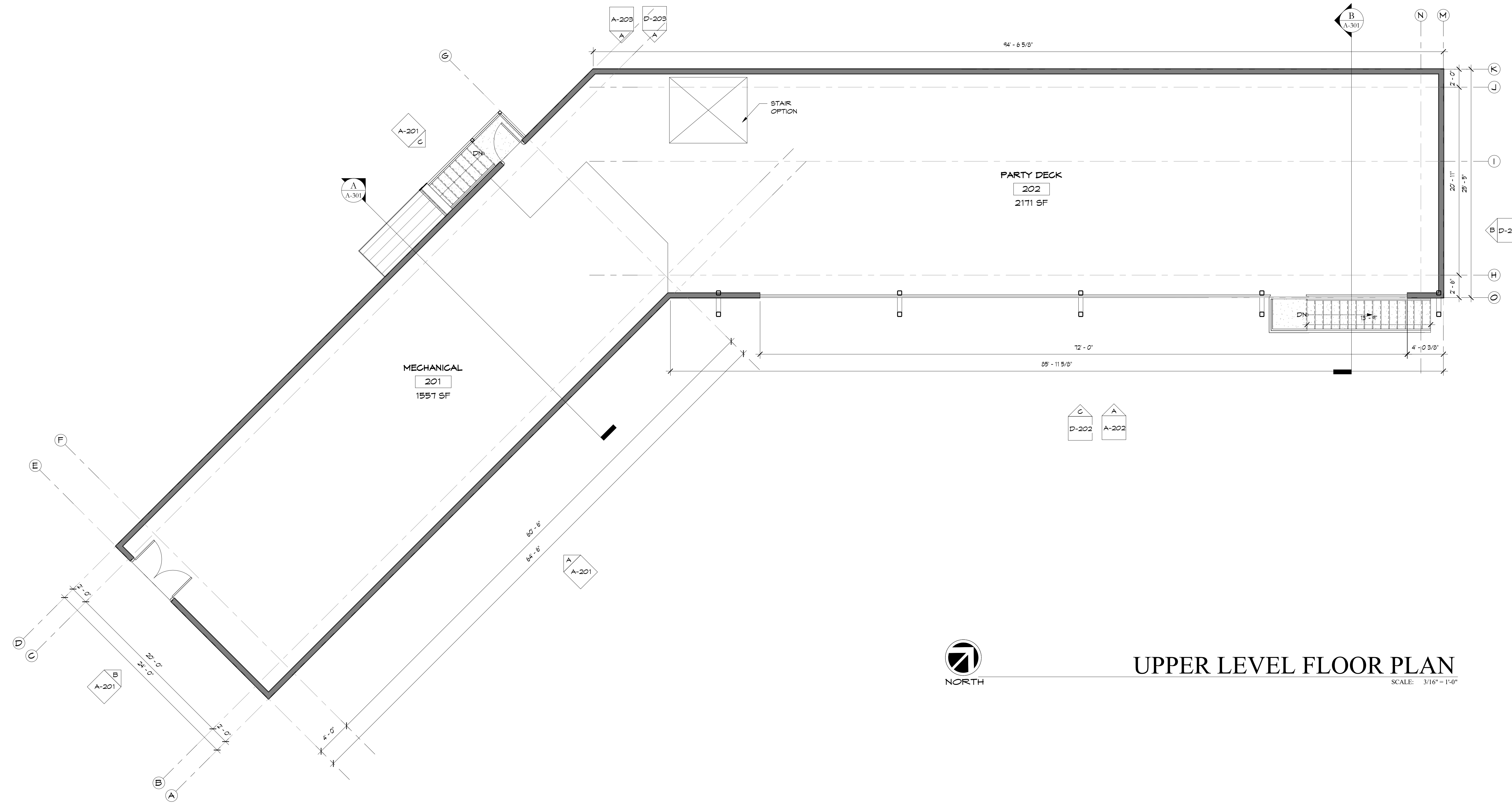
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ISSUE DATE: **2023-12-20**
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ISSUE RECORD:
2023/12/20 S.D. SET

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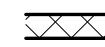

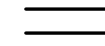
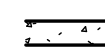

A-102
UPPER LEVEL FLOOR PLAN

PRINT DATE: 1/6/2024 3:31:00 PM



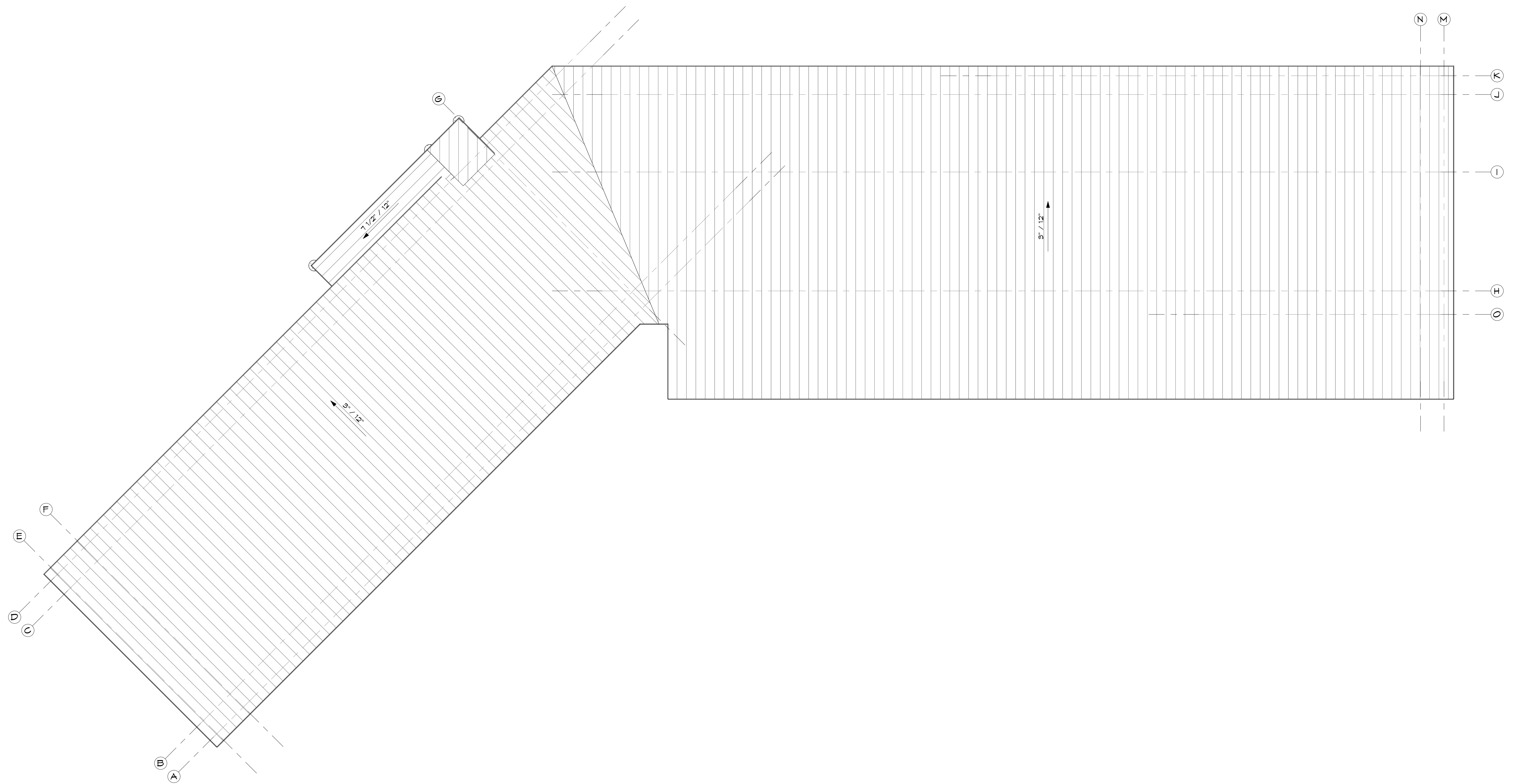
UPPER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

- WALL TYPE LEGEND**
-  EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED (ONE SIDE) CONCRETE BLOCK
FULLY GROUTED
 -  EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED CONCRETE BLOCK
R7.5 / 1 1/2" CONTINUOUS RIGID INSULATION
R13 / 3 5/8" METAL STUDS AT 16" OC / 1/4" BATT
VAPOR BARRIER
5/8" GAB
 -  INTERIOR WALL:
5/8" GAB
3 5/8" METAL STUDS AT 16" OC
5/8" GAB
 -  CONG. WALL:
8" CAST IN PLACE CONCRETE WALL
 -  NEW EXTERIOR WALL:
6" METAL STUD FRAMING
GLASS MAT SHEATHING
CONTINUOUS RIGID INSULATION
METAL PANEL OVER FURRING STRIPS AS SPECIFIED
5/8" GYP BOARD AT INTERIOR

GROSS SQUARE FOOTAGE

MAIN LEVEL (EXIST.)	2918 SF
PARTY DECK (NEW)	2246 SF
UPPER LEVEL MECH. (NEW)	1657 SF



ROOF PLAN GENERAL NOTES

- A. ROOFING TO BE STANDING SEAM METAL ROOFING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ORDER ROOFING OVERLAP FOR DAMAGE. FIELD CUTS TO BE CLEAN WITHOUT ROUGH OR RAGGED EDGES TO 1/8". INSTALL ALL ROOFING WITHOUT MARRING, FOLDING, TEARING OR STAINING.
- B. PROVIDE ALL GALVANIZED NAILS, SEALANTS & FASTENERS TO MEET MANUFACTURER'S REQUIREMENTS FOR WIND & CAPILLARY ACTION CONTROL AND WARRANTY.
- C. ALL 24 GA. PREFINISHED METAL FLASHINGS TO BE INSTALLED WITHOUT MARRING, SCRATCHING, BENDING OR RIPPLES. LEAVE NO ROUGH OR RAGGED EDGES SHOWING. COLOR TO BE SELECTED BY OWNER.
- D. CONFIRM EXISTING CONDITIONS BEFORE ORDERING MATERIALS. PROVIDE CLEAN ROOF SURFACE FREE FROM DEBRIS, GREASE AND DUST BEFORE INSTALLING ROOFING.
- E. CRICKETS: CRICKETS TO BE 24 GA. PREFINISHED METAL, COLOR TO MATCH OTHER FLASHINGS. INSTALL OVER ICE AND WATER SHIELD.
- F. ROOF JACKS: PROVIDE ROOF JACKS AT ALL ROOF PENETRATIONS, DEKTITE OR EQUAL. NO MASTIC TO SHOW ON OUTSIDE.



PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427**

JOB. NO.: **22130**
ISSUE DATE: **2023-12-20**
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A-103

PROPOSED ROOF PLAN

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OPTION 2
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JOB NO.: 22130
ISSUE DATE: 2023-12-20
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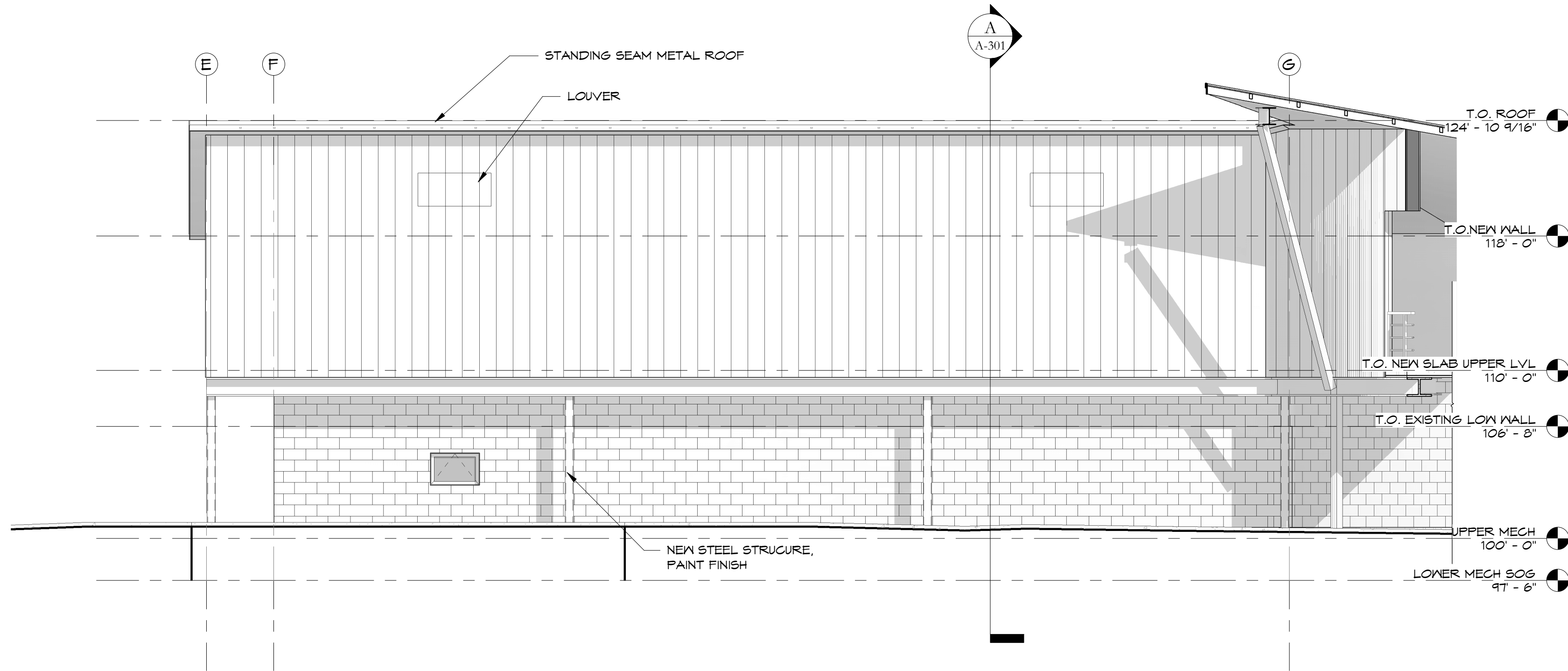
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REVISIONS:

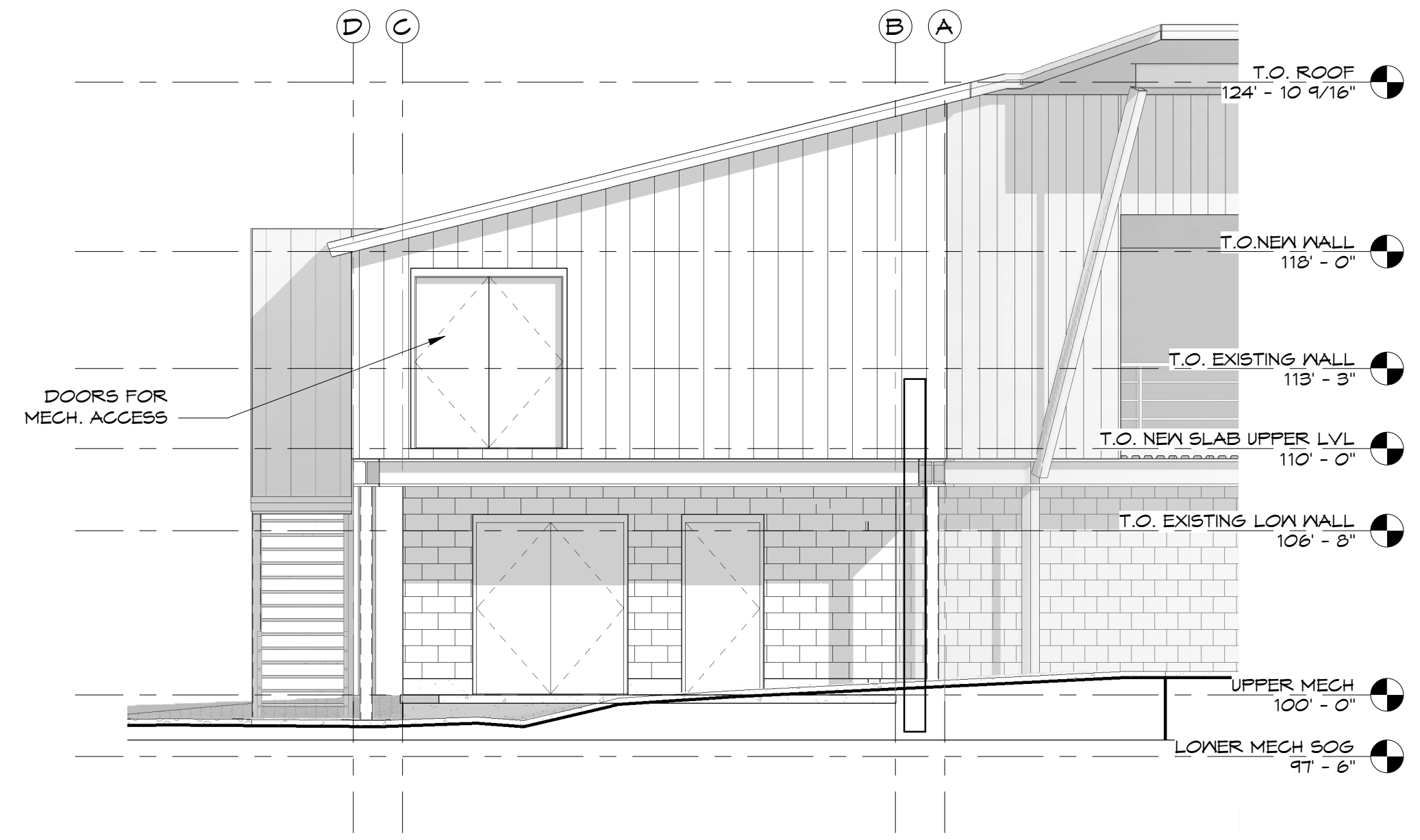
A-201

EXTERIOR ELEVATIONS

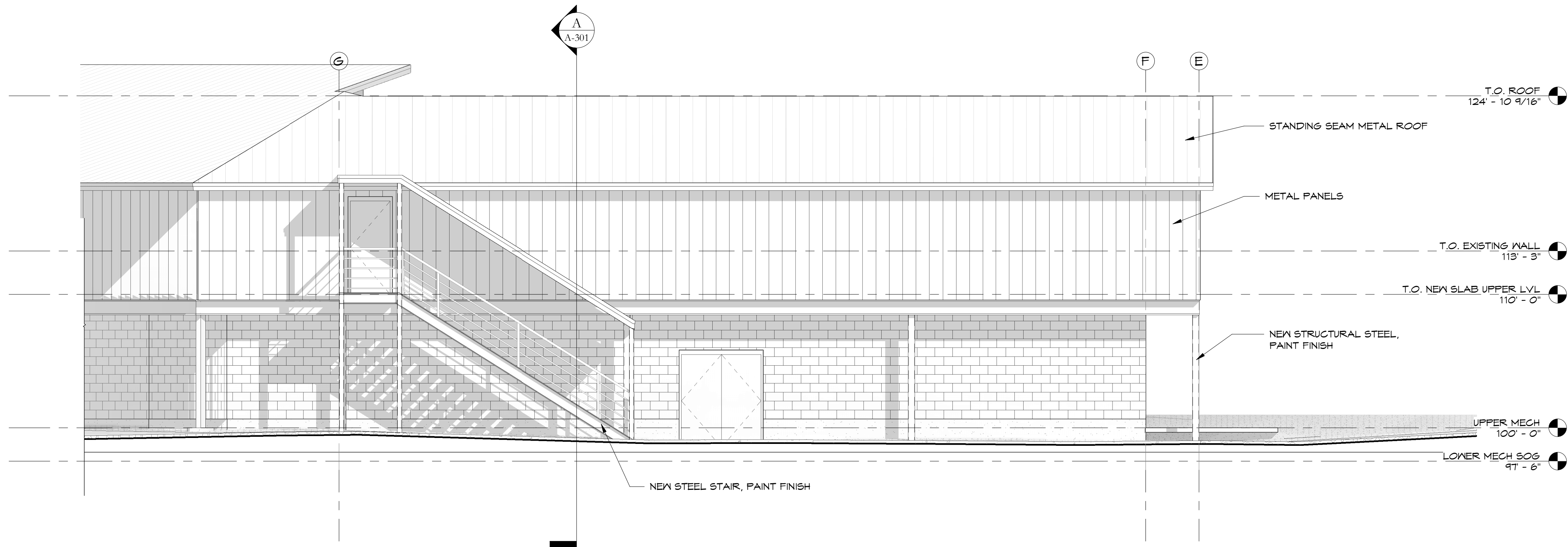
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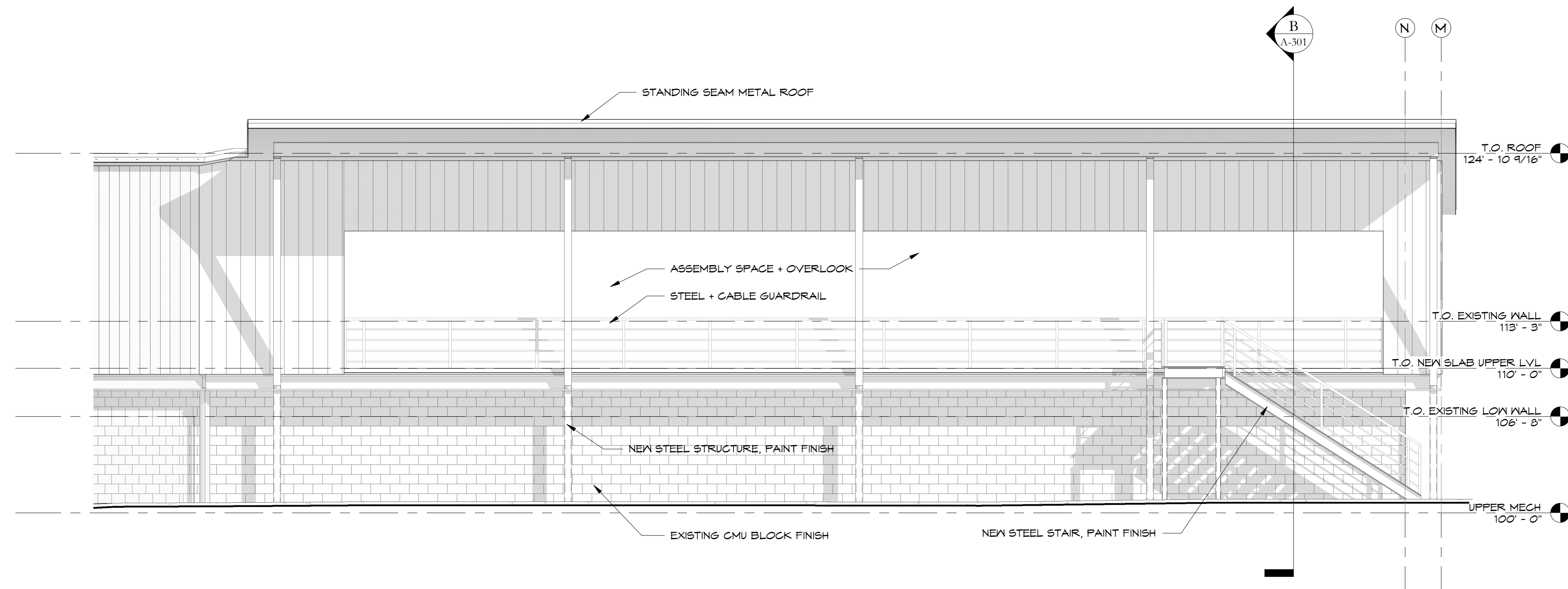
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SCALE: 3/16" = 1'-0"
A-201



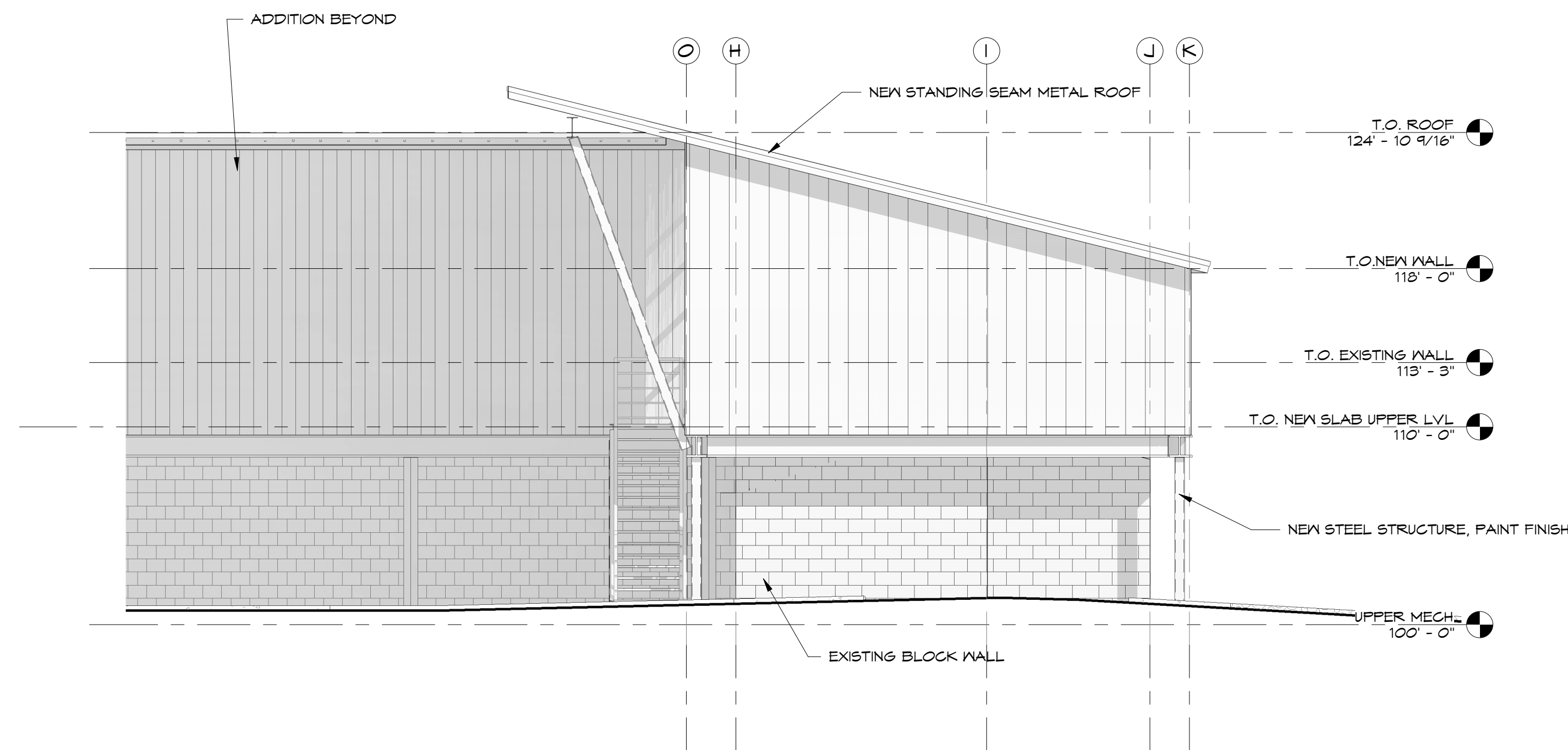
SOUTH B
SCALE: 3/16" = 1'-0"
A-201



WEST C
SCALE: 3/16" = 1'-0"
A-201



SOUTHEAST A
SCALE: 3/16" = 1'-0"
A-202



NORTHEAST B
SCALE: 3/16" = 1'-0"
A-202



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427**

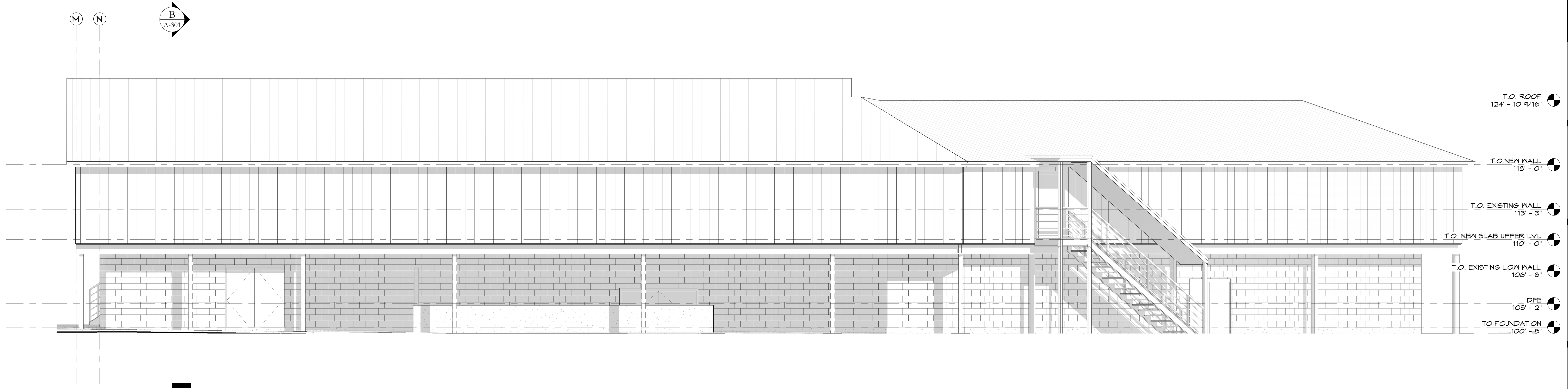
JOB. NO.: 22130
ISSUE DATE: 2023-12-20
DRAWN BY: RA+A

ISSUE RECORD:
2023/12/20 S.D. SET

REVISIONS:

A-202

EXTERIOR ELEVATIONS



NORTHWEST A
SCALE: 3/16" = 1'-0"
A-203



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OPTION 2
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MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427

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REVISIONS:

A-204
3-D VIEWS

PRINT DATE: 1/4/2024 9:56:08 AM



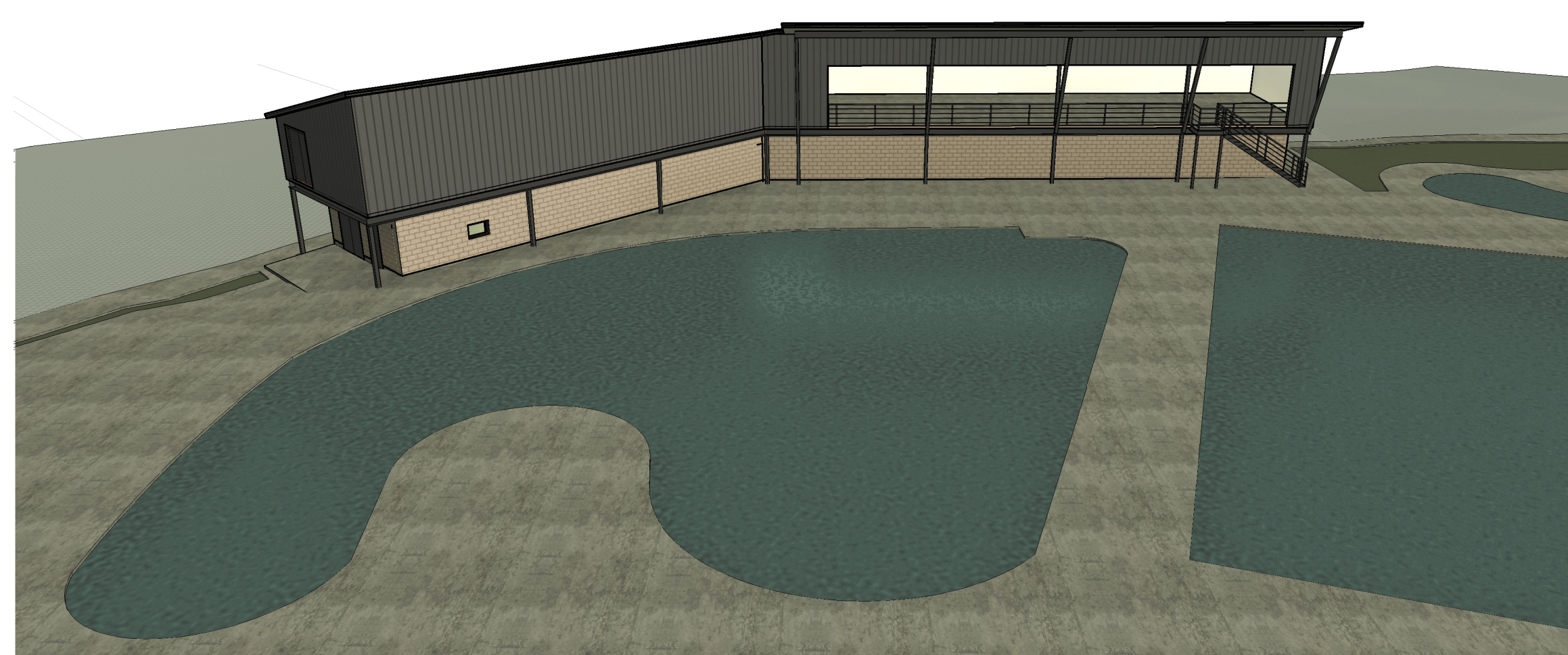
3-D VIEW **A**
SCALE: A-204



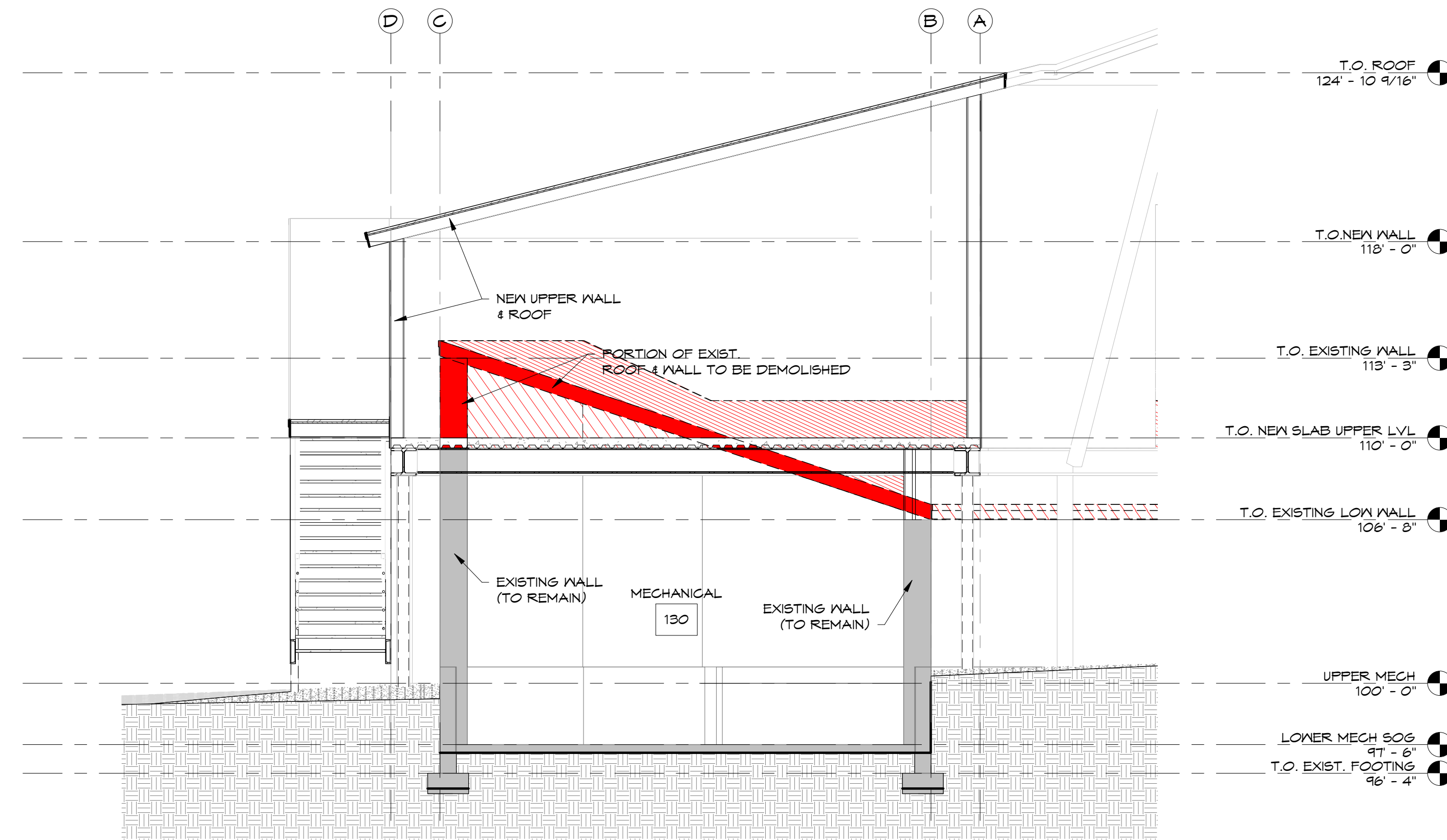
3-D VIEW **B**
SCALE: A-204



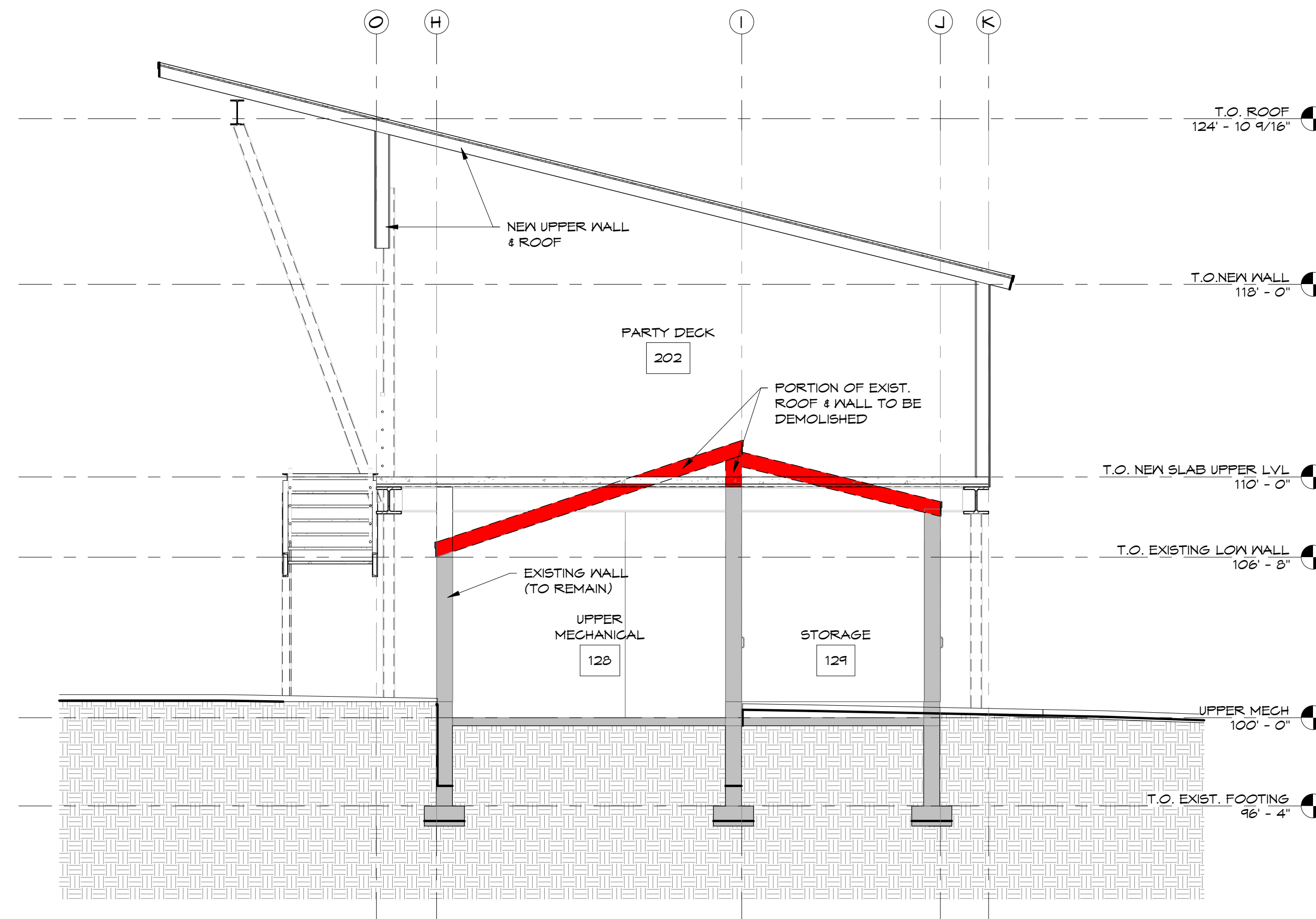
3-D VIEW **C**
SCALE: A-204



3-D VIEW **D**
SCALE: A-204



BUILDING SECTION A
SCALE: 1/4" = 1'-0"
A-301



BUILDING SECTION B
SCALE: 1/4" = 1'-0"
A-301



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427**

JOB. NO.: 22130
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BUILDING SECTIONS



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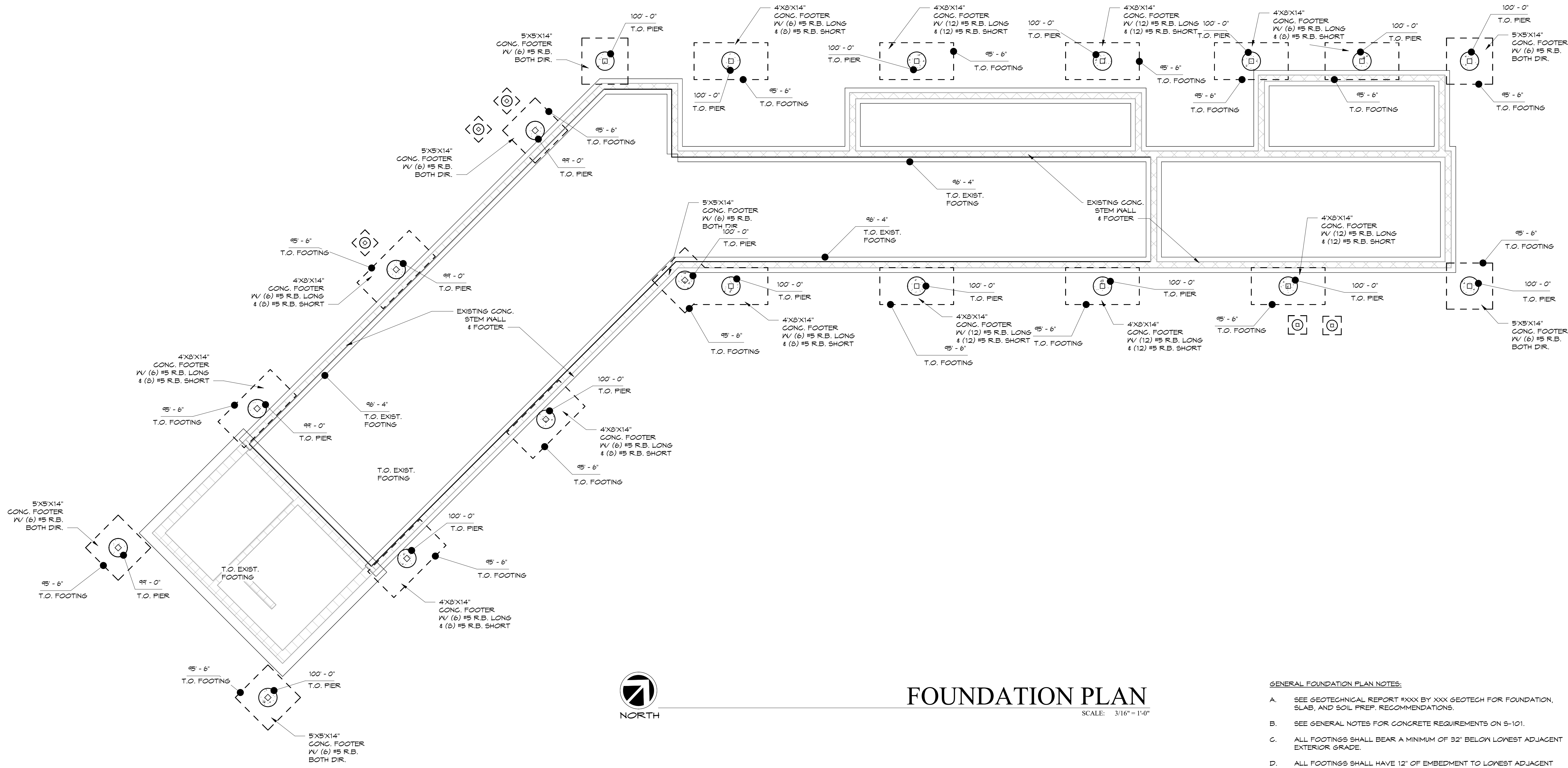
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OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

GENERAL FOUNDATION PLAN NOTES:

- A. SEE GEOTECHNICAL REPORT #XXX BY XXX GEOTECH FOR FOUNDATION, SLAB, AND SOIL PREP. RECOMMENDATIONS.
- B. SEE GENERAL NOTES FOR CONCRETE REQUIREMENTS ON S-101.
- C. ALL FOOTINGS SHALL BEAR A MINIMUM OF 32" BELOW LOWEST ADJACENT EXTERIOR GRADE.
- D. ALL FOOTINGS SHALL HAVE 12" OF EMBEDMENT TO LOWEST ADJACENT GRADE.
- E. DESIGN IS GENERALLY BASED ON BEARING CAPACITY OF XXX PSF PER XXX GEOTECH REPORT NO. XXX. NOTIFY ARCHITECT/ENGINEER IF COMPETENT SOIL IS NOT ENCOUNTERED.
- F. WE RECOMMEND THAT THE GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OBSERVE THE FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF THE FOUNDATION REINFORCEMENT AND CONCRETE. THIS OBSERVATION IS TO ASSESS WHETHER THE EXPOSED BEARING STRATUM IS SIMILAR TO THAT ANTICIPATED FOR FOUNDATION SUPPORT. ANY LOOSE, SOFT, OR DISTURBED MATERIAL SHOULD BE UNDERCUT TO A SUITABLE BEARING SUBGRADE.
- G. CONTRACTOR TO VERIFY THAT SUBGRADE IS EXCAVATED TO NATIVE MATERIAL AND NO EXPANSIVE OR LOW STRENGTH SOILS ARE ENCOUNTERED.
- H. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND FOUNDATION ELEVATIONS PRIOR TO START OF WORK AND SHALL NOTIFY A/E OF ANY DISCREPANCIES.
- I. IF REQUIRED, CONTRACTOR TO INSTALL PASSIVE RADON SYSTEM IN CRAWL SPACES, PROVIDE 3 MIL. PLASTIC OVER UNDISTURBED SOIL AND GLUE TO STEM WALLS. PROVIDE 8" OF 4" PERFORATED PIPE BELOW PLASTIC WITH 4" SOLID PIPE VENTED TO ROOF (SEE S-101).
- J. ALL FOOTINGS SHALL BE OVER-EXCAVATED BY XX". SCARIFY & RECOMPACT NATIVE SOIL AT BOTTOM OF EXCAVATION BEFORE PLACING XX" OF COMPACTED STRUCTURAL FILL.

JOB. NO.: 23130
ISSUE DATE: 2023-12-20
DRAWN BY: RAA

ISSUE RECORD:
2023/12/20 S.D. SET

REVISIONS:

S-201
FOUNDATION PLAN

PRINT DATE: 1/4/2024 10:00:17 AM



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OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427

JOB NO.: 23130
ISSUE DATE: 2023-12-20
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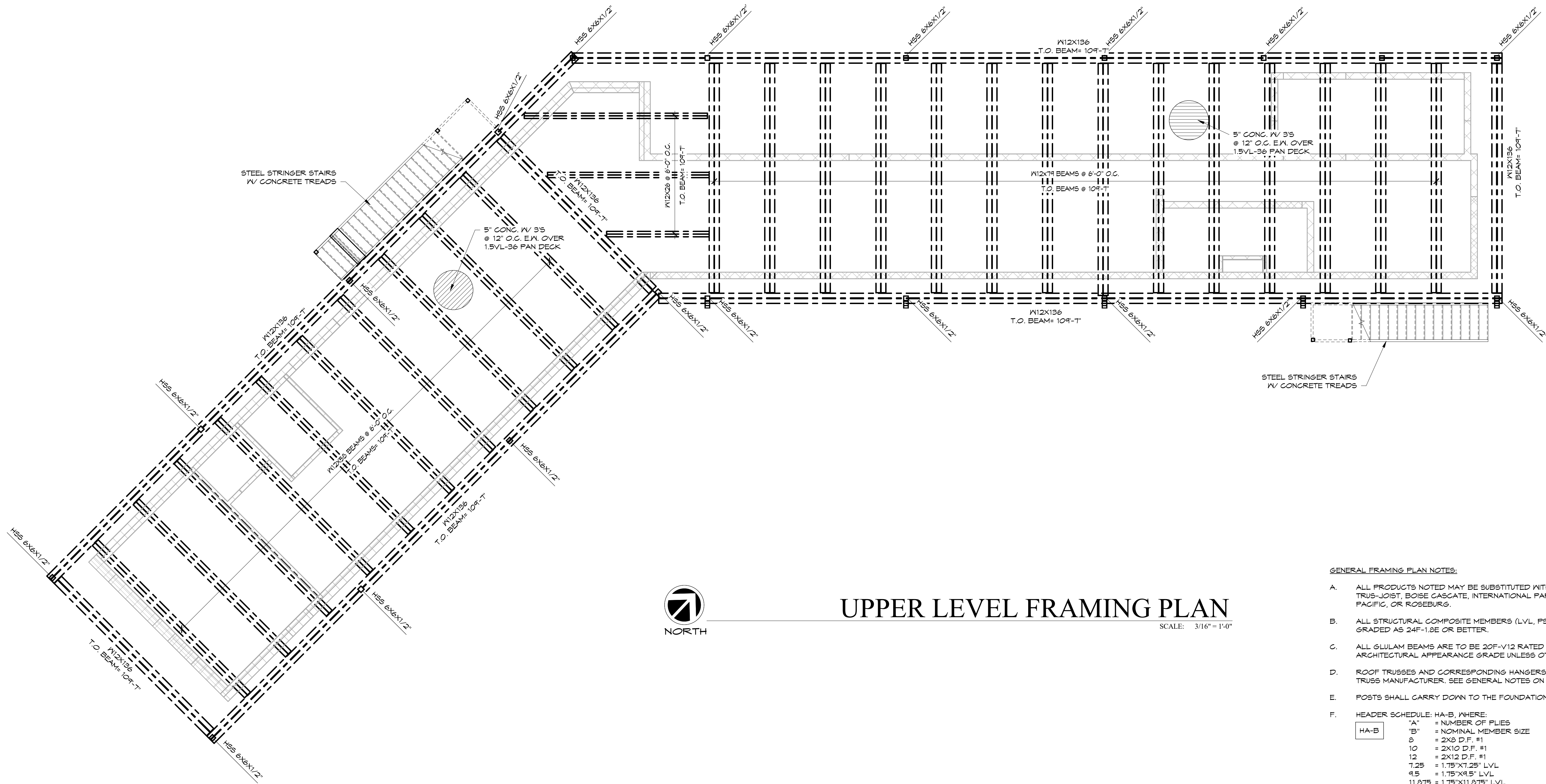
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REVISIONS:

S-301

UPPER LEVEL FRAMING PLAN

PRINT DATE: 1/4/2024 10:00:20 AM



UPPER LEVEL FRAMING PLAN

SCALE: 3/16" = 1'-0"

LEDGER SCHEDULE	
No.	DESCRIPTION

GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCATE, INTERNATIONAL PAPER, OR LOUISIANA PAFIFIC, OR ROSEBURG.
- B. ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, ETC...) SHALL BE GRADED AS 24F-1.8E OR BETTER.
- C. ALL GLULAM BEAMS ARE TO BE 20F-V12 RATED (ALASKAN YELLOW) AND ARCHITECTURAL APPEARANCE GRADE UNLESS OTHERWISE NOTED.
- D. ROOF TRUSSES AND CORRESPONDING HANGERS SHALL BE SIZED BY TRUSS MANUFACTURER. SEE GENERAL NOTES ON S-101.
- E. POSTS SHALL CARRY DOWN TO THE FOUNDATION.
- F. HEADER SCHEDULE: HA-B, WHERE:

HA-B	"A" = NUMBER OF PLIES
	"B" = NOMINAL MEMBER SIZE
	8 = 2X8 D.F. #1
	10 = 2X10 D.F. #1
	12 = 2X12 D.F. #1
	1.25 = 1.75"X1.25" LVL
	1.5 = 1.75"X1.5" LVL
	11.875 = 1.75"X11.875" LVL
	14 = 1.75"X14" LVL
- G. POST SCHEDULE: PAB, WHERE:

PAB	"A" = NUMBER OF JACK OR CRIPPLE STUDS
	"B" = NOMINAL KING STUDS
	ALL POSTS NOT OTHERWISE NOTED ARE P21
	P44 = 4X4 TIMBER
	P66 = 6X6 TIMBER
	P88 = 8X8 TIMBER
	P1010 = 10X10 TIMBER
	5.25X5.25 = 5.25"X5.25" 1.8E PSL COLUMN
	5.25X1.00 = 5.25"X1.00" 1.8E PSL COLUMN
- H. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED SHALL BE (2) 2X8'S.
- I. WHERE BEAMS/HEADERS ARE NOTED AS "FLUSH", PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM WHERE APPLICABLE.
- J. FRAMING PLAN ELEVATIONS ARE TO TOP OF BEAM UNLESS OTHERWISE NOTED.
- K. SEE GENERAL NOTES ON S-101 FOR SHEATHING CONNECTION REQUIREMENTS.
- L. STUDS THAT EXCEED 13' HEIGHT SHALL BE STRUCTURAL COMPOSITE STUDS.



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OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 2
OURAY, COLORADO 81427

JOB. NO.: 23130
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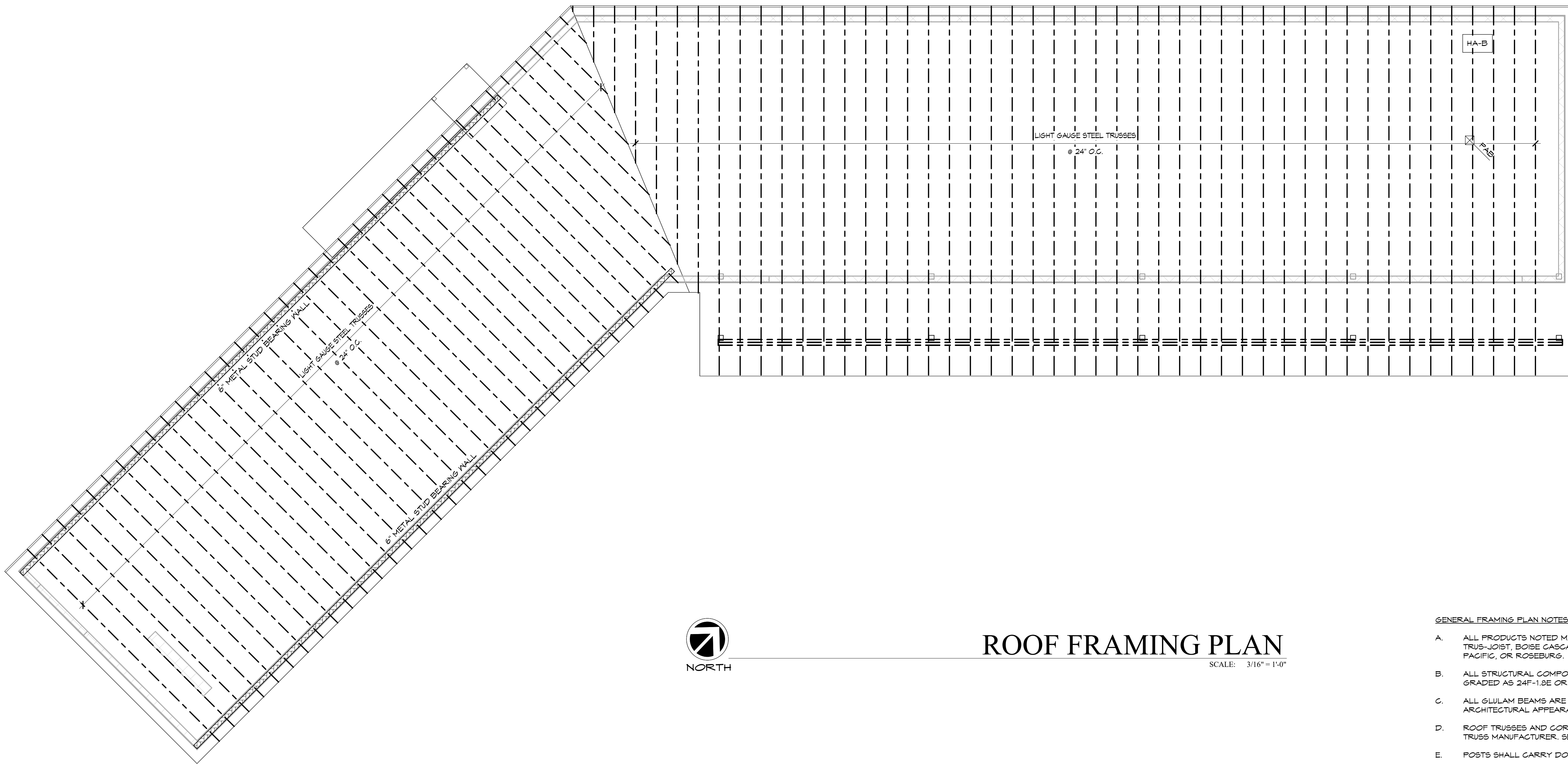
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REVISIONS:

S-302

ROOF LEVEL FRAMING PLAN

PRINT DATE: 1/4/2024 10:00:21 AM



NORTH

ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCATE, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC, OR ROSEBURG.
- B. ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, ETC...) SHALL BE GRADED AS 24F-1.8E OR BETTER.
- C. ALL GLULAM BEAMS ARE TO BE 20F-V12 RATED (ALASKAN YELLOW) AND ARCHITECTURAL APPEARANCE GRADE UNLESS OTHERWISE NOTED.
- D. ROOF TRUSSES AND CORRESPONDING HANGERS SHALL BE SIZED BY TRUSS MANUFACTURER. SEE GENERAL NOTES ON S-101.
- E. POSTS SHALL CARRY DOWN TO THE FOUNDATION.
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 12 = 2X12 D.F. #1
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 9.5 = 1.75"X9.5" LVL
 11.875 = 1.75"X11.875" LVL
 14 = 1.75"X14" LVL
- G. POST SCHEDULE: PAB, WHERE:
 "A" = NUMBER OF JACK OR CRIPPLE STUDS
 "B" = NOMINAL KING STUDS
 ALL POSTS NOT OTHERWISE NOTED ARE P21
 P44 = 4X4 TIMBER
 P66 = 6X6 TIMBER
 P88 = 8X8 TIMBER
 P1010 = 10X10 TIMBER
 5.25X5.25 = 5.25"X5.25" 1.8E PSL COLUMN
 5.25X1.00 = 5.25"X1.00" 1.8E PSL COLUMN
- H. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED SHALL BE (2) 2X8'S.
- I. WHERE BEAMS/HEADERS ARE NOTED AS "FLUSH", PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM WHERE APPLICABLE.
- J. FRAMING PLAN ELEVATIONS ARE TO TOP OF BEAM UNLESS OTHERWISE NOTED.
- K. SEE GENERAL NOTES ON S-101 FOR SHEATHING CONNECTION REQUIREMENTS.
- L. STUDS THAT EXCEED 13' HEIGHT SHALL BE STRUCTURAL COMPOSITE STUDS.

LEDGER SCHEDULE

No.	DESCRIPTION

SITE VICINITY MAP



PROJECT DATA

SITE ZONING	P-1
SITE AREA	5.35 ACRE
GROSS FLOOR AREAS	
MAIN LEVEL (EXISTING)	2818 S.F.
UPPER LEVEL MECH. (NEW)	1548 S.F.
PARTY DECK (NEW)	2296 S.F.
OCCUPANCY GROUP:	S-1/A
CONSTRUCTION TYPE:	II-B

OURAY HOT SPRINGS POOL MECHANICAL BUILDING OPTION 3 1220 MAIN ST OURAY, COLORADO 81427



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ABBREVIATIONS

AB. ANCHOR BOLT	ACT. ANCOUSTICAL CEILING TILE	AGGR. AGGREGATE	AL. ALUMINUM	ALT. ALTERNATE	APPROX. APPROXIMATE	ARCH. ARCHITECTURAL	BD. BOARD	BLDG. BUILDING	BLK. BLOCK	BLK'G. BLOCKING	BM. BEAM	BOT. BOTTOM	BTWN. BETWEEN	B.U.R. BUILT UP ROOFING	B.W. BOTHWAYS	C.J. CONTROL JT.	CLG. CAULKING	CLR. CLEAR	C.M.U. CONCRETE MASONRY UNIT	COL. COLUMN	CONC. CONCRETE	CONN. CONNECTION	CONSTR. CONSTRUCTION	CONT. CONTINUOUS	C.T. CERAMIC TILE	C.O.A. CENTER OF ARCH	I.D. INSIDE DIAMETER	INSUL. INSULATION	INT. INTERIOR	JAN. JANITOR	JNT. JOINT	JST. JOIST	KIT. KITCHEN	LAB. LABORATORY	LAM. LAMINATE	LAV. LAVATORY	LT. LIGHT	MAX. MAXIMUM	MECH. MECHANICAL	MEMB. MEMBRANE	MFR. MANUFACTURER	M.H. MANHOLE	MIN. MINIMUM	MISC. MISCELLANEOUS	M.O. MASONRY OPENING	MTL. METAL	MUL. MULLION	N. NORTH	N.I.C. NOT IN CONTRACT	NO. NUMBER	NOM. NOMINAL	N.T.S. NOT TO SCALE	O.C. ON CENTER	O.D. OUTSIDE DIAMETER	OH. OVERHEAD	OPG. OPENING	OPP. OPPOSITE	PCT. PRE-CAST	P.L. PROPERTY LINE	P.LAM. PLASTIC LAMINATE	PLAS. PLASTER	PLYND. PLYWOOD	FAIR	Q.T. QUARRY TILE	R. RISER	R.D. ROOF DRAIN	RE. REFER TO ...	REFR. REFRIGERATOR	REINF. REINFORCED	REQ'D. REQUIRED	RM. ROOM	R.O. ROUGH OPENING	S. SOUTH	S.C. SOLID CORE	SCHED. SCHEDULE	SECT. SECTION	S.F. SQUARE FOOT	SHT. SHEET	SIM. SIMILAR	S.P. SPRING POINT	SPEC. SPECIFICATION	SQ. OR SQUARE	S.S. STAINLESS STEEL	SEE STRUCTURAL DRAWINGS	STAGG. STAGGERED	STD. STANDARD	STIFF. STIFFENER	STEEL STEEL	STRUC. STRUCTURAL	SUSP. SUSPENDED	TR. TREAD	T & B TOP AND BOTTOM	TER. TERRAZZO	T & G TONGUE & GROOVE	THK. THICK	T.O. TOP OF	T.S. TUBE STEEL	TYP. TYPICAL	U.N.O. UNLESS NOTED OTHERWISE	V.G. VINYL COMPOSITION TILE	VER. VERIFY	VERT. VERTICAL	W. WEST	W. WITH	W.C. WATER CLOSET	W.D. WOOD	W/O. WITHOUT	CL. CENTERLINE
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PROJECT DIRECTORY

DEVELOPER:
CITY OF OURAY
360 6TH AVE.
P.O. BOX 468
OURAY, CO 81427

ARCHITECT/ STRUCTURAL ENGINEER:
REYNOLDS ASH + ASSOCIATES
TRACY REYNOLDS
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(970) 259-9474

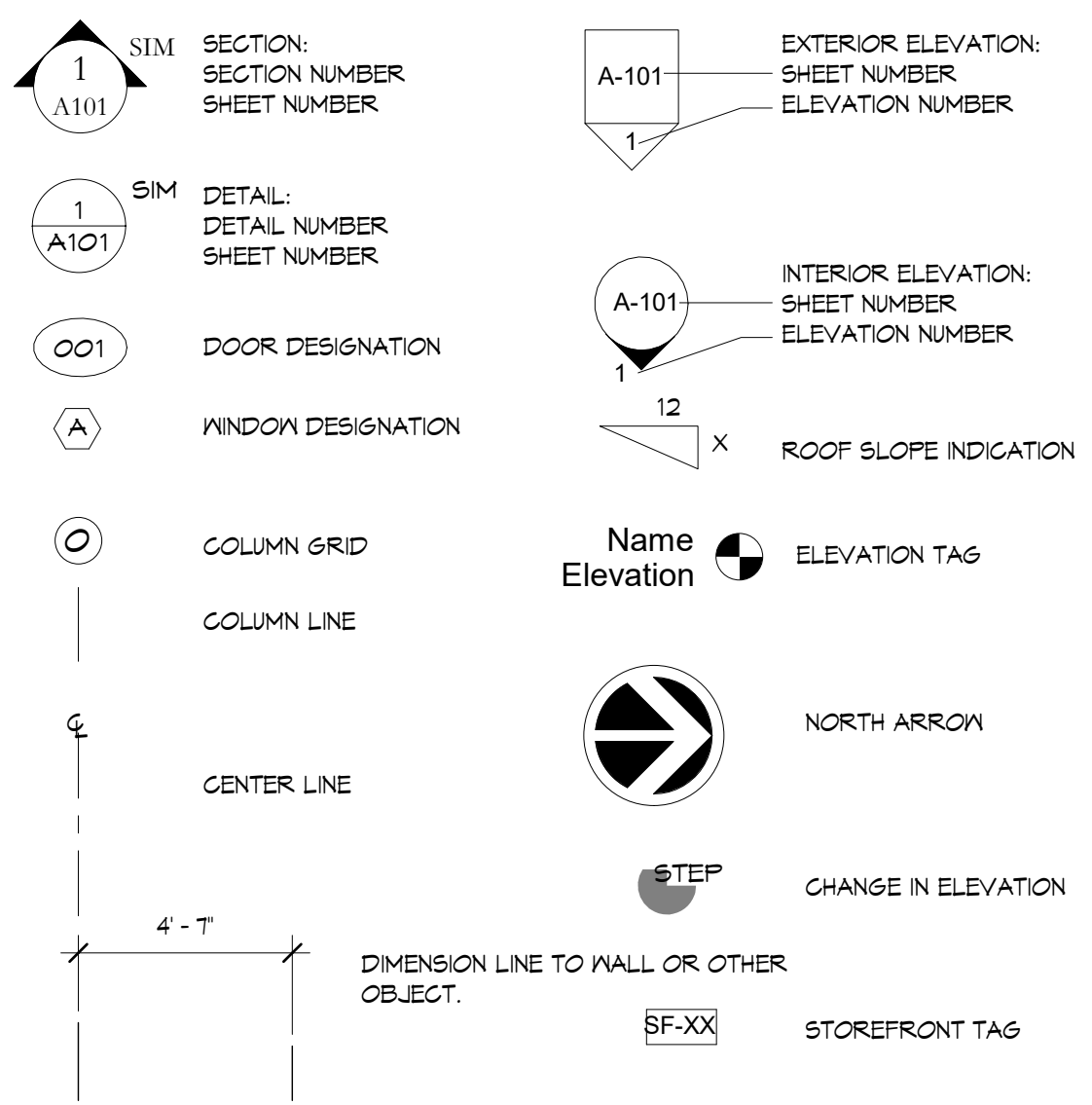
MEP ENGINEER:
ME4E ENGINEERING
DUSTIN SULLIVAN
572 E 3RD AVE, SUITE A
DURANGO, CO 81301
(970) 395-1570

GENERAL NOTES:

- APPLICABLE CODES:**
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 NATIONAL ELECTRIC CODE
- GENERAL/CONTRACT REQUIREMENTS:**
A. SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
B. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
C. SUBCONTRACTOR MUST COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
E. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
- PROJECT LAYOUT REQUIREMENTS:**
A. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE DRAWINGS.
B. DIMENSIONING IS AS FOLLOWS, UNLESS OTHERWISE NOTED:
CENTERLINE OF COLUMNS
FACE OF CONCRETE
FACE OF MASONRY
EXTERIOR FACE OF STUD AT EXTERIOR WALLS
FACE OF STUD AT INTERIOR STUD WALLS
CENTER OF WINDOW AND DOOR OPENINGS
C. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING, U.N.O.
D. ALL STEPS SHALL HAVE 1" MAXIMUM RISERS AND 11" MINIMUM TREADS U.N.O OR SPECIFIED DIFFERENTLY ON THE DRAWINGS.
E. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AND ARCHITECT AT CONSTRUCTION PHASE.
- LIFE SAFETY REQUIREMENTS:**
A. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
GLAZING IN SWINGING DOORS
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, HOT TUBS, WIRLPOOLS, ETC.
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
GLAZING MEETING ALL OF THE FOLLOWING:
1. EXPOSED AREA, 9 S.F.
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
GLAZING IN GUARDRAILS AND RAILINGS.
GLAZING ADJACENT TO STAIRWAYS OR RAMP.
- PROJECT CONSTRUCTION REQUIREMENTS:**
A. ALL FRAMED WALLS SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:
TYVEK OR EQUAL AT WOOD SIDING OR HARDI-PLANK SIDING
ONE LAYER 30# FELT AT MASONRY VENEER
TWO LAYERS 15# FELT AT STUCCO
B. ALL WINDOWS SHALL BE FLASHED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
C. AT MASONRY VENEER, PROVIDE FLEXIBLE MEMBRANE FLASHING AT THE BASE OF ALL WALLS AND AT WINDOW AND DOOR HEADS. PROVIDE PVG KEEPS AT 24 INCHES O.C. DIRECTLY ABOVE THE FLASHING.
- PROJECT WORKMANSHIP:**
A. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
C. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE SUBCONTRACTOR.
D. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
E. SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
F. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

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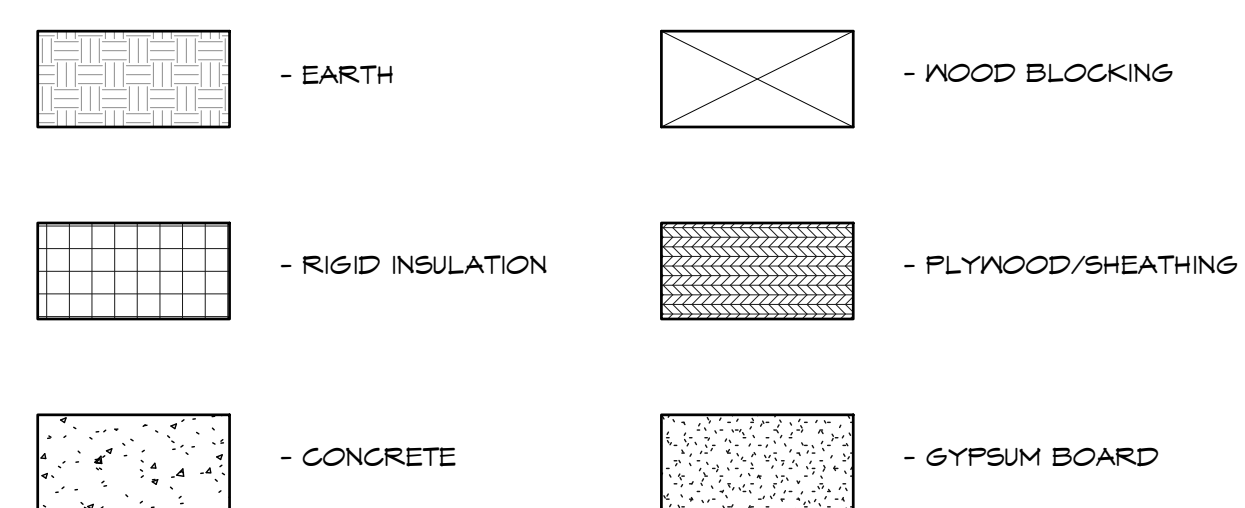
ARCHITECTURAL SYMBOLS



DRAWING INDEX

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AS-101	SITE PLAN- OVERALL
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D-201	DEMOLITION ELEVATIONS
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MATERIALS LEGEND



**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427**

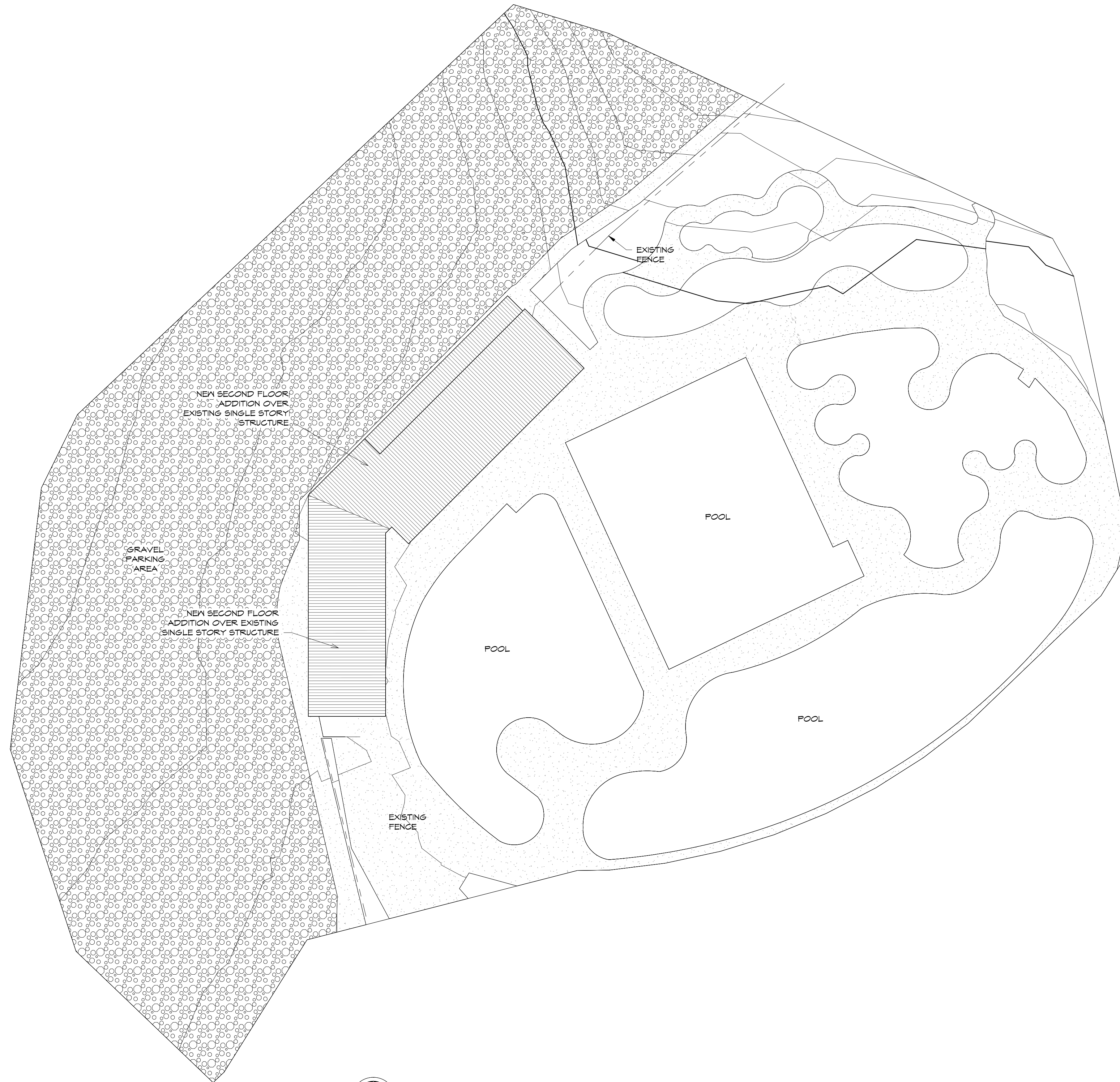
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REVISIONS:

G-101
COVER SHEET

NOTE: Clarify with Architect any abbreviations not listed. Some abbreviations on list may not be used in project.



SITE ZONING:	P-1
SITE AREA:	5.35 ACRE
MINIMUM REQUIRED SETBACKS	AS DETERMINED BY PLANNING COMMISSION
FRONT YARD:	
SIDE YARD:	
REAR YARD:	
HEIGHT REQUIREMENTS	20 FT
BUILDING MAX HEIGHT	
OCCUPANCY GROUP:	S-1, A
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERED:	NFPA 13

SITE PLAN GENERAL NOTES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- B. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION WITH SAN MIGUEL POWER.
- C. CONTRACTOR SHALL VERIFY WATER METER LOCATION. CONTRACTOR IS RESPONSIBLE FOR WATER SERVICE INSTALLATION. OWNER IS RESPONSIBLE FOR TAP FEE.
- D. CONTRACTOR SHALL COORDINATE GAS SERVICE AND METER INSTALLATION.
- E. SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.



NORTH

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



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MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427**

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AS-101

SITE PLAN-
OVERALL



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OPTION 3
OURAY, COLORADO 81427

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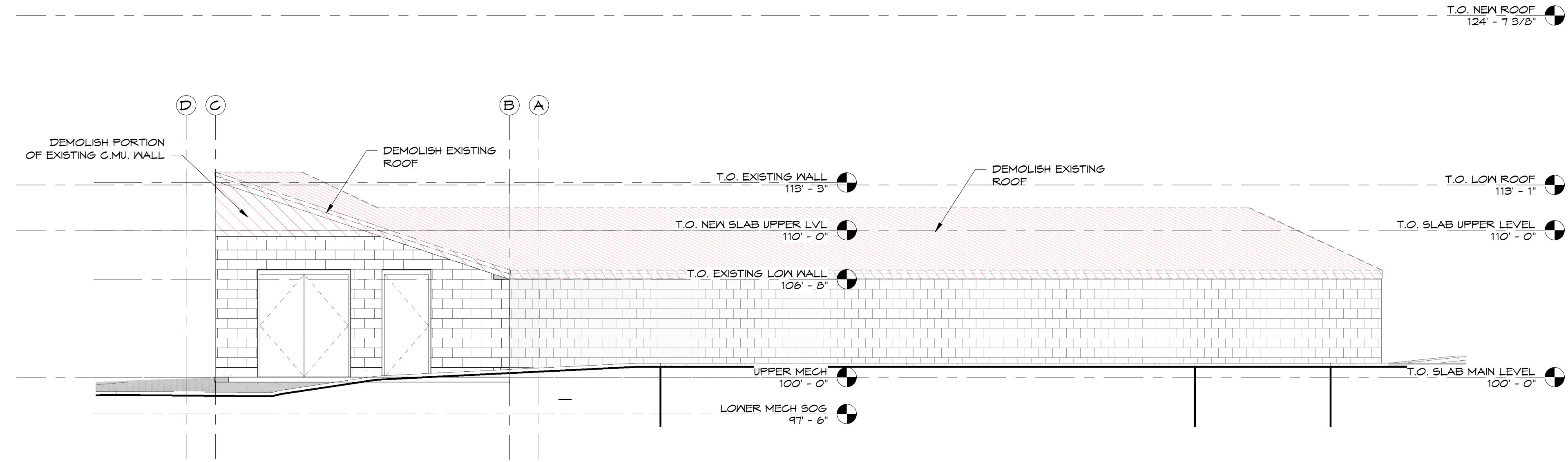
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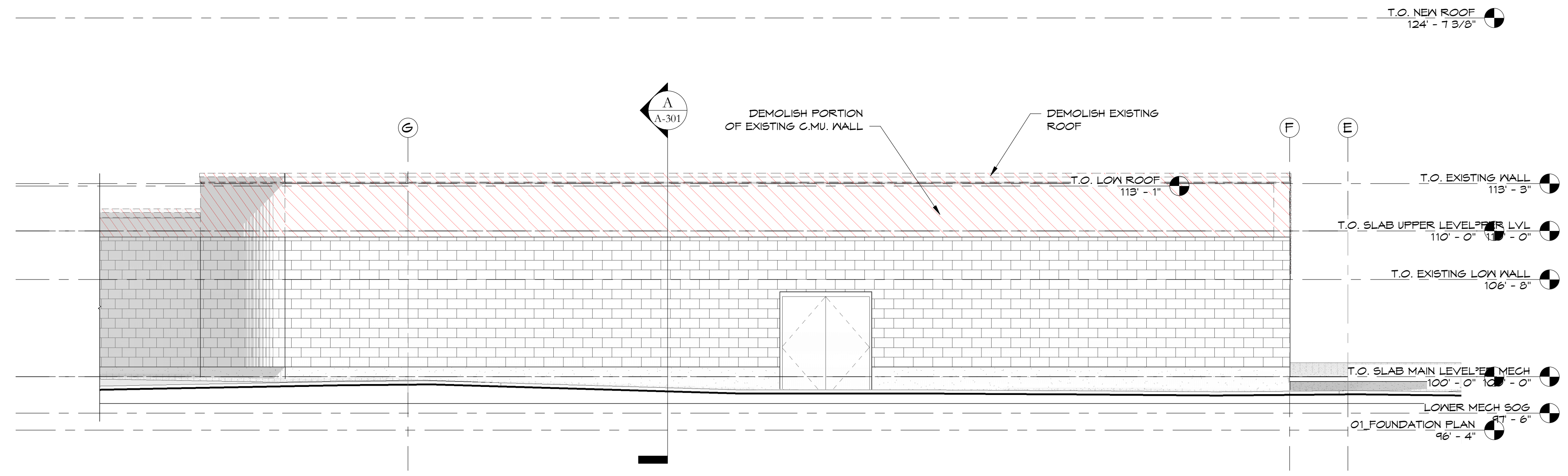
D-201

DEMOLITION ELEVATIONS

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SOUTH - DEMO A
SCALE: 3/16" = 1'-0" D-201



WEST - DEMO B
SCALE: 3/16" = 1'-0" D-201



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MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427

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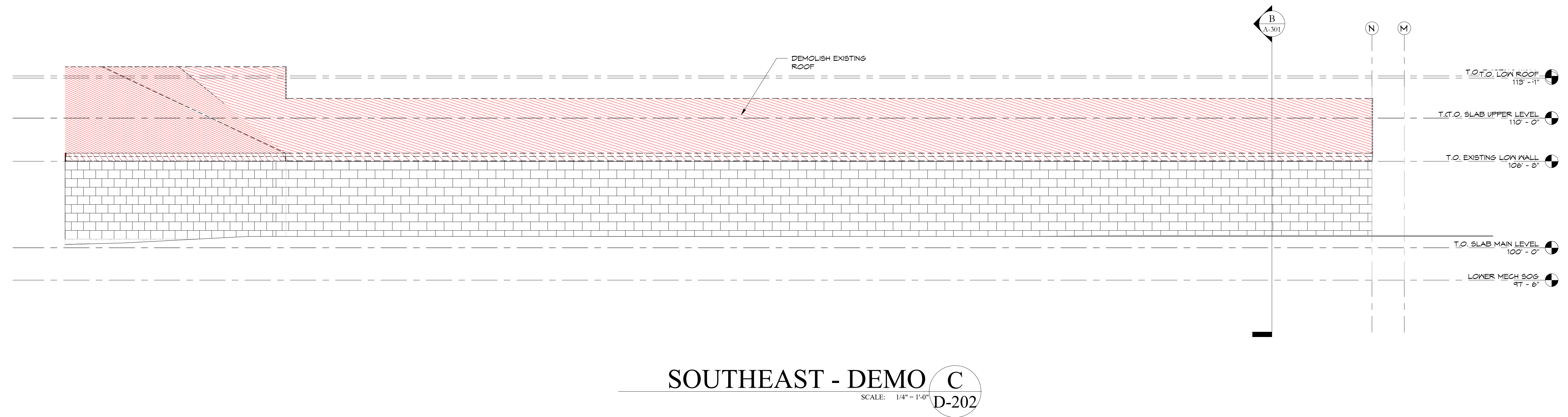
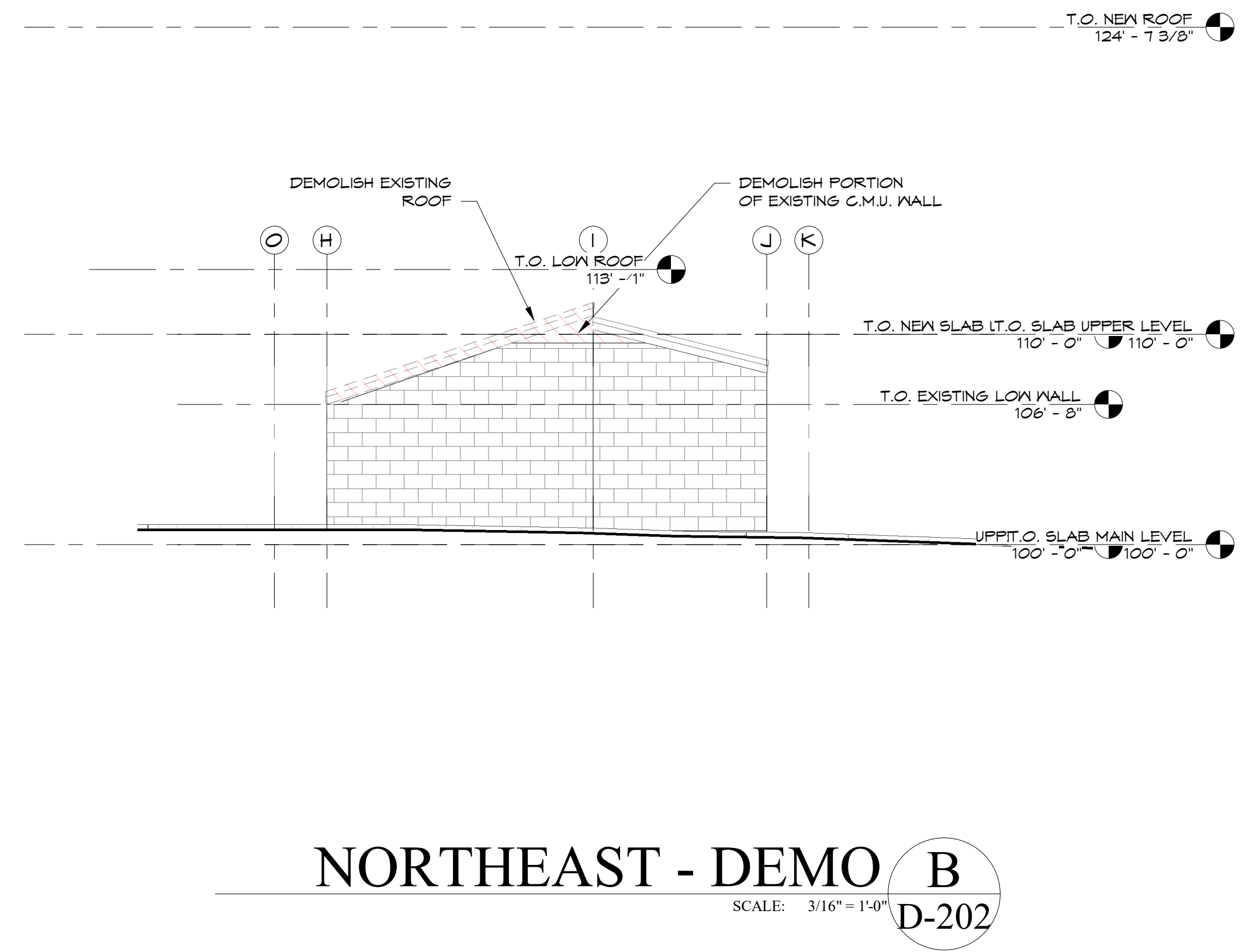
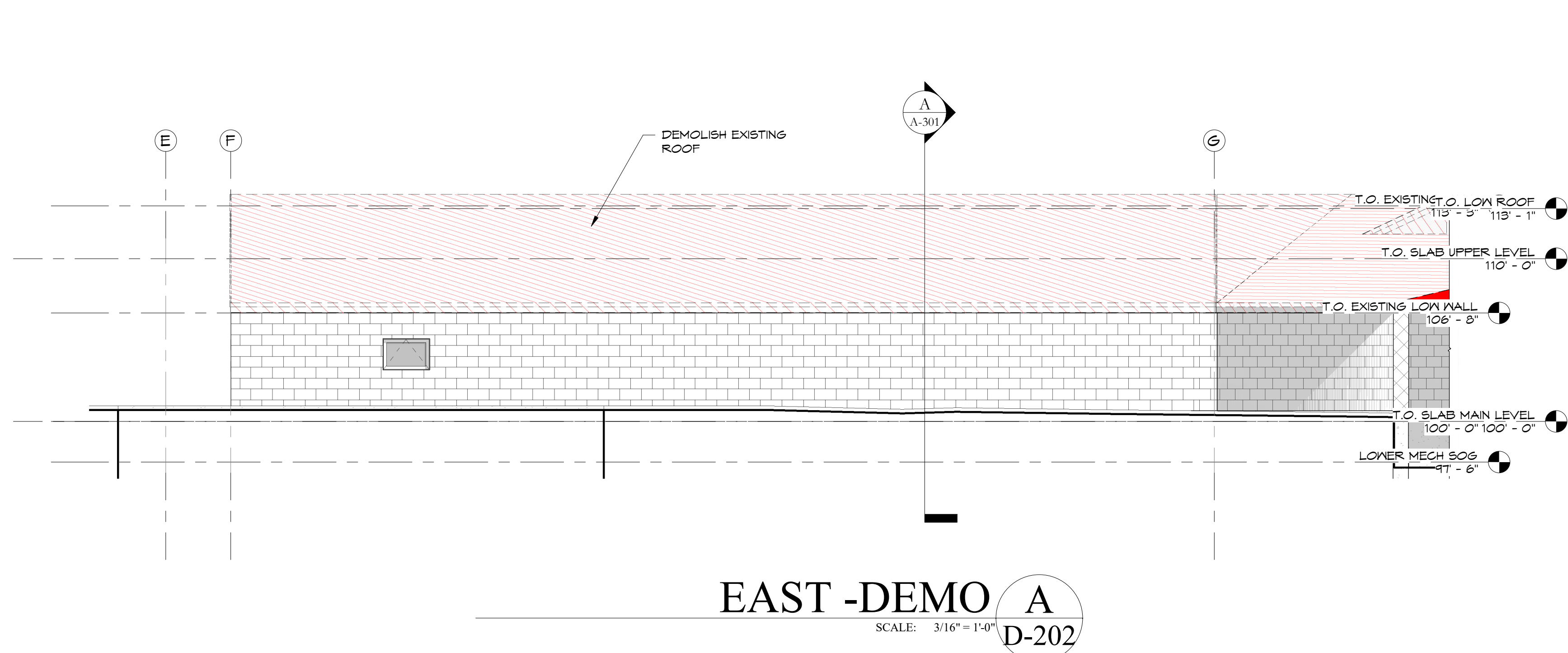
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D-202

DEMOLITION ELEVATIONS

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NORTHWEST - DEMO **A**
 SCALE: 3/16" = 1'-0" **D-203**



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**OURAY HOT SPRINGS POOL
 MECHANICAL BUILDING
 OPTION 3
 OURAY, COLORADO 81427**

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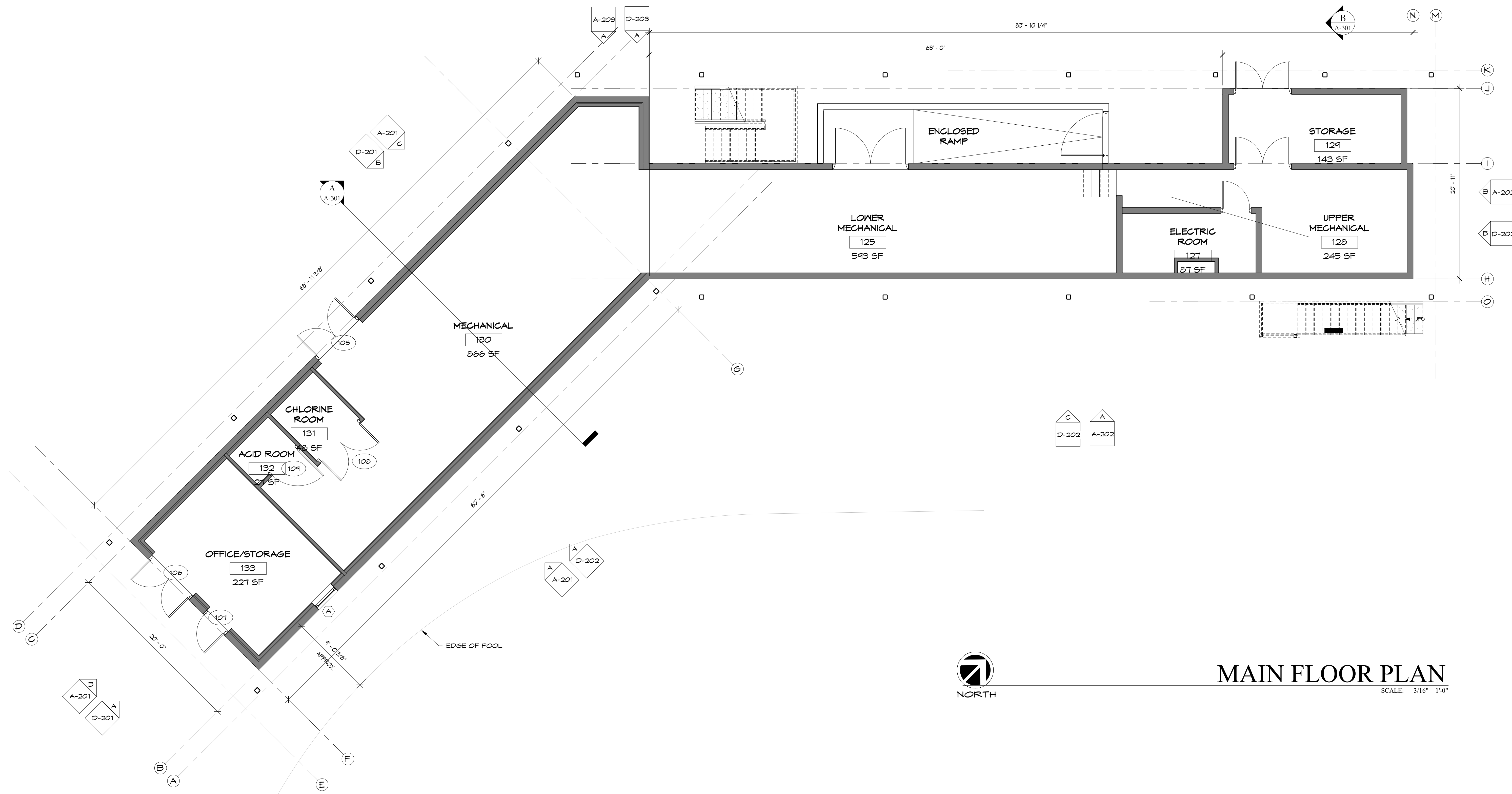
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DEMOLITION ELEVATIONS

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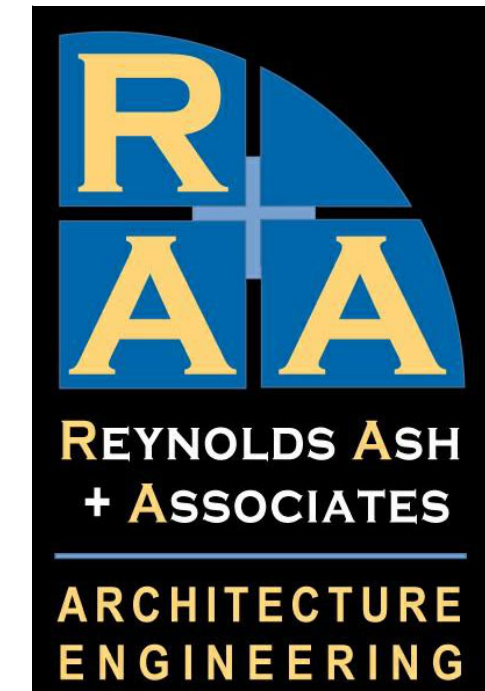
MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

- WALL TYPE LEGEND**
- EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED (ONE SIDE) CONCRETE BLOCK
FULLY GROUTED
 - EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED CONCRETE BLOCK
R7.5 / 1 1/2" CONTINUOUS RIGID INSULATION
R13 / 3 5/8" METAL STUDS AT 16" OC / 1/4" BATT
VAPOR BARRIER
5/8" GAB
 - INTERIOR WALL:
5/8" GAB
3 5/8" METAL STUDS AT 16" OC
5/8" GAB
 - CONC. WALL:
8" CAST IN PLACE CONCRETE WALL
 - NEW EXTERIOR WALL:
6" METAL STUD FRAMING
GLASS MAT SHEATHING
CONTINUOUS RIGID INSULATION
METAL PANELS OVER FURRING STRIPS
5/8" GYP BOARD INTERIOR

GROSS SQUARE FOOTAGE

MAIN LEVEL (EXIST.)	2818 SF
UPPER LEVEL MECH. (NEW)	1501 SF
PARTY DECK (NEW)	1418 SF



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427**

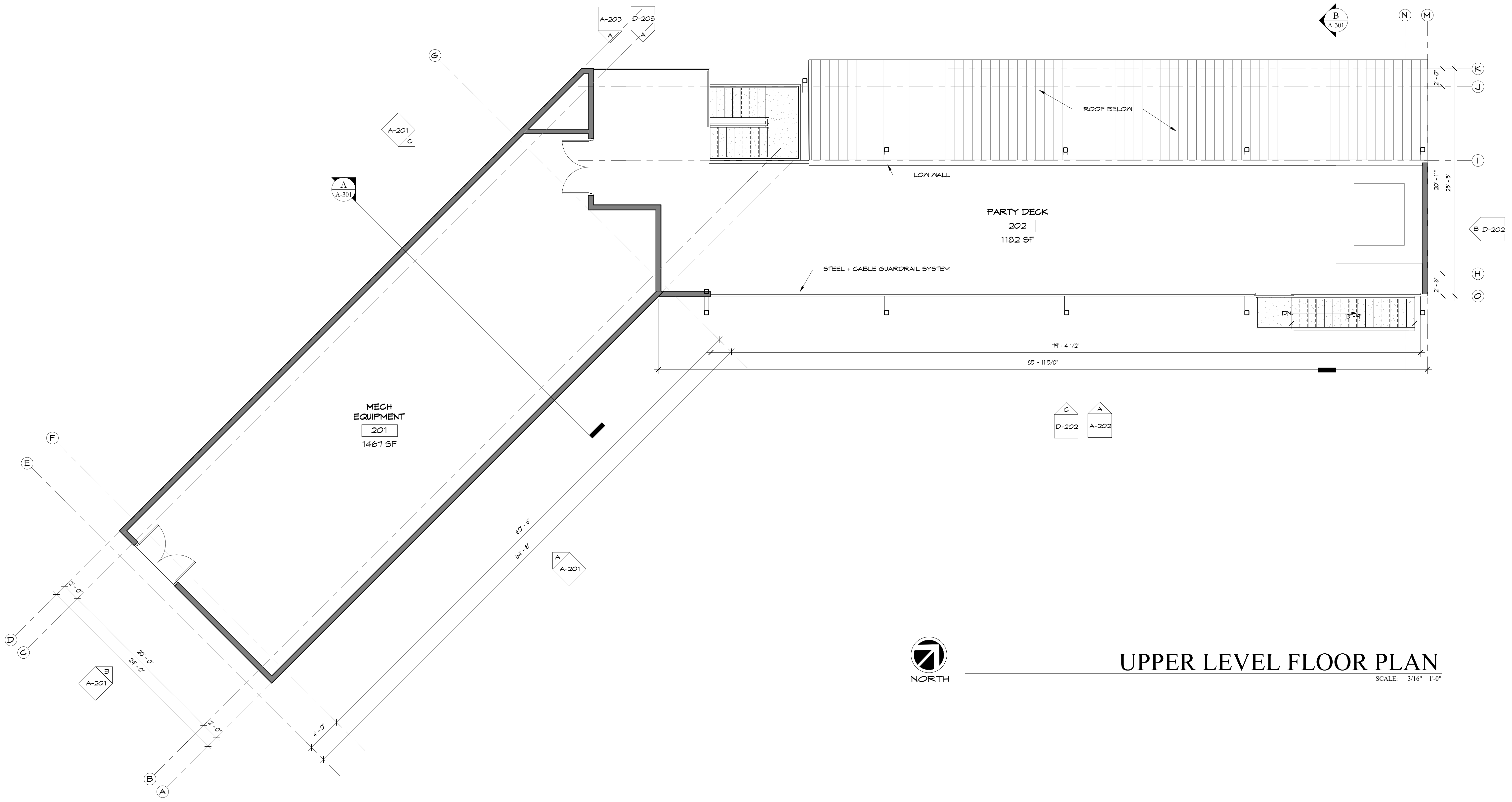
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A-101
MAIN LEVEL FLOOR PLAN

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UPPER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL TYPE LEGEND

- EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED (ONE SIDE) CONCRETE BLOCK
FULLY GROUTED
- EXISTING EXTERIOR WALL:
8X16X8 SPLIT FACED CONCRETE BLOCK
R1.5 / 1 1/2" CONTINUOUS RIGID INSULATION
R13 / 3 5/8" METAL STUDS AT 16" OC / M BATT
VAPOR BARRIER
5/8" GMB
- INTERIOR WALL:
5/8" GMB
3 5/8" METAL STUDS AT 16" OC
5/8" GMB
- CONG. WALL:
8" CAST IN PLACE CONCRETE WALL
- NEW EXTERIOR WALL:
6" METAL STUD FRAMING
GLASS MAT SHEATHING
CONTINUOUS RIGID INSULATION
METAL PANELS OVER FURRING STRIPS
5/8" GYP BOARD INTERIOR

GROSS SQUARE FOOTAGE

MAIN LEVEL (EXIST.)	2818 SF
UPPER LEVEL MECH. (NEW)	1501 SF
PARTY DECK (NEW)	1418 SF



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MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427**

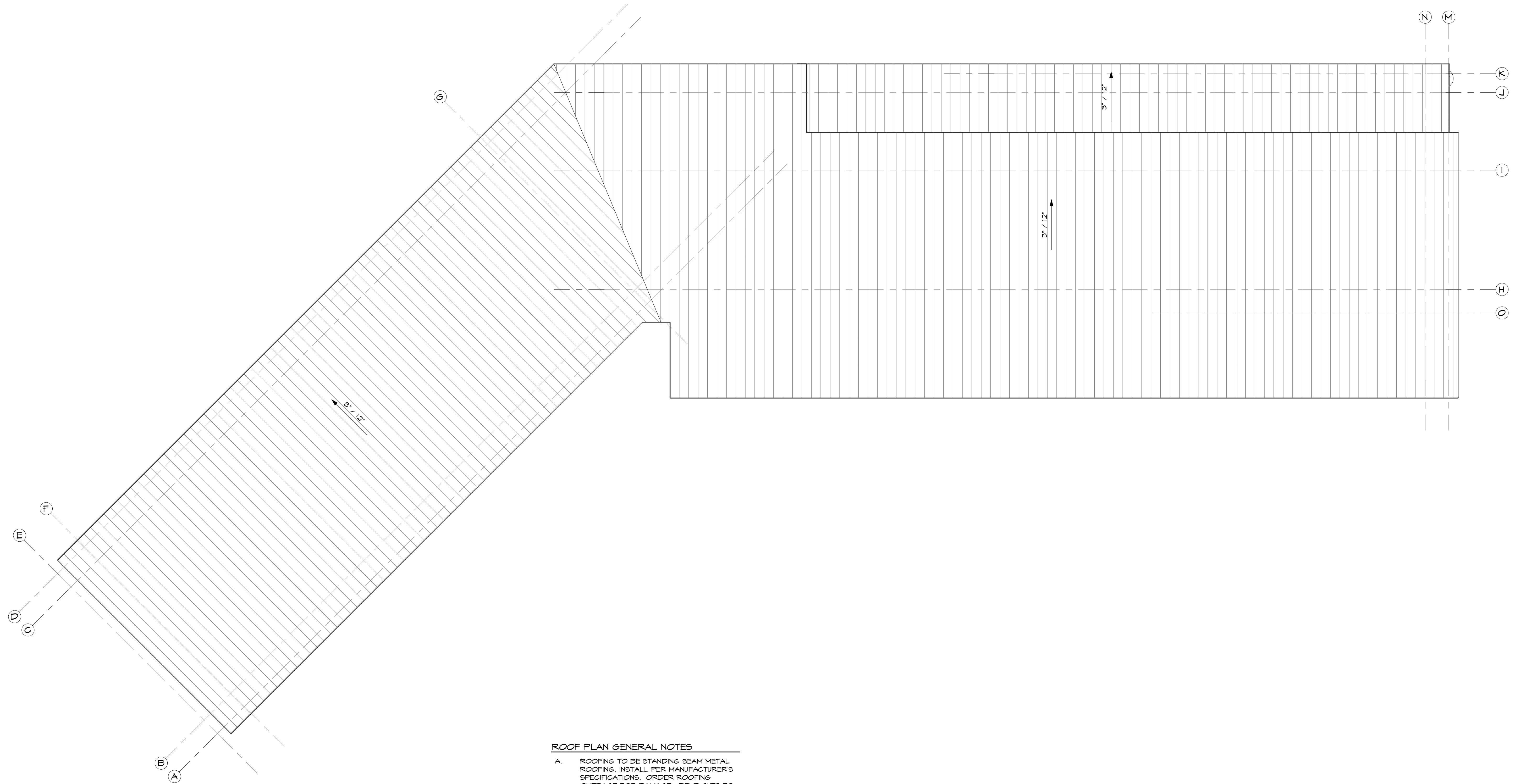
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A-102
UPPER LEVEL FLOOR PLAN

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ROOF PLAN GENERAL NOTES

- A. ROOFING TO BE STANDING SEAM METAL ROOFING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ORDER ROOFING OVERLAP FOR DAMAGE. FIELD CUTS TO BE CLEAN WITHOUT ROUGH OR RAGGED EDGES TO 1/8". INSTALL ALL ROOFING WITHOUT MARRING, FOLDING, TEARING OR STAINING.
- B. PROVIDE ALL GALVANIZED NAILS, SEALANTS & FASTENERS TO MEET MANUFACTURER'S REQUIREMENTS FOR WIND & CAPILLARY ACTION CONTROL AND WARRANTY.
- C. ALL 24 GA. PREFINISHED METAL FLASHING TO BE INSTALLED WITHOUT MARRING, SCRATCHING, BENDING OR RIPPLES. LEAVE NO ROUGH OR RAGGED EDGES SHOWING. COLOR TO BE SELECTED BY OWNER.
- D. CONFIRM EXISTING CONDITIONS BEFORE ORDERING MATERIALS. PROVIDE CLEAN ROOF SURFACE FREE FROM DEBRIS, GREASE AND DUST BEFORE INSTALLING ROOFING.
- E. CRICKETS: CRICKETS TO BE 24 GA. PREFINISHED METAL, COLOR TO MATCH OTHER FLASHINGS. INSTALL OVER ICE AND WATER SHIELD.
- F. ROOF JACKS: PROVIDE ROOF JACKS AT ALL ROOF PENETRATIONS, DEKTIITE OR EQUAL. NO MASTIC TO SHOW ON OUTSIDE.



NORTH

PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



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OPTION 3
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PROPOSED ROOF PLAN

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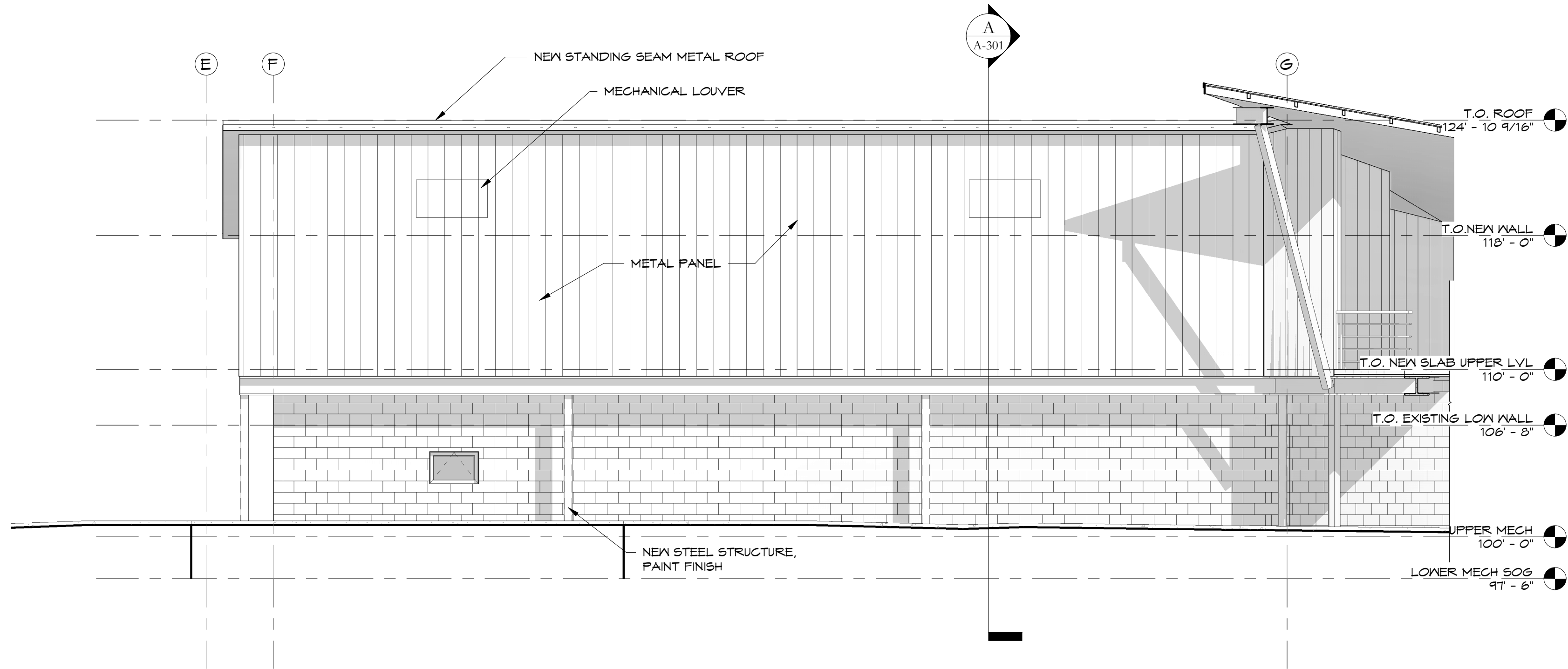
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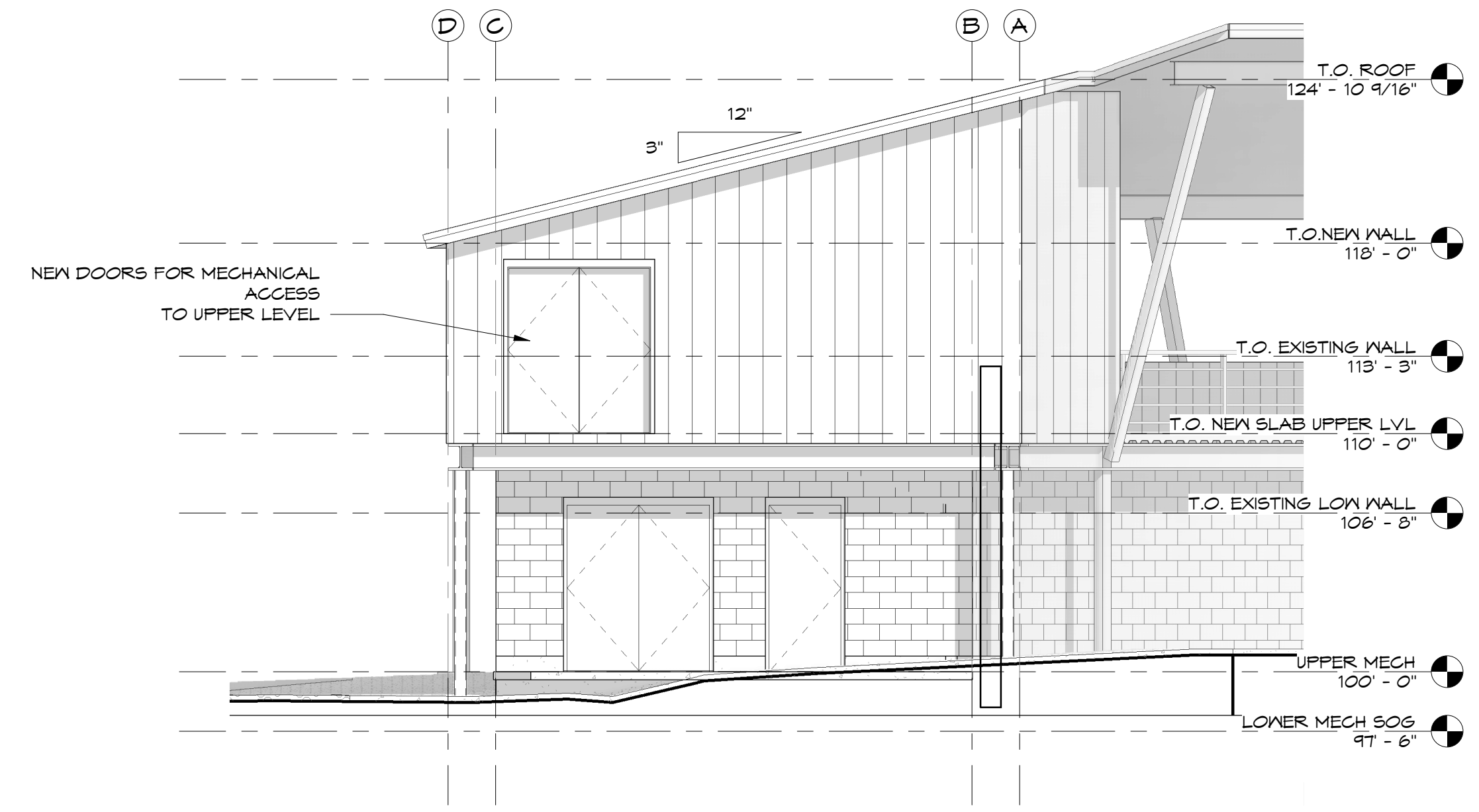
A-201

EXTERIOR ELEVATIONS

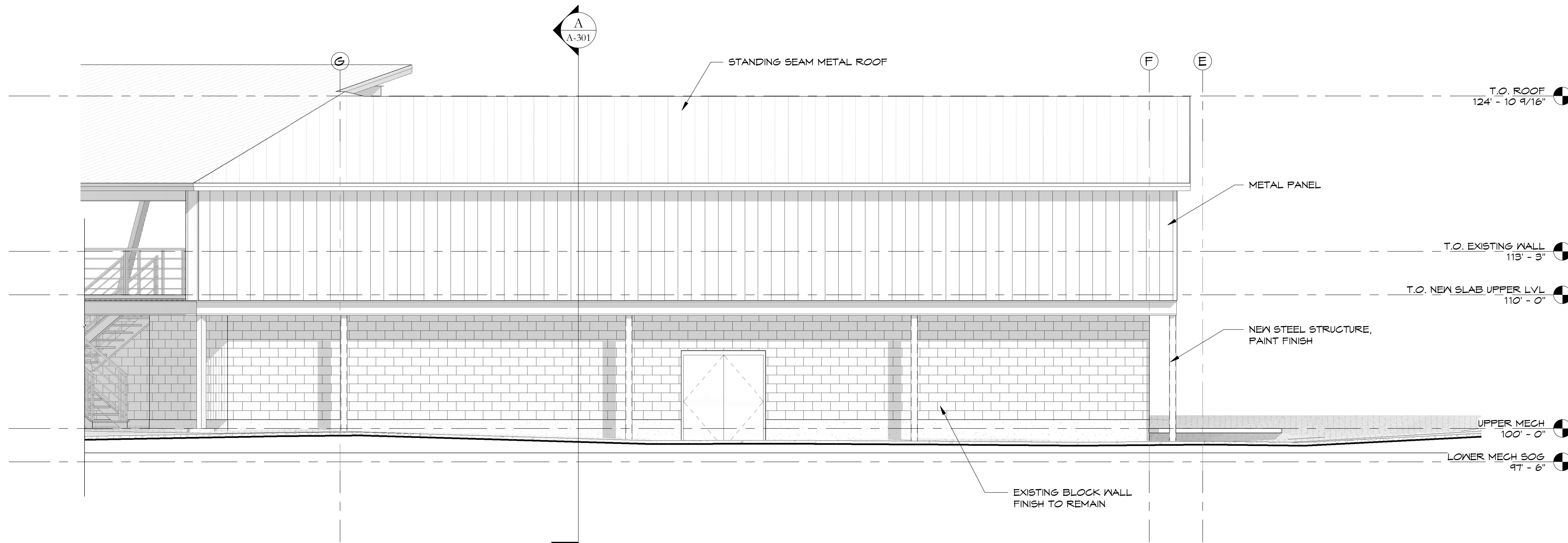
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EAST A
SCALE: 3/16" = 1'-0"
A-201



SOUTH B
SCALE: 3/16" = 1'-0"
A-201



WEST C
SCALE: 3/16" = 1'-0"
A-201



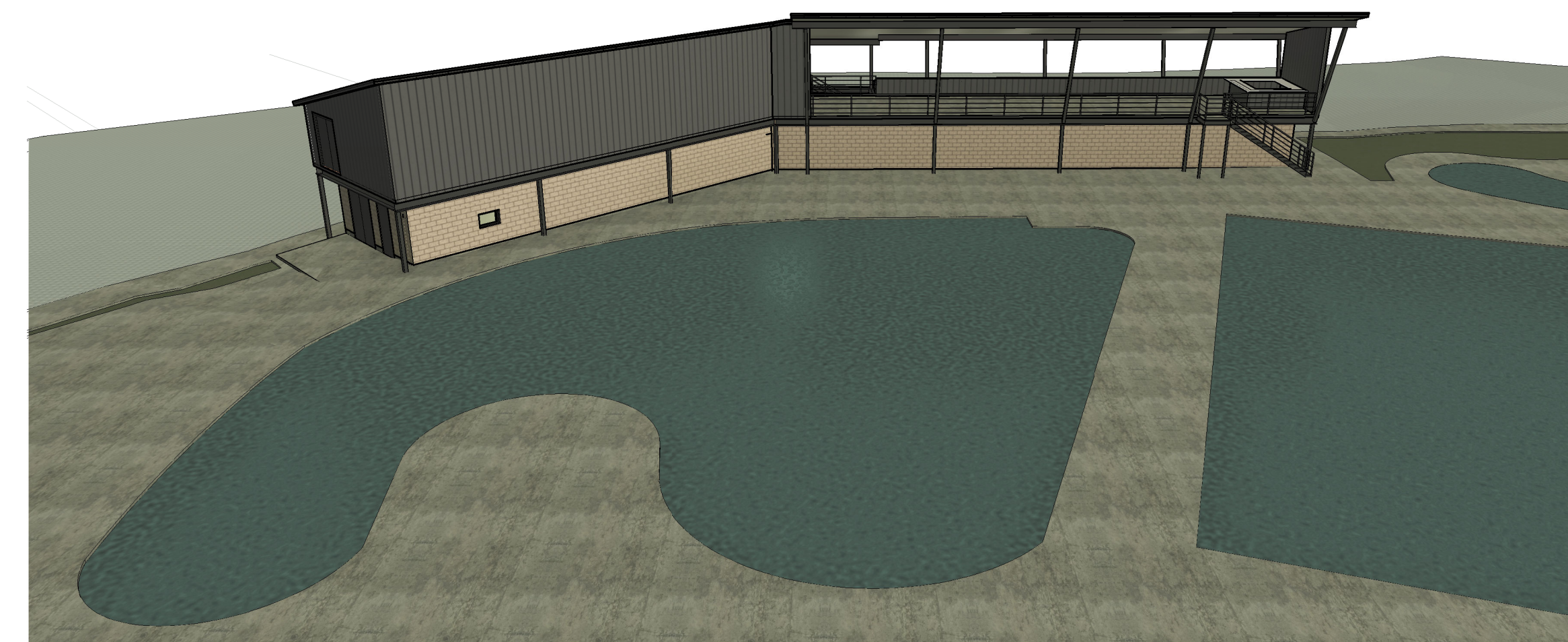
3-D VIEW **A**
SCALE: A-204



3-D VIEW **B**
SCALE: A-204



3-D VIEW **C**
SCALE: A-204



3-D VIEW **D**
SCALE: A-204



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+ ASSOCIATES**

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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427**

JOB. NO.: 22130
ISSUE DATE: 2023-12-20
DRAWN BY: RA+A

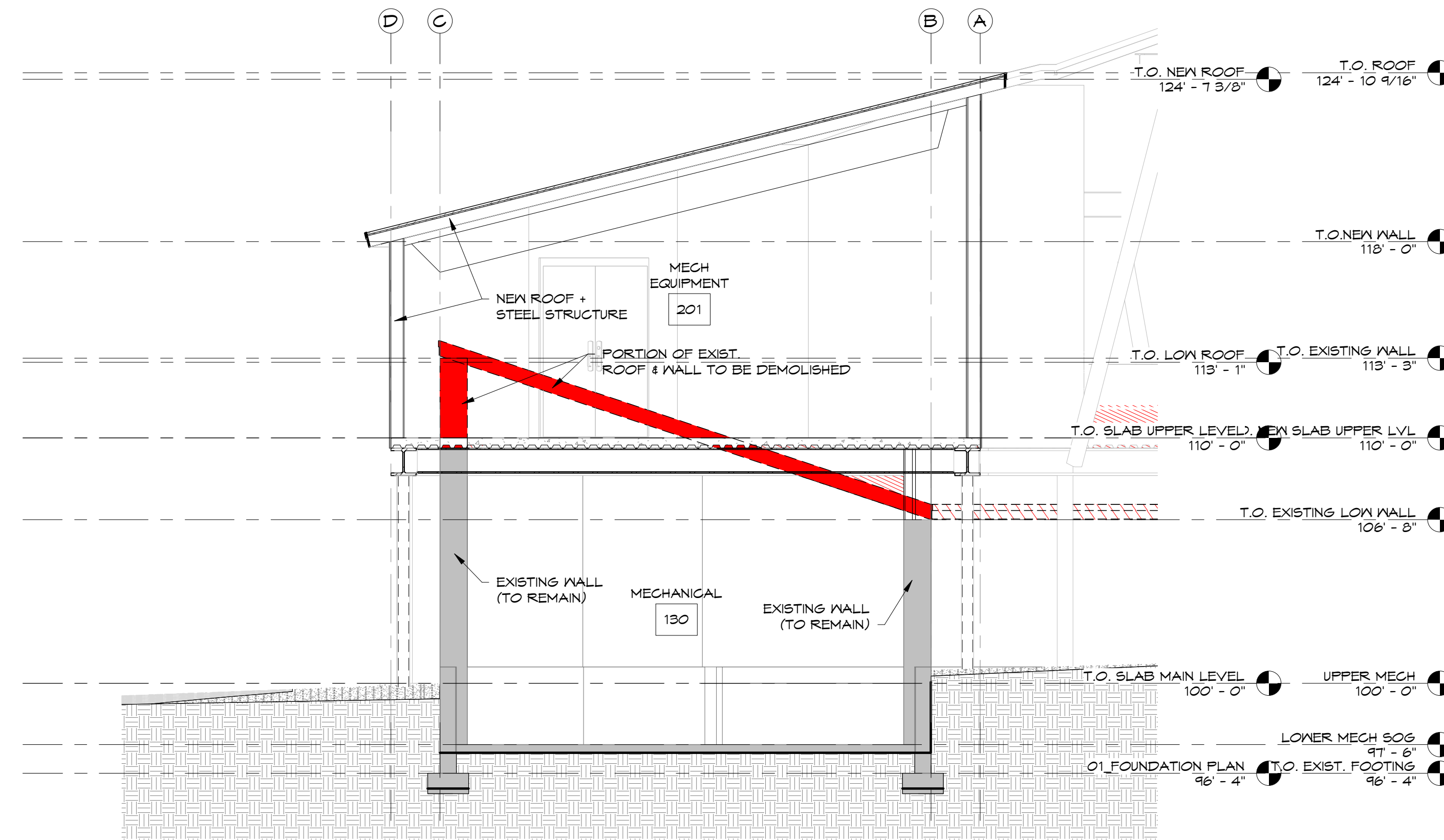
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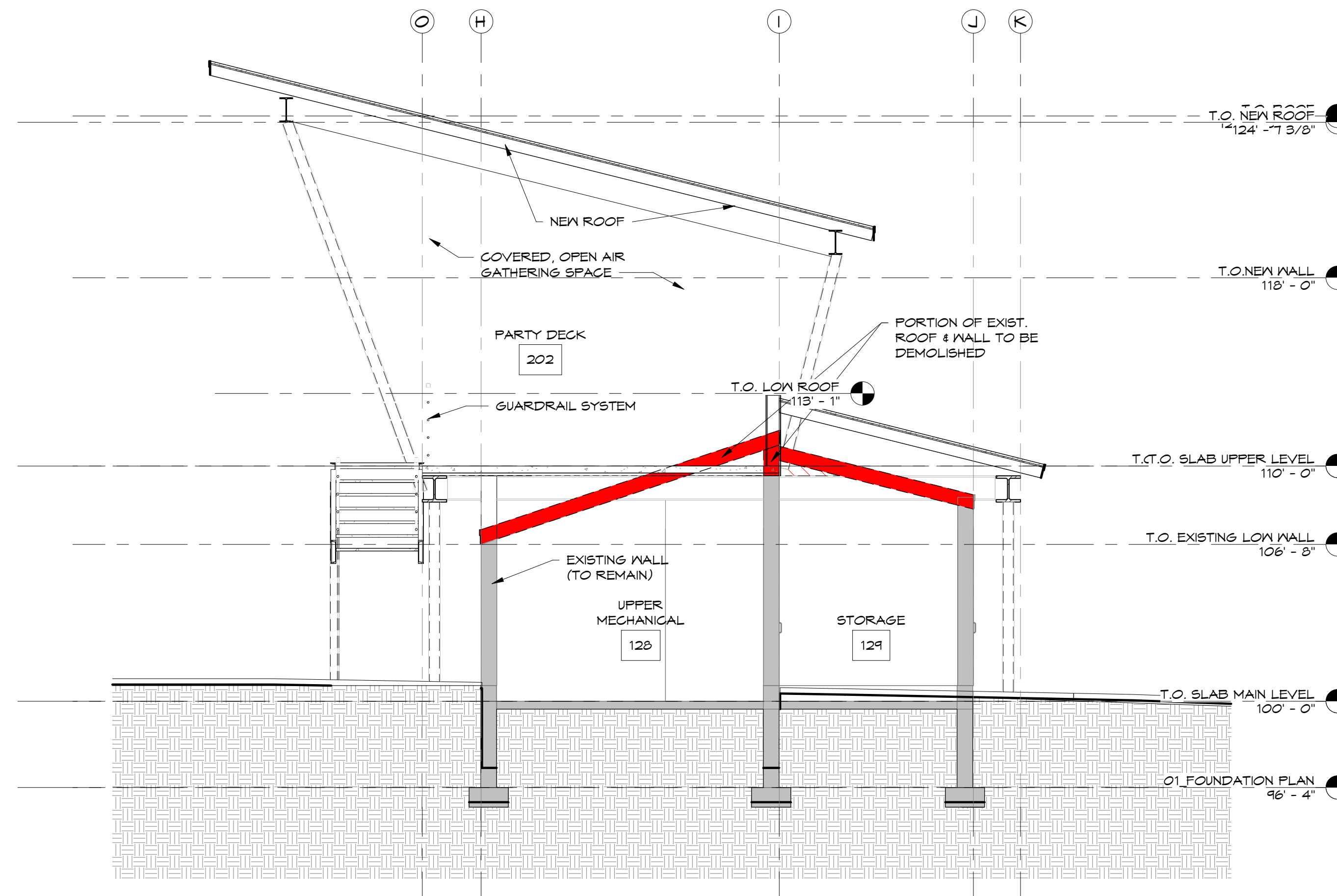
A-204

3-D VIEWS

PRINT DATE: 1/4/2024 11:15:15 AM



BUILDING SECTION A
SCALE: 1/4" = 1'-0"
A-301



BUILDING SECTION B
SCALE: 1/4" = 1'-0"
A-301



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**OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 3**
OURAY, COLORADO 81427

JOB NO.: 22130
ISSUE DATE: 2023-12-20
DRAWN BY: RA+A

ISSUE RECORD:
2023/12/20 S.D. SET

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A-301
BUILDING SECTIONS



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OPTION 3
OURAY, COLORADO 81427

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ISSUE DATE: 2023-12-20
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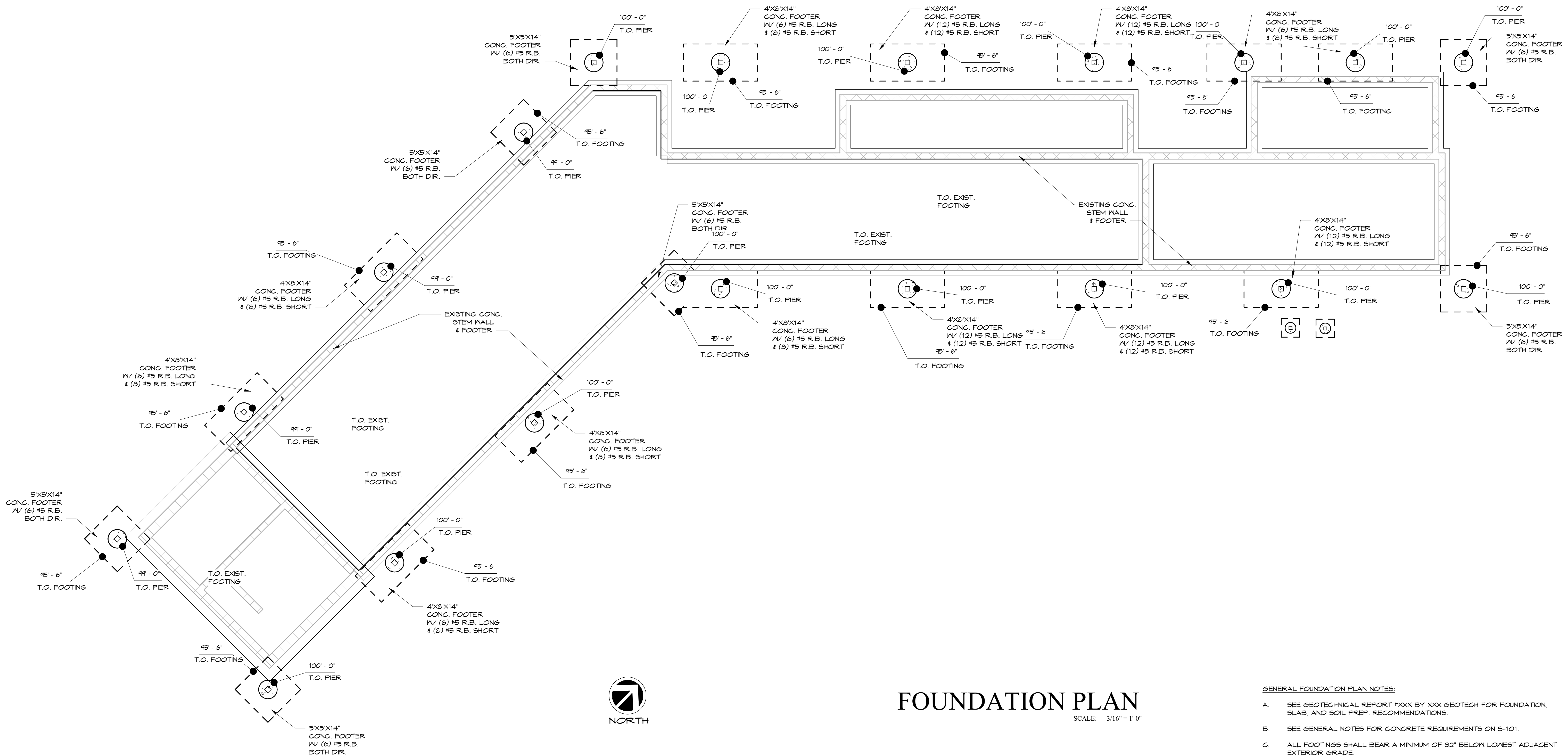
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REVISIONS:

S-201

FOUNDATION PLAN

PRINT DATE: 1/4/2024 11:19:52 AM



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

GENERAL FOUNDATION PLAN NOTES:

- A. SEE GEOTECHNICAL REPORT #XXX BY XXX GEOTECH FOR FOUNDATION, SLAB, AND SOIL PREP. RECOMMENDATIONS.
- B. SEE GENERAL NOTES FOR CONCRETE REQUIREMENTS ON S-101.
- C. ALL FOOTINGS SHALL BEAR A MINIMUM OF 32" BELOW LOWEST ADJACENT EXTERIOR GRADE.
- D. ALL FOOTINGS SHALL HAVE 12" OF EMBEDMENT TO LOWEST ADJACENT GRADE.
- E. DESIGN IS GENERALLY BASED ON BEARING CAPACITY OF XXX PSF PER XXX GEOTECH REPORT NO. XXX. NOTIFY ARCHITECT/ENGINEER IF COMPETENT SOIL IS NOT ENCOUNTERED.
- F. WE RECOMMEND THAT THE GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OBSERVE THE FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF THE FOUNDATION REINFORCEMENT AND CONCRETE. THIS OBSERVATION IS TO ASSESS WHETHER THE EXPOSED BEARING STRATUM IS SIMILAR TO THAT ANTICIPATED FOR FOUNDATION SUPPORT. ANY LOOSE, SOFT, OR DISTURBED MATERIAL SHOULD BE UNDERCUT TO A SUITABLE BEARING SUBGRADE.
- G. CONTRACTOR TO VERIFY THAT SUBGRADE IS EXCAVATED TO NATIVE MATERIAL AND NO EXPANSIVE OR LOW STRENGTH SOILS ARE ENCOUNTERED.
- H. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND FOUNDATION ELEVATIONS PRIOR TO START OF WORK AND SHALL NOTIFY A/E OF ANY DISCREPANCIES.
- I. IF REQUIRED, CONTRACTOR TO INSTALL PASSIVE RADON SYSTEM IN CRAWL SPACES, PROVIDE 3 MIL. PLASTIC OVER UNDISTURBED SOIL AND GLUE TO STEM WALLS. PROVIDE 8" OF 4" PERFORATED PIPE BELOW PLASTIC WITH 4" SOLID PIPE VENTED TO ROOF (SEE S-101).
- J. ALL FOOTINGS SHALL BE OVER-EXCAVATED BY XX". SCARIFY & RECOMPACT NATIVE SOIL AT BOTTOM OF EXCAVATION BEFORE PLACING XX" OF COMPACTED STRUCTURAL FILL.



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OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427

JOB NO.: 23130
ISSUE DATE: 2023-12-20
DRAWN BY: RAA

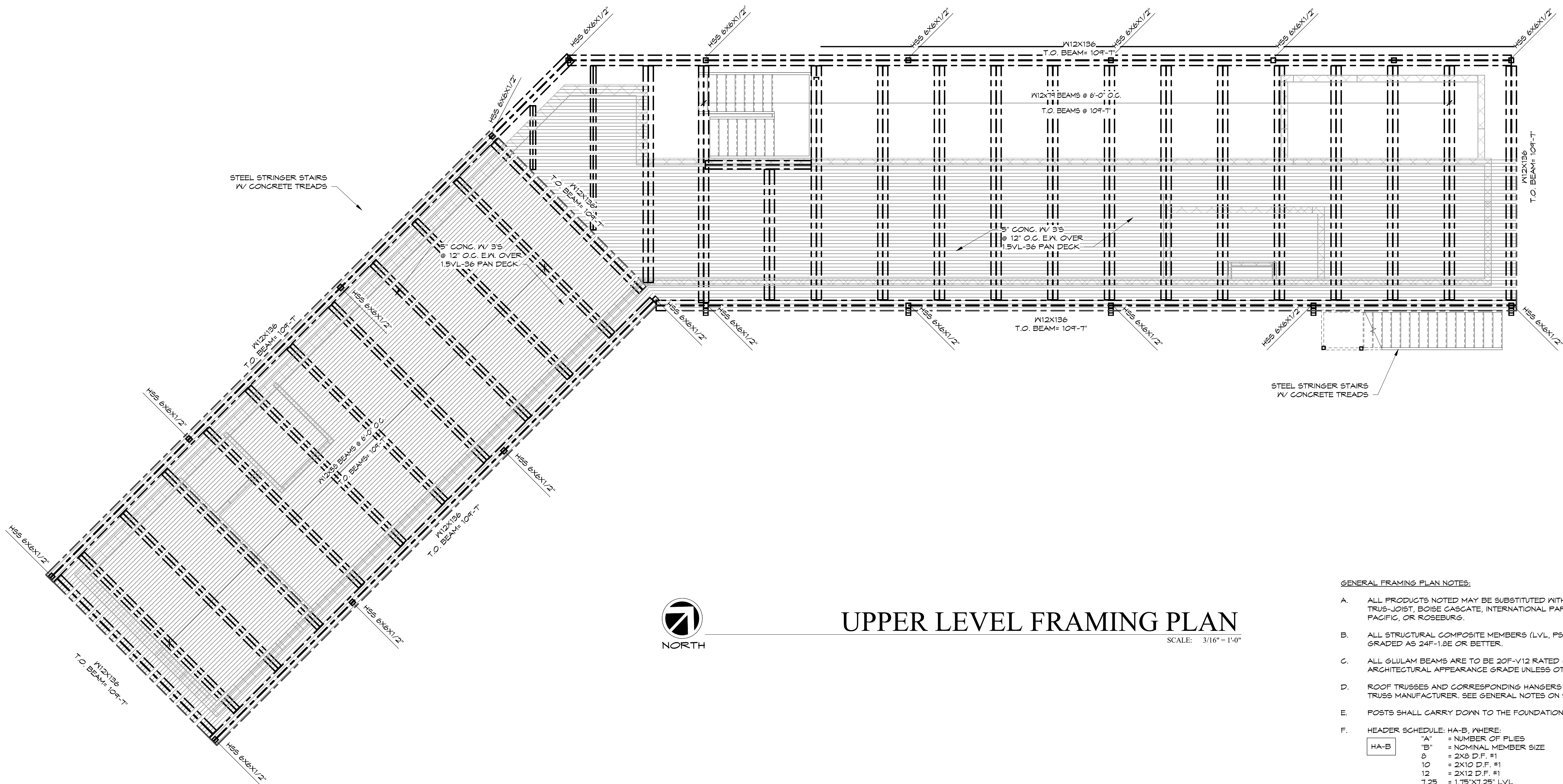
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S-301

UPPER LEVEL FRAMING PLAN

PRINT DATE: 1/4/2024 11:19:55 AM



UPPER LEVEL FRAMING PLAN

SCALE: 3/16" = 1'-0"



NORTH

LEDGER SCHEDULE	
No.	DESCRIPTION

GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCATE, INTERNATIONAL PAPER, OR LOUISIANA PAFIFIC, OR ROSEBURG.
- B. ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, ETC...) SHALL BE GRADED AS 24F-1.8E OR BETTER.
- C. ALL GLULAM BEAMS ARE TO BE 20F-V12 RATED (ALASKAN YELLOW) AND ARCHITECTURAL APPEARANCE GRADE UNLESS OTHERWISE NOTED.
- D. ROOF TRUSSES AND CORRESPONDING HANGERS SHALL BE SIZED BY TRUSS MANUFACTURER. SEE GENERAL NOTES ON S-101.
- E. POSTS SHALL CARRY DOWN TO THE FOUNDATION.
- F. HEADER SCHEDULE: HA-B, WHERE:

HA-B	"A" = NUMBER OF PLYS
	"B" = NOMINAL MEMBER SIZE
	8 = 2X8 D.F. #1
	10 = 2X10 D.F. #1
	12 = 2X12 D.F. #1
	1.25 = 1.75"X1.25" LVL
	4.5 = 1.75"X4.5" LVL
	11.875 = 1.75"X11.875" LVL
	14 = 1.75"X14" LVL
- G. POST SCHEDULE: PAB, WHERE:

PAB	"A" = NUMBER OF JACK OR CRIPPLE STUDS
	"B" = NOMINAL KING STUDS
	ALL POSTS NOT OTHERWISE NOTED ARE P21
	P44 = 4X4 TIMBER
	P66 = 6X6 TIMBER
	P88 = 8X8 TIMBER
	P1010 = 10X10 TIMBER
	5.25X5.25 = 5.25"X5.25" 1.8E PSL COLUMN
	5.25X7.00 = 5.25"X7.00" 1.8E PSL COLUMN
- H. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED SHALL BE (2) 2X8'S.
- I. WHERE BEAMS/HEADERS ARE NOTED AS "FLUSH", PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM WHERE APPLICABLE.
- J. FRAMING PLAN ELEVATIONS ARE TO TOP OF BEAM UNLESS OTHERWISE NOTED.
- K. SEE GENERAL NOTES ON S-101 FOR SHEATHING CONNECTION REQUIREMENTS.
- L. STUDS THAT EXCEED 13' HEIGHT SHALL BE STRUCTURAL COMPOSITE STUDS.



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OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427

JOB. NO.: 23130
ISSUE DATE: 2023-12-20
DRAWN BY: RAA

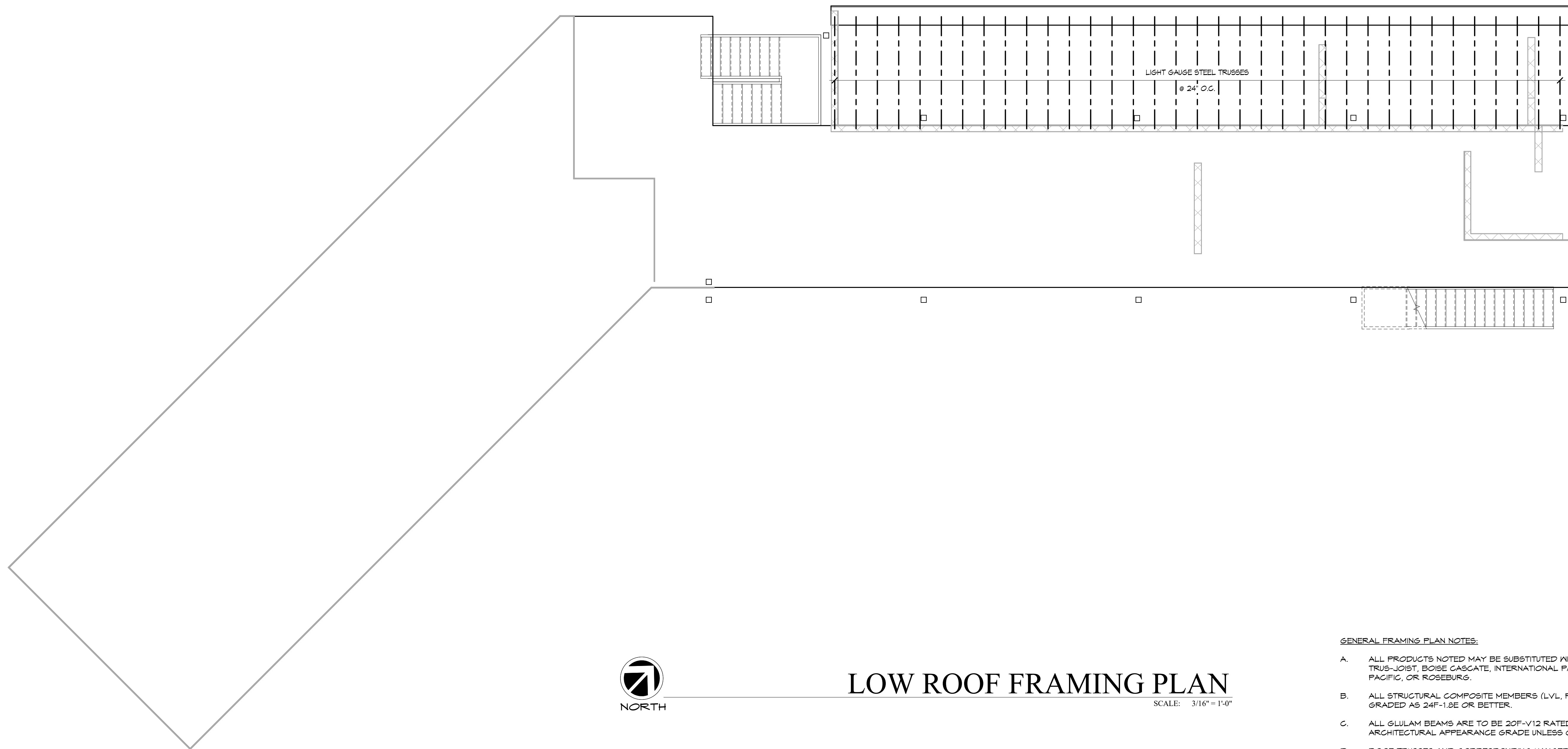
ISSUE RECORD:
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S-302

LOW ROOF FRAMING PLAN

PRINT DATE: 1/4/2024 11:19:57 AM



NORTH

LOW ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

GENERAL FRAMING PLAN NOTES:

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- E. POSTS SHALL CARRY DOWN TO THE FOUNDATION.
- F. HEADER SCHEDULE: HA-B, WHERE:

HA-B	"A" = NUMBER OF PLYS
	"B" = NOMINAL MEMBER SIZE
	8 = 2X8 D.F. #1
	10 = 2X10 D.F. #1
	12 = 2X12 D.F. #1
	1.25 = 1.75"X1.25" LVL
	1.5 = 1.75"X1.5" LVL
	11.875 = 1.75"X11.875" LVL
	14 = 1.75"X14" LVL
- G. POST SCHEDULE: PAB, WHERE:

PAB	"A" = NUMBER OF JACK OR CRIPPLE STUDS
	"B" = NOMINAL KING STUDS
	ALL POSTS NOT OTHERWISE NOTED ARE P21
	P44 = 4X4 TIMBER
	P66 = 6X6 TIMBER
	P88 = 8X8 TIMBER
	P1010 = 10X10 TIMBER
	5.25X5.25 = 5.25"X5.25" 1.8E PSL COLUMN
	5.25X7.00 = 5.25"X7.00" 1.8E PSL COLUMN
- H. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED SHALL BE (2) 2X8'S.
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- J. FRAMING PLAN ELEVATIONS ARE TO TOP OF BEAM UNLESS OTHERWISE NOTED.
- K. SEE GENERAL NOTES ON S-101 FOR SHEATHING CONNECTION REQUIREMENTS.
- L. STUDS THAT EXCEED 13' HEIGHT SHALL BE STRUCTURAL COMPOSITE STUDS.

LEDGER SCHEDULE	
No.	DESCRIPTION



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OURAY HOT SPRINGS POOL
MECHANICAL BUILDING
OPTION 3
OURAY, COLORADO 81427

JOB. NO.: 23130
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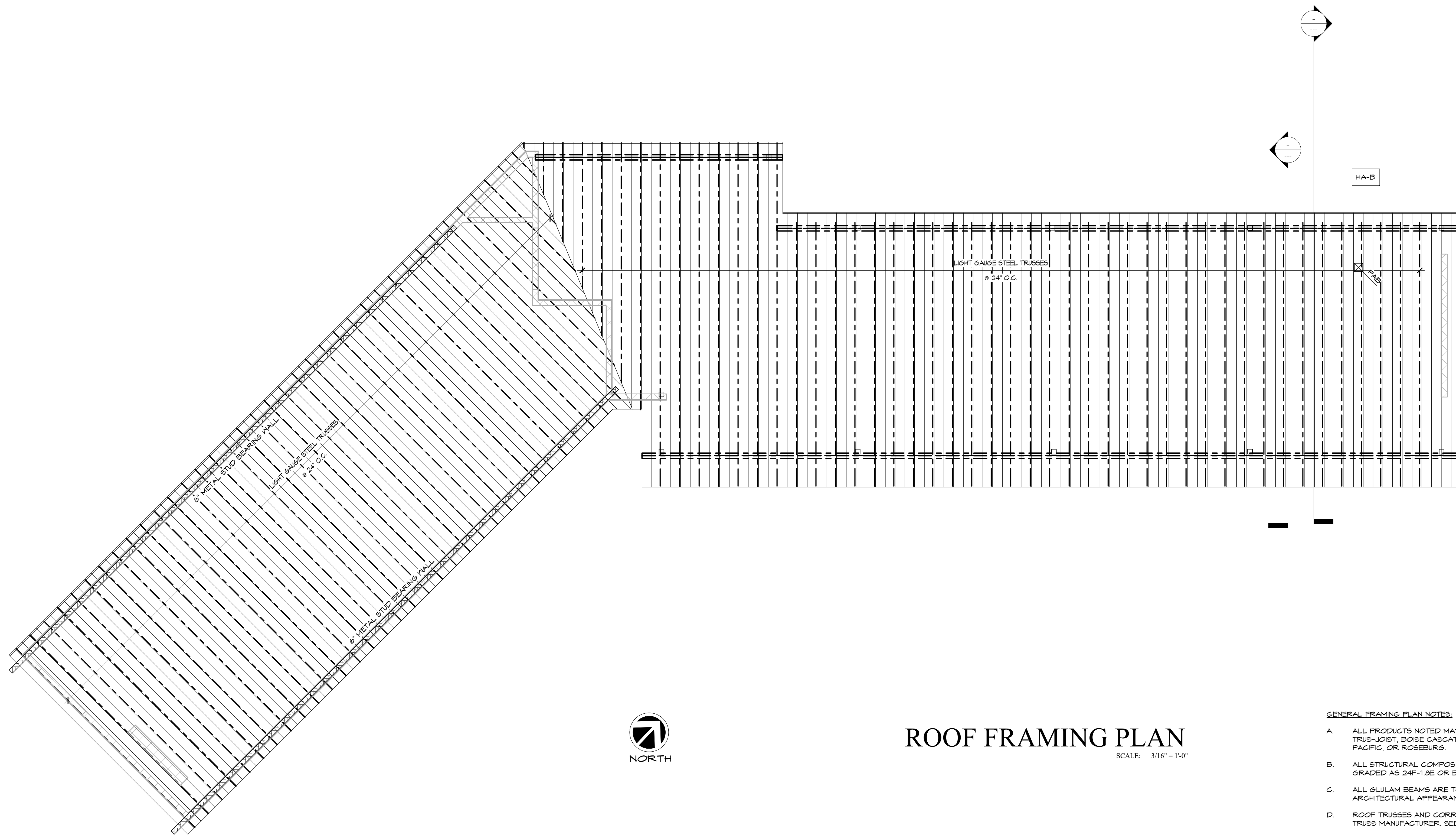
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S-303

ROOF LEVEL FRAMING PLAN

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NORTH

ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

GENERAL FRAMING PLAN NOTES:

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- G. POST SCHEDULE: PAB, WHERE:
 "A" = NUMBER OF JACK OR CRIPPLE STUDS
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LEDGER SCHEDULE

No.	DESCRIPTION



MECHANICAL DESIGN NARRATIVE

Prepared by ME&E Engineering for Reynolds Ash + Associates.

INTRODUCTION

Note: This report is fundamentally the same report as previously submitted on September 15, 2023, with the exception of the highlighted areas, which are new and which were added at the direction of the Ouray Town Council during the council meeting on March 4, 2024. Dustin Sullivan, ME&E Engineering, and Lauren Davis, RA+A Architecture, attended that Council meeting via Zoom.

As reported in a previous report, in late February 2022, Joe Coleman reached out to ME&E Engineering for help finding mechanical options for heating the Ouray Hot Spring Pool. On March 18, 2022, ME&E representatives, Mechanical Engineer and Principal Dustin Sullivan and Technical Writer Nana Naisbitt met with the following city representatives at the Ouray Pool: Public Works Director Joe Coleman, Pool Manager Carmen Brashier, City Manager Silas Clarke, and Filtration Manager Director Joe Cruz. Sullivan and Naisbitt toured the Ouray Hot Spring Pool facility with these city representatives to collect information about current conditions and determine which test results and documents would be needed from the city. All documents requested by ME&E were subsequently provided by the city staff. On June 6, 2022, Sullivan spoke with Trevor Downing and Hayes Lenhart of Wright Water Engineers to better understand existing conditions.

On July 20, 2022, ME&E sent a report to Clarke that outlined four possible mechanical options for heating the pools that included diagrams of the systems and cost estimates. On November 7, 2022, Sullivan and Naisbitt attended a Town Council Meeting in which Sullivan presented the pros and cons of the four options, as well as answered questions. The council voted in favor of proceeding with Option #2, the gas-fired boiler.

However, on March 20, 2023, the City of Ouray held a public work session about the Ouray Pools, with comments from the public. Naisbitt attended the 90-minute meeting via Zoom to take notes for ME&E. City Manager Silas Clarke stated clearly at the top of the meeting that staff wanted direction from City Council. At this meeting, Clarke continued to stress that the Ouray Pool needed “additional heat” and that the pools were “getting a bad rap” for being too cold. He said the work session was about “looking into the options to get artificial heat.” Many locals made public comments, most of which centered around their desire to *not* heat the pools, citing environmental concerns and concerns that the pools would no longer be “natural.” Clarke mentioned that the water table of the hot springs might continue to diminish. His hope was to identify a solution that would continue to provide heat and water for the pools at whatever level the aquifer happened to be – low, high, or diminishing. The City Council seemed to agree with the public that the gas-fired boiler option was no longer in consideration. The council asked for staff to gather more information to create a “global plan” that will serve the city and the needs of



the pool for the next 15 to 20 years without using natural gas. ME&E was asked to provide additional non-gas-fired options to heat the pools.

On June 30, 2023, Sullivan and Naisbitt met in Ouray with Reynolds Ash + Associates architect Lauren Davis; Ouray Mayor Ethan Funk; and City of Ouray Resource Director, Rick Noll, to review the draft report sent to Clarke on June 29, 2023, by Lauren Davis, including the draft MEP report provided by ME&E. At this meeting, ME&E learned that the Box Canyon line had been jetted and now produces up to 220 GPM (gallons per minute). For purposes of ME&E calculations, Funk and Noll suggested that 180 GPM be used for the flow rate of the Box Canyon line to be on the safe side. Funk asked that ME&E design a system that would act as the supplemental heat source, now that the Box Canyon is flowing well and is entering the pool system at 134°F. He asked that at this time we design a system that could begin as a supplemental heat source yet can be expanded over time to be the sole source of heat of the pools at the desired temperatures, should the aquifer fail in the future. He asked that we design a heating plant that is sized to serve as the supplemental heat source of the pools when OX2 is closed on Tuesdays. At those times, the Box Canyon and the Ball Park lines would continue to serve the pools. He asked that we design a heating plant that is sized to serve as the supplemental heat source when Box Canyon is closed for maintenance. At those times, OX2 and the Ball Park lines would continue to serve the pool. It should be noted that due to the low contribution of the Ball Park line, its failure is of little consequence. Funk also asked that ME&E continue to explore extracting heat, but not the water, from OX2 and into OX6 through a closed loop system. However, the reason this option (Option #1 below) was eliminated in the first round is because this is only a viable option if the aquifer maintains volume, which is uncertain. While Mayor Funk was not enthusiastic about the air-source heat pump (Option #6 below), we feel it is important to include in this report for the record. Funk and Noll also discussed their concern about a ground-source heat pump (Option #7.1 below), as it could pose the danger of collapsing the aquifer and fracturing the sub-strait clay layer in the earth. The group identified that the new building would need to connect power and to the inflow and outflow of water to the pools. We discussed sizing the building to accommodate all the equipment necessary to heat the pools to the desired temperatures year-round, should the aquifer ultimately fall. With that in mind, we discussed possible locations for the building and walked the possible sites.

ISSUES, AS STATED BY CITY STAFF IN 2022

- ME&E learned that there are three sources of hot springs water that feed the pools. Collectively they currently provide an average of 210 gallons per minute, according to Joe Cruz and Silas Clarke. The three sources are: 1) Box Canyon Line; 2) OX2 Artesian Well; and 3) The Ball Park Line. The current combined flow rate of 210 gpm is well below the historic flow rate of about 300 gpm, which in the past provided enough flow to heat the pools with no additional mechanical heating.
- During the Step Test conducted by Wright Water Engineers, the natural pressure was measured at 3psi, which is related to flow rate.



- The city must shut down the OX2 line one day per week to be in compliance with an agreement with the Wiesbaden Spa. Currently that closure day is Tuesday. The city and residents would prefer that the pool be open seven days a week.
- Under current natural conditions, ideal temperatures in the pool are difficult to maintain in the winter months.
- Historically, the primary source of water for the pools came from the OX2 Artesian Well, however the output of that well has decreased from about 200 gallons per minute to about 110 gallons per minute, and sometimes less. The heat loss of the pools is greater than the heat gain due to the reduced flow, causing uncomfortably cool pool conditions.
- OX6 seems intact according to the Wright Water Engineers and videos. No one is certain what is causing the reduced flow. The well is no longer in service.
- The lap pool is ideally maintained at 80°F. However, under current natural conditions in the winter, the temperature does not get above 76°F, and if the lap pool temperature drops to 72°F, then the pool is closed.
- In the winter months, the shallow pool is shut down with the exception of about a 20% section, which is kept open so children can cool down, even if the temperatures drop to 70°

City-Determined

Ideal Operation

		Inlet Temp.	outlet Temp. °F			
Hot Springs	GPM	°F	Temp. °F	MBH	KW	Ton
OX2	200	125	80	4500	1319	375
Box Canyon	70	138	80	2030	595	169
Ball Park	20	120	80	400	117	33
				6930	2031	578

GOALS AND PRIORITIES, AS STATED BY CITY STAFF IN 2022

- A hot springs flow rate of 300 gallons per minute or more is ideal.
- Get the Overlook Pool up to 106°F, but no cooler than 104°F in the winter months.
- Get the Hot Pool up to 106°F, but no cooler than 100°F in the winter months.
- Get the Shallow Pool up to 98°F, but no cooler than 92°F in the winter months.
- Get the Lap Pool up to 80°-82°F, but no cooler than 78°F in the winter months.
- Open all pools every day all year round at full water levels (except the Activities Pool, which is open seasonally from Memorial Day to Labor Day).
- Heat the pools even on the day of the week when the city shuts off the feed from the OX2 well; in other words, remain open seven days a week.
- Prevent the need to lower water levels in the pools because that causes tiles and plaster to crack.
- Ideally, the OX2 Well would return to its historic output of 200 gallons per minute, however this is unpredictable.



NEW GOALS AND PRIORITIES, AS STATED BY CITY COUNCIL MARCH 4, 2024

On March 4, 2024, Council asked ME&E to assess systems that will supplement the aquifer, assuming only 60 gallon per minute (gpm) or 1,800MBH (a measurement of heat) is being delivered by the Box Canyon Spring.

POSSIBLE SOLUTIONS

Our assumption continues to be that the primary heat source remains the earth's aquifer and flowing natural water for all these systems. However, because of the issues experienced at the Ouray Pools as outlined above, the Ouray staff members have asked ME&E Engineering to suggest mechanical solutions. All the mechanical systems described below (Options #2, #5 and #7) can supplement or back-up the natural system. All the mechanical systems described below are scalable and can be built for maximum capacity over time, as need and budgets allow. It should be noted that all heating values stated herein were provided by city staff to ME&E as the optimal performance values to maintain comfortable and satisfactory conditions for the pools in the winter.

Options Eliminated Previously by Ouray City Council

Option #1 Heat Exchanger Only

This option was previously eliminated because it would still require OX2 usage. It should be noted that pumping out of OX2 does not create volume; it only increases pressure. Thus, if the aquifer volume depletes, so will the pumped volume potential. This option would only be useful for OX2's closure on Tuesday and if the aquifer maintains proper volume.

Option #2 Natural Gas Fired Boiler Plant

This option was eliminated previously, but on March 4, 2024, Council requested it get reinstated for further investigation. This option would be a new boiler plant with an output of 5,130,000 Btu/hr to the property to directly heat the pool water. None of the natural hot springs water would run through the new boiler system, only chlorinated pool water. All current chlorination and filtration systems would remain. All the equipment would be housed in a new insulated pumphouse.

Advantages:

- Lowest upfront, energy, and life cycle costs

Disadvantages:

- Fossil-fuel dependent

Option #3 Heat Exchanger and Back-up Boiler Plant

Per Council, this option was previously eliminated because it uses natural gas.



Option #4 Solar Thermal with Back-up Boiler

Per Council, this option was previously eliminated because it uses natural gas, and solar thermal is ineffective when it is needed the most.

Option #5 Electric Boiler Plant

Because of the new perimeters set on March 4, 2024 by Council, this option would add just one new all-electric 1,500kW boiler plant to directly heat the pool water. None of the natural hot springs water would be necessary to operate the Hot Springs, thus it could remain open on Tuesdays. On the other days of the week, the boiler could supplement the necessary heat to reach desired levels. All current chlorination and filtration systems would remain. All the equipment would be housed in a new insulated pumphouse. (See Option #5 Diagram for more details.)

Advantages:

- The pools can operate at full capacity at any outdoor air temperature.
- Allow the pools to open on Tuesdays
- Will not disrupt the natural hot springs aquifer.

Disadvantages:

- Highest energy costs by a factor of 2-4 times.

Option #6 Air Source Heat Pump with Boiler Backup (eliminated from the list 2023)

Per Council, this option was previously eliminated because it could not compete with the water source heat pump system from a utility expense perspective.

Option #7.1 Water Source Heat Pump Utilizing the Spring's Rejected Water and a Closed Loop Ground Source

Per Council, this option was deleted due to the potential drilling dangers of collapsing the aquifer and fracturing the sub-strait clay

Option #7.2 Water Source Heat Pump Utilizing the Spring's Rejected Water

Per Council, this option would add a new all-electric water-source heat-pump plant with an input of 1,500 kW to the property to directly heat the pool water. This heat pump is supplementing the Box Canyon Hot Springs, as per the request of Council on March 4, 2024. All current chlorination and filtration systems would remain. All the equipment would be housed in a new insulated pumphouse. (See Option #7 Diagram for more details.)

Advantages:

- This system has the potential to be the lowest greenhouse gas emitter once the electrical grid reaches the State of Colorado's 2030 goals.

Disadvantages:

- Highest up-front cost

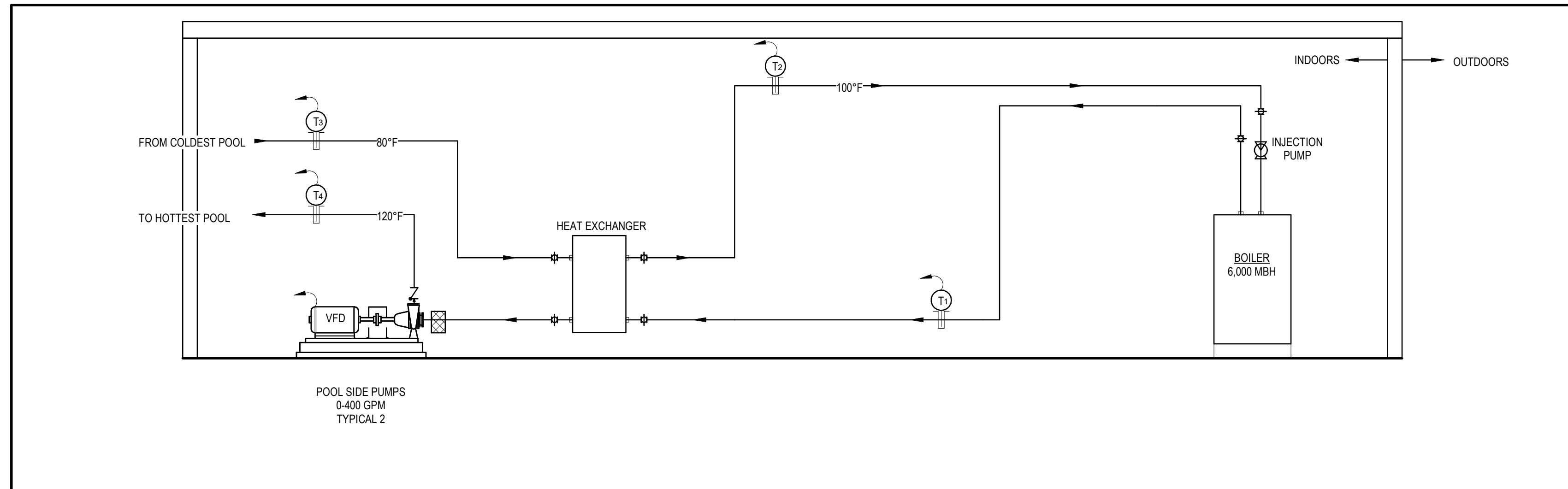


METHOD FOR ESTIMATION OF INSTALLATION COSTS

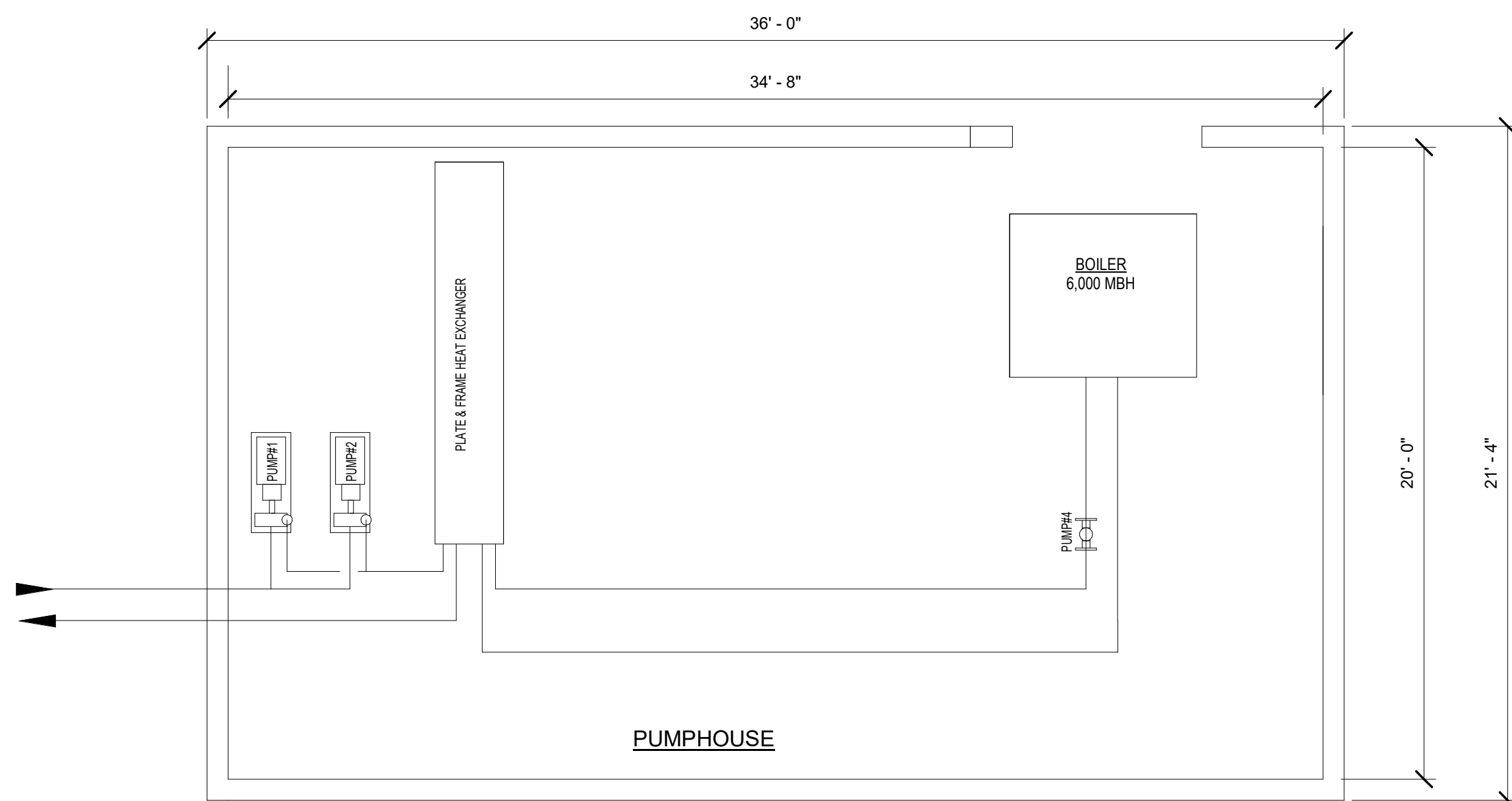
Construction estimates are helpful when making decisions about which system to choose. RS Means cost estimating guides are nationally recognized standards for construction cost estimating. The publisher produces a number of specific estimating guides, including *2023 Mechanical Cost Data*, *2023 Electrical Cost Data*, and *2023 Plumbing Cost Data*. Construction costs herein are based on 2023 RS Means cost estimating guides. However, it should be highlighted that we are in an inflationary period, with many uncertainties.

ATTACHMENTS

- Option #2 Diagram
- Option #5 Diagram
- Option #7 Diagram
- Opinion of Probable Costs and Life-Cycle Cost Analysis



1 OPTION#2 PIPING SCHEMATIC - GAS BOILER(S)



2 OPTION#2 -GAS BOILER PLAN



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OURAY HOT SPRINGS

1220 MAIN STREET
OURAY, COLORADO

JOB NO.: 2202
DATE: 03/18/2024
DRAWN BY: DS

ISSUE RECORD:
1ST DRAFT 06-28-23

REVISIONS:

Opt.#2
GAS BOILER



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OURAY HOT SPRINGS

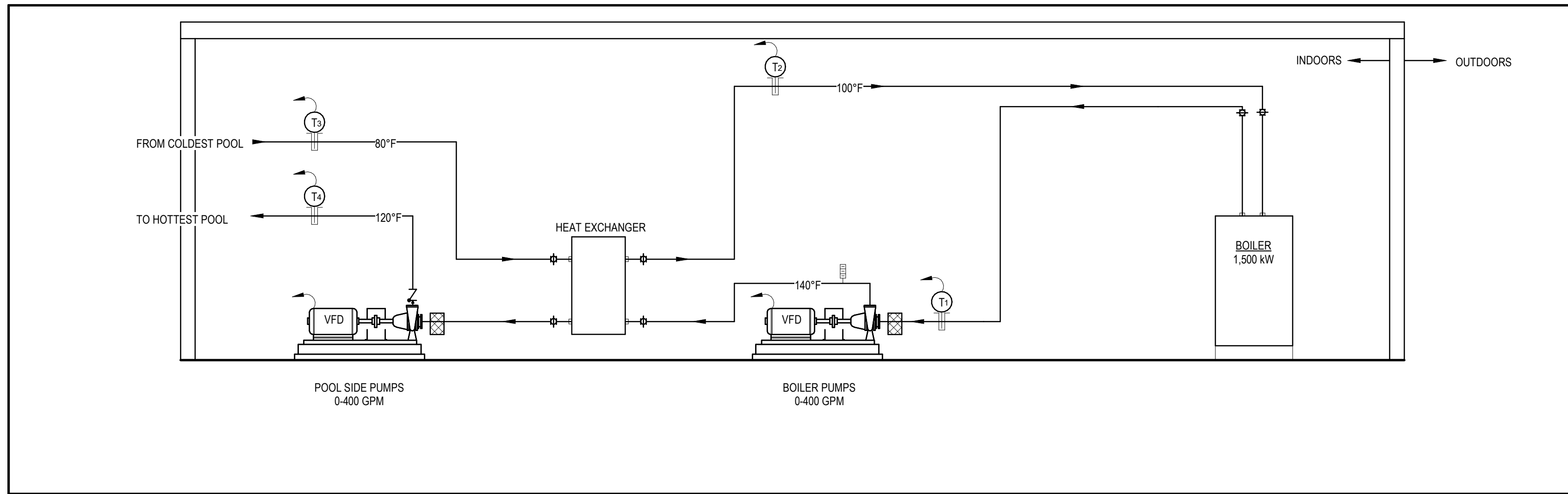
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OURAY, COLORADO

JOB NO.: 2202
DATE: 03/18/2024
DRAWN BY: DS

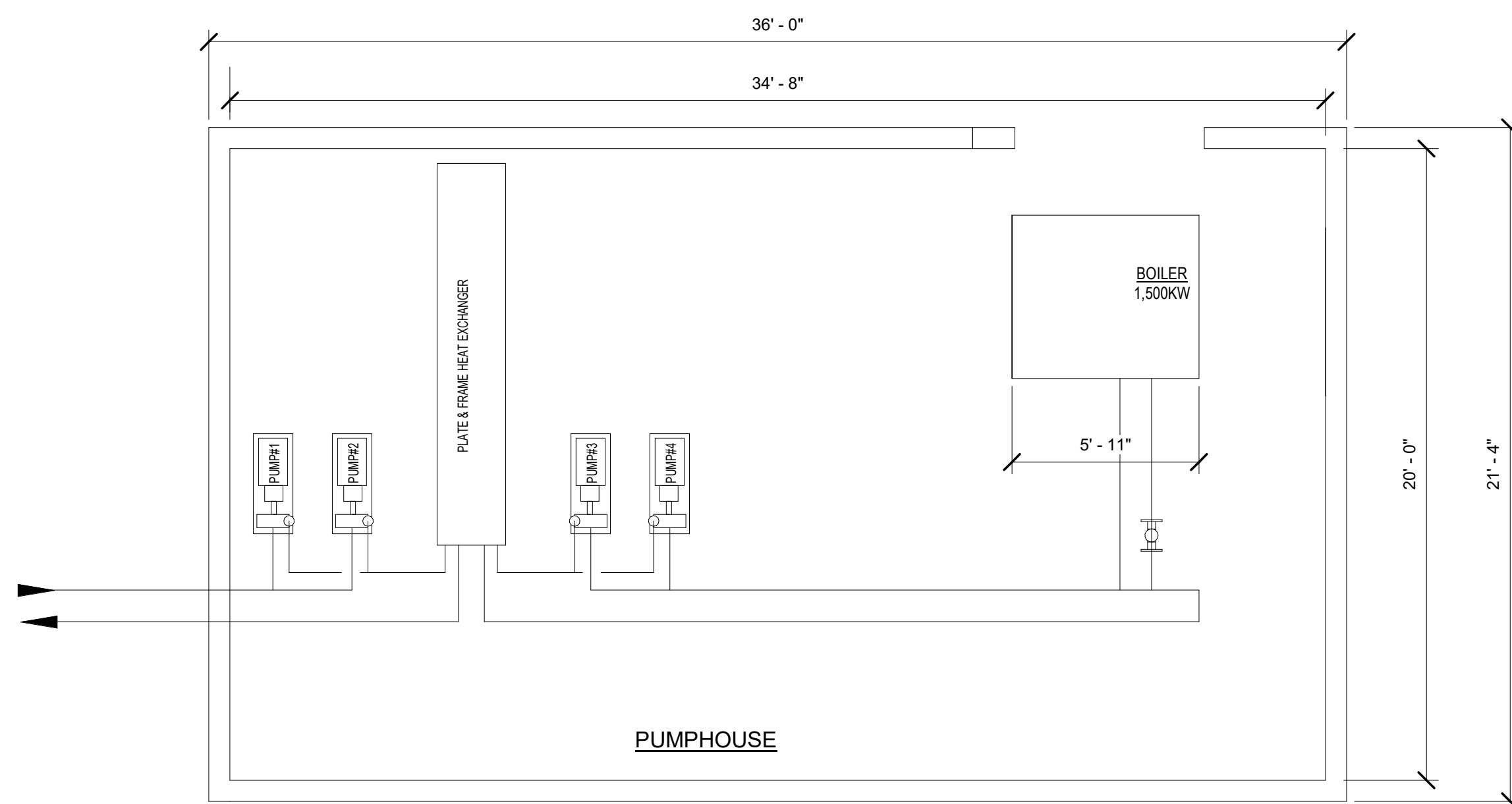
ISSUE RECORD:
1ST DRAFT 06-28-23

REVISIONS:

Opt.#5
ELECTRIC BOILER



5B OPTION#5 PIPING SCHEMATIC - ELECTRIC BOILER(S)



5A OPTION#5 - ELECTRIC BOILER PLAN



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OURAY HOT SPRINGS

1220 MAIN STREET
OURAY, COLORADO

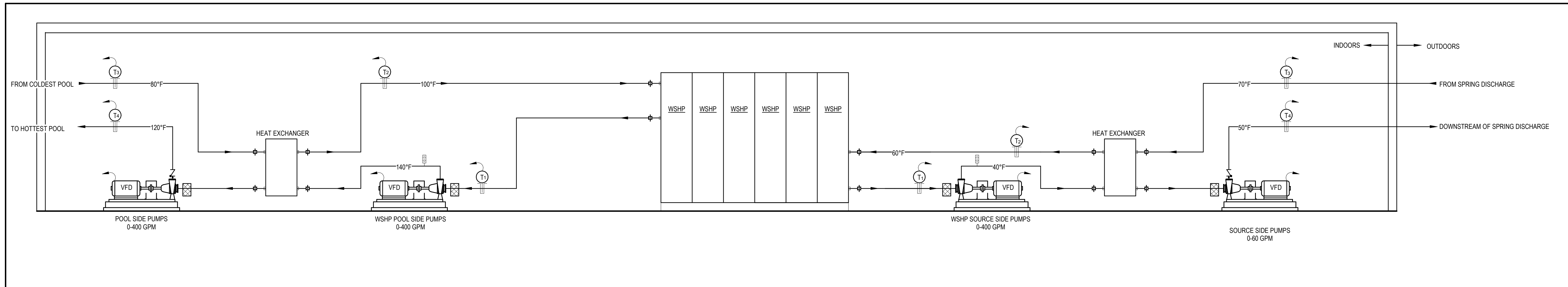
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1ST DRAFT 06-28-23

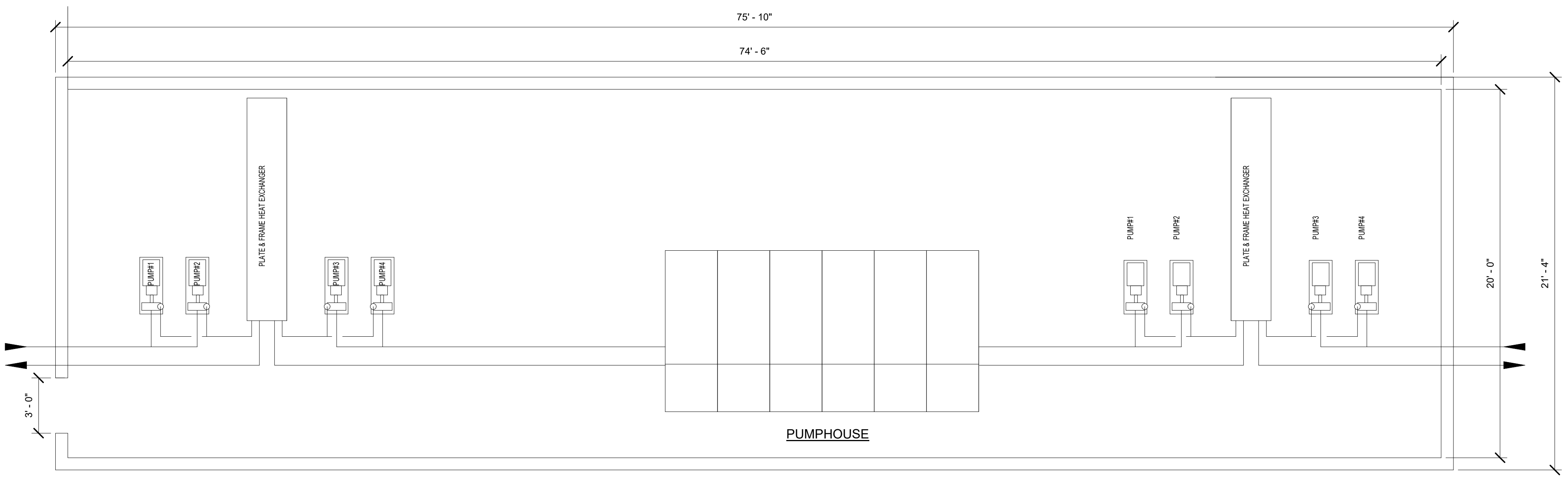
REVISIONS:

Opt.#7

WSHP



7B OPTION#7 - WATER SOURCE HEAT PUMP W/ CLOSED LOOP PIPING SCHEMATIC



7A OPTION#7 - WATER SOURCE HEAT PUMP PLAN

ME & E Engineering
Opinion of Probable Cost & Life Cycle Cost Analysis

Years	25.00	
SMPA	\$0.1065	kWh Rate Inflation
SMPA	\$25.5157	kWD Rate inflation
BH gas	\$1.8719	therm inflation
BH gas	\$0.0639	kWh (reference)

San Miguel Power Rates January 2024		
SMPA	\$0.0709	kWh Rate Inflation
SMPA	\$17.0	kWD Rate inflation
Black Hills Energy Feb. 2024		
Black Hills	\$1.24715	therm
EPA - Green House Gas Emissions		
RMPA	1124.9	Grid Emission Factor lbs./MWh 2024
National Average	852.3	Grid Emission Factor lbs./MWh 2024

Option #2 - Gas Fired Boiler

Month	kWh	\$kWh	kW Demand	\$kW	Gas (therms)	\$	Total
Jan.	0	\$0	0	\$0	30,796	\$57,647	\$57,647
Feb.	0	\$0	0	\$0	27,317	\$51,133	\$51,133
Mar.	0	\$0	0	\$0	27,794	\$52,026	\$52,026
Apr.	0	\$0	0	\$0	25,025	\$46,843	\$46,843
May	0	\$0	0	\$0	21,951	\$41,089	\$41,089
June	0	\$0	0	\$0	16,160	\$30,250	\$30,250
July	0	\$0	0	\$0	14,926	\$27,940	\$27,940
Aug.	0	\$0	0	\$0	15,717	\$29,421	\$29,421
Sept.	0	\$0	0	\$0	17,194	\$32,184	\$32,184
Oct.	0	\$0	0	\$0	22,189	\$41,536	\$41,536
Nov.	0	\$0	0	\$0	25,984	\$48,639	\$48,639
Dec.	0	\$0	0	\$0	30,358	\$56,826	\$56,826
	0	\$0		\$0	275,411	\$515,535	\$515,535

Equipment Cost	\$1,409,384	Maint. Cost	\$680,879	Utility Cost	\$12,888,365	25 Year LCCA Cost	\$14,978,628
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2024 GHG: Metric Tons CO2e/year	1,460	Number of cars equivalent per year	317	Equivalent Number of Homes to Produce same GHG	165.9
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Option #5 - Electric Boiler

Month	kWh	\$kWh	kW Demand	\$kW	Gas (therms)	\$	Total
Jan.	903252	\$96,155	1,616	\$41,221	0	\$0	\$137,376
Feb.	801195	\$85,291	1,587	\$40,481	0	\$0	\$125,771
Mar.	815191	\$86,781	1,458	\$37,202	0	\$0	\$123,983
Apr.	733975	\$78,135	1,357	\$34,612	0	\$0	\$112,747
May	643822	\$68,538	1,152	\$29,381	0	\$0	\$97,919
June	473986	\$50,458	876	\$22,352	0	\$0	\$72,810
July	437788	\$46,604	783	\$19,979	0	\$0	\$66,583
Aug.	446120	\$47,491	825	\$21,038	0	\$0	\$68,529
Sept.	504287	\$53,684	932	\$23,781	0	\$0	\$77,464
Oct.	650811	\$69,282	1,164	\$29,700	0	\$0	\$98,982
Nov.	762111	\$81,130	1,409	\$35,939	0	\$0	\$117,069
Dec.	890392	\$94,786	1,593	\$40,634	0	\$0	\$135,420
	8062931	\$858,334		\$376,318	0	\$0	\$1,234,652

Equipment Cost	\$2,572,377	Maint. Cost	\$458,892	Utility Cost	\$30,866,301	25 Year LCCA Cost	\$33,897,571
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2024 GHG: Metric Tons CO2e/year	4,438	Number of cars equivalent per year	965	Equivalent Number of Homes to Produce same GHG	504.3
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Option #7 - Water Source Heat Pump

Month	kWh	\$kWh	kW Demand	\$kW	Gas (therms)	\$	Total
Jan.	301084	\$32,052	539	\$13,740	0	\$0	\$45,792
Feb.	267065	\$28,430	529	\$13,494	0	\$0	\$41,924
Mar.	271730	\$28,927	486	\$12,401	0	\$0	\$41,328
Apr.	244658	\$26,045	452	\$11,537	0	\$0	\$37,582
May	214607	\$22,846	384	\$9,794	0	\$0	\$32,640
June	157995	\$16,819	292	\$7,451	0	\$0	\$24,270
July	145929	\$15,535	261	\$6,660	0	\$0	\$22,194
Aug.	148707	\$15,830	275	\$7,013	0	\$0	\$22,843
Sept.	168096	\$17,895	311	\$7,927	0	\$0	\$25,821
Oct.	216937	\$23,094	388	\$9,900	0	\$0	\$32,994
Nov.	254037	\$27,043	470	\$11,980	0	\$0	\$39,023
Dec.	296797	\$31,595	531	\$13,545	0	\$0	\$45,140
	2687644	\$286,111		\$125,439		\$0	\$411,551

Equipment Cost	\$4,216,895	Maint. Cost	\$2,387,679	Utility Cost	\$10,288,767	25 Year LCCA Cost	\$16,893,341
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2024 GHG: Metric Tons CO2e/year	1,479	Number of cars equivalent per year	322	Equivalent Number of Homes to Produce same GHG	168.1
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Note: Numbers shown above supplement 60gpm, 1,800 mbh provide by the Box Canyon Spring