

# 2026 UPDATE



## BUENA VISTA project overview

**Building  
Great Futures**

A NEW HOME FOR OUR CLUBS

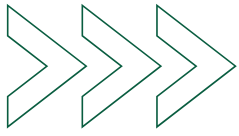


**BOYS & GIRLS CLUBS  
OF CHAFFEE COUNTY**



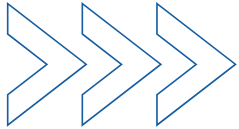


## KEY COMPONENTS OF THE BUILDING GREAT FUTURES CAMPAIGN



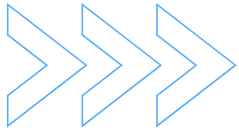
### **Strong Leadership**

that will make the Club a reality



### **Creative Design**

with input from community, kids, local government, and local leaders



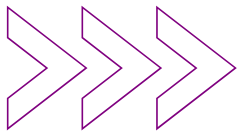
### **Location**

near where kids gather



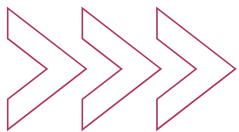
### **Programming**

utilizing first-rate "gold standard" local and national programs



### **Sustainable**

and forward-thinking for future generations



### **Strategic**

utilizing lessons learned and thoughtful, purposeful partnerships

# BUENA VISTA MASTER PLAN UPDATED

## Introduction

This master plan outlines the ongoing efforts of the Boys & Girls Clubs of Chaffee County and the Town of Buena Vista to address the community's need for youth development and recreational facilities. Updated in 2025, this plan includes the latest progress on fundraising and changes to the facility design.

## contents

### Section 1: Project Understanding

- 1.1 Mission of BGCCC
- 1.2 Importance & History of BGCCC
- 1.3 Collaboration with the Town of Buena Vista and Chaffee County
- 1.4 Project Location and Context
- 1.5 Project Vision

### Section 2: Master Plan

- 2.1 Planning Process
- 2.2 Updated Building Schematics

### Section 3: Estimate of Probable Costs

- 3.1 Estimated Budget for the Project
- 3.2 How we will get there



# 1. PROJECT UNDERSTANDING

## 1.1 MISSION & VISION

Boys & Girls Clubs of Chaffee County's mission is to inspire and enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

Our vision is to provide a world-class Club Experience that assures success is within reach of every young person who enters our doors. Our goals for our members are:

- To graduate from high school with a plan for the future
- To demonstrate good character and citizenship
- To live a healthy lifestyle

## 1.2 IMPORTANCE & HISTORY OF BOYS & GIRLS CLUBS OF CHAFFEE COUNTY

BGCCC has an 18-year proven track record of championing the health and well-being of all Chaffee County youth and families by providing prevention-based youth development programs that promote priority outcomes of increased academic success; improved good character and citizenship; and increased healthy lifestyles. Local funds directly support programs that ensure these priority outcomes are achieved. The community is the direct beneficiary of BGCCC's priority outcomes because the Club is an essential partner in promoting community-based volunteer involvement. The Club also supports the "Community that Cares" Social Development Strategy that provides young people with significant opportunities. .

- 2005** ➤➤➤ Salida Club opens in the former St. Joseph's Community Center.
- 2006** ➤➤➤ Buena Vista Club opens at Avery Parsons Elementary School.
- 2009** ➤➤➤ Annual Club Membership reaches 500.
- 2012** ➤➤➤ Salida Club opens for full-day Friday programming.
- 2016** ➤➤➤ Super Bowl Champion Denver Broncos host a training camp for BGCCC.
- 2018** ➤➤➤ BGCCC Board of Directors' Strategic Plan sets facilities as #1 Priority.
- 2020** ➤➤➤ Salida Club moves to more spacious quarters in the former Exerflex Gym building.
- 2021** ➤➤➤ BV Capital Campaign leadership team is assembled and Master Plan is created.
- 2021** ➤➤➤ Club membership exceeds 800.
- 2022** ➤➤➤ Phase 2 architects are hired and design begins for new BV facility.
- 2023** ➤➤➤ Town of Buena Vista approves 99-year ground lease for land for new BV facility.
- 2024** ➤➤➤ Hired General Contractor company.
- 2025** ➤➤➤ Refined building plan and budget goal.



## 1.3 COLLABORATION WITH THE TOWN OF BUENA VISTA AND CHAFFEE COUNTY

Boys & Girls Clubs of Chaffee County values collaboration and we know that having a key partner in this endeavor is critical. The town of Buena Vista, including the Recreation Department, shares both our vision and our commitment to the citizens of Buena Vista, from its youngest to its most experienced seniors.

The Town's invitation to build a modern facility on town land in the heart of downtown, gives both entities the momentum and boost that can change lives for years to come. The Town's in-kind investment of land has quickly propelled the success of this project and motivated individual gifts, government investments, and grant awards.

Our collaboration allows us to grow this legacy project together, and balance wants and needs. We share ideas and challenge each other to ensure our building serves our community upon completion, and for the next 100 years. Both BGCCC and Town Recreation have facility needs that will be alleviated by this modern facility.

Chaffee County, the Buena Vista Community Health Center, the state of Colorado, and individual anonymous investors have all joined as lead investors, confirming our belief that great projects attract great investors and provide the impetus for even more support.

## 1.4 PROJECT LOCATION AND CONTEXT

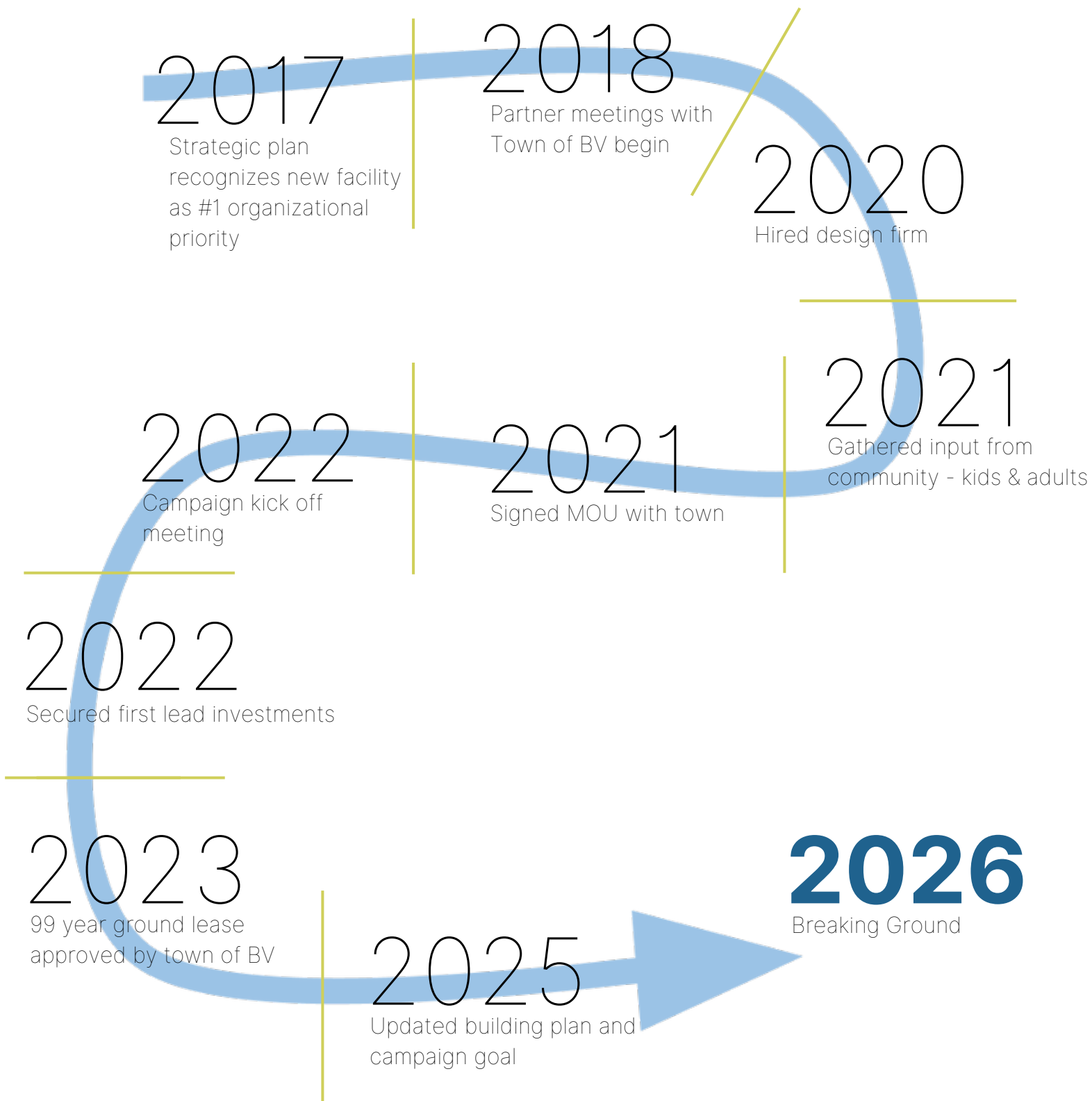
The project location was determined through a community planning process conducted by the Town of Buena Vista. Town leaders worked to determine the best location for a combined Boys & Girls Club and community gymnasium. The Club will be located at the corner of Cedar and Evans streets, within walking distance of Avery Parsons Elementary School and in the heart of downtown Buena Vista.

## 1.5 PROJECT VISION

Our Buena Vista Boys & Girls Club will be more than just a place for youth and teens to learn and grow; it will be a community resource that attracts working families, fitness enthusiasts, sports fans, and seniors into a welcoming, safe environment. We want to send a strong, clear message to our community that children are valued in Chaffee County and deserve a safe, engaging place to spend out-of-school time. Our model provides for affordable, safe, world-class programming. As the most vital, prevention-based, youth development organization in Chaffee County, we expect to be the gold-standard in all of our efforts. Our Buena Vista community deserves a building that reflects our community's values, especially those of respect, inclusivity, progress, transparency, critical thinking, healthy lifestyles, leadership, assistance, and cooperation.

## 2. MASTER PLAN

### 2.1 PLANNING PROCESS



## 2.2 FINAL BUILDING SCHEMATICS



Front View



Aerial View



Side View



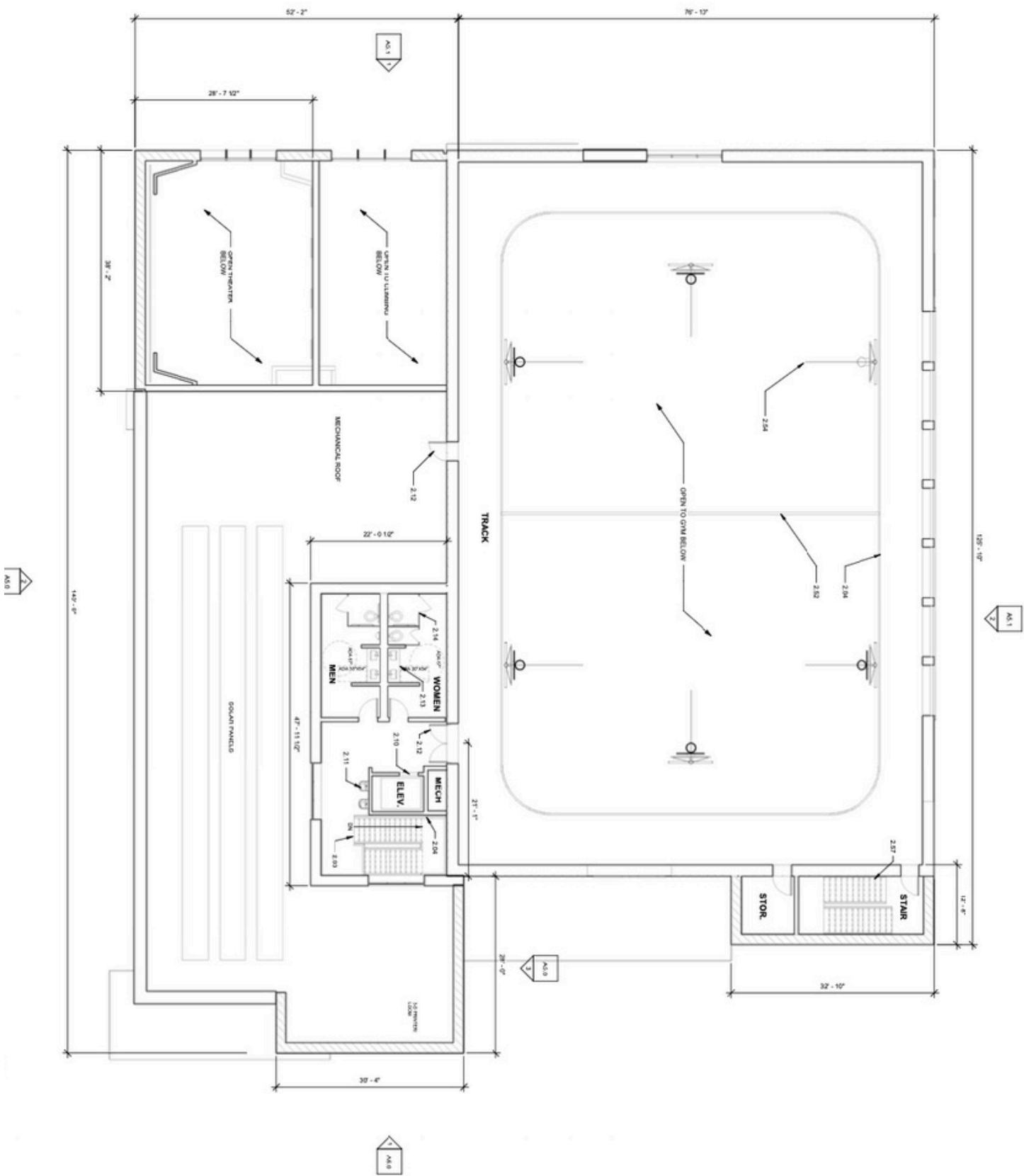
Side View



## First Floor Plan



Second Floor Plan





# 3. ESTIMATE OF PROBABLE COSTS

## 3.1 ESTIMATED BUDGET

General Conditions.....	\$703,350
Existing Conditions.....	\$24,840
Concrete.....	\$486,000
Masonry.....	\$202,500
Metals.....	\$345,600
Wood, Plastic, etc.....	\$737,100
Thermal.....	\$757,350
Opening.....	\$345,600
Finishes.....	\$959,850
Specialties.....	\$67,500
Equipment.....	\$76,275
Furnishings.....	\$135,675
Fire Suppression.....	\$213,300
Plumbing.....	\$438,750
HVAC.....	\$893,700
Electrical/Solar.....	\$970,650
Intercom System.....	\$77,355
Electrical Safety/Security.....	\$147,150
Earthwork.....	\$218,700
Exterior Improvements.....	\$427,950
Utilities.....	\$143,100
<b>Total Building Costs:.....</b>	<b>\$8,372,295</b>
Contingency.....	\$179,104
Bonding.....	\$209,308
OH&P.....	\$503,687
Architect Contract.....	\$658,125
<b>Total Project Costs:.....</b>	<b>\$9,922,520</b>
Davis Bacon Cost Increases.....	\$202,500
<b>Grand Total w/ Contingencies:</b>	<b>\$10,125,020</b>



# 3.2 HOW WE WILL GET THERE

## GIFT DISTRIBUTION

to reach goal of \$10.1 million  
Range x # of donors = category total

