



CRAIG SPORTS COMPLEX CITY COUNCIL PRESENTATION

January 27, 2026



take a break +
RECREATE

PARKS & RECREATION
CRAIG, CO



AGENDA

An aerial photograph of a town, likely in a mountainous region, showing residential buildings, streets, and green spaces. The background features rolling hills and mountains under a cloudy sky.

A

Introductions

B

Market Analysis

C

Community Engagement

D

Community Survey

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Operations Pro-Forma

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Concept Design

G

Cost Estimate

OUR COMMITMENT

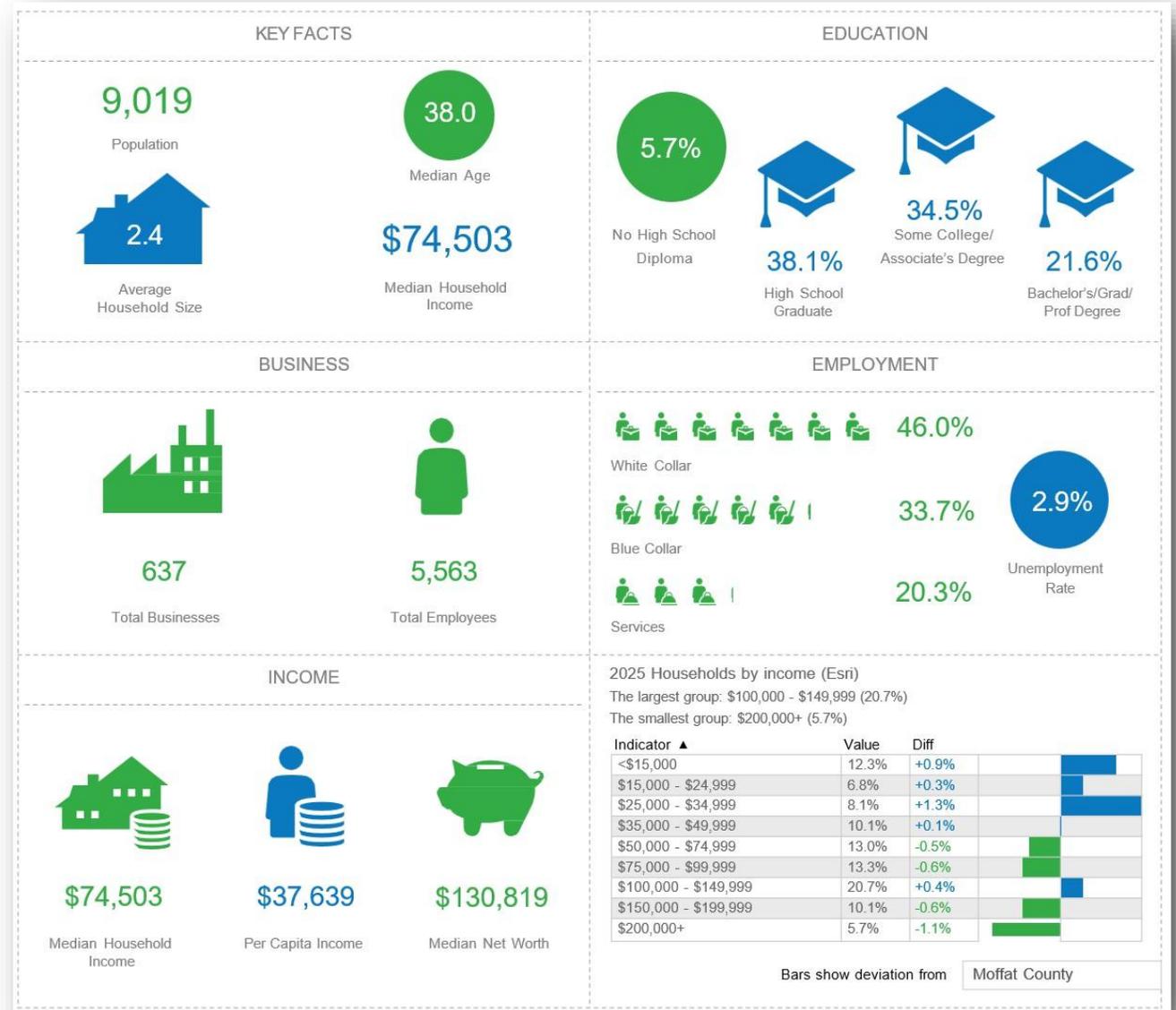
The City of Craig is committed to the Craig Sports Center vision as a once-in-a-generation legacy project that will create lasting impacts for the City of Craig, greater Moffat County, and beyond!

PHASE 1: FEASIBILITY STUDY

Market Analysis

City of Craig Demographics

- Population = 9,019
- Median Age = 38
- Avg. Household size = 2.4
- Median Income = \$74,503
- Per Capita Income = \$37,639
- Total businesses = 637
- Total employees = 5,563



Community Engagement

Open House / Stakeholder Meetings #1 - Center of Craig

- June 23, 2025: Open House Meeting, 60 people +/-
- June 24, 2025: (6) Stakeholder Meetings, including:
- Moffat County School District & Youth Basketball, Senior Social Center & Chamber of Commerce, Memorial Regional Health & Moffat County Public Health, City Council, County Commissioners & Parks Advisory Board
- Prodigal Sons Coffee, 12 community members +/-



Social Pinpoint, Non-Validated

- Supporting 2019 Craig Parks, Recreation, Open Space and Trails Master Plan (PROST)
- (11) questions from 'living in Craig' to 'program participation'
- Survey available online and at Chamber of Commerce for 8 wks, both in English and Spanish
- 853 responses received
- When asked if it is important for the City to provide an indoor, year-round sports center, 80% stated it was very important

Community Survey

Top Five Desired Activities



Indoor Leisure Swimming



Drop-in Play



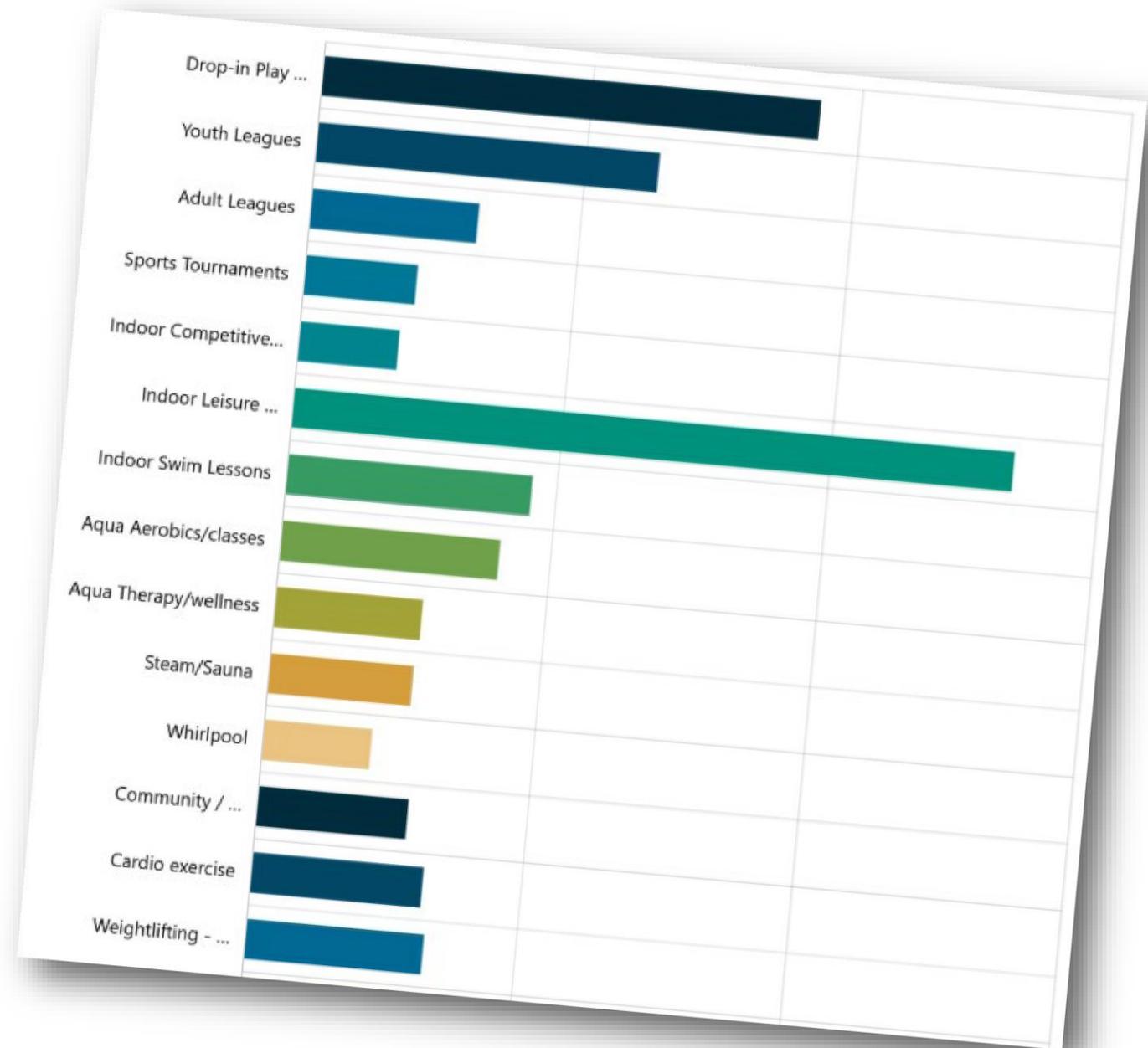
Youth Leagues



Drop-in Walking/Jogging



Indoor Swim Lessons



Community Engagement

Open House / Stakeholder Meetings #2 – Chamber of Commerce

- Dec. 19, 2025: Open House Meeting, 60 people
- Dec. 20, 2025: (6) Stakeholder Meetings
- Meetings included: Parks & Recreation Advisory Board and Moffat County, Moffat County School District, Senior Social Center and Chamber of Commerce, Memorial Regional Health and Moffat County Public Health, Local sports groups (Pickleball, Youth Basketball, Youth Wrestling), City Council Workshop



Program Recommendations

Based on surveys, open house and stakeholder meetings:

Aquatics

- Indoor Leisure Swimming Pool – w/Zero Entry & Lazy River
- Lap Pool – 3 to 6 Lanes

Gymnasium

- Minimum of 2-3 Basketball courts
- Accommodate up to Six Volleyball or Badminton Courts

Fitness

- Equipment Room - Primarily Cardio Equipment
- Exercise Room – Can be Used for Dance or other Activities
- Walking/Jogging Track - Lanes for Walkers and Joggers

Multi-Purpose Room

- Birthday Parties and Meetings



Operations Pro-Forma

Key Information

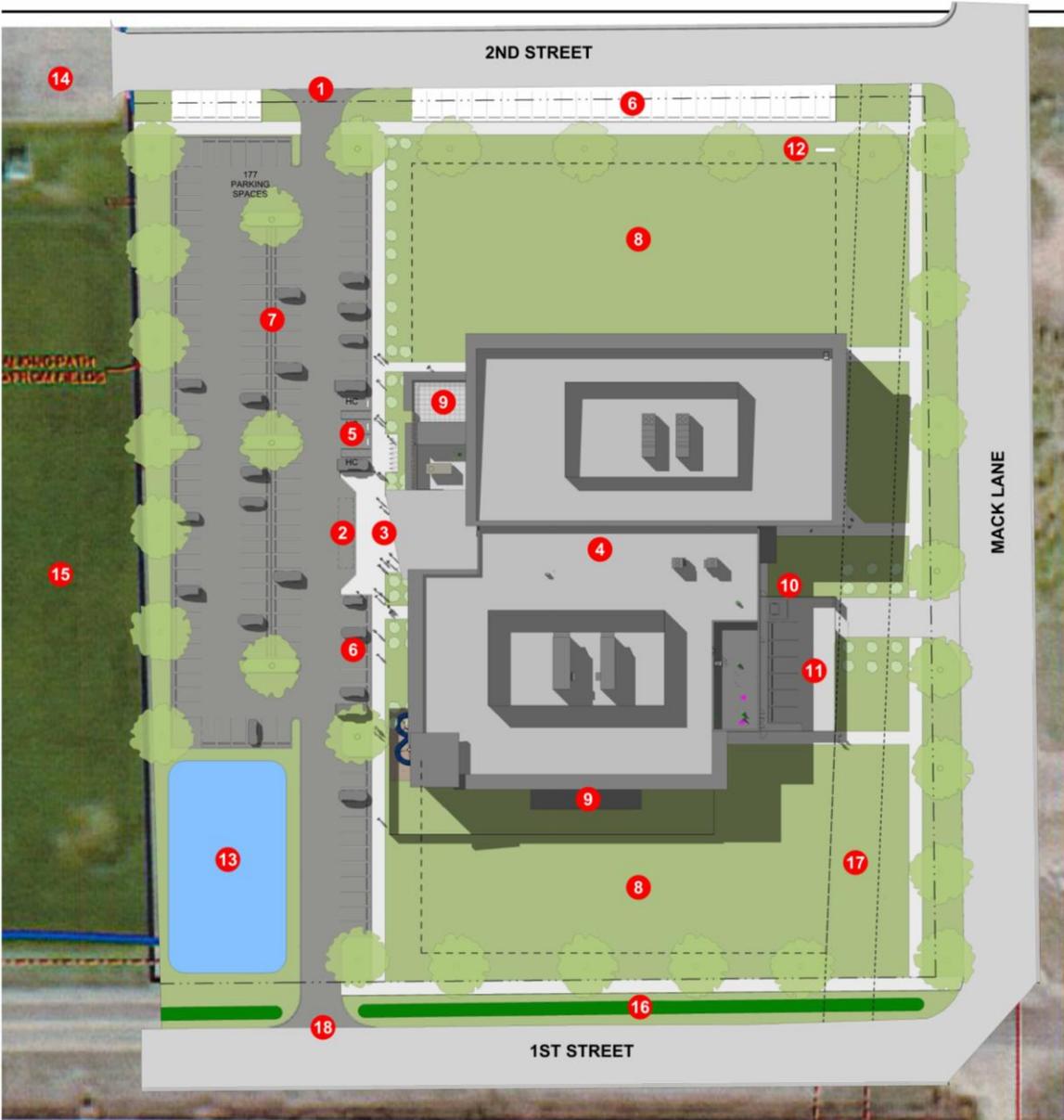
YEAR 1 PROJECTIONS

- Service Area Population - 15,701
- Projected Membership - 1,757
- Operating Revenue – 1,122,573
- Operating Expense - \$2,765,958
- Net Subsidy - \$1,643,384
- Subsidy New Expense only - \$979,487
- Cost recovery – 40.6%

Project Name: Craig Sports Center		Bldng Sq Ft: 70,747			
	Year 1	Year 2	Year 3	Year 4	Year 5
Operating Revenue					
Membership	793,797	849,362	891,831	918,585	946,143
Punch Cards & Daily Admissions	57,869	61,920	65,016	66,967	68,976
Program - Classes, Leagues, etc.	107,747	115,290	121,054	124,686	128,426
Rentals - Pool, Gym, & MPR	163,160	174,581	183,310	188,810	194,474
Other - Fundraising, Vending, etc.					
Total Operating Revenue	1,122,573	1,201,153	1,261,211	1,299,047	1,338,019
Operating Expense					
Personnel	2,123,438	2,144,673	2,187,566	2,253,193	2,320,789
Commodities	136,359	137,723	140,477	144,692	149,032
Contractual	506,160	510,522	519,332	534,912	548,797
Total Operating Expense	2,765,958	2,792,917	2,847,376	2,932,797	3,018,618
Operating Surplus/Deficit	(\$1,643,384)	(\$1,591,764)	(\$1,586,165)	(\$1,633,750)	(\$1,680,599)
Total Current Payroll	\$663,897	\$670,536	\$683,947	\$704,465	\$725,599
Deficit Less Current Payroll	(\$979,487)	(\$921,228)	(\$902,218)	(\$929,284)	(\$955,000)

PHASE 2: DESIGN CONCEPT

CONCEPT SITE PLAN



KEYNOTES

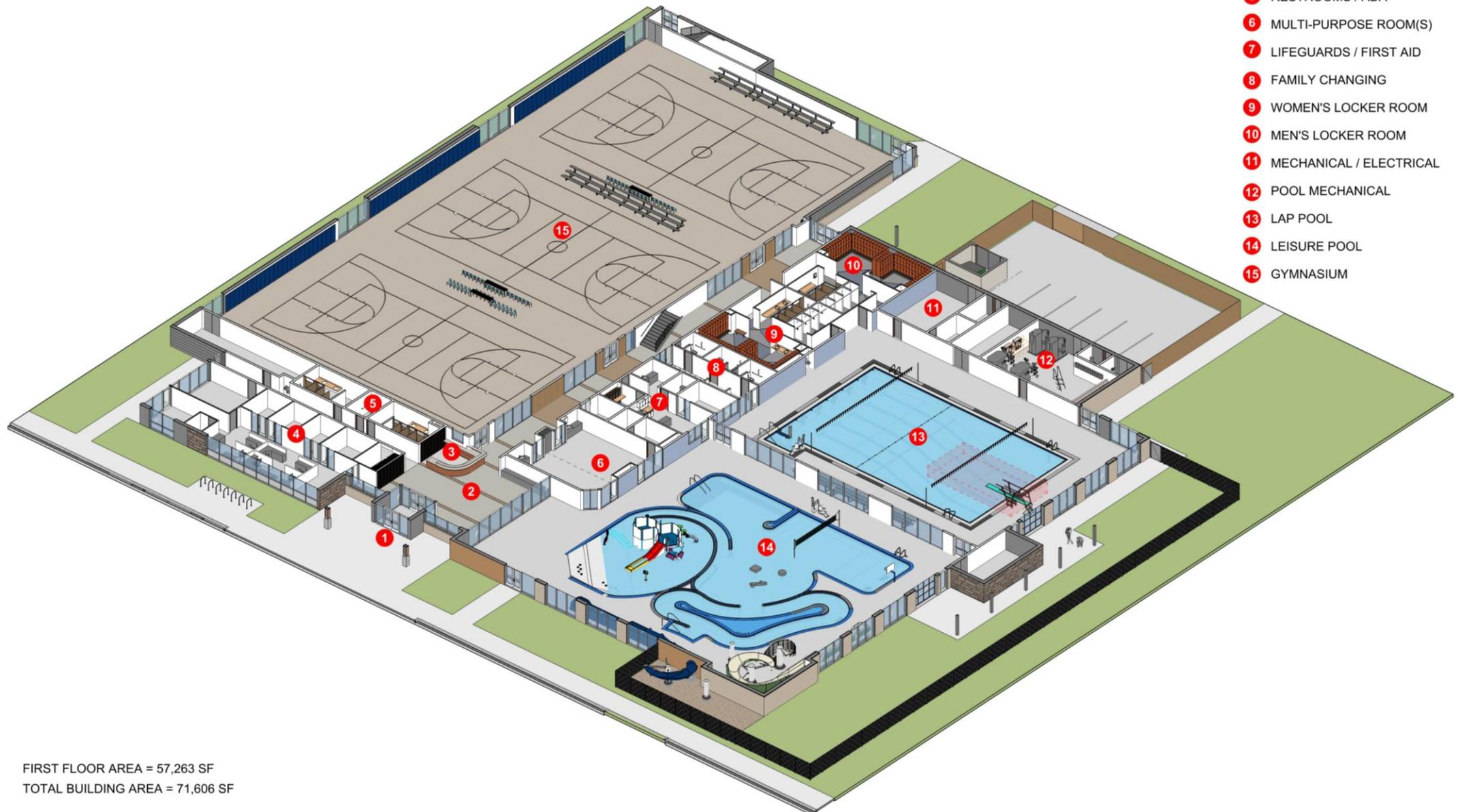
- 1 MAIN ACCESS POINT
- 2 DROP-OFF ZONE
- 3 ENTRY PLAZA
- 4 CRAIG SPORTS CENTER
- 5 ADA PARKING
- 6 VETERANS / EV PARKING
- 7 PARKING (177 SPACES)
- 8 FUTURE EXPANSION
- 9 OUTDOOR PATIO WITH SHADE
- 10 TRASH ENCLOSURE
- 11 SERVICE / MAINTENANCE
- 12 MONUMENT SIGN
- 13 DETENTION POND
- 14 EXISTING PARKING / SHARED USE
- 15 EXISTING BALL FIELD
- 16 EXISTING DRAINAGE SWALE
- 17 EXISTING PIPING EASEMENT
- 18 SECONDARY ACCESS, RESTRICTED

SITE AREA = 5.5 ACRES



FIRST FLOOR PLAN

- KEYNOTES**
- 1 MAIN ENTRY
 - 2 LOBBY / LOUNGE / VENDING
 - 3 RECEPTION DESK
 - 4 ADMINISTRATION
 - 5 RESTROOMS / ADA
 - 6 MULTI-PURPOSE ROOM(S)
 - 7 LIFEGUARDS / FIRST AID
 - 8 FAMILY CHANGING
 - 9 WOMEN'S LOCKER ROOM
 - 10 MEN'S LOCKER ROOM
 - 11 MECHANICAL / ELECTRICAL
 - 12 POOL MECHANICAL
 - 13 LAP POOL
 - 14 LEISURE POOL
 - 15 GYMNASIUM

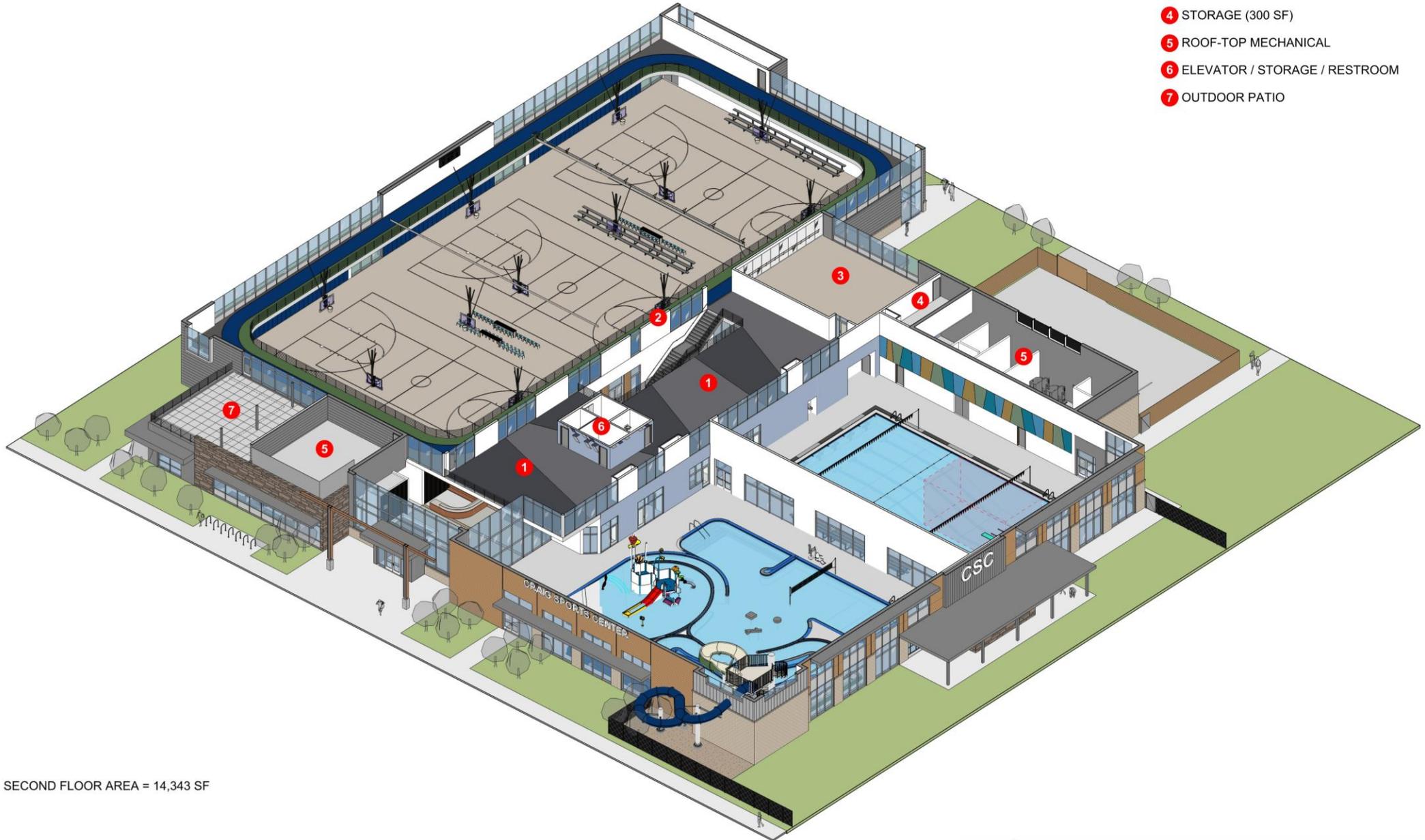


FIRST FLOOR AREA = 57,263 SF
TOTAL BUILDING AREA = 71,606 SF

SECOND FLOOR PLAN

KEYNOTES

- 1 FITNESS (3,465 SF)
- 2 WALK / JOG TRACK (9.5 LAPS / MI)
- 3 GROUP EXERCISE (1,830 SF)
- 4 STORAGE (300 SF)
- 5 ROOF-TOP MECHANICAL
- 6 ELEVATOR / STORAGE / RESTROOM
- 7 OUTDOOR PATIO



SECOND FLOOR AREA = 14,343 SF

INTERIOR VIEWS



VIEW AT LOBBY / FRONT DESK



VIEW AT LOBBY / LOUNGE



VIEW AT GYMNASIUM



VIEW AT LEISURE POOL

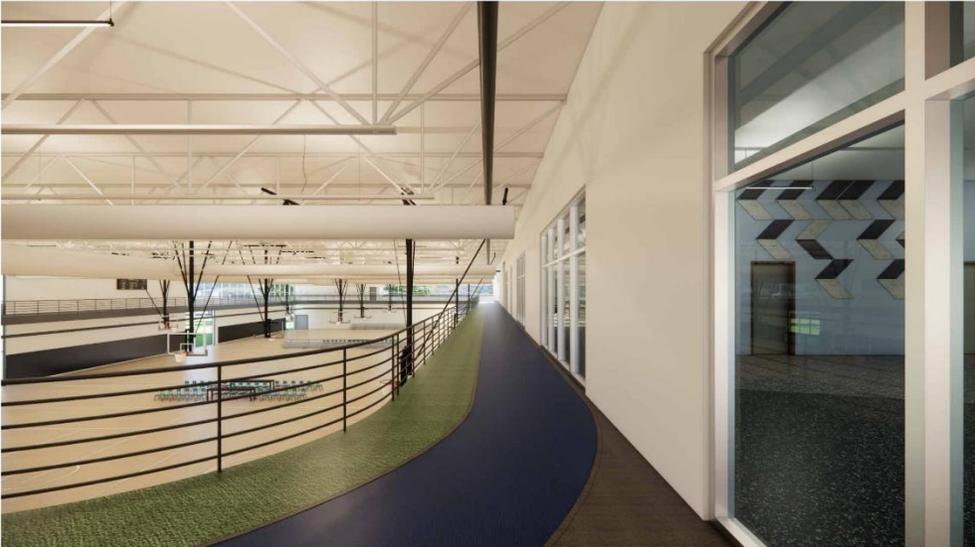
INTERIOR VIEWS



VIEW AT FITNESS / TRACK



VIEW AT LEISURE POOL



VIEW AT TRACK



VIEW AT LAP POOL

EXTERIOR VIEWS



VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM NORTHWEST CORNER

EXTERIOR VIEWS



VIEW AT WEST ELEVATION



VIEW AT ENTRY PLAZA



VIEW AT NORTHWEST CORNER



VIEW AT SOUTHEAST CORNER OF GYM

Schematic Design Cost Estimate

Construction Cost

- Total Cost = \$47,945,000
- \$670 / SF
- Construction Costs Only
- Based on Construction Start '26
- Includes 15% Contingency
- Includes 5.8% Escalation

Craig, Colorado

Page 1

Craig Sports Center
Leisure Pool, Splash/Spray Features & Slides | Lap Pool with Accessories

S U M M A R Y

Schematic Design Construction Cost Estimate
December 19, 2025

DESCRIPTION			COST/SF	COST
02 Existing Conditions			\$0.20	\$15,000
03 Concrete			\$30.55	\$2,189,125
04 Masonry			\$28.10	\$2,012,900
05 Metals			\$44.85	\$3,210,425
06 Wood and Plastics			\$3.00	\$215,325
07 Thermal and Moisture Protection			\$41.20	\$2,951,650
08 Doors and Windows			\$28.65	\$2,051,225
09 Finishes			\$45.35	\$3,247,075
10 Specialties			\$4.30	\$307,750
11 Equipment			\$3.75	\$270,000
12 Furnishings			\$0.20	\$12,775
13 Special Construction (Pool Costs - Per Engineer)			\$72.95	\$5,225,000
21 Fire Suppression			\$4.40	\$315,075
22 Plumbing			\$10.35	\$741,175
23 Heating, Ventilating and Cooling			\$57.05	\$4,085,700
26 Electrical			\$43.85	\$3,138,550
27 Communications			\$0.90	\$63,500
28 Electronic Safety and Security			\$6.95	\$497,650
31 Earthwork			\$4.90	\$349,525
32 Exterior Improvements			\$16.00	\$1,146,925
33 Utilities			\$4.95	\$353,350
SUB-TOTAL	71,606	GSF	\$452.45	\$32,399,500
Contractor General Conditions	11.5%		\$52.05	\$3,726,000
Contractor Bond / Risk Insurance	2.5%		\$11.30	\$810,000
Contractor Overhead & Profit	8.5%		\$38.45	\$2,754,000
SUB-TOTAL (Construction)	71,606	GSF	\$554.30	\$39,689,500
Design Contingency (Allowance)	15.0%		\$83.15	\$5,953,500
Escalation / Inflation to Midpoint (Allowance)	5.8%		\$32.15	\$2,302,000
TOTAL (Construction)	71,606	GSF	\$670.00	\$47,945,000

