



Mesa Verde Community Recreation Center

CM/GC Project Portfolio



CLIENT

City of Mesa Verde

LOCATION

Mesa Verde, AZ

COMPLETED

July 2024

PROJECT OVERVIEW

Executive Summary

PROJECT AT A GLANCE

PROJECT **Mesa Verde**
Community Recreation Center

OWNER **City of Mesa Verde**

SIZE **45,000 SF**

CONTRACT VALUE **\$18,500,000**

GMP

DELIVERY **CM/GC**

COMPLETION **July 2024**

\$252K

UNDER
BUDGET

2 wks

EARLY

0

SAFETY
INCIDENTS

LEED

SILVER
CERTIFIED

The Challenge

The City of Mesa Verde needed a recreation facility for its growing population of 45,000. The existing 1982 center could no longer meet demand for aquatic programs and community spaces.

Key Project Challenges

- ✓ Fixed municipal bond budget constraints
- ✓ Competition-quality aquatic center in desert climate
- ✓ LEED Silver certification requirements
- ✓ 14-month construction window
- ✓ Complex natatorium MEP coordination

Our Approach

CORE engaged early during design to provide constructability reviews, value engineering, and real-time cost feedback. Our preconstruction efforts identified **\$1.2 million in potential savings** while maintaining design intent.

Key Preconstruction Contributions

- Foundation redesign to drilled piers (saved 3 weeks)
- Steel joist substitution at gymnasium (\$185K savings)
- Natatorium HVAC value engineering (\$95K savings)
- Early long-lead procurement for aquatic equipment

Results

BUDGET PERFORMANCE

Original GMP	\$18,500,000
Final Cost	\$18,247,312
Under Budget	\$252,688 (1.4%)

SCHEDULE PERFORMANCE

Contract Duration	14 months
Actual Duration	13.5 months
Early Completion	2 weeks

SAFETY PERFORMANCE

Total Work Hours	127,500
Recordable Incidents	0
OSHA Citations	0
Project EMR	0.00

“From day one, CORE treated our project like it was their own community center. Houston and his team were honest, responsive, and genuinely invested in making this facility something special for Mesa Verde.”

Michael Torres
Parks & Recreation Director, City of Mesa Verde

Key Success Factors

- Early Engagement** — Joining the team during design allowed CORE to influence decisions positively
- Transparent Communication** — Weekly owner meetings and open-book pricing built trust
- Experienced Team** — Specific aquatic facility experience avoided learning curves
- Trade Partner Relationships** — Long-standing partnerships ensured competitive pricing
- Technology Integration** — Procore, Bluebeam, and BIM streamlined workflows

COST SUMMARY

Schedule of Values

<div>\$18,500,000</div> <div>GUARANTEED MAXIMUM PRICE</div>	<div>\$252,688</div> <div>FINAL SAVINGS</div>	<div>\$411/SF</div> <div>COST PER SQUARE FOOT</div>
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DIV	DESCRIPTION	AMOUNT
01	General Requirements	\$1,295,000
02-05	Site, Concrete & Steel	\$3,185,000
07-09	Shell, Openings & Finishes	\$2,660,000
13	Special Construction (Pool Systems)	\$2,450,000
21-26	MEP (Fire, Plumbing, HVAC, Electrical)	\$5,655,000
31-32	Earthwork & Site Improvements	\$830,000
Subtotal Direct Costs		\$16,075,000
GC, Insurance, Fee, Contingency		\$2,425,000
GUARANTEED MAXIMUM PRICE		\$18,500,000

TIMELINE

Project Schedule

14 mo

CONTRACT
DURATION

May '23

NTP

Jul '24

COMPLETION

2 wks

EARLY

Key Milestones

MILESTONE	PLANNED	ACTUAL	STATUS
Notice to Proceed	May 1, 2023	May 1, 2023	● On Time
Steel Complete	Oct 15, 2023	Oct 12, 2023	● 3 days early
Pool Shell Complete	Jan 15, 2024	Jan 10, 2024	● 5 days early
Substantial Completion	Jun 15, 2024	Jun 1, 2024	● 2 weeks early

Construction Timeline

● MAY – NOV 2023

Site, Foundations & Structure
Grading, drilled piers, steel erection, exterior panels, roofing

● OCT 2023 – FEB 2024

Aquatic Systems
Competition & leisure pool shells, mechanical room, tile finishes

● NOV 2023 – MAY 2024

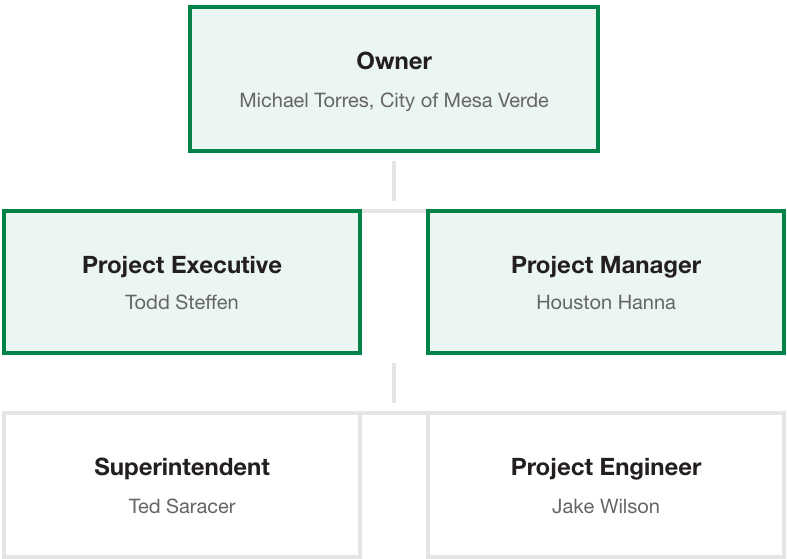
MEP & Interior Finishes
Natatorium HVAC, electrical, plumbing, drywall, flooring, paint

● MAY – JUL 2024

Completion & Closeout
Commissioning, punch list, owner training, documentation

TEAM STRUCTURE

Project Organization



Key Personnel Responsibilities

ROLE	RESPONSIBILITIES
Project Executive	Executive oversight, owner relations, escalation
Project Manager	Execution, budget, schedule, Trade Partner management
Superintendent	Field operations, quality control, coordination
Project Engineer	Submittals, RFIs, minutes, document control

Decision Authority Matrix

DECISION TYPE	PM	EXEC	OWNER
Daily field decisions / CO < \$25K	✓		
Change orders \$25K – \$100K		✓	
Change orders > \$100K / Scope			✓



YEARS EXPERIENCE

8

PROJECTS MANAGED

12

TOTAL VALUE

\$85M+

EMR

0.71

- OSHA 30
- FIRST AID/CPR
- PROCORE

Houston Hanna

Project Manager

Houston brings 8 years of construction management experience with a focus on civic and educational facilities. Known for proactive communication, budget discipline, and team leadership, he has delivered over \$85 million in projects with an exemplary safety record.

EDUCATION

DEGREE	B.S. Construction Management
INSTITUTION	Arizona State University
GRADUATED	2016

RELEVANT EXPERIENCE

PROJECT	ROLE	VALUE
Mesa Verde Recreation Center	Project Manager	\$18.5M
Eagle Mountain High School	Project Manager	\$24.2M
Chandler Library Renovation	Project Manager	\$8.4M
Gilbert Fire Station #9	Assistant PM	\$6.8M
Tempe Municipal Complex	Project Engineer	\$15.2M

CORE COMPETENCIES

- ✓ CM/GC and Design-Build delivery methods
- ✓ Aquatic facility construction (natatoriums, splash pads)
- ✓ Complex MEP coordination and BIM management
- ✓ Stakeholder communication and public-sector clients
- ✓ LEED-certified project delivery

PHOTOGRAPHY

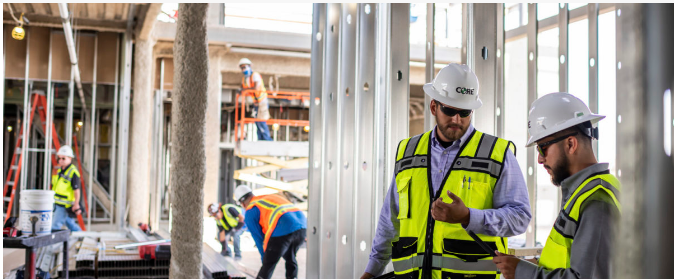
Project Gallery



Main Entrance — The 45,000 square foot facility features a modern design with desert-appropriate landscaping and covered entry. *Photo: July 2024*



Competition Pool — 8-lane, 25-meter pool with spectator seating for 200



Construction Phase — Steel erection in progress, October 2023



Regulation gymnasium with wood flooring



Project team at substantial completion



Site development and landscaping

CASE STUDY

Building Community

How CORE Construction delivered a landmark facility that exceeded expectations and united a community.

When the City of Mesa Verde first approached CORE Construction about their vision for a new community recreation center, they faced a familiar public-sector challenge: ambitious goals, fixed budget, and high community expectations. The solution required more than construction expertise—it demanded a partnership built on trust, transparency, and shared purpose. CORE's CM/GC delivery method proved ideal, allowing the team to join during design and provide real-time cost feedback essential for a bond-funded project.

Quick Facts

- 45,000 square foot facility
- \$18.5M GMP
- 14-month schedule
- Zero safety incidents

Preconstruction Value

Before a single shovel hit dirt, CORE's preconstruction team identified \$1.2 million in potential savings. The foundation system redesign alone—converting from spread footings to drilled piers—saved three weeks of schedule while improving structural performance in the expansive soil conditions common to the Arizona desert.

Value engineering extended to every major system. The steel joist substitution at the gymnasium saved \$185,000 without compromising the clear-span design. A recommended change to the natatorium HVAC manufacturer delivered better humidity control, longer warranties, and \$95,000 in savings.

The Pool Challenge

Aquatic construction in the desert presents unique challenges—extreme humidity differentials and significant heat gain from Arizona's intense sun. The competition pool required precise tolerances, and the pool shell Trade Partner, Counsilman-Hunsaker, brought specialized expertise while CORE's coordination ensured mechanical rough-ins aligned perfectly with the complex filtration systems.

Community Impact

The Mesa Verde Community Recreation Center opened on July 4, 2024, welcoming over 2,500 visitors on its first day. The facility now hosts year-round programming: swim lessons, basketball leagues, senior fitness, and community events. For the CORE team, this project represents everything right about public construction—a building that serves its community, delivered on time and under budget. That's the CORE difference.