

SPECIAL MEETING

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF AGENDA
- V. EXECUTIVE SESSION starts @ 5:00pm
 - a. § 24-6-402(4)(b), C.R.S. - “Conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions related to settlement agreement with Kip’s Grill, LLC;
 - b. § 24-6-402(4)(b), C.R.S. - “Conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions related to lease agreement with Muley’s Disposal Service;
- VI. PUBLIC COMMENT

Public comment is intended for members of the public wishing to address the Board of Trustees about matters that are not listed for discussion on the agenda. Comments will be taken under advisement by the Board but no decisions will be made. At its discretion, the Board may elect to place a matter raised under public comment on a future agenda for further discussion and possible action.
- VII. PRESENTATIONS
- VIII. CONSENT AGENDA
- IX. BOARD INFORMATION ITEMS
- X. NEW BUSINESS
 - a. Discussion and possible approval of an independent contractor agreement with Shums Coda Associates for building permit review associated with Kip’s Grill;
 - b. Discussion and possible selection of a design firm for the new Town Hall and Public Works Complex;
 - c. Consideration and possible approval of a professional services agreement with Meyer and Sams, INC dba GMS, INC for design services related to the cdot revitalizing main street project;
 - d. Holiday Parade Permit for 11/24/2023 from 5pm – 6pm
 - e. Headwaters Music Festival Park Permit for 8/22/2024 – 8/26/2024

- f. Discussion and possible approval for the commercial lease agreement between the City of Creede, A Colorado Town and the Mineral County Chamber of Commerce;

XI. OLD BUSINESS

XII. BOARD REPORTS

XIII. ADJOURN

OPEN TO THE PUBLIC
POSTED 11/16/2023

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (the "Agreement") is made and entered into this ____ day of November 2023 (the "Effective Date") by and between the City of Creede, Colorado, a Colorado municipal corporation (the "City") and Steve Thomas, Shums Coda Associates ("Contractor").

WHEREAS, The City desires to engage the services of Contractor to provide the service more fully described on Exhibit A; and

WHEREAS, the Contractor wishes to become associated with the City as an independent contractor; and

WHEREAS, the parties wish to memorialize their contractual relationship.

NOW, THEREFORE, incorporating the foregoing Recitals herein, which are hereby acknowledged as being true and correct, and in consideration of the mutual promises, agreements, undertakings and covenants, as set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby mutually agree as follows:

SECTION 1: PARTIES

- 1.01** City. City is a municipal corporation located in Creede, Colorado.
- 1.02** Contractor. Contractor is a private, independent business who will exercise discretion and judgment of an independent contractor in the performance and exercise of its rights and obligations under this Agreement. Contractor shall use its own judgment and skills in determining the method, means, and manner of performing this Agreement. Contractor shall be responsible for the proper performance of this Agreement in accordance with any and all applicable federal, state, and municipal laws, regulations, and orders.
- 1.03** Intent of the Parties. By this Agreement, City and Contractor intend for Contractor to be an independent contractor in relationship to the City and not the City's employee. Consequently, Contractor will not be considered an employee of the City at any time under any circumstances, for any purpose.
- a) Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City
 - b) Contractor has and hereby retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.

- c) City will not provide training or instruction to Contractor or any of its employees regarding the performance of Services hereunder.
- d) Neither Contractor, nor its employees, will receive benefits of any type from the City.
- e) Contractor represents that it is engaged in providing similar services to the general public and is not required to work exclusively for the City.
- f) All Services are to be performed solely at the risk of Contractor, and Contractor shall take all precautions necessary for the proper and sole performance thereof.
- g) Contractor will not combine its business operations in any way with the City's business operations, and each party shall maintain their operations as separate and distinct.

1.04 CONTRACTOR RESPONSIBILITIES

In addition to all other obligations contained herein, Contractor agrees:

- a. To furnish all tools, labor, and supplies in such quantities and of the proper quality to professionally and timely perform the Services.
- b. To proceed with diligence and promptness and hereby warrants that such Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of City.
- c. To comply, at its own expense, with the provisions of all state, local, and federal laws, regulations, ordinances, requirements, and codes which are applicable to the performance of the Services hereunder or to Contractor as an employer.

SECTION 2: TERM, DUTIES, COMPENSATION

2.01 Term. This Agreement shall commence on the Effective Date, and shall remain in existence for a period of one (1) year unless sooner terminated as herein provided, and if necessary shall be submitted to the City sixty (60) days prior to the expiration of the Agreement to consider renewal.

2.02 Duties and Compensation. The Contractor's duties, compensation and provisions for payment thereof shall be as set forth in Exhibit A, and any contemplated change in said terms shall be submitted to the City in writing for review and approval prior to any such change.

2.03 Background Check. The City may, at its sole discretion, conduct a background check of Contractor, its owners and employees. Contractor agrees to execute any forms necessary to facilitate the background check.

SECTION 3: OPERATIONS

3.01 Expenses: The Contractor shall not incur any expense or debt on behalf of the City without written authorization.

3.02 Federal, State, and Municipal Laws and Regulations. City and Contractor each agree to abide by all applicable federal, state, and municipal laws and regulations and rules.

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance. Contractor shall maintain and keep in force during the term hereof one or more policies of liability insurance written by one or more responsible insurance carrier(s), which will include protecting and indemnifying the City in the following amounts:

- a) Comprehensive General Liability – [**\$2,000,000 combined aggregate for construction projects, optional for others**]
- b) Automobile Liability - \$1,000,000 [not required for professional services]
- c) Workers Compensation [not required for professional services]
- d) [Professional Liability Insurance - \$1,000,000] [Only for professional services]

Each liability insurance policy shall name the City as an additional insured. Contractor shall furnish an original counterpart of such insurance policy to the City upon the City's written request. Contractor shall also furnish to the City appropriate certificates for such insurance no later than seven days after execution of this Agreement. which shall include a commitment by each insurance City to notify the City in writing of any material change, expiration or cancellation of the insurance policy required hereunder not less than thirty (30) days prior to such change, expiration or cancellation becoming effective. In addition to the above, Contractor shall obtain and keep in force during the term hereof such insurance required by any law or regulation, or prudent business practices.

Insurance coverage shall not be reduced below the limits described above or canceled without City's written approval of such reduction or cancellation.

Contractor shall require that any of its agents and/or subcontractors who enter upon the City's premises shall maintain like insurance. Certificates of such insurance shall be provided to City upon request.

With regard to all insurance, such insurance shall be primary insurance to the full limits of liability herein before stated and should City have other valid insurance, City insurance shall be excess insurance only.

4.02 Damage and Indemnity. Contractor assumes full responsibility for any and all damages caused by Contractor's exercise of its activities as authorized by this Agreement. Contractor agrees that it will at all times protect, defend and indemnify and hold harmless the City, its officers, agents, employees, tenants and their successors and assigns from and against all

liabilities, losses, claims, demands, actions and court costs (including reasonable attorneys' fees), arising from or growing out of loss or damage to property or injury to or death to any persons resulting in any manner from the actions or failure to act of Contractor or any invitees, guests, agents, employees or subcontractors of Contractor, whether brought by any of such persons or any other person arising from Contractor's activities as authorized by this Agreement. Contractor shall promptly pay to the City, its successors or assigns, the full amount of any such costs, loss or damage which the City, its successors or assigns may sustain or incur, or for which the City, its successors or assigns, may become liable.

SECTION 5: TERMINATION

5.01 Termination. Either party upon fifteen (15) days prior written notice may terminate this Agreement with or without cause.

a) Neither party shall be liable or deemed to be in default for any delay or failure in performance under this Agreement or interruption of service resulting, directly or indirectly, from acts of God, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, accidents, fire, explosions, earthquakes, floods, or any causes beyond the control of such party.

b) Upon termination by either party, Contractor shall immediately cease any and all activities related to this Agreement, and shall return any keys, materials, tools, or other items provided by the City to the contractor in conjunction with this Agreement.

SECTION 6: MISCELLANEOUS

6.01 Nonexclusive Nature. This Agreement does not grant Contractor an exclusive privilege or right to supply Services to the City. City makes no representations or warranties as to a minimum or maximum procurement of Services hereunder.

6.02 Savings Clause. If any part, term, or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court authoritatively determines that the relationship between Contractor and City is one of employment rather than independent contractor, this Agreement shall become null and void in its entirety.

6.03 Conflicts of Interest; Non-hire Provision. Contractor is free to enter into this Agreement, and that this engagement does not violate the terms of any agreement between the Contractor and any third party. During the term of this agreement, the Contractor shall devote as much productive time, energy and abilities to the performance of its duties hereunder as is necessary to perform the required duties in a timely and productive manner. The Contractor is expressly free to perform services for other parties while performing services for the City. For a period of six months following any termination, the Contractor shall not, directly or indirectly hire, solicit, or encourage to leave the City's employment, any employee, consultant, or contractor of the City or hire any such employee, consultant, or contractor who has left the City's employment or contractual engagement within one year of such employment or engagement.

6.04 Right to Injunction. The parties hereto acknowledge that the services to be rendered by the Contractor under this Agreement and the rights and privileges granted to the City under the Agreement are of a special, unique, unusual, and extraordinary character which gives them a peculiar value, the loss of which cannot be reasonably or adequately compensated by damages in any action at law, and the breach by the Contractor of any of the provisions of this Agreement will cause the City irreparable injury and damage. The Contractor expressly agrees that the City shall be entitled to injunctive and other equitable relief in the event of, or to prevent, a breach of any provision of this Agreement by the Contractor. Resort to such equitable relief, however, shall not be construed to be a waiver of any other rights or remedies that the City may have for damages or otherwise. The various rights and remedies of the City under this Agreement or otherwise shall be construed to be cumulative, and no one of them shall be exclusive of any other or of any right or remedy allowed by law. Contractor waives any and all right to injunctive relief in the event of any dispute with the City, and the Contractor's sole remedy in such a dispute shall be at law.

6.05 Independent Contractor. This Agreement shall not render the Contractor an employee, partner, agent of, or joint venturer with the City for any purpose. The Contractor is and will remain an independent contractor in their relationship to the City. The Contractor shall have no claim against the City hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, worker's compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind.

IMPORTANT NOTICE: Independent contractor is not entitled to unemployment insurance benefits or workers' compensation benefits unless such coverages are provided by the Independent Contractor or some other entity. CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO FEDERAL, STATE OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.

6.06 Illegal Aliens. The Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. The Contractor certifies that (i) Contractor does not knowingly employ or contract with any illegal aliens; (ii) Contractor has confirmed or attempted to confirm the employment eligibility of all employees who are newly hired for employment in the United States; and (iii) Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. The Contractor shall comply with all reasonable requests made in the course of an investigation by the Colorado Department of Labor and Employment. If the Contractor fails to comply with any requirement of this provision, the City may terminate this contract for cause and the Contractor shall be liable for actual and consequential damages to the State. A Contractor that operates as a sole proprietor hereby swears or affirms under penalty of perjury that the Contractor (i) is a citizen of the United States or otherwise lawfully present in the United States pursuant to federal law; and (ii) shall produce proper identification prior to the effective date of this Contract.

6.07 Ability to Bind the Other Party. Neither City nor Contractor is the agent of the other, and neither shall have the right to bind the other by contract or otherwise, except as specifically provided in this Agreement.

6.08 Applicable Law. This Agreement shall be construed according to the laws of the State of Colorado.

6.09 Time. Time is of the essence of this Agreement and of each covenant thereof. In the computation of any period of time, which shall be required or permitted hereunder, for notice, or under any law for any notice or other communication or for the performance of any term, condition, covenant, or obligation, the day from which such period runs shall be excluded and the last day of such period shall be included, unless it is a Saturday, Sunday or legal holiday, in which case, the period shall be deemed to run until the end of the next day which is not a Saturday, Sunday, or legal holiday.

6.10 Recitals and Exhibits. The Recitals hereto and any Exhibits which may be attached to this Agreement are hereby incorporated herein and made a part of this Agreement by this reference; however, in the event of a conflict between provisions in this Agreement and any exhibits, the provisions in this Agreement shall control.

6.11 Attorney's Fees. If either party employs an attorney to enforce this Agreement, the party in default shall pay the prevailing party the reasonable expenses of the prevailing party, including but not limited to attorney's fees reasonably incurred whether occasioned by litigation or not.

6.12 Assignment and Subcontracting. Contractor may not delegate, assign or subcontract all or any part of its duties and obligations hereunder without obtaining the City's prior written consent.

6.13 No Modification or Waiver of Conditions. Contractor may not waive or modify all or any part of its duties, obligations or conditions hereunder without obtaining the express written consent of the City.

6.14 Merger of Understanding. The provisions of this Agreement represent the entire and integrated agreement between the City and the Contractor and supersede all prior negotiations, representations and agreements, whether written or oral, except as where noted. This Agreement may be modified only by a written document signed by both parties and approved by the City Board at a public meeting.

6.15 Third Party Rights. The parties do not intend to confer any benefit hereunder on any person or entity other than the parties hereto and their respective successors and assigns.

6.16 Waiver. No consent or waiver, express or implied, by a party to or of any breach or default by the other in the performance by the other of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance of

such party or any other party of the same or any other of its obligations. Failure on the part of any party to complain of any act or failure to act of any other party or to declare any such party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights hereunder.

6.17 Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

6.18 Acknowledgment of Review. Contractor hereby expressly acknowledges that he/she has reviewed and understands each and every provision of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates written below.

CITY OF CREEDE

CONTRACTOR

By _____
Jeffrey Larson, Mayor

Steve Thomas

ATTEST:

Josie Bielenberg, City Clerk

EXHIBIT A

SERVICES

Scope of Work

Contractor is retained to review plans and documents submitted by Kip's Grill, LLC to the City of Creede by Kips Grill, LLC's licensed design professional regarding Remediation Work as more fully set forth in the Mutual Release and Settlement Agreement dated December 30, 2022 including:

1. Structural and Egress Remediation. Kips agrees to engage Summit Engineering Co., whose offices are at 1317 State Ave. Alamosa, CO 81101, to submit and obtain any necessary permits to redress the following issues identified by the City, referred to hereinafter as "Structural/Egress Items:"

- Structural support for opening between laundromat and the bar;
- Structural support for the upper level and enclosed patio;³
- Installation of an additional exit from Kip's Grill on the first floor;
- To the extent necessary following the completion of the work in permit 22-07, make necessary changes to Kip's north wall to a one-hour fire-resistant rated wall assembly;
- Bring the Northwest Door that will be installed pursuant to this Agreement, and the main entrance/exit door to code, including ensuring correct door swing and hardware (Kip's agrees that whatever solution is adopted, overall egress must be compliant with the 2003 IBC);
- Level the floor and landing on each side of the door in the northwest corner of the building;
- Redress the following issues identified by the City with respect to the stairwell:
 - "The code requires the enclosed stairways to provide the protection for people trying to get out of the building during a fire or emergency event from the upper level. Since the stairway is the only stair serving the upper level, this increases the hazard level to the people trying to egress that area."
 - "The enclosed exit stair protection must continue to the street by the construction of an exit passageway. An exit passageway is a tunnel with the walls and ceiling constructed as one-hour fire-resistant rated construction. The enclosed stairway noted above is not permitted to discharge inside the building."
 - "The glass at the top of the stairs needs to be replaced with safety glazing."

Contractor will review the documents to determine what building permits can be issued and which items require additional documents or clarification prior to permits being issued. Contractor's review shall be final and the City shall issue such permits at the direction of the Contractor.

Compensation

Contractor shall be compensated at the rate of \$150 per hour.

AVERY H AUGUR & ASSOCIATES



CITY OF CREEDE COLORADO RESPONSE TO REQUEST
FOR QUALIFICATIONS

ARCHITECTURAL AND ENGINEERING DESIGN SERVICE
PROPOSAL FOR CITY HALL AND PUBLIC WORKS
GARAGE

DATE: OCTOBER 20, 2023

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00. LETTER OF TRANSMITTAL

TO:
City of Creede
ATTN: Louis Finberg, City Manager
2223 N Main Street
P.O. BOX 457
Creede, CO 81130

Dear Louis Finberg,

I am pleased to submit our proposal in response to the Request for Qualifications for the Creede Town Hall and Public works project. I accept all of the terms and conditions outlined in this RFP, furthermore, I certify that A) The bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization or corporation. B) I have not directly or indirectly induced or solicited any other bidder to submit a false bid. C) I have not solicited or induced any individual or entity to refrain from bidding.

Thanks, 

Avery H. Augur, AIA, NCARB
Colorado Architect #00406698

01. STUDIO PROFILE

AVERY H. AUGUR & ASSOCIATES

114 North Main Street
Creede CO 81130
719.658.0223



PRINCIPAL IN CHARGE

AVERY H. AUGUR

ARCHITECT, AIA, NCARB

Avery H Augur and Associates is an Architecture firm based in Creede, Colorado, with experience completing single family residential, multi-family residential, historic preservation, restaurant/hospitality, and retail design projects. All these projects have been completed in Creede and reflect the firm's familiarity with building conditions specific to our high altitude and cold climate. Our focus is forward-looking architecture with roots in the vernacular of the historic West, while allowing room for a little bit of whimsy. We have relationships with design professionals across Colorado; these relationships have enabled our small firm to deliver sophisticated building projects that use innovative construction technologies and a variety of cutting-edge energy efficient systems to our remote mountain town. Avery H Augur is a licensed Architect in Colorado and a member of the American Institute of Architects.



PROJECT MANAGER

JEFFERY C BERGERON

ASSOCIATE AIA, NCARB

Jeff Bergeron will return to work with Avery H Augur & Associates for this project. Jeff lived in Creede and worked for Avery H Augur & Associates from 2013 to 2016. Jeff brings 22 years of experience in a wide variety of building project types including single family residential, multi-family residential, government and educational projects. Most recently, Jeff worked for Roth Shepard Architects as project manager of a \$70 million renovation of the Denver Police Department headquarters. Jeff looks forward to bringing his experience working on projects in the Public sector back to Creede and would serve as Project Manager for this project.

02. DESIGN TEAM MEMBERS

TOWN OF CREEDE	
ARCHITECT A.H.A. & ASSOCIATES	
PRINCIPAL IN CHARGE AVERY H. AUGUR	PROJECT MANAGER JEFF BERGERON
114 North Main Street Creede CO 81130	
CIVIL ENGINEER ALPINE ENGINEERING INC MATTHEW C. WADEY 34510 Highway 6 Edwards CO 81632	LANDSCAPE ARCHITECT NORRIS DESIGN ELENA SCOTT PO BOX 2320 Frisco CO 80443
STRUCTURAL ENGINEER R.E.G. INC. DODSON HARPER 426 BELLEVIEW AVE Crested Butte CO 81224	MECHANICAL ENGINEER R.E.G. INC. ZACHARY GUSTAFSON 426 BELLEVIEW AVE Crested Butte CO 81224
PLUMBING ENGINEER R.E.G. INC. JONNY HOLTON 426 BELLEVIEW AVE Crested Butte CO 81224	ELECTRICAL ENGINEER R.E.G. INC. ZACHARY GUSTAFSON 426 BELLEVIEW AVE Crested Butte CO 81224
ACCOUSTIC / I.T. SALAS O'BRIEN RICK THOMPSON 165 S. UNION BLVD Lakewood CO 80228	SPECIFICATIONS DELET INC. Yael NYHOLM Denver CO 80203
COST ESTIMATOR ALCON CONSTRUCTION MARSHALL TRINGHAM 12233 County Road 5 Alamosa CO 81101	FIRE PROTECTION ADVANCE FIRE PROTECTION 10 Town Plaza Durango CO 81301

03. STATEMENT OF QUALIFICATIONS / RESUMES

AVERY H. AUGUR



Molleyess, 4UR Ranch
Creede, CO

Rancho Creede, 2012, first fire sprinklered multi family building in Creede (& likely Mineral County). With Reynolds Engineering Company

Molly Ess Lodge, 4UR Ranch, 2016. New construction multi-unit lodging facility with full ADA Accessibility. With Resource Engineering Group & Jeff Bergeron



Sunnyside Chapel
Creede, CO

Englemann Residence, Creede America, Creede, Colorado 2020. New construction single family residence, fully electric Net-Zero home with next generation low-temp air source heat pump and solar. With Resource Engineering Group, Structural and Mechanical

Sunnyside Chapel Restoration, Creede Colorado 2011-2019. Restoration of the former Immaculate Conception Mission (1897) With Merrill Ann Wilson Historical Architect, Reynolds Engineering Group & Gustafson, Guthrie, Nichols Landscape Architecture.



112 North Main Street Restaurant
Creede, CO

112 North Main Street Restaurant remodel, Creede, Colorado, 2016. Full gut remodel of an historic restaurant space including all new mechanical systems. With Resource Engineering Group, Structural and Mechanical. RMBA Architects as code consultant and Jeff Bergeron.



Engelmann
Creede, CO

In addition to the above, the completion of 29 other projects in Creede and Mineral County.



3rd Street
Creede, CO

03. STATEMENT OF QUALIFICATIONS / RESUMES

JEFFERY C. BERGERON

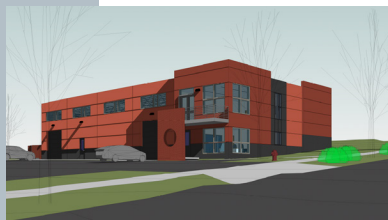
ROTH SHEPPARD ARCHITECTS



Denver Police Department 6 Replacement
Denver, CO

Police District 6 Substation Renovation 2023, Extensive remodel of an existing building for Denver Police Department. With Martin & Martin Engineering, 360 Engineering, PK Electrical.

VA Clinic Houston, Houston, GA. 2022 Extensive remodel of an existing building for a new VA Clinic.



Spyderco Manufacturing Expansion
Golden, CO

VA Clinic Sebring, Sebring, FL 2023. New build construction for a VA Clinic.

EWERS ARCHITECTURE



CBI Lobby Renovation
Lakewood, CO

Spyderco. Golden, CO 2022. New addition for a knife manufacturer. With Given & Associates, Mallouf Engineering.

State Capitol Accessibility Upgrades. Denver, CO 2021. Remodel of House Chambers bathrooms and addition for ADA.

SGI Culture Center. Denver, CO 2020. New Construction for a culture center in Denver. With KL&A Engineers, Given & Associates.



Belmar Compounding Pharmacy
Golden, CO

NREL FTLB Lobby Renovation. Golden, CO 2019. Renovation of a R&D office lobby. With Given & Associates.

NREL S&R Roof Reconstruction. Golden, CO 2019. Extensive re-roofing project for a shipping receiving facility.

State of Colorado "CBI Lobby" Renovation. Lakewood, CO 2018. Extensive remodel of a lobby for CBI. With Given & Associates.



Renaissance Middle School
Castle Rock, CO

Belmar Pharmacy Tenant Finish. Golden, CO. 2018. Tenant finish for a compounding pharmacy. With Given & Associates.

OIM Tenant Finish. Lakewood, CO 2017. Tenant finish for a team of homeopathic doctors. With Given & Associates.

Renaissance Middle School. Castle Rock, CO 2016. New construction for a montesorri school. With KL&A Engineers, Given & Associates.

03. STATEMENT OF QUALIFICATIONS / RESUMES

JEFFERY C. BERGERON



Molleyess, 4UR Ranch
Creede, CO

CREEDE AMERICA / AHA & ASSOCIATES LLC

112 North Main Street Restaurant remodel, Creede, Colorado, 2016. Full gut remodel of an historic restaurant space including all new mechanical systems. With Avery Augur, Resource Engineering Group, Structural and Mechanical. RMBA Architects as code consultant.



Steamboat Christian Center
Steamboat Springs, CO

Molly Ess Lodge, 4UR Ranch, 2016. New construction multi-unit lodging facility with full ADA Accessibility. With Avery Augur, Resource Engineering Group.

WEST ELEVATION ARCHITECTS LLC

Steamboat Christian Center. Steamboat Springs, CO 2009. Youth facility expansion for a church. With Landmark Consultants.

04. REFERENCES

AVERY H. AUGUR

MR. PETE LEAVELL
4UR Ranch Corporation
One Goose Creek Road
P.O. Box 340
Creede, Co.81130
303.818.8660
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JEFFERY C. BERGERON

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CLIENT
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david.earle@sottogroup.com

05. PURSUANT TO SCOPE OF WORK



Our scope of work and not to exceed fee documentation is based on a review and analysis of the final scheme generated by the UTAP team from the University of Colorado for the City of Creede.



Should we be selected, I would propose that we start with a review of the site plan. Once we have clarity on the sites for the two facilities, I intend for the design process to be highly collaborative. Given that my office is walking distance to town hall, I intend to take advantage of that proximity to work closely with both the Trustees, Staff and members of the Public to make sure we're able to generate a plan that meets the specific needs of the various users and uses of the proposed buildings.



In my initial review of the UTAP site plan, I noticed a number of concerns about the placement of the Public Works building. The primary concern is that equipment backs directly out of their respective storage bays onto a public right-of-way, which poses a considerable safety issue. However, in order to utilize that location, I discussed a plan with both our Civil and Structural engineer at Resource Engineering Group that would involve digging into the hillside to the west of the proposed site so that the building can be built into the hillside and equipment has plenty of room to maneuver without needing to use the public right of way. It is certainly possible for this approach to work and be quite interesting, however, this approach carries additional expense due to the challenges of siting a building partially in a hillside. While I do think that it is preferable to have all of the facilities clustered in a single location, particularly with the City of Creede's small staff, it may well be worth exploring other possible locations available for the Public Works facility given the challenges of putting it more or less where UTAP proposed.



It is understood that there is to be space in the building dedicated to repair work. Code will require special air handling systems that will drive the costs up for this portion of the building. We would plan to isolate this portion of the building to minimize the size of the air handling system; the bays dedicated to repair space would be walled off from the rest of the structure.

05. PURSUANT TO SCOPE OF WORK

While the public works building is essentially a large garage, if it is determined that it should go on the west side of Loma Street, I do think a higher level of design will be called for, given that it will be a prominent building adjacent to a residential neighborhood and along a well-traveled route through town. If a different site is chosen for the building, then the level of design may be adjusted to suit the context.

Regarding Town Hall, I agree it is where it should be. I foresee Town Hall as a building comprised of a meeting room, conference room, office space and a few support spaces. I would focus on generating a plan that uses space as efficiently as possible. Square footage in the UTAP plan has Town Hall at 3,600 square feet. It does seem that some square footage could be trimmed from the total without a negative effect on the function of the building and the feel of the spaces inside. A smaller building will be less costly to build and less costly to operate.

The appearance of Town Hall is going to play an important role, as it should serve as a kind of living room for the town. Creede does have a unique historic architecture that would serve as our inspiration for the design. In contrast to earlier silver boom towns of the late 1800s, Creede homes never fully realized the highly ornate Victorian style of the time. While there are not a lot of the very early architecture of Creede that still stands, the few examples that do utilize the forms and proportions that lay at the heart of the Victorian Style. However, they are mostly devoid of the ornament and fine "lace" that typifies the fully realized high Victorian architecture of the time. For our firm, this simple language of Creede's early homes and buildings has been an inspiration from day one. There's a lot of magic in this simplicity; it demands that the proportions, forms and shapes are right and doesn't rely on ornament to create interest. We believe we can deliver a design that is beautiful, functional, and feels appropriate for our town.

Our firm recently completed a net-zero building project in Creede, with the help of Resource Engineering Group, which utilized a new generation of low-temperature air source heat pump, combined with a properly sized solar array. I would intend to take a similar approach for both of the proposed buildings for the town. I understand that the City is perhaps moving forward with a micro-hydro project and power generated from the micro-hydro can be applied towards the needs of the proposed buildings. If additional energy is needed beyond what the micro-hydro can provide, an analysis of additional solar needs can be used to ensure we are truly net-zero. It seems quite likely that any funding for construction of these buildings from the State of Colorado will require net-zero and/or Leed certification.

My interest in this project is to help the City of Creede get detailed construction drawings for a new town hall and a new public works shop that the Trustees, the Staff, and most importantly, the community can feel proud of. I feel confident we can work together effectively to achieve that goal.

06. SUB-CONSULTANT QUALIFICATIONS

- a. Civil Engineering- Alpine Engineering
- b. Landscape Architecture- Norris Design
- c. Structural Engineering- Resource Engineering Group
- d. Mechanical, Electrical and Plumbing Engineering- Resource Engineering Group
- e. Acoustical Engineering, I.T. Design- Salas oBrien
- f. Specifications Writer- Delet Inc.
- g. Cost Estimator- Alcon Construction Inc.
- h. Fire Protection- Advance Fire Protection

06. SUB-CONSULTANT QUALIFICATIONS



AEI FIRM QUALIFICATIONS

Alpine Engineering, Inc., is a Civil Engineering firm located in Edwards Colorado. We have completed numerous road, trail, site, and land development projects throughout Eagle and Summit Counties. Some of the services that Alpine Engineering, Inc. provides includes: road design, recreational path design, parking lot layout, storm drainage study and design, stormwater treatment and water quality BMP design, conceptual engineering to study constructability, Due Diligence Reports, constraints and associated costs, sewer and water system analysis and design, utility layout, road layout and design specializing in mountainous terrain, bid document preparation, project coordination, contract administration, and construction management, project team coordination and preparing various federal, state and local permit applications.

The Principals of AEI, Matt Wadey, PE; Tim Leininger and Rosa Foth, EIT, have over 80 years of combined engineering and project management experience within Colorado. AEI has been located in Edwards for over 35 years. The Principals have worked in the area since 1979. In this time, Alpine has become familiar with local agency requirements. We have also had the opportunity to perform design services for various world-class developments that have become internationally recognized for their quality and unification with the stunning surroundings that we live in. AEI has become proficient at overcoming the unique challenges that mountain design poses.

Throughout the past 35 years Alpine Engineering has worked on many municipal projects for the various towns, Eagle County School District, special districts, metropolitan districts, CDOT and Eagle County. AEI has worked on various projects for the Town of Breckenridge, Summit County and Winter Park Ski Resort. AEI was chosen for the civil engineering design of the improvements and additions approved by the voters for the Steamboat Springs and Eagle County School Districts.

AEI has worked on several workforce housing projects for the Town for Vail, Breckenridge and ERWSD.

AEI has been involved in many successful municipal projects including the Eagle River Park, the Pool and Ice Rink facility for the Town of Eagle, many segments of the ECO Regional Trail System for Eagle County, the Lionshead Transit and Welcome Center for the Town of Vail, numerous water and sewer infrastructure facilities for Eagle River Water and Sanitation District, a variety of new facilities for the Eagle River Fire Protection District and the Beaver Creek Bus Transit system.

Please reference Alpine Engineering's website at www.alpinecivil.com for additional information.

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06. SUB-CONSULTANT QUALIFICATIONS



Matthew C. Wadey, PE *Professional Engineer*



EDUCATION

M.S., Environmental
Engineering
Georgia Tech

B.S., Chemical
Engineering,
Virginia Tech

PROFESSIONAL REGISTRATIONS

Engineer, State of
Colorado

DISTINGUISHING QUALIFICATIONS

Over 25 years of
experience in Civil
Engineering in Eagle
County

PROFESSIONAL MEMBERSHIPS

American Council of
Engineering Companies

PROFILE

Mr. Wadey is a Principal of Alpine Engineering, a Professional Engineer and functions as an Engineer of Record and Project Manager for a variety of civil engineering projects.

DESIGN AND MANAGEMENT

Mr. Wadey has provided professional engineering including bidding documents, construction management, contract administration and construction review. Additional work items include road design, underground utility construction, due diligence investigations, CDOT permitting, support for land use applications for zoning changes, PUD's and annexations plus engineering support for stakeholder input and public outreach for public sector projects.

EXPERIENCE HIGHLIGHTS

Apres Shores Condominiums, Silverthorne
Stables Village, Breckenridge
Residences at Main Vail, Employee Housing
North Shores Condominiums, Silverthorne
TimberRidge Phase I and II, Employee Housing
Steamboat Springs School District Improvements
River West Subdivision, Silverthorne
Bill's Ranch, Frisco Affordable Housing
Habitat for Humanity Housing, Dillon
Doubletree Hotel Expansion, Vail
Buckhorn Valley Subdivision, Gypsum
Gypsum Airport Commerce Center
Eagle County School District Improvements
Frontgate Condo Project, Avon
Vail Resorts Snowmaking and Golden Peak expansion
Castle Peak Senior Care Community, Eagle
Lions Ridge Apartments, Vail
Lionshead Transit Plaza and Welcome Center, Vail
Ritz Carlton Residences, Vail South Frontage Road Improvements
Eagle Ranch Filings 1-26
Sylvan Lake Road\US Highway 6 Roundabout, Eagle
Eagle Ranch Village
Brush Creek Village - 175 unit multi-family project in Eagle

Engineer of Record for the Metro Districts of Beaver Creek, Arrowhead and Red Sky Ranch

ERWSD multiple projects. Includes the Stillwater Housing Project, Intermountain Water Tank, CVC Water Tank, Cattail Flats employee housing project and various water and sewer line replacement projects

ECO Trail projects. Multiple sections of trail throughout Eagle County

06. SUB-CONSULTANT QUALIFICATIONS

38 + NORRIS DESIGN + PART 2: PROPOSAL INFORMATION & SIGNATURE



ELENA SCOTT

PRINCIPAL, LEED® AP

escott@norris-design.com

A landscape architect and planner, Elena's concepts and vision enhance towns and communities throughout Colorado. With a broad range of experience in urban and rural communities with both public and private sector clients, Elena's ability to communicate the complexities of planning and design make her an effective project champion, able to resolve challenges from both the technical perspective and the viewpoint of the community. Elena excels at creating a thoughtful planning framework that results in creative solutions that are practical to implement. Her deep experience with land planning, entitlements, the approval process and public engagement is key to achieving success. As the Principal of Norris Design's mountain region office in Frisco, Colorado, Elena is skilled at integrating development into sensitive natural environments, affordable housing initiatives, infill and redevelopment, downtown revitalization and the incorporation of sustainable design practices.

CREDENTIALS

EDUCATION

Bachelor of Science in
Landscape Architecture

Minor in Regional/Community Planning,
Kansas State University, 2003

WORK EXPERIENCE

Norris Design

2003 - Present

PROFESSIONAL CERTIFICATION

LEED® Accredited Professional

PROFESSIONAL AFFILIATIONS

Summit County

Land Use Code/Affordable Workforce
Housing Committee, Member, 2022 - Present

High Country Conservation Center

Stakeholder Sustainability, Code Committee,
Member, 2019 - 2021

Urban Land Institute (ULI), Colorado

Retail Entertainment Tourism & Leisure
Product Council, Chair, 2019 - Present,
Young Leaders Group, Chair, 2012 - 2015

Town of Dillon Economic
Development Committee

Member, 2014 - 2018

Town of Frisco Housing Task Force

Policy Team, 2017

Downtown Colorado Inc.

Executive Committee, 2013 - 2016

AWARDS & RECOGNITION

National Association of
Homebuilders, *The Nationals*,
Silver Award, Best Landscape of a
Community, Summit Sky Ranch, 2022

American Planning Association,
Colorado Chapter, Merit Award,
Sustainability & Environmental
Planning, *Alta Verde II*, 2022

SELECT PROVEN EXPERTISE

Breckenridge Blue River Trail Restoration,
Breckenridge, CO

Breckenridge F-Lot, Breckenridge, CO

Breckenridge Gondola Lot Parking Structure
& Plaza, Breckenridge, CO

Breckenridge Medians & Roundabouts,
Breckenridge, CO

Copper Mountain Fire Station,
Copper Mountain, CO

Copper Transportation Center & Overall
Transit Connectivity, Copper Mountain, CO

Downtown Technical Assessment,
Grand Lake, CO

Downtown Technical Assessment,
Kremmling, CO

Eagle Eby Creek Road Mural & Landscape
Improvements, Eagle, CO

Eagle Valley Outdoor Movement Playground
& Recreation Path Improvements, Eagle, CO

Floyd Hill Master Plan,
Clear Creek County, CO

Frisco Main Street, Frisco, CO

Frisco Parking Inventory & Expansion,
Frisco, CO

Frisco Peninsula Recreation Area Master Plan
Update, Frisco, CO

Frisco Strategic Housing Plan, Frisco, CO

Glenwood Springs Downtown Mixed-Use
Vision, Glenwood Springs, CO

Haymaker Trailhead Master Plan, Eagle, CO

Lafayette Old Town Visioning Plan &
Streetscape, Lafayette, CO

Lake Hill Affordable Workforce
Housing Master Plan & PUD Zoning,
Summit County, CO

La Plata County District Plans Analysis, La
Plata County, CO

Lone Tree Citywide Signage Plan,
Lone Tree, CO

Maryland Creek Park, Silverthorne, CO

Northwest Colorado Business Park,
Hayden, CO

Roaring Fork School District Affordable
Housing, Carbondale, CO

Silverthorne Comprehensive Plan Update,
Silverthorne, CO

Summit County, Town of Dillon & USFS
Housing, Dillon, CO

Tenney Court North Alley, Fort Collins, CO

Town of Breckenridge Wayfinding & Signage
Master Plan, Breckenridge, CO

Town of Buena Vista Branding, Marketing,
Wayfinding & Signage Plan, Buena Vista, CO

Town of Dillon Amphitheater, Dillon, CO

Town of Gypsum Comprehensive Downtown
Visioning & Master Plan Update, Gypsum, CO

Town of Hayden Comprehensive Plan
Update, Hayden, CO

Town of Mt. Crested Butte Master Plan,
Mt. Crested Butte, CO

Town of Nederland Comprehensive Plan,
Nederland, CO

Town of Silverthorne Offsite Wetlands &
Streetscape, Silverthorne, CO

Town of Yampa Comprehensive Plan,
Yampa, CO

West Oak Alley, Fort Collins, CO

06. SUB-CONSULTANT QUALIFICATIONS



MEGAN TESTIN

PRINCIPAL

mtestin@norris-design.com

Megan is a landscape designer with 20 years of experience practicing in Summit County and surrounding mountain communities. She excels at project management and leading the collaborative design process with clients and consultant teams. Megan has a strong design background in multifamily housing, K-12 educational facilities, parks and recreation and streetscape design.

Megan approaches each project she works on with a firm understanding of construction methods, which helps clients achieve their goals and stay on budget. She takes designs from concept through to construction with a thorough understanding of each critical component of a project. As a mentor, she assists project team members with the details that contribute to successful project delivery and implementation.

CREDENTIALS

EDUCATION

Bachelor of Science in
Landscape Architecture
University of Wisconsin-Madison, 2005

WORK EXPERIENCE

Norris Design
2013 – Present

Neils Lunceford, Inc.
2006 – 2013

Baker+Hogan+Houx
Architecture & Planning
2005 – 2006

University of Wisconsin,
Campus Design Assistant
2003 – 2005

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects (ASLA)

Colorado Chapter, 2005 – 2017;
Wisconsin Chapter, 2003 – 2005

AWARDS & RECOGNITION

National Association of Home
Builders (NAHB) The Nationals,
Silver Award, Best Landscape of a
Community, Summit Sky Ranch, 2022

NAHB BALA, Gold Award, Community
Facility, Summit Sky Ranch Aspen
House, 2021

NAHB Best in American Living Award
(BALA), Gold Award, Single Family
Community, 100 Units & Over, Summit
Sky Ranch, 2020

ASLA Colorado Chapter, Merit Award,
Design, Flight For Life Mahany Heroes
Park, 2017

SELECT PROVEN EXPERTISE

101 West Main Street, Frisco, CO

Breckenridge F-Lot, Breckenridge, CO

Breckenridge Medians & Roundabouts,
Breckenridge, CO

Broadway Street Improvements, Eagle, CO

EagleVail East End Amenities Master Plan,
EagleVail, CO

Eby Creek art Mural at Chambers Avenue,
Eagle, CO

Foote's Rest: A Tribute Portfolio Hotel,
Frisco, CO

Frisco Main Street, Frisco, CO

Frisco Medians & Roundabouts, Frisco, CO

Frisco Peninsula Recreation Area Master Plan
Update, Frisco, CO

Frisco Town Hall Facilities Master Plan,
Frisco, CO

Georgetown Roundabout, Georgetown, CO*

Hilliard House, Breckenridge, CO

Keystone Parkway Design, Keystone, CO*

Koonze Property, Eagle, CO

McCain Parcel Master Plan, Breckenridge, CO

Moltz Property, Buena Vista, CO

Old Town Hall Park, Frisco, CO

Slopeside Hall Plaza, Frisco, CO

Summit County District Attorney's Office,
Breckenridge, CO

Summit Mountain Rental, Breckenridge, CO

Summit Sky Ranch, Silverthorne, CO

Town of Avon, La Zona Master Plan, Avon, CO

Town of Frisco Medians & Roundabouts,
Frisco, CO

Town of Gypsum Comprehensive Downtown
Visioning & Master Plan Update, Gypsum, CO

Town of Silverthorne Comprehensive Plan
Update, Silverthorne, CO

*completed prior to joining Norris Design

06. SUB-CONSULTANT QUALIFICATIONS



Qualifications Statement

Services

- **Structural** engineering
- **Mechanical** engineering
- **Electrical** engineering
- **Plumbing** engineering
- **Commissioning** of building energy systems
- **Building simulation** to support design goals or LEED registration
- **Energy auditing** for commercial and complex buildings
- **Legal, forensic,** and expert witness testimony
- **Consulting** for energy efficiency research, emerging technologies, and utility issues

Resource Engineering Group, Inc. (REG) provides a unique set of engineering skills for projects across the country and the world. We live and breathe resource efficiency, and specialize in designing mechanical and structural systems to aggressively reduce material and energy use. In addition to full S-M-E-P services with internal coordination between engineering disciplines, REG engineers are also active in forensic structural analysis, commissioning, re-commissioning, energy auditing, and general troubleshooting to make buildings run better.

Why Choose Us?

REG brings a unique package of qualifications to building projects. Our background includes:

- *Building science*—a deep understanding of how heat, moisture, and energy move through buildings.
- *Cross-pollination*—the complete approach that comes from having structural, mechanical, and electrical engineering under one roof.
- *Resource awareness*—our passion for reducing the environmental impacts of buildings— the reason the firm was founded.
- *Street smarts*—the knowledge of what it takes to build and operate buildings in the real world, tempered by hundreds of projects over two decades.
- *Political sensitivity*—gained from experience serving on boards and working with high-profile clients.
- *Communication*—whether drawn, written, or spoken—the right message, using the appropriate media, on time, with the attention to detail you expect from engineers, and the clarity you might not.
- *Diverse experience*—we work in locations around the globe, on a wide range of building types, working with client's ranging from Owner-Builders to world renowned Architects.

06. SUB-CONSULTANT QUALIFICATIONS



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06. SUB-CONSULTANT QUALIFICATIONS

Key Staff

J. August Hasz P.E., President and Principal Engineer

August has overall responsibility for the day-to-day operation of the company, oversight of all scopes of work REG provides and detailed engineering including mechanical system design, structural systems, energy auditing, commissioning for new and existing buildings, building simulation, and solar energy analysis. August's engineering mastery, creative attitude, and innate sense for completing complex projects on time and budget have allowed him to compile an impressive track record of successful projects at REG over the course of more than a decade. His project experience includes passive heating and cooling strategies, active solar thermal and solar electric systems, ground source heat pumps, and radiant cooling systems. His past experience includes fundamental research into glass and ceramic materials, water pump design, and water and wastewater plant operation. August also manages REG's staffing, project scheduling and budgeting, risk management and multi-discipline project delivery.



August earned a Bachelor of Science degree in Glass Engineering Science from the New York State College of Ceramics at Alfred University, with honors. He is LEED accredited, NCEES registered, and a member of ASHRAE. He is a licensed Professional Engineer in Colorado, California, Massachusetts, Montana, New York, New Jersey, Texas, Utah, Vermont and Wyoming.

Dodson Harper P.E., S.E., Vice-President & Principal Engineer

Dodson Harper leads the Structural Engineering Department at Resource Engineering Group as well as oversight of MEP systems engineering. His responsibilities include structural design, forensic analysis, SMEP project management and managing staffing, project control (schedule and budget), risk management, hardware/software acquisition and maintenance, and in-house training for REG. Dodson's ability to understand the big picture view of projects has built a long history of on-time/on-budget projects for over 10 years at REG. His project experience includes residential, commercial, and institutional spaces for both new construction and remodels. In addition to designing with conventional steel, wood, and concrete systems, Dodson is a recognized expert in alternative building systems such as straw bale and clay-straw techniques. His extensive contracting and framing experience is invaluable when construction problems need to be solved.



Dodson earned a Bachelor of Arts in Mathematics with Honors from Westminster College in Fulton Missouri, and a Bachelor of Science in Civil Engineering with Honors from Colorado State University. He is a registered Professional Engineer in Colorado, Florida, and Vermont, and a registered Structural Engineer in Idaho and Utah.

06. SUB-CONSULTANT QUALIFICATIONS



Arliss Merrell, P.E., Project Engineer

Arliss is an engineer with extensive experience in the HVAC Engineering industry. His background in construction and engineering has supported a wide range of projects with municipalities, K-12, higher education and residential clients over the last 10 years. Arliss also has firsthand experience with high-end HVAC systems for art museums and radiant cooling. Some areas of interest include chilled water plant design, heating water plants, natatoriums, ground source, solar thermal, VRF systems and ventilation rate procedures. Arliss provides clients with innovative solutions focused on reducing their utility and operational costs and improving their operations.



Arliss earned a Bachelor of Science degree in Mechanical Engineering from Clarkson University. He is a registered Professional Engineer in Colorado.

Jonny Holton, E.I.T., Project Engineer

Jonny Holton designs mechanical and plumbing systems for a wide variety of building types. His experience includes ground source heat pump system design, radiant cooling, hydronic heating and cooling with air-source heat pump systems, high-efficiency boiler retrofits, plumbing designs for historic building renovations and luxury modern projects, mechanical system design coordinated with off-the-grid power generation, and commissioning of complex building systems. Jonny's responsibilities include development of software tools for accurate system sizing, energy analysis using the EnergyPlus modeling platform, and 3D intelligent modeling (BIM) of commercial and residential buildings. Previously, Jonny worked as a project manager in the medical device manufacturing industry. His positive attitude and collaborative mindset are invaluable.



06. SUB-CONSULTANT QUALIFICATIONS

Selected Projects

- **Aspen City Hall Council Chambers**, Aspen CO: Mechanical Engineer of record for remodel of Council Chambers to reduce energy use and increase occupant comfort.
- **Powers Art & Learning Center**, Carbondale, CO: 17,000 ft² private facility to display the artwork of Jasper Johns. Project includes radiant heating and radiant cooling supplied by ground-source heat pump system, with humidity and air quality control to protect artwork. REG provided complete SMEP engineering for the project.
- **Gunnison Public Safety Facility and Public Works**, Gunnison, CO: Commissioning agent for approx. 50,000 ft² public safety facility and 17,000 ft² public works building. These buildings include diverse uses office spaces, vehicle maintenance facility, jail facility, commercial kitchen, required a blend of air handling systems and controls challenges.
- **Gunnison County Courthouse**, Gunnison, CO: Commissioning Agent for approx. 62,000 ft² county offices and courthouse facility. These buildings include diverse uses office spaces, jury port and temporary holding location, council chambers and county court. REG's involvement allowed for nearly \$500,000 reduction in HVAC installation budget with limited reduction in occupant comfort.
- **Office & Warehouse expansion, Backpacker's Pantry**, Boulder CO: MEP engineer of record for 20,000 ft² expansion of existing facility, including new office space, packaging and assembly areas, and warehouse storage. Project features include radiant heating and pre-plumbing for
- **Snowmass Village Town Hall**, Snowmass Village CO: Mechanical engineer of record for new 23,000 ft² facility including police station, council chambers, and ventilated garage. Mechanical features include modulating condensing boilers and CO₂-controlled ventilation.
- **University of Colorado Boulder, McAllister Building**, Boulder, CO: Conversion of a pre-existing telephone data center operations building for CU Boulder facility operations. HVAC systems included a 1,400 ton chilled water plant with water-side economizer as well as a large condensing boiler plant.
- **Pueblo City Schools, District 60**, Pueblo CO: Provided engineering design for 20+ buildings and schools within the school district.
- **Village Court Apartments**, Town of Mountain Village, CO: Energy consultant for evaluation of potentially switching from electric to natural gas for the existing heating and DHW systems. REG presented to Town Council the results of our modeling exercise as well as provided background on the complexities of switching heating fuels and changing energy markets.
- **Aspen Recreation Center**, Aspen CO: Re-commissioning agent for existing facility with lap pool, leisure pool, locker rooms, gyms, NHL size hockey rink, offices, and other functions.
- **Doerr-Hosier Conference Center**, Aspen Institute, Aspen CO: Mechanical engineer of record and commissioning agent for new 20,000 ft² conference facility with pond-loop geo-exchange heating and cooling, strict noise criteria, and difficult site constraints.

06. SUB-CONSULTANT QUALIFICATIONS



Eric Aden CTS-D

SENIOR CONSULTANT

With close to 20 years of experience providing design consulting for audiovisual, acoustical, electronic security, and telecommunications projects across a variety of markets, Eric brings a wide range of skill and expertise to Salas O'Brien. His broad background in specialties ranging from structured network cabling solutions to IP video surveillance provides a holistic approach to technology that benefits all projects.

RELEVANT EXPERIENCE

- ▲ **Colorado Convention Center** DENVER, CO
- ▲ **Eagle County Airport** GYPSUM, CO
- ▲ **Garfield County Fairgrounds** RIFLE, CO
South Hall - Acoustic Panels, Wi-Fi Survey & Design, Conference Room
- ▲ **Garfield County Courthouse Security Upgrades** GLENWOOD SPRINGS, CO
- ▲ **Garfield County Fairgrounds** GLENWOOD SPRINGS, CO
- ▲ **La Plata County ACT Building** DURANGO, CO
- ▲ **La Plata County Courthouse DA Office** DURANGO, CO
- ▲ **La Plata County Courthouse Remodel** DURANGO, CO
- ▲ **La Plata County Courthouse North Basement** DURANGO, CO
- ▲ **La Plata County - Vectra Bank Building** DURANGO, CO
- ▲ **Laramie County Government Center** CHEYENNE, WY
- ▲ **Loveland/Fort Collins Police Regional Training Center** LOVELAND, CO
- ▲ **Loveland North Transit Center** LOVELAND, CO

EDUCATION

B.A., Acoustics, Columbia College, Chicago, IL

REGISTRATIONS

CTS-D, ANSI accredited under the International Standard ISO/IEC 17024, Creston DMC-D,

PROFESSIONAL AFFILIATIONS

AVIXA, BICSI, League of Historic American Theatres



Dan Allred

CONSULTANT

Dan's expertise is in low-voltage design, quality control, standards development, and specialty system design, and his experience includes a wide range of projects completed for education, healthcare, and public sector clients. Dan also has expertise in predictive wireless, access control, intrusion detection, and closed-circuit television/video surveillance.

RELEVANT EXPERIENCE

- ▲ **Denver Police Department District 6** DENVER, CO
- ▲ **Ft. Lewis College Whalen Academic and Athletic Center** DURANGO, CO
- ▲ **Lindsey Flanigan Courthouse Security Upgrades** DENVER, CO
- ▲ **National Western Center, Livestock Center** DENVER, CO
- ▲ **Partners Group New Corporate Office** BROOMFIELD, CO
- ▲ **Platte Valley Medical Center, Medical Office Building 2** BRIGHTON, CO
- ▲ **Snowmass Village Transit Center** SNOWMASS, CO
- ▲ **Superfruit Republic, Denver International Airport** DENVER, CO

EDUCATION

A.S. Engineering Drafting Technology, Truckee Meadows Community College, Reno, NV

PROFESSIONAL AFFILIATIONS

AVIXA, BICSI, League of Historic American Theatres

06. SUB-CONSULTANT QUALIFICATIONS



Delet llc was founded in 2004 by Yael Nyholm. Consulting in the areas of community development, predevelopment, project and owner representative, construction and project management, technical, specification writing, and holistic sustainability strategies.

Yael Nyholm understands the importance of meeting deadlines and is committed to clear, concise and timely communication contributing to the improvement of both the process and the end results of a project.

Delet llc is certified as a WMBE (Women Minority Business Enterprise) through the City of Denver.

PROFESSIONAL LICENSE

2001 Architectural License, State of Colorado #203587

PROFESSIONAL ACCREDITATIONS/ AFFILIATIONS

2003 Leadership in Energy and Environmental Design (LEED



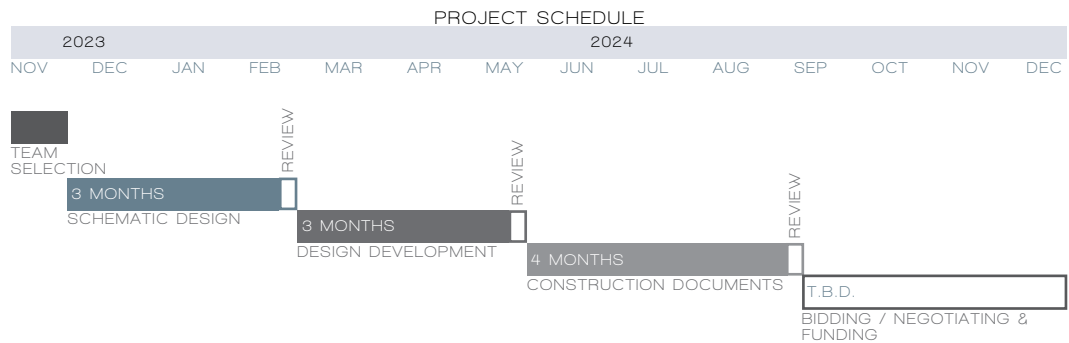
Pre-construction services are preliminary planning before construction actually begins. It includes defining the objectives of the client, project scope, constructability, schedule and budget. At this point many potential issues are identified and cost impacts are analyzed. This phase gives the construction team a clear outline to follow during the job and gives the client a better understanding of the project before they commit to work being done. Depending on the level of need our experts can help a customer decide: What is the best design? What are the best materials? When will the project start and finish? What is the total price? We work with you as a team so you have confidence in the design, schedule and cost. This process takes out many of the unknowns of a project and reduces risks for the owner. By determining cost and schedule of the project before construction begins, we are able to reduce the number of changes, unexpected costs and variations of schedule during the project. With accredited professionals on staff, including LEED GA Accreditation, we will ensure the project is set up to succeed!

07. SCHEDULE

A. Schematic Design: This phase will consist of the A/E team assisting the City in further developing the concept selected in Exhibit A and shall include a basic site plan, building footprint and floor plan, exterior design and architectural renderings. The conceptual RFP No. 115-2022 Page 4 of 8 design shall be presented to the Board of Trustees at a public meeting. Upon approval of the conceptual design by the Board of Trustees, the project will move to preliminary design.

B. Design Development: This phase will advance the concept design as approved by the Board of Trustees. Preliminary design documents shall be prepared with an opinion of probable cost of construction. Preliminary design shall also consist of a more detailed site plan and architectural design concept. The A/E team shall prepare and present 30% schematic drawings as well as elevations and other renderings as necessary to adequately convey the scope and design intent of the project for review by all parties. The schematic design plan will be presented to the Board of Trustees at a public meeting for final approval before proceeding to the final design and construction document phase.

C. This phase will consist of the preparation of detailed construction drawings and specifications setting forth in detail the requirements for the construction of the project. These shall include a complete set of architectural, civil, site development, structural, mechanical and electrical drawings and specifications. A/E will assist in preparation of a written report summarizing the opinion of construction costs including any potential add alternates through the completion of this phase of the work. This phase should yield the final deliverables in the form of a complete set of technical documents that will allow the City to apply for construction grants and to put the project out to bid.



Note: Our project schedule is longer than what the City shows in their preliminary schedule as we believe that this project will need more time in order to be properly completed. There are many consultants that will be incorporated into this project and it takes time for all of them to complete the work they need to complete and synthesize it into the project.

08. PROOF OF INSURANCE



AVERYAUGUR

ERINB

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mountain West Insurance - Englewood 3575 S Sherman Street Englewood, CO 80113	CONTACT NAME: Tricia Bui		
	PHONE (A/C, No, Ext): (303) 951-4586	FAX (A/C, No): (303) 762-1733	
E-MAIL ADDRESS: triciab@mtnwst.com			
INSURED Avery H. Augur and Associates, LLC dba Caldera Design-Build P.O. Box 765 Creede, CO 81130	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Evanston Insurance Company		35378
	INSURER B : Underwriters At Lloyds		15642
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			MKLV4PBC003176	1/5/2023	1/5/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRE AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			MKLV4EUL104315	1/5/2023	1/5/2024	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
B	Professional			ANE488704223	7/14/2023	7/14/2024		2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

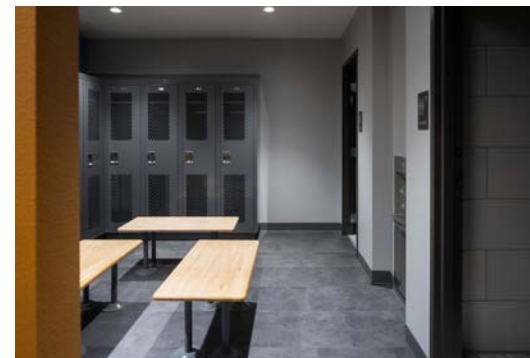
For bidding purposes only. Coverage limits are only valid if project is awarded.

CERTIFICATE HOLDER	CANCELLATION
City of Creede	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Eric Ballew</i>

Issued To: Town of Creede, 2223 N. Main Street PO Box 457 Creede, CO 81130

AHA & ASSOCIATES

CITY OF CREEDE, COLORADO CITY HALL & PUBLIC WORKS GARAGE



Request for Statement of Qualifications and Proposals
Architectural and Engineering Design Services
20 October 2023

D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

20 October 2023

City of Creede
Attn: Louis Fineberg, City Manager
Manager@CreedeTownHall.com

RE: Request For Statement Of Qualifications and Proposals For City Hall and Public Works Garage Architectural and Engineering Design Services

Dear Mr. Fineberg and Members of the Selection Committee,

To deliver safe, efficient, and modern facilities that your staff and the City of Creede's community can be proud of requires a competent, well-rounded, industry-leading team of Municipal, City Hall, and Public Works experts who will work collaboratively with you! We want to be part of your team!

D2C Architects (D2C) understands the importance of these new facilities to the City of Creede and their significance to accommodate the community's growth and, in turn, a variety of City department users and community members that utilize the facilities. We also understand that user input, as well as community and Board of Trustees buy-in, are critical for the projects' success. Other key considerations are security, safety, accessibility, and thoughtful use of dual-purpose space. We look to serve as a resource and true team partner for the City of Creede.

As a reflection of your projects' significance, we must deliver a high level of service and quality solutions.

Our team looks to support you and these projects through:

- **We have done this before!** D2C and our team are a **One-Stop Shop** for the City of Creede. Our team is proud of the over 500 municipal projects we have worked on over the last ten years. Our experience includes the breadth of knowledge that your projects require. We have successfully worked on similar City and Town Halls (including council chambers/community rooms, private and open offices, conference rooms, storage, break areas, welcoming and safe lobbies, and outdoor usable space), as well as Public Works facilities (including equipment, tool and vehicle storage, maintenance/lift bays, locker rooms, offices, break areas, fuel and CNG tanks) across Colorado. **We have a wealth of knowledge to share with you on all attributes of your projects!** We collaborate directly with you and your leadership team to deliver the vision and goals successfully.
- **We are a relationship-driven team.** We work in a **collaborative environment tailored to provide personalized service to your leadership.** We pride ourselves on our customer service and attentiveness to our client's needs throughout the project's lifespan. Our mission is to make life easy for you while delivering well-thought-out facilities and site accommodations for the Creede team.
- **We are your lowest-risk / highest-reward team.** We **understand the desire to mitigate risks** and work with a design team with fewer pieces and parts, resulting in less complexity. We have a great working relationship with our entire subconsultant team. We will work quickly to accomplish your goals. Our combined expertise ensures efficiency is brought to the forefront, and no stone will be unturned.

We are excited to partner with you! We welcome this opportunity and look forward to providing you the premier service you deserve.

Sincerely,



Eric Combs, AIA, LEED AP
Project Executive | Vice President, D2C Architects, Inc.
d:303-929-9121 | ecombs@D2Carchitects.com

|| D2C's dedication to our needs and commitment to meeting those needs has been superior. They have provided outstanding personal service and have been very accessible. They are a reliable team that are dedicated to detail. I have been impressed with their desire to put forth their best design while still meeting our budget. Working with D2C Architects has been a great experience. ||

~ Brittney Deherrera, Project Manager / CFO, Alamosa County



D2C designed a new LEED Gold, Office Building that met the current needs of Alamosa County, while implementing strategies and techniques to allow for future growth and expansion. The project received \$575,000 in DOLA grant funding.

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“ I am pleased to recommend D2C Architects for all architectural services. They are aware of the current construction trends, market conditions and code requirements to ensure a project goes smoothly. ”

*~ Vicky Starkey, Ret. Facilities, Fleet and Emergency Support Services Director
Douglas County Government | Parker County Road and Bridge*



A 7 building complex that includes a Crew/Administrative Office Building with 12 tandem bays, a 14 tandem bay and light maintenance Sweeper Storage building, a 3 bay drive through shop designed for Pickup Trucks all the way to full-size semis, as well as a car wash, 10 position fueling center with unleaded, diesel and DEF provisions and ancillary structures.



FIRM OVERVIEW

D2C Architects (D2C) is a highly collaborative architectural and interior design studio specializing in Municipal and Government facilities, including City and Town Halls, administrative offices, Public Works facilities (vehicle, tool and equipment storage, garages, and maintenance bays), Public Safety (Police, Sheriff, and Fire), and secure campus projects. Our Colorado practice focuses on environmentally responsive, sustainable solutions for every project.

Our staff composition includes licensed architects, LEED Accredited Professionals (LEED AP), Construction Documentation Technicians (CDT), REVIT and AutoCAD Certified Associates and Professionals, as well as skilled designers using the latest fully integrated software platforms to develop, monitor, and resolve every design facet.

Our fresh design culture, bright talent, and multi-faceted approach allow us to **deliver affordable services and the highest quality products** to our clients. We pursue a **real connection between people and architecture** by driving our practice with integrity, honesty, and an open and transparent approach. We believe that, like timeless design, client satisfaction and relationships must stand the test of time.

Our experience designing spaces for City Hall and Public Works user groups requires a deep understanding of their distinct needs and operational requirements. It's crucial to involve the user groups in the design process. Regular communication and collaboration with city officials, public works staff, and relevant stakeholders will help ensure that the designed spaces meet their unique needs, operational requirements and daily activities.

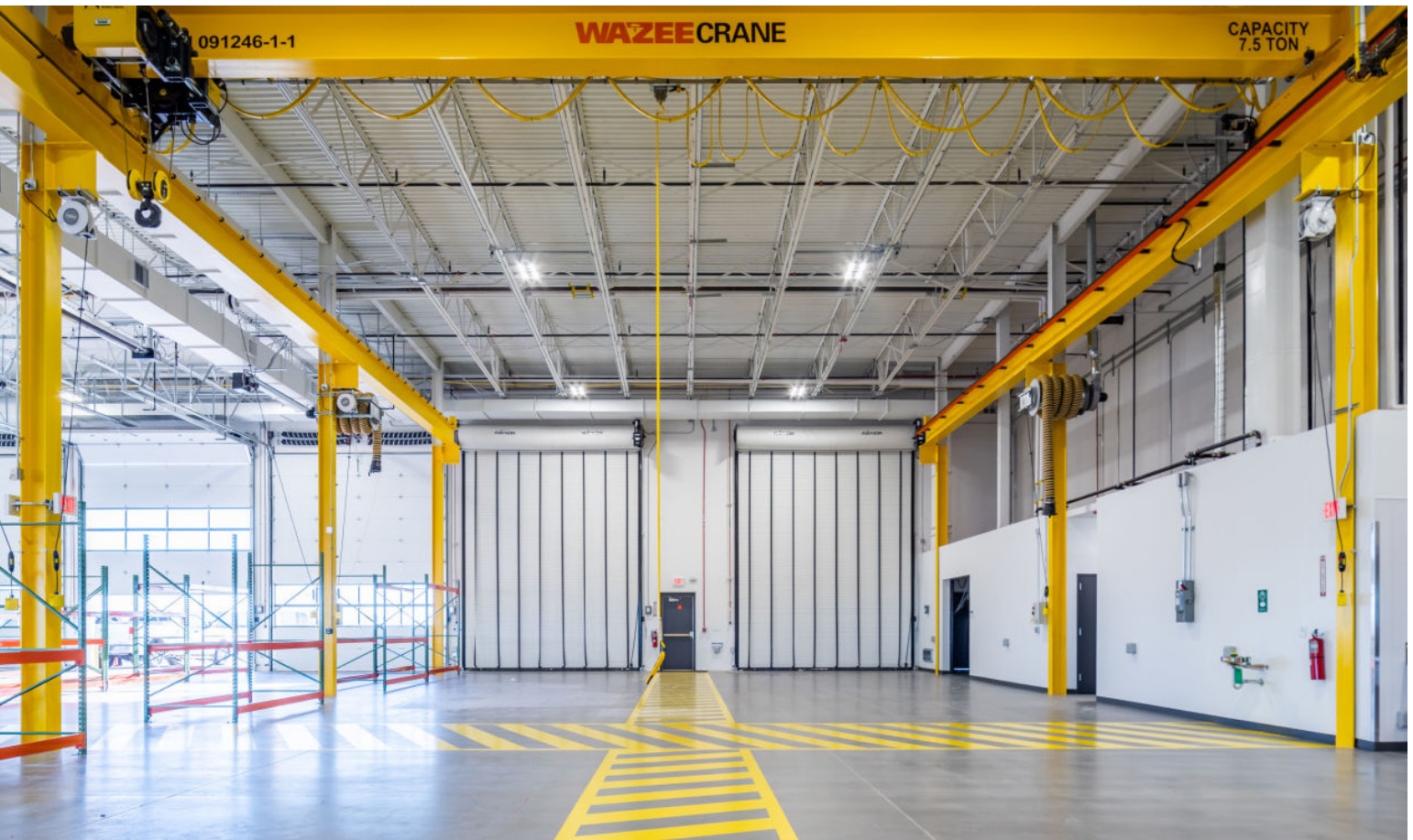
AUTHORIZED INDIVIDUAL:

Eric Combs, AIA, LEED AP

office: 303-952-4802 x 805

direct: 303-929-9121

1212 South Broadway, Suite 250
Denver, CO 80210



COMPREHENSIVE LIST OF SERVICES

D2C Architects is proud to be celebrating 10 years of collective experience and continuous architectural services throughout the State of Colorado and Wyoming.

Our talented staff composition includes: licensed architects, LEED Accredited Professionals (LEED AP), Construction Documentation Technicians (CDT), REVIT and AutoCAD Certified Associates and Professionals as well as skilled designers using the latest fully-integrated software platforms to develop, monitor and resolve every design variable.

We offer a full range of services not limited to, but highlighted by:

- **Architecture [Core + Shell]**
- **Interior Design**
- **Sustainable Design [LEED + ASHRAE]**

Design services include:

- Architectural Planning and Design
- Building Information Modelling [BIM with Revit]
- Campus Planning
- Code Review | Analysis
- Conceptual Design
- Construction Administration
- Drafting Services
- Feasibility Study
- Furniture Design, Selection, and Installation Review
- Graphic Design
- Interior Design
- Kitchen Design, Equipment Selection, and Installation Review
- Landscape Design
- Modelling Services [Computer + Physical]
- O+M Review
- Project Coordination | Management | Record Drawings
- Programming and Programming Evaluation
- Space Planning
- Site Planning, Master Planning + Site Usage | Zoning
- Site Selection
- Site Security Planning + Design
- Sustainability (Design, Management, Documentation, Registration, Certification Assistance)
- 3rd Party [Over-the-shoulder] Review

MUNICIPAL AND GOVERNMENT CLIENTS

- Adams County
- Alamosa County
- Arapahoe County
- Aurora Police Department
- City and County of Alamosa
- City and County of Denver
- City of Arvada
- City of Aurora
- City of Brighton
- City of Centennial
- City of Commerce City
- City of Edgewater
- City of Evans
- City of Fairplay
- City of Fort Collins
- City of Fort Lupton
- City of Grand Junction
- City of Greeley
- City of Greenwood Village
- City of Lakewood
- City of Lone Tree
- City of Louisville
- City of Loveland
- City of Northglenn
- City of Thornton
- City of Westminster
- Colorado Air National Guard
- Colorado Army National Guard
- Colorado Department of Transportation
- Colorado Parks and Wildlife
- Crested Butte EMS
- Crested Butte Fire Protection District
- Crested Butte Marshal's Office
- Denver Fire Department
- Denver Police Department
- Department of Military and Veterans Affairs
- Douglas County
- Eagle River Water and Sanitation District
- Edgewater Police Department
- E-470 Authority
- El Paso County
- Evans Police Department
- Fort Lupton Police Department
- Frederick Police Department
- Grand County EMS
- Illinois National Guard, 182nd Airlift Wing Fire Protection
- Johnstown Police Department
- Larimer County
- Lyons Fire Department
- Mead Public Works
- MacDill Air Force Base
- Mesa County
- Metro Water Recovery (formerly Metro Waste Water)
- Monument Fire District (Tri-Lakes Fire Protection District)
- Morrison Police Department
- Mountain Metropolitan Transit (MMT)
- Northglenn Police Department
- NREL
- Park County
- Park County Sheriff
- Parker Water and Sanitation District
- South Adams County Fire Protection District
- South Metro Fire Rescue
- St. Vrain Sanitation District
- State of Colorado
- Summit County
- Summit County Rescue Group
- Thornton Police Department
- Town of Bennett
- Town of Castle Rock
- Town of Crested Butte
- Town of Frederick
- Town of Hudson
- Town of Johnstown
- Town of Lyons
- Town of Mead
- Town of Monument
- Town of Parker
- Town of Winter Park
- Tyndall Air Force Base
- Vandenberg Air Force Base
- Weld County
- West Metro Fire Protection District
- Winter Park Police Department
- Wyoming Military Department

“ I was amazed during the design charrette how easily we were able to bring so many different perspectives and personalities together. The design team’s guidance was excellent because they understood our users and their needs. ”

~ Lt. Col. Thomas Nefe, USAF, Assistant Base Civil Engineer with the 140th Civil Engineer Squadron and project manager for the rehabilitation of Building 909.



Building 909 was a 62,633 SF interior renovation to accommodate 12 user groups, while preserving the historical characteristics of the post World War II aircraft hangar. This LEED Silver certified facility includes administrative offices, conference rooms, training areas, break areas, maintenance bays and flight simulators

1 | STATEMENT OF QUALIFICATIONS | DESIGN TEAM

Organizational Chart | Identification Of Key Personnel | Office Location

D2C Architects, as the prime consultant (contract holder with the City of Creede), will act as the team lead. As part of our responsibilities to lead this team to successful projects and solution(s), we will implement a methodical integration of our subconsultants through close management (scheduling, team meetings, QA|QC checks of sub consultant documents, budget reviews, etc.), open and fluent communication and detailed coordination. Our effective and functional efforts to integrate Creede's leadership and stakeholders for both the City Hall and Public Works, as well as the project design team will occur on a routine basis. Our subconsultants' roles, tasks and scope are very clearly identified and defined in active teaming agreements.



D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY

1212 S. Broadway, Ste. 250, Denver, CO

PROJECT EXECUTIVE

Eric Combs, AIA, LEED AP

PROJECT ARCHITECT

Brian Duggan, AIA, NCARB, CDT

PROJECT MANAGER | DAY TO DAY CONTACT

Ryan Downs, AIA, NCARB

ASSISTANT PROJECT MANAGER

Kristy Butchko, LEED AP BD+C

PRODUCTION MANAGER

Ben Robbins, AIA, LEED AP

QUALITY ASSURANCE/QUALITY CONTROL

Bob Crandall, LEED AP

PRODUCTION

Kris Diaz, Anthony Gaglia, Renee Railsback,
Kathy Salcido, Dillan Wu

CONSULTANT TEAM

CIVIL ENGINEERS

Professional Engineering Consultants (PEC)

351 Linden Street, Ste. 100, Fort Collins, CO

STRUCTURAL ENGINEERS

Corbel Engineering

301 E. Boardwalk Dr. #273353, Fort Collins, CO

MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING & FIRE

Ramirez, Johnson and Associates (RJA)

3301 Lawrence St., #2, Denver, CO

LANDSCAPE ARCHITECT

KAART Planning

734 Main Street, Grand Junction, CO

CONSTRUCTION COST ESTIMATORS

Kemp Estimating

7129 E Heritage Pl. N., Centennial, CO

SECURITY, IT, LOW VOLTAGE & ACOUSTICAL

Censeo AV+Acoustics

1040 S. Gaylord St., Denver, CO

OPTIONAL SERVICES

SURVEY ENGINEERS

Professional Engineering Consultants (PEC)

GEOTECHNICAL

Kumar and Associates

D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY
CITY OF CREEDE | CITY HALL & PUBLIC WORKS GARAGE
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

1212 S. Broadway, Ste. 250
Denver, CO 80210
o. 303-952-4802 x 807
c. 904-328-0505
e. rdowns@D2Carchitects.com

GENERAL
CONTRACTOR

ERIC COMBS, AIA, LEED AP
PROJECT EXECUTIVE

BIOGRAPHY: Eric's career as an Architect spans more than 19 years of professional services in all phases of programming, planning, design, project management and construction administration. He is a valued team member because of his holistic understanding of operational details, efficiencies and sustainable concepts having worked in both private and public entities. He is truly engaged in the process to ensure D2C delivers sustainable, leading edge solutions to exceed the client's goals on all of our projects.

ROLE: Eric will oversee our team's services on your project. Eric will work hand-in-hand with the design-build team to define the fee, schedule and approach to your project, all while keeping quality in mind.

EXPERIENCE:

- **Town Hall, Police Department and Courts facilities,** Frederick, CO - Needs assessment, planning, programming and site assessment to determine a joint location to consolidate services and make daily functions more efficient.
- **Town of Monument Public Works Maintenance and Storage Facility,** Monument, CO - A new 30,000 SF conventional construction facility to include: administrative offices, break rooms, show/maintenance bays space including work bays, tools storage, lube room, compressor and radiant flooring.
- **Adams County Leader Blade Station,** Byers, CO - A new 4,250 SF fleet facility including living quarters, office and storage facility for motor graders and other large equipment.
- **Brighton Municipal Service Center,** CO - Full architectural design services to combine multiple facilities into one location. The new 78,290 SF, \$30 million Service Center will house Streets Maintenance, Fleet Maintenance, Parks Maintenance, Utility Maintenance and Infrastructure Engineering and Administration.
- **Douglas County Parker Road and Bridge Storage/Service Center,** Parker, CO - A 7 building complex that includes a new sustainable design crew/administrative office building with 12 tandem bays, a 14 tandem bay and light maintenance building, a 3 bay drive through shop, bunk rooms, a 10 position fueling center, a 2 bay car wash building and ancillary structures
- **Colorado Department Of Transportation VSF and Communications Building,** Glenwood Springs, CO - Construction of a pre-engineered metal building 11,000 SF 10-Bay Vehicle Storage Facility (VSF) with administration space, and a 3,000 SF Communications Building.
- **Colorado Department Of Transportation (CDOT) Santa Fe VSF,** Littleton, CO - The new 7-bay VSF is an 8,000 SF pre-engineered metal building with a standing seam metal shed roof.
- **Colorado Department Of Transportation (CDOT) Wolcott 8-Bay VSF and Sand Shed,** CO - Construction of a new, pre-engineered metal building 9,000 SF 8-Bay facility (VSF), 4,000 SF Sand Shed and administration offices.
- **Larimer County Fleet Campus,** Loveland, CO - Full master planning, programming, and design of the Fleet Campus including: administrative office spaces, multiple conference/classrooms, spare parts rooms, light and heavy duty equipment bays, equipment wash bays, covered and uncovered equipment storage bays and staging areas, and fueling farms including fueling and maintenance of compressed natural gas (CNG) and electric vehicle.



EDUCATION:

Arizona State University, Tempe
Bachelor of Science in Design,
Architectural Studies,
Magna Cum Laude

CERTIFICATIONS:

Registered Architect:
Colorado

LEED Accredited Professional
(US Green Building Council)

AFFILIATIONS:

American Institute of Architects
(AIA) Member

American Public Works Association,
(APWA) Member

BRIAN DUGGAN, AIA, NCARB, CDT
PROJECT ARCHITECT

BIOGRAPHY: Brian's diverse project experience includes manufacturing, service centers and maintenance facilities, and administration spaces. His design philosophy is to integrate the client's needs with the community's demands while ensuring the authenticity of the project. Brian's devotion to linking available funds to operational requirements ensures a carefully thought out solution that results in a feasible and efficient community facility for all.

ROLE: As the Project Architect, Brian will leads the overall process, stamps the drawings and has authority to release the documents.

EXPERIENCE:

- **Bennett Town Hall**, CO - A new 8,300 SF new Town Hall. A grant from DOLA in the amount of \$25,000.00 was awarded to the Town of Bennett to help pay for the design and engineering.
- **Bennett Public Works**, Bennett, CO - A new, pre-engineered facility including 4 pull through bays, 2 lift bays, wash bay, administration offices, kitchen/breakroom and locker rooms.
- **Town of Mead Community Center**, Mead, CO - Master planning the site and assessing the feasibility of several different properties that included land use, zoning, height restrictions, placement and orientation relative to function and climate for the new 27,128 SF administrative facility.
- **Town of Mead Public Works**, Mead, CO - Programming, planning and site planning services for the Town's Public Works facilities. The scope included determining the long term needs of the department, phased planning and conceptual design for a new, final build out of 20,475 SF, single-story structure for the Public Works Administration and 13,135 SF mechanical shop with 10 service bays.
- **Town of Monument Admin Offices and Town Hall Assessment**, CO - Space analysis for the administrative offices of the Town of Mead's Town Hall. Spaces analyzed included: The office spaces, entry / reception areas, breakrooms, conference rooms, and support areas.
- **Town of Monument Public Works Maintenance and Storage Facility**, Monument, CO - A new 30,000 SF conventional construction (pre-cast, tilt-up) facility to include: administrative offices, break rooms, show/maintenance bays space including work bays, tools storage, lube room, compressor and radiant flooring.
- **Greenwood Village Administrative and Maintenance Facility**, CO - Planning and design of a 17,200 SF new building attached to the existing maintenance facility and included a 500 SF renovation.
- **Edgewater Civic Center**, CO - Programming, community-based design process and development of bridging documents for a 50,000 SF mixed-activity building including: police department, court room, administrative offices, city hall, council chambers, library, locker rooms, fitness center, and public meeting rooms all connected by a shared atrium museum / gathering space. The team completed extensive public outreach on this project.
- **Douglas County Parker Road and Bridge Storage/Service Center**, Parker, CO - A 7 building complex that includes a new sustainable design crew/administrative office building with 12 tandem bays, a 14 tandem bay and light maintenance building, a 3 bay drive through shop, bunk rooms, a 10 position fueling center, a 2 bay car wash building and ancillary structures.
- **E-470 Central Maintenance Facility (CMF)**, Aurora CO - Services include the complete design, construction, fixtures, furnishing, and equipment. The new 75,500 SF, \$27M maintenance facility will replace the existing facility. Primary functions include large warehouse spaces, maintenance, storage of maintenance materials and equipment, and administrative offices.



EDUCATION:

University of Tennessee,
Knoxville
Bachelor of Architecture, Cum
Laude

University of Oregon,
Portland Studio

CERTIFICATIONS:

Registered Architect: Colorado,
Wyoming (C-2810 issue date
6/2013)

National Council of Architectural
Registration Boards (NCARB)

AFFILIATIONS:

American Institute of Architects
(AIA) Member

American Public Works Association,
(APWA) Member

RYAN DOWNS, AIA, NCARB

PROJECT MANAGER | DAY TO DAY CONTACT

BIOGRAPHY: Ryan is a licensed architect with over 25 years of experience leading planning, design, and construction effort for a wide range of project types for municipal agencies. He leads his projects based on opportunities, solutions, and user groups' daily routines. Ryan is a strategic, yet creative thinker who strongly believes in a solution-based planning and design process to identify inefficiencies, and unique requirements of public projects, always making the well-being and safety of the users and visitors the top priority.

ROLE: As the Project Manager, Ryan is responsible for leading and accomplishing the project objectives, and quality constraints. He will serve as the day-to-day contact. He will plan, execute, and close out your project while ensuring that your defined desires, goals, and expectations are met and carried through the various design and construction stages. **By funneling all primary day-to-day contact through Ryan, we can ensure that the project continually benefits through a single voice to build clarity and confidence while streamlining the distribution of accurate information to all involved.**

EXPERIENCE:

- **Evans Police Station**, CO - Planning, design and construction for a new 41,000 SF police operations building to accommodate population and staffing growth for 20 years. Following completion of the new police building the team will renovate the vacated 9,000 SF police portion of the Evans Community Complex to better accommodate the City Administration services.
- **Hudson Public Safety Campus**, CO - A new joint campus to include a 28,490 Sf police department and court facility, and a 25,623 SF fire department.
- **Hudson Public Safety Campus**, CO - A new joint campus to include a 28,490 Sf police department and court facility, and a 25,623 SF fire department.
- **Adams County***, Brighton, CO - Multiple projects including: Government Center Master Plan; District Attorney Master Plan and Design; Detention Facility Main Entry Upgrades; Alternative Dispute Resolution Courtroom Conversions; Health Department Interior Improvements; Detention Facility Site Drainage Study; Government Center Storage Mezzanine
- **Arapahoe County**, Centennial, CO - Public Works Admin Renovation*
- **City and County of Broomfield**, CO - George DiCiero Building and Police Department Space Utilization*
- **City and County of Broomfield**, CO - Elections Department*
- **City of Westminster**, CO - Open Space Departments Assessment of current and future operational needs to capture the spatial needs of the department. Program definition will include assessment and cost opinions for a new municipal building to combine staff into one building, or to renovate the two existing buildings.
- **Grand County EMS Headquarters and Satellite Station**, Granby, and Fraser CO - Needs assessment, planning, programming, design through construction for a new 23,900 SF headquarters to house ambulances, emergency response vehicles, and staff. As well as a new 2-story, satellite station to provide housing for field crews and on-call staff, as well as shop space for ambulances and emergency response vehicles.



EDUCATION:

Boston Architectural College,
Boston, MA - Master of Design
Studies in Design for Human Health

Boston Architectural College,
Boston, MA - Bachelor of
Architecture in Design

CERTIFICATIONS:

Registered Architect:
Colorado, Florida, Georgia, Texas,
Washington DC

Certificate in Revenue Generation
Indiana University - Indianapolis,
IN

Certificate in Executive Leadership
Columbia University - New York, NY

AFFILIATIONS:

American Institute of Architects
(AIA) Member

National Council of Registration
Boards, Member

* Projects prior to joining D2C

KRISTY BUTCHKO, LEED AP BD + C
ASSISTANT PROJECT MANAGER

BIOGRAPHY: Kristy is an organized Project Manager passionate about enriching the user experience and quality of life by developing creative solutions to achieve functional, beautiful design. Her background from a U.S. Air Force Officer to project management for the U.S. General Services Administration represents a deep-rooted commitment to efficient and effective customer service to our clients, contracts, planning, and design efforts through construction.

ROLE: As the Assistant Project Manager, Kristy will be actively involved managing the scope, and tracking the constraints of cost, time, scope, and quality. She thrives in bridging the communication between the client, user groups, and design team.

EXPERIENCE:

- **El Paso County, Falcon Sheriff's Substation**, Falcon CO **(with Branch Pattern, Drexell, Barell, MGA, Norris Design, Cumming)** - A new 16,000 SF Sheriff's substation including secure and public access. Spaces include: concealed handgun permits, records, patrol, investigations, internal affairs, a community meeting room, as well as space for the Clerk and Recorder, Treasurer and Assessor.
- **Summit County Transit Headquarters**, Frisco, CO **(with D2C, Kimley-Horn, Kemp)** - Project Manager assisting the design team with updating the project schedule, coordinating scope with consultants to develop a new 59,058 SF Transit Headquarters in accordance with the previously completed campus master plan and D2C efforts through Schematic Design. The new facility includes: office space for administration, operations, bus crew, supervisors and management, dispatch, training room, employee housing, bus maintenance and storage.
- **United States Custom House Modernization***, Denver, CO - Project Manager, \$40M project to modernize and restore a 275,000 SF historic asset built in 1931 with multiple funding sources- from design development to construction complete.
- **Curtain Wall Replacement/ Pierre Federal Building***, Pierre, SD - Project Manager, \$9M project to modernize exterior skin of the Federal Building in a 110,000 SF facility - from RFP development to construction kick-off.
- **IRS Service Center Retro-Commissioning Project***, Ogden, Utah - Project Manager, \$5M project for various energy initiatives in a 500,000 SF service center - from RFP development to construction complete.
- **Bennett Federal Building Retro-Commissioning Project***, Salt Lake City, UT - Project Manager, \$500K project for various energy initiatives - from RFP development to 90% construction complete.
- **Hanscom Air Force Base, Electronic System Center's Headquarters***, Bedford, MA - Managed the largest construction project for Hanscom Air Force Base, a \$36M initiative for Electronic System Center's Headquarters involving numerous agencies.



EDUCATION:

University of Notre Dame, Bachelor of Architecture, Cum Laude

Tau Sigma Delta, Academic Honors Society

United States Air Force Officer

CERTIFICATIONS/TRAINING:

LEED Accredited Professional (US Green Building Council)

FAC-P/PM Senior Level (12 Credits) - DOI University

Negotiations for Project Managers - U.S. General Services Administration, Sep. 2005

LEED Workshop - U.S. Green Building Council, June 2005

Roofing Technology - Roofing Industry Educational Institute, June 2001

Anti-Terrorism Force Protection Training - U.S. Air Force, June 2001

AWARDS/ACCOMPLISHMENTS:

Published an article entitled "Planning for Installation Defense: Force protection standards that have passed the test of time," in the U.S. Air Force Civil Engineer Magazine, Fall 2000

Company Grade Officer of the Quarter - Mar 2001, Sep. 2000.

*Individual experience

BENJAMIN ROBBINS, AIA, LEED AP
PRODUCTION MANAGER

BIOGRAPHY: Ben has been practicing architecture for more than 19 years. His experience has made him equally sensitive to clients' budgets and the exploration of creative design solutions to meet the needs of the user groups and communities they serve.

ROLE: As the Production Manager, Ben will work closely with Brian, Ryan and our internal production staff. He will be responsible for leading the production efforts including: clear documentation of the objectives, the building requirements, managing the deliverables relative to time, scope and quality. He will provide documentation oversight through the project defined desires, goals, and expectations are met and carried through design and construction.

EXPERIENCE:

- **Eagle River Water & Sanitation District**, Edwards, CO - A new energy efficient, pre-engineered metal fleet maintenance and storage facility.
- **Larimer County Fleet Campus**, Loveland, CO - Full master planning, programming, and design of the Fleet Campus including: Administrative office spaces, multiple conference/classrooms, spare parts rooms, light and heavy duty equipment bays, equipment wash bays, covered and uncovered equipment storage bays and staging areas, and fueling farms including fueling and maintenance of compressed natural gas (CNG) and electric vehicle.
- **Tri-State Field Facility and Training Center**, Cheyenne, WY - A new 32,000 SF, \$11.7 M facility including 10 pull-through bays, including mechanics and wash bays, multifunctional training space, offices, conference rooms, storage space, and a kitchen/breakroom, washroom/showers, and locker rooms.
- **Brighton Municipal Service Center**, CO - Full architectural design services to combine multiple facilities into one location. The new 78,290 SF, \$30 million Service Center will house Streets Maintenance, Fleet Maintenance, Parks Maintenance, Utility Maintenance and Infrastructure Engineering and Administration.
- **Colorado Parks and Wildlife Fort Collins Area Office Relocation**, Fort Collins, CO - Full architectural services for the design and construction of a new 14,461 SF office building, one 1,080 SF Maintenance Building and nine storage buildings. The space consists of office spaces, conference/classrooms, kitchen, restrooms, visitor contact area, general and a secured storage spaces, equipment storage and maintenance facilities.
- **Surrey Ridge (RCMP) Campus***, Vancouver BC - Design for the campus included a high bay building.
- **Summit County Transit Headquarters**, Frisco, CO - Design services for site and building design to develop a new Transit Headquarters in accordance with the previously completed campus master plan. Services include: programming/master plan verification and full design services. The new facility includes: office space for administration, operations, bus crew, supervisors and management, dispatch, training room, employee housing, bus maintenance and storage.



EDUCATION:

University of Colorado, Denver
M. Arch, Architecture (Honors)

University of Colorado, Boulder
Bachelors in Environmental Design

CERTIFICATIONS:

Registered Architect:
Colorado

LEED Accredited Professional
(US Green Building Council)

*Individual experience

BOB CRANDALL, LEED AP

QUALITY ASSURANCE/QUALITY CONTROL(QA/QC) MANAGER

BIOGRAPHY: Bob is a leader in the industry for the use of Building Information Modeling (BIM), he is driven by the technological processes and keeps D2C Architects on the forefront of the profession.

ROLE: Bob will provide **Quality Assurance and Quality Control (QA/QC)** of the architectural and engineering documents. Bob will focus his QA/QC review on clear and concise architectural plans, centered on the concept of how the construction processes works, coupled with sustainable values. Bob will review the team's documentation at each key milestone.

EXPERIENCE:

- **Adams County Leader Blade Station**, Byers, CO - A new 4,250 SF fleet facility including living quarters, office and storage facility for motor graders and other large equipment.
- **Bennett Town Hall**, CO - A new 8,300 SF new Town Hall. A grant from DOLA in the amount of \$25,000.00 was awarded to the Town of Bennett to help pay for the design and engineering.
- **Bennett Public Works**, Bennett, CO - A new, pre-engineered facility including 4 pull through bays, 2 lift bays, wash bay, administration offices, kitchen/breakroom and locker rooms.
- **Brighton Municipal Service Center**, CO - Full architectural design services to combine multiple facilities into one location. The new 78,290 SF, \$30 million Service Center will house Streets Maintenance, Fleet Maintenance, Parks Maintenance, Utility Maintenance and Infrastructure Engineering and Administration.
- **Douglas County Parker Road and Bridge Storage/Service Center**, Parker, CO - A 7 building complex that includes a new sustainable design crew/administrative office building with 12 tandem bays, a 14 tandem bay and light maintenance building, a 3 bay drive through shop, bunk rooms, a 10 position fueling center, a 2 bay car wash building and ancillary structures.
- **Colorado Department Of Transportation VSF and Communications Building**, Glenwood Springs, CO - Construction of a pre-engineered metal building 11,000 SF 10-Bay Vehicle Storage Facility (VSF) with administration space, and a 3,000 SF Communications Building.
- **Colorado Department Of Transportation (CDOT) Santa Fe VSF**, Littleton, CO - The new 7-bay VSF is an 8,000 SF pre-engineered metal building with a standing seam metal shed roof.
- **Colorado Department Of Transportation (CDOT) Wolcott 8-Bay VSF and Sand Shed**, CO - Construction of a new, pre-engineered metal building 9,000 SF 8-Bay facility (VSF), 4,000 SF Sand Shed and administration offices.
- **Larimer County Fleet Campus**, Loveland, CO - Full master planning, programming, and design of the Fleet Campus including: Administrative office spaces, multiple conference/classrooms, spare parts rooms, light and heavy duty equipment bays, equipment wash bays, covered and uncovered equipment storage bays and staging areas, and fueling farms.
- **Town of Mead Public Works**, Mead, CO - A new, final build out of 20,475 SF, single-story structure for the Public Works Administration and 13,135 SF mechanical shop with 10 service bays.



EDUCATION:

Pennsylvania Institute of Technology
Associates Degree in Architectural Engineering

CERTIFICATIONS:

REVIT Architecture
Certified Professional

REVIT Architecture
Certified Associate

LEED Accredited Professional
(US Green Building Council)

REFERENCES:

Patrick Rome, Director of Facilities
& Fleet, City of Brighton
720-254-3871
prome@brightonco.gov

Rob Levingston, Project
Manager/Architect, CO Dept. of
Transportation
720-550-0033
rob.levinson@state.co.us

Karim Wahb, Project Manager/
Architect, CO Dept. of
Transportation
720-648-0141
karim.wahab@state.co.us

*Individual experience

“ We are impressed and amazed with how well D2C adjusts to our ever changing needs. It’s been great how flexible D2C has been with all the changes we keep asking of them. D2C is a great solution. We are completely thrilled! ”

~ Jeremy Hanak, Public Works Director - Transportation, Greenwood Village



Greenwood Village Public Works Maintenance Administration Headquarters and Maintenance Facility.

2 | SIMILAR PROJECTS / REFERENCES



D2C provides government and municipal agencies a high level of quality architectural and interior design services including: programming, planning, design, preparation of construction documents through construction administration and closeout, project management and client coordination.

D2C is a ONE STOP SHOP for Creede, as our team has extensive experience with City Halls and Public Works facilities. We couple our expertise with what we've learned on every project to deliver knowledgeable leaders, experienced personnel, flexible solutions and adaptive resources; while being responsive. Our firms overall goals align because we too have a **passion for responsive community oriented services, operational excellence, safety and functional design resulting in long lasting, durable solutions for our clients and the users of the facilities.**

Please see the following pages for relevant project details including City/Town Halls and Public Works facilities, please note references have been included directly on the highlighted projects for your convenience.

TOWN OF BENNETT TOWN HALL



The Town of Bennett's new Town Hall heralds a significant improvement to the availability, efficiency and functionality for the Town of Bennett. Employees of the Town were working out of three different buildings, some of which did not adequately serve their staff or residents for day to day use. The new 8,300 SF building services the Town's community services in one central location. The space has ample room for growth in the future and was constructed with energy efficiency as the primary focus. The building is a steel/CMU structure with metal panels and wood elements on the outside. A grant from DOLA in the amount of \$25,000.00 was awarded to the Town of Bennett to help pay for the design and engineering

PROJECT STATS:

- **SIZE:** 8,300 SF
- **CONSTRUCTION COST:** \$1,750,000
- **COMPLETION DATE:** April, 2018
- **AWARD:** "Best of Government Building Award"
Varco Pruden VP Buildings Hall of Fame - 2019

TEAM MEMBERS:

- Eric Combs, AIA, LEED AP **(D2C)**
- Brian Duggan, AIA, NCARB, CDT **(D2C)**
- Bob Crandall, LEED AP **(D2C)**
- Cory Myrtle, P.E., LEED AP **(Previous Exp.)**
- Darin Ramirez, PE, LEED AP **(RJA)**
- Eric Johnson, CxA, LEED AP **(RJA)**

SIMILARITIES:

- Municipal/government client
- Town Hall
- DOLA Grant
- Town administration services
- Planning and user group meetings to determine the best use of the space
- Joining multiple services into one facility
- Sustainable design solutions
- Secure public use facility
- Rural community
- Pre-engineered metal building
- Flexibility for future growth

REFERENCE:

Daymon K. Johnson, PMP, LEED AP, BD&C
Director of Public Works
303-644-3249 x. 1005 | djohnson@bennett.co.us
*Please note this client is hard to get a hold of.

D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY
CITY OF CREEDE | CITY HALL & PUBLIC WORKS GARAGE
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

NORTH MUNICIPAL COMPLEX PUBLIC WORKS



D2C was hired again by the Town of Bennett to provide planning and design for a new 12,750 SF Public Work's facility on a 10 acre site. The facility has one story, with a 2nd floor mezzanine and includes: vehicle storage and 7 maintenance bays, a wash bay, administrative offices, training/conference room, locker rooms, shower, and break room.

PROJECT STATS:

- **SIZE:** 12,750 SF
- **CONSTRUCTION COST:** \$3,025,013
- **COMPLETION DATE:** January, 2023

PROJECT TEAM:

- Brian Duggan, AIA, NCARB, CDT (**D2C**)
- Bob Crandall, LEED AP (**D2C**)
- Cory Myrtle, P.E., S.E., LEED AP (**Previous Exp.**)
- Darin Ramirez, PE, LEED AP (**RJA**)
- Eric Johnson, CxA, LEED AP (**RJA**)
- Johan Kemp (**Kemp Estimating**)

SIMILARITIES:

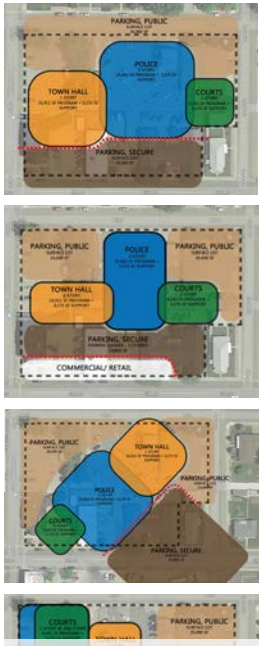
- Municipal/government client
- Public Works facility
- DOLA Grant
- Large vehicle storage/maintenance
- Administrative services
- Planning and user group meetings to determine the best use of the space
- Rural Community
- Pre-engineered metal building
- Flexibility for future growth

REFERENCE:

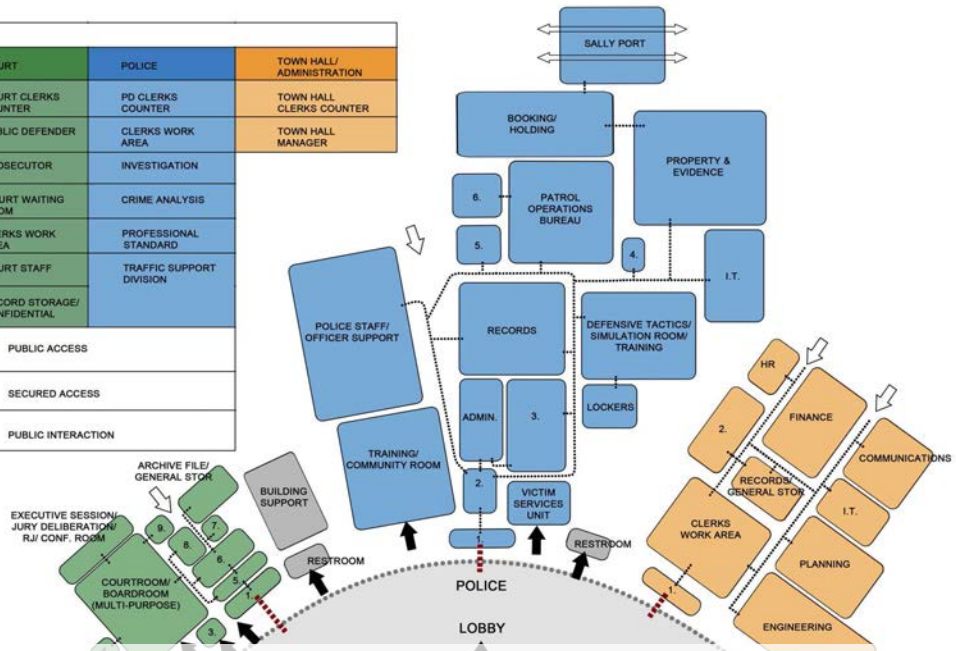
Daymon K. Johnson, PMP, LEED AP, BD&C
Director of Public Works
303-644-3249 x. 1005 | djohnson@bennett.co.us
*Please note this client is hard to get a hold of.



TOWN OF FREDERICK TOWN HALL, POLICE & COURTS



KEY		
COURT	POLICE	TOWN HALL/ ADMINISTRATION
1. COURT CLERKS COUNTER	PD CLERKS COUNTER	TOWN HALL CLERKS COUNTER
2. PUBLIC DEFENDER	CLERKS WORK AREA	TOWN HALL MANAGER
3. PROSECUTOR	INVESTIGATION	
4. COURT WAITING ROOM	CRIME ANALYSIS	
5. CLERKS WORK AREA	PROFESSIONAL STANDARD	
6. COURT STAFF	TRAFFIC SUPPORT DIVISION	
7. RECORD STORAGE/ CONFIDENTIAL		
PUBLIC ACCESS		
SECURED ACCESS		
PUBLIC INTERACTION		



"D2C Architects were excellent at capturing our current needs and future challenges that is taking place in our community. They were responsive to our questions, and were willing to work together as a team to accomplish our vision." ~ Todd Norris, Chief of Police

The Town of Frederick has experienced a large amount of growth over the past 20 years. Their current Town hall, police department and courts facilities are no longer accommodating the spatial needs required to effectively operate or accommodate flexibility or growth. D2C worked with the Town by analyzing and evaluating their current facilities, face-to-face user interviews to understand daily activities needs and wants. We assisted in defining current staffing and programmatically captured spatial needs for current and future staff, defined expected growth of the town and costs evaluations. The final program included spatial relationship illustrations, adjacencies, secure vs. private spaces, site evaluations for the final solution of a joint facility.

The final needs analysis determined the Town Hall, Police Department and Courts currently operates out of a total of 15,254 SF; however needs 58,580 SF to successfully service their community.

PROJECT STATS:

- **RENOVATION SIZE:** 58,580 SF
- **CONSTRUCTION COST:** \$37,000,000 (est.)
- **COMPLETION DATE:** TBD

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

SIMILARITIES:

- Municipal/government client
- Town Hall
- Town administration services
- Multiple site assessments
- Implementation factor definition
- Site feasibility analysis
- Growth projections and infrastructure accommodations
- Space needs assessment and programming
- Evaluation of existing facilities

REFERENCES:

Todd D. Norris | Chief of Police, FBINA 232nd
720-382-5700 | tnorris@frederickco.gov

PARKER ROAD AND BRIDGE SERVICE CENTER



D2C provided full architectural services including interiors, landscape, project management, and sustainable design implementation to the Parker Road and Bridge's Gailen D. Buck Service Center site.

A 7 building complex that includes new pre-engineered metal buildings for a Crew/Administrative Office Building with 12 tandem bays, a 14 tandem bay and light maintenance Sweeper Storage building, a 3 bay drive through shop designed for pickup trucks all the way to full-size semis, as well as a car wash, 10 position fueling center with unleaded, diesel and DEF provisions and ancillary structures.

PROJECT STATS:

- **SIZE:** 7 Total Buildings on 22.8 Acres
Crew | Ops Vehicle Storage Building: 32,930 SF
Vehicle and Equipment Storage: 8,617 SF
Fleet Support Shop: 9,410 SF
Vehicle Wash Facility: 6,141 SF
Fuel Building: 3,511 SF

■ **CONSTRUCTION COST:** \$14,497,026

■ **COMPLETION DATE:** March, 2018

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Bob Crandall, LEED AP (D2C)
- Cory Myrtle, P.E., S.E., LEED AP (previous exp.)

SIMILARITIES:

- Municipal/government client
- Public Works facility
- Large vehicle storage/maintenance
- County administration services
- Energy efficient buildings
- Covered vehicle storage
- Heated vehicle storage
- Equipment / tool storage
- Evaporative cooling
- Natural daylighting
- Pull through accommodations for large fleet and equipment
- Radiant heating with destratification
- Special parts storage
- Incorporated sustainable design principles
- Pre-Engineered Metal Buildings

REFERENCES:

Tim Hallmark, Director
Facilities, Fleet, and Emergency Support Services
d. 303-663-7275 | THallmar@douglas.co.us

CITY OF GREENWOOD VILLAGE MAINTENANCE HEADQUARTERS



"We are impressed and amazed with how well D2C adjusts to our ever changing needs. It's been great how flexible D2C has been with all the changes we keep asking of them. D2C is a great solution. We are completely thrilled!"

~ Jeremy Hanak, Public Works Director, City of Greenwood Village

The City of Greenwood Village Public Works and Parks, Trails and Recreation had a problem. Their administrative and maintenance facilities suffered from outdated safety practices and could no longer serve the needs of the users or the community. D2C worked collaboratively with The City, design team, and contractor to provide planning, architectural and interior design services to determine the best solution to accommodate the needs of multiple departments. **The Goal: eliminate inefficiencies, tailor the spatial layout to each user's daily functions, increase productivity, all while providing a secure facility.** The team emerged successfully with a 17,200 SF new administrative building attached to the existing maintenance bays built on the existing site of the demoed facility. The improvements also include a renovation to the existing maintenance bays, bringing them up to today's standards and codes while providing a much-needed increase to safety and functional efficiency.

PROJECT STATS:

- **SIZE:** 17,200 SF new building attached to the maintenance bays and 500 SF renovation
- **CONSTRUCTION COST:** \$8,878,498
- **COMPLETION DATE:** February, 2020
- **AWARD:** American Public Works Association Colorado Award For Structures in Small Communities Structure, 2020

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Bob Crandall, LEED AP (D2C)

SIMILARITIES:

- Municipal/government client
- Public Works facility
- Large vehicle storage/maintenance
- Similar administrative services to a Town Hall
- Designing for the context of the area
- Existing and operational campus during construction
- Planning and user group meetings to determine the best use of the site and space.
- Large fleet vehicle campus

REFERENCES:

Jeremy Hanak, Public Works Director
303-708-6175 | jhanak@greenwoodvillage.com

D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY
CITY OF CREEDE | CITY HALL & PUBLIC WORKS GARAGE
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) VEHICLE STORAGE FACILITIES



GLENWOOD SPRINGS VSF AND COMMUNICATIONS BUILDING

Design and construction of a new 11,000 SF, 10-Bay Vehicle Storage Facility (VSF) with administration space, and a 3,000 SF Communications Building.

The VSF include 9 vehicle bays for CDOT, 2 of which will be wash bays, 1 bay for Colorado State Patrol (CSP) vehicle storage, and an administrative bay.

PROJECT STATS:

- **SIZE:** 11,000 SF Vehicle Storage Facility (VSF) | 3,000 SF Communications Building
- **DATE OF COMPLETION:** June, 2022
- **CONSTRUCTION COST:** \$4,390,778 (under budget)

WOLCOTT VSF AND SAND SHED

Design and construction of a new 9,000 SF pre-engineered metal building with administrative offices and 8-Bays for vehicle storage, as well as a 4,000 SF Sand Shed.

PROJECT STATS:

- **SIZE:** 9,000 SF Vehicle Storage Facility | 4,000 SF Sand Shed
- **DATE OF COMPLETION:** November, 2019
- **CONSTRUCTION COST:** \$3,733,622 (under budget)

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (**D2C**)
- Brian Duggan, AIA, NCARB, CDT (**D2C**)
- Bob Crandall, LEED AP (**D2C**)

SIMILARITIES:

- Municipal/government client
- Public Works facility
- Large vehicle storage/maintenance
- Wash bays
- Pre-engineered metal buildings
- Accommodate multiple user groups

REFERENCES:

Rob Livingston, CDOT Architect, Project Manager for Glenwood Springs
rob.levinson@state.co.us | 720-550-0033

Karim Wahb, CDOT Architect, Project Manager for Wolcott
karim.wahab@state.co.us | 720-648-0141

CITY AND COUNTY OF ALAMOSA GOVERNMENT BUILDING / CITY HALL



In the remote City and County of Alamosa, Colorado sits a LEED Silver, office and administrative building. This new building replaced an existing and over utilized Annex facility that was not meeting the growing demands of the County. As a result, D2C Architects was charged with designing a new Office Building that could meet the current needs while implementing strategies and techniques to allow for future growth and expansion, all on a limited budget. Current staff, including the Land and Building Department, County Treasurer, County Assessor, Clerks and Recorder and Veterans Affairs staff as well as, vendors and visitors were relocated as part of this improvement.

DOLA contributed \$575,000 due to successful LEED integration, including LEED Silver Certified

PROJECT TEAM:

- Eric Combs, AIA, LEED AP
- Brian Duggan, AIA, NCARB, CDT
- Bob Crandall, LEED AP
- **Keith Helmstetler AIA, NCARB (Helmstetler Architects + Associates)**

PROJECT STATS:

- **SIZE:** 15,300 SF
- **CONSTRUCTION COST:** \$3.5 million
- **COMPLETION DATE:** July, 2015

SIMILARITIES:

- Municipal/government client
- Similar administrative services to a Town Hall
- DOLA Grant
- County administration services
- Combining multiple functions in one building
- Blending the facility within the existing neighborhood style, theme and appearance.
- Site Feasibility Analysis
- Space Needs Assessment and Programming
- Transition Planning
- Rural Community
- 15 Year Forecasts incorporated into the design efforts

REFERENCE:

Our references are no longer with the County, we have provided a quote in our submittal and are happy to provide a reference letter from this client upon request.

D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY
CITY OF CREEDE | CITY HALL & PUBLIC WORKS GARAGE
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

E-470 PUBLIC HIGHWAY AUTHORITY, AURORA CENTRAL MAINTENANCE FACILITY



"...that D2C group is great to work with!"

~ Francoise Bergan, E-470 Vice Chair –Council Membe (Aurora)

The Authority's multi-facility campus will equal over 62,000 SF of much needed facility service space and over 90,000 SF of outdoor storage. The site is located in the southwest quadrant of the interchange of E-470 and Stephen D. Hogan Parkway in Aurora. The primary function is to provide for snowplow truck maintenance, storage of vehicles, maintenance materials and equipment, salt barn and house employee and contractor offices and related facilities.

The campus will include: over 6,000 SF of offices, 11,000 SF in bays including 6 drive through bays, 3 lanes of 2 vehicles in tandem service bays, 14,500 SF in covered vehicle storage, a 12,000 SF salt storage barn, 3,430 SF storage for parts and equipment, 15 - vehicle covered spaces for snow plows and bucket trucks, storage for next-generation tolling system partner, 4 containers and 2 future pads for mag chloride storage, 10,132 SF fueling station to house 5,000 gallon diesel and 5,000 gallon unleaded gas for service vehicles, 4 electrical charging stations with 13 rough-ins for future installation, 2,544 SF vehicle washing facility/bay, and over 90,000 SF of outdoor storage for vehicles, materials and debris.

The design team, took special considerations in being a good neighbor to the surrounding community creating an attractive visual screening of the operations along the multi-sided and heavy used trails in the area.

PROJECT STATS:

- **SIZE:** 62,326 SF
- **CONSTRUCTION COST:** \$27,000,000 (est.)
- **COMPLETION DATE:** June, 2024 (est.)

RELEVANCE:

- Municipal/government client
- Large vehicle storage/maintenance
- Administrative services
- Planning and user group meetings to determine the best use of the site and space.
- Flexibility for future growth.
- Existing campus that remained operational during construction.
- Incorporated sustainable design principles.

REFERENCE:

Derek Slack, Project Manager
303-660-1020 | dslack@e-470.com

CITY OF NORTHGLENN JUSTICE CENTER AND ADMINISTRATIVE HEADQUARTERS



"Looking at this building you can't help but be in awe."

-Mayor Carol Dodge, Northglenn City Mayor

Designed to meet the growing needs of the community for the next 100 years, the new 47,600 SF Northglenn Justice Center and Administrative Headquarters incorporates best practices in safety and civic design principles such as community integration, technological adoption, workplace innovation and stress reduction. Crafted to meet the demands into the next century, our goal was to maximize efficiencies of each department, while capturing the region's character. With private and secure parking, LED technology, 192 solar panels and 16,000 feet of interior and exterior glass for natural light, the facility creates a welcoming, community-centered atmosphere, while still providing occupant safety.

The Northglenn Justice Center replaces the 1980's outdated facility which was tucked into the 14,000SF basement of city hall. Nearly tripling its space, the new justice center facility now houses the Northglenn Police Department, the City's Municipal Court and a Crime Lab. The building also contains short-term detention, a training center, community room, property evidence room and a museum which effectively combines all necessary police/court functions, while still incorporating Northglenn's history.

Now proudly visible from I-25, the facility is prominently visible to the entire community. The building even features a public-facing bullet-proof glass wall that offers views of the nearby mountain range.

PROJECT STATS:

- **SIZE:** 47,600 SF
- **CONSTRUCTION COST:** \$20.5m
- **COMPLETION DATE:** September, 2018

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Bob Crandall, LEED AP (D2C)

SIMILARITIES:

- Municipal/government client
- Similar administrative services to a Town Hall
- City administration services
- Previously completed programming and concept designs analyzed to identify missing efficiencies
- Successful public outreach
- Owner integrated successfully into design process
- Designed for the context of the neighborhood
- Multiple user groups to accommodate

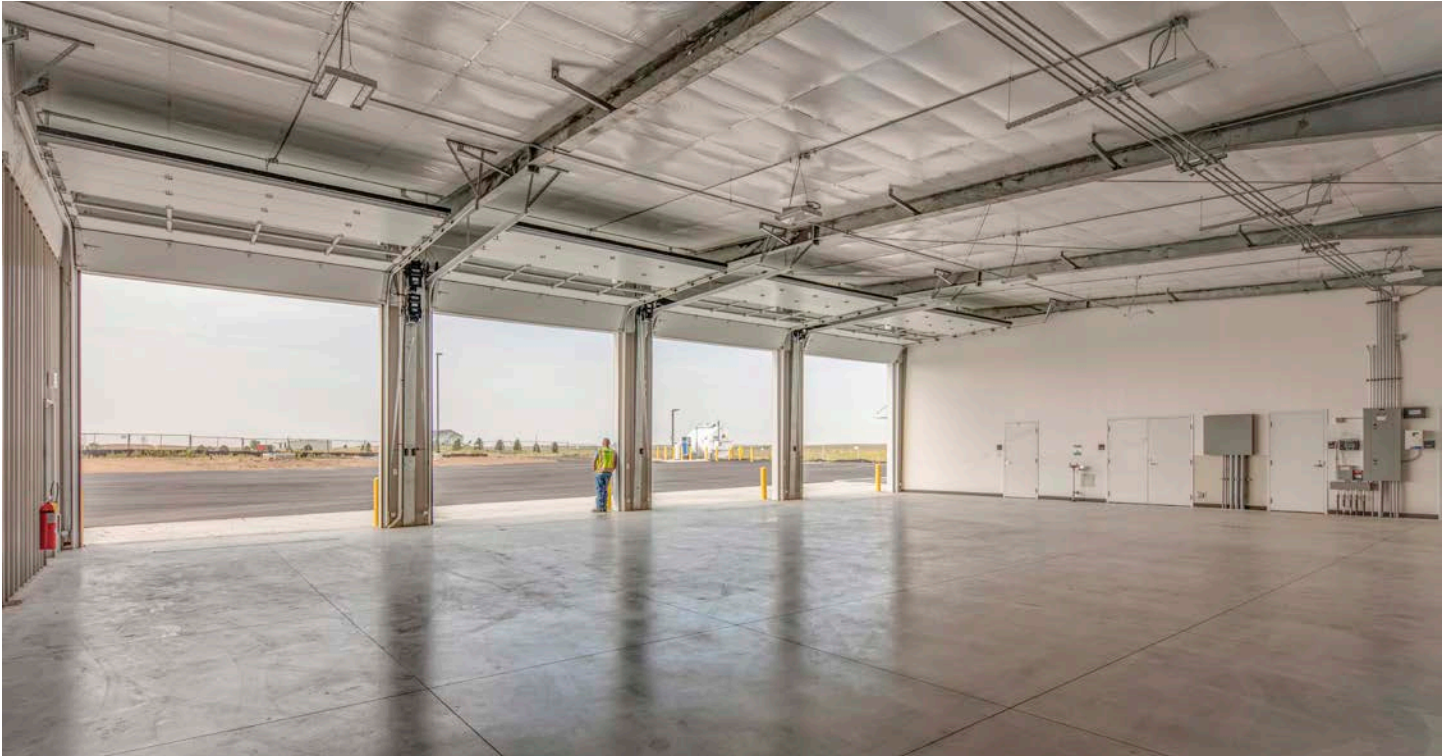
REFERENCE:

Jim May, Chief of Police
303-450-8967 | Jmay@Northglenn.org

D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY
CITY OF CREEDE | CITY HALL & PUBLIC WORKS GARAGE
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

ADAMS COUNTY | CITY OF BYERS LEADER BLADE PUBLIC WORKS GARAGE



A new fleet operations center located in unincorporated Adams County. The project includes the development of a 1.6 acre site as a remote maintenance, operations, storage and fueling station for Adams County rural eastern communities. The new 4,300 square foot prefabricated metal building contains four vehicle bays, office space, and user bunk rooms and kitchen.

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Bob Crandall, LEED AP (D2C)
- Charles Hager, IV, P.E., (JVA)
- Simon Farrel, (JVA)
- Cory Myrtle, P.E., LEED AP (PEC)
- Darin Ramirez, P.E., CGD, LEED AP (RJA)
- Eric Johnson, CxA, LEED AP (RJA)
- Paul Plewczynski, P.E. (RJA)
- Johan Kemp, PQS (Kemp)

PROJECT STATS:

- **SIZE:** 4,250 SF
- **CONSTRUCTION COST:** \$1,772,159.58
- **COMPLETION DATE:** October, 2020

SIMILARITIES:

- Municipal/government client
- Public Works facility
- Large vehicle storage/maintenance
- Administrative services
- Equipment /tool storage
- Welding booth and bay
- Covered vehicle storage
- Heated vehicle storage
- Incorporated sustainable design principles
- Pre-engineered metal building

REFERENCE:

No longer with the County

CITY OF EDGEWATER CIVIC CENTER



"My staff commented positively on the level of commitment the D2C Team had to support our own thoughts and design ideas." ~ Retired Police Chief John Mackey

D2C Architects in collaboration with the City and the City's Owner's Rep carried out programming, a community-based design process and developed bridging documents for a 58,000 SF multi-purpose building. The facility was programmed to account for city hall, council chambers, police department, library, gymnasium, and fitness center, along with public meeting rooms all connected by an atrium museum / gathering space.

The design challenges was to fit a group of typically disparate civic functions into a single building being planned for a tightly constrained site. Three of the facility's largest spaces – the library, the police department and the gymnasium – all require ground floor access due to their nature of use, adding to the challenge of creating an appropriate building plan.

By reserving the ground level for the library, police and gymnasium municipal offices and court functions and library on level one, the design balances office functions of police and courts with the more exuberant activities in the library and gymnasium while maintaining a sense of connection through the building's center. The design also make provisions for potential building expansion in the future.

PROJECT STATS:

- **SIZE:** 58,000 SF
- **CONSTRUCTION COST:** \$13,000,000
- **COMPLETION DATE:** 2018

TEAM MEMBERS:

- Eric Combs, AIA, LEED AP **(D2C)**
- Brian Duggan, AIA, NCARB, CDT **(D2C)**
- Bob Crandall, LEED AP **(D2C)**

SIMILARITIES:

- **Municipal/government client**
- **Similar administrative services to a City/ Town Hall**
- Space planning, programming and design for a multi-purpose, secure community facility
- Planning and user group meetings to determine the best use of the site and space.
- Flexibility for future growth
- All aspect of this project were sustainably designed

REFERENCE:

John Mackey, Retired Chief of Police
Coloradomackey1@gmail.com



D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY
CITY OF CREEDE | CITY HALL & PUBLIC WORKS GARAGE
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

MAINTENANCE AND TRAINING HEADQUARTERS



Kiewit was in need of a new headquarter facility where they could consolidate various sites/buildings/etc. and all their respective equipment into one central location to serve the \$1.2 Billion dollar Central I-70 improvements. The project included: a two-story, 36,700 SF, 8 bay, pre-engineered metal building with 6 drive through maintenance bays, 2 wash bays, 2 25 ton/5 ton girder bridge cranes, water recycling system, 10,500 SF office, conference room, training rooms, break area, locker rooms and a Foremans library.

PROJECT STATS:

- **SIZE:** 36,700 SF
- **CONSTRUCTION COST:** \$6,800,000
- **COMPLETION DATE:** December, 2019

TEAM MEMBERS:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Bob Crandall, LEED AP (D2C)
- Cory Myrtle, PE, SE, LEED AP (Corbel)

SIMILARITIES:

- **Similar Public Works services**
- **Large vehicle storage/maintenance**
- **Administrative services**
- Pre-Engineered Metal Building
- Designing for the Context of the Area

REFERENCE:

Jason Hailliburton
Kiewit Project Manager
303-930-9107 | Jason.Hailliburton@kiewit.com

ADMINISTRATIVE & TRAINING FACILITY



"It has been a great pleasure working with the D2C team!"

~ Marilee Bella, Former City of Thornton Commander, Professional Standards Unit

The new 17,269 SF Thornton Police Training Facility combines aspects of physical, mental, and technological training for the modern officer. The facility contains a shoot house, two state-of-the-art simulation rooms, two flexible training classrooms that can be combined into one space, K-9 training yard, skills pad for vehicular training, two fitness rooms and locker rooms.

Innovation in technology and architectural design will assist upcoming cadets. The two scenario rooms will provide situations catered towards hands-on, critical thinking, that will assist the new and seasoned officers in the field. The safety of the community, and those who serve it, is at the forefront of the design of this facility.

PROJECT STATS:

- **SIZE:** 17,269 SF
- **CONSTRUCTION COST:** \$16.5 million
- **COMPLETION DATE:** November, 2022

TEAM MEMBERS:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Bob Crandall, LEED AP (D2C)

SIMILARITIES:

- **Municipal/government client**
- **Similar administrative services to a City/Town Hall**
- **City Administrative services**
- Education/Training
- Utilizes current technology
- Sustainable designed
- Secure access
- Conference rooms
- Team meeting spaces
- Multi-functional spaces

REFERENCE:

Gregory J. Reeves
Deputy Chief (Patrol Division)
720-977-5020 | greg.reeves@thorntonco.gov

TOWN OF MEAD PUBLIC WORKS



D2C assisted with analyzing and evaluations to determine the long term needs of the Public Works department, phased facility and site planning, and conceptual design through construction documentation for a new, final build out of 12,000 SF, single-story structure with a mezzanine for the Public Works Administration and mechanical shop with four service bays designed to accommodate a future build out for a total of 10 bays.

D2C assisted the Town on the DOLA grant funding application, originally the project was awarded a \$130,000 grant, this was later updated to \$500,000.

PROJECT STATS:

- **SIZE:** 12,000 SF
- **CONSTRUCTION COST:** \$3,495,000
- **COMPLETION DATE:** August, 2022

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Bob Crandall, LEED AP (D2C)

SIMILARITIES:

- **Municipal/government client**
- **DOLA Grant**
- **Public Works facility**
- **Large vehicle storage/maintenance**
- **Administrative services**
- Variety of needs on one site, accommodating a park master plan
- Assisted the town with future phasing and expansion planning
- Implementation Factor Definition
- Growth Projections And Infrastructure Accommodations
- Mead's Current Population Is 4,373 With An Anticipated Growth Need Of 11,537
- Pre-engineered metal building

REFERENCE:

Erika Rasmussen, P.E.
Town Engineer/Public Works Director
970-805-4185 | erasmussen@townofmead.org

CITY OF EVANS POLICE STATION



D2C is providing the City of Evans and the Evans Police Department planning, design and construction observation services. The new facility will be a stand-alone structure which will meet or exceed established industry best practices for a public safety building. The new facility will include: Administration, Patrol, Evidence Storage, Investigations and community space.

Following completion of the new police building, city administration will expand into the 9,000 square foot space vacated by the Police Department at the Evans Community Complex.

PROJECT STATS:

- **SIZE:** 41,000 SF Police Station
9,000 SF Renovation of Vacated Police
- **CONSTRUCTION COST:** \$20 million (est.)
- **FINAL COMPLETION DATE:** 2024 (est.)

TEAM MEMBERS:

- Eric Combs, AIA, LEED AP (**D2C**)
- Brian Duggan, AIA, NCARB, CDT (**D2C**)
- Bob Crandall, LEED AP (**D2C**)
- Kent Bruxvoort, PE (**PEC**)
- Cory Myrtle, PE, SE, LEED AP (**Corbel**)

SIMILARITIES:

- **Municipal/government client**
- **Similar administrative services to a City/Town Hall**
- **City administration services**
 - Designing for the context of the neighborhood
 - Multiple user groups to accommodate
 - Conference rooms
 - Team meeting spaces
 - Multi-Functional spaces

REFERENCE:

John Usery, Owner's Representative
Artaic Group
303.253.4417 | john.usery@artaicgroup.com

TOWN OF JOHNSTOWN POLICE DEPARTMENT



The Johnstown Police Department needs a building renovation to meet the department's and community's current and future demands.

The city and police leadership team have prioritized the facility and site based on the assessment. The remodel will include five core components: evidence storage, Sally Port, training room, workout area, and patrol officer space. D2C is assisting the police department with planning, design, and potential phasing to accommodate funding and maintaining a secure campus and facility during construction. The facility will include secure detention, administrative offices, booking, evidence rooms, training room, victim services, sally ports, investigations, patrol rooms, and a records room.

PROJECT STATS:

- **SIZE:** 8,823 SF
- **CONSTRUCTION COST:** \$4,000,000
- **COMPLETION DATE:** 4/2025

TEAM MEMBERS:

- Eric Combs, AIA, LEED AP (**D2C**)
- Brian Duggan, AIA, NCARB, CDT (**D2C**)
- Bob Crandall, LEED AP (**D2C**)
- Kent Bruxvoort, PE (**PEC**)
- Cory Myrtle, PE, SE, LEED AP (**Corbel**)

SIMILARITIES:

- **Municipal/government client**
- **Similar administrative services to a City/Town Hall**
- Owner integrated successfully into design process
- Multiple user groups to accommodate
- Site assessment
- Implementation factor definition
- Growth projections and infrastructure accommodations
- Space needs assessment and programming
- Evaluation of existing facility
- Conference rooms
- Team meeting spaces
- Multi-functional spaces

REFERENCES:

Matt LeCerf, Town Manager
c. 720-202-6556 | mlecerf@townofjohnstown.com

EL PASO COUNTY SUBSTATION



The goal of this project is to design and construct a new 8,624 SF new Sheriff's Office and Substation to service the Northeastern part of unincorporated El Paso County. The facility will service concealed handgun permits, records, patrol, investigations, internal affairs, a community meeting room, clerk and recorder, treasurer and assessor's offices.

The new facility is designed to conform and compliment the Fire Station located on the east of the shared site.

PROJECT STATS:

- **SIZE:** 8,624 SF
- **CONSTRUCTION COST:** \$2,752,698
- **COMPLETION DATE:** March, 2025

SIMILARITIES:

- **Municipal/government client**
- **Similar administrative services to a City/Town Hall**
- Owner integrated successfully into design process
- Multiple user groups to accommodate
- Multiple County services in one building
- Planning and user group meetings to determine the best use of the space
- Flexibility for future growth

REFERENCE:

Joe Roybal, Sheriff
josephroybal@elpasoco.com | 719-520-7100

TOWN OF HUDSON, COLORADO

PUBLIC SAFETY CAMPUS



D2C assisted the Town of Hudson on renovating their existing facility to assist with growth expansion to modify the current facility that were not immediately working for their needs.

The long term goals of the project is to create a Public Safety Campus to fulfil the Town's police, courts and fire needs for the long-term plan. D2C assisted the Town with a needs assessment, graphic illustrations of the layout and general aesthetics and a cost opinion to present to their Town Board. The efforts originally started at a \$40 million police facility and a \$30 million fire facility on a joint campus. Helping the City D2C found efficiency and operational reductions to accommodate a more feasible \$25 million budget.

PROJECT STATS:

- **SIZE:** 35,000 SF police
30,000 SF Fire
- **CONSTRUCTION COST:** \$25,000,000
- **COMPLETION DATE:** TBD

SIMILARITIES:

- **Municipal/government client**
- **Similar administrative services to a City/Town Hall**
- Large vehicle storage/maintenance
- Owner integrated successfully into design process
- Planning and user group meetings to determine the best use of the space
- Multiple services in one campus
- Multiple user groups to accommodate

REFERENCE:

Scott Sedgwick, Chief of Police
303-536-4889 |
ssedgwick@hudsoncolorado.org



D2C Architects' has helped our municipal clients with Department of Local Affairs (DOLA) grant services since early 2014. DOLA helps local governments with a variety of grant and loan programs.

Our services have helped Front Range municipalities save over \$1 million dollars on much needed resources to better serve their communities.

Our DOLA experience includes:

BENNETT TOWN HALL

- A \$25,000 grant from DOLA Awarded to help pay for the design and engineering.

PARK COUNTY OFFICE BUILDING

- A \$383,000 grant from DOLA for Furniture, Fixtures and Equipment.

ALAMOSA COUNTY OFFICE BUILDING

- DOLA contributed \$575,000 due to successful LEED integration.

MEAD PUBLIC WORKS

- DOLA initially contributed \$130,000 grant, this was later updated to \$500,000.

EXPERIENCE COMMUNITY OUTREACH

D2C Architects believes that architecture ought to reflect the values and aspirations of the City of Creede community, your user groups and the community it serves. Integrated owners and community participation plays an important role in your project success and D2C will work closely with the City of Creede and Public Works from the outset of the project to identify desired community participation outreach strategies to make this project a success.

During the Partnering / Kick-off process, we will work with your project leadership to identify community participation milestones and activities that are appropriate for the City of Creede and dovetail with our design schedule.

Community outreach efforts in the past have included:

- Presentations at Board of Trustees or Client Board Meetings
- Focus Groups with Community Users
- One-on-One Meetings with Community Members
- Open Houses (indoors or outdoors) with a display of design exhibits at community events
- Various forms of community surveys
- Web Postings / Blogs
- Newsletters
- Once A Month Meeting – An established date, once a month where we provide updates and status briefings to the community.

Furthermore, our design drawings and other documentation can be shared via the client or community's websites, newsletters, e-mail distribution or many other forms. Keeping the community engaged and informed throughout the design process is one of the best ways to foster public acceptance of the design direction and increase understanding of the financial allocation and community impact.



Top two images: D2C engaging in the City of Edgewater's Civic Center community outreach events. Bottom image: D2C engaging in the Civic Center Phase I community outreach as part of the Northglenn Justice Center and Admin HQ project.

// *During our planning process I learned that this team of architects were willing to respond to my questions at all hours of the day and night including weekends. It was my experience with the D2C Architects Team that they were exceptionally responsive to our suggestions and quick to come up with solutions. My staff commented positively on the level of commitment the D2C Team had to support our own thoughts and design ideas.*

I can say that I was very pleased with the professionalism and customer oriented service that the D2C Team of Architects provided... //

~ John Mackey, Chief of Police, Edgewater Civic Center



The Edgewater Civic Center includes programming, planning and design for the city hall, council chambers, police department, library, gymnasium, and fitness center, along with public meeting rooms.

3 | PROJECT APPROACH

COMMUNITY OUTREACH



// D2C was a tremendous team to work with. The team was flexible, with no ego! They listened to the needs of the client and were easy to communicate with. They rolled up their sleeves and jumped in. The D2C team is genuine, down to earth people that I enjoyed working with on this highly successful project. //

~ Michelle Albert, Owner's Representative, Project Manager



Tri-State Field Facility and Training Center offers functional and flexible user spaces. The new facility includes: multiple conference rooms, multi-functional training rooms, administrative offices, break rooms, and maintenance bays.

4 | SUBCONSULTANTS

D2C will serve as the City of Creede's primary point of contact and contract holder. We work closely within our network of consultants to identify the most advantageous team with the required skill sets and experience to deliver your needs and goals on-time and on-budget. We have listed engineers and consultants we have successfully worked with on similar project types including Town Halls and Public Works facilities. We are always open to expanding our preferred list based on what is best to fit the needs of the City.

Following is a list of the specialty, the name of the partners and their role:

CIVIL ENGINEERS

Professional Engineering Consultants (PEC)

As civil engineers, their role includes communicating with all stakeholders and local entities to determine the land use and site development goals and responsibilities for the projects; implement creative design solutions to avoid conflicts and overcome challenges of the proposed plans; provide an understanding of municipal codes and regulations for approval of proposed developments; and provide site planning, layout, grading, drainage, erosion control, water supply systems, sanitary sewer systems, and storm water systems as required.

Experience:

- Town of Bennett Town Hall (with D2C, PEC, Corbel, RJA)
- Town of Bennett North Municipal Complex Public Works Facility (with D2C, Kemp, PEC, Corbel, RJA)
- Adams County Leader Blade Public Works Garage (with D2C, Kemp, PEC, RJA)
- Douglas County Parker Road and Bridge Service Center (with D2C, PEC, Corbel)
- Larimer County Fleet Campus (with D2C, Kemp, PEC, RJA)

STRUCTURAL ENGINEERS

Corbel Engineering

The structural engineers will work hand-in-hand with the architect and design team to develop and perform analysis relative to the overall project form. They will provide oversight and quality control review, be involved with the research, planning, design, construction, inspection, monitoring, maintenance, rehabilitation, and demolition of permanent and temporary structures, as well as the overall systems and their components. They will consider the technical, economic, environmental,

aesthetic and social aspects of the projects. It is their responsibility to design a sound structural system from the foundation to various components that interact with building. They must ensure not only code requirements are met but that life safety and stability are realized.

Experience:

- Town of Bennett Town Hall (with D2C, PEC, Corbel, RJA)
- Town of Bennett North Municipal Complex Public Works Facility (with D2C, Kemp, PEC, Corbel, RJA)
- Douglas County Parker Road and Bridge Service Center (with D2C, PEC, Corbel)
- Evans Police Station (with D2C, PEC, Corbel)
- Parker Water and Sanitation District (with D2C, Corbel, Kemp, RJA)

MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING & FIRE

Ramirez, Johnson and Associates (RJA)

As our Mechanical/Electrical and Plumbing Engineers they will deliver energy and fiscally efficient solutions to the development processes, giving consideration to small components such as filters, cameras, wiring, and piping types to the overall systems including the HVAC system, device management, security strategy, and lighting schemes. They will analyze problems on renovations, additions and tenant improvement projects to see how mechanical and thermal devices might help solve, heating, cooling and plumbing challenges. They will evaluate the electrical systems, products, components and applications. The M/E/P partners are ultimately responsible for the design of the HVAC and plumbing components of the building to ensure occupants of the building are comfortable while yielding a healthy environment (air quality, etc.). Providing sustainable and energy efficient solutions that reduce facility operation and maintenance costs while yielding durable, long lasting solutions.

Experience:

- Town of Bennett North Municipal Complex Public Works Facility (with D2C, Kemp, PEC, Corbel, RJA)
- E-470 Central Maintenance Facility (with D2C, RJA)
- Larimer County Fleet Campus (with D2C, Kemp, PEC, RJA)
- Adams County Leader Blade Public Works Garage (with D2C, Kemp, PEC, RJA)
- Parker Water and Sanitation District (with D2C, Corbel, Kemp, RJA)

LANDSCAPE ARCHITECT

KAART Planning

The Landscape Architects will work closely with D2C's team to embellish the project's holistic design vision. They will work closely with the civil engineer to implement strategies that aid in water quality, reduce site erosion and screen components. They are responsible for specifying proper water using plantings (drought tolerant for example in this arid climate of Colorado) and high altitude location appropriate species of plant materials that will establish and survive. On the same note, those specified plantings must comply with the building scale and remain in proportion to the overall design. Ultimately, they are responsible for achieving a balance between the building and the natural environment.

Experience:

- Mesa County, Grand Valley Transit Public Works Facility (*with D2C, Corbel, KAART, Kemp, RJA*)
- City of Delta Pocket Park & Plaza
- Grand Junction Public Safety Building
- Palisade Town Plaza
- Riverfront at Dos Rios Park

CONSTRUCTION COST ESTIMATORS

Kemp Estimating

The Construction Cost Estimators will provide cost estimates based on the final scope of work to assist in educating the design process and budget requirements. They are focused on your project with one goal: assist the City of Greeley in managing the cost from conception through closeout. With an understanding of program goals and expectations, a suite of solution-oriented services is provided to meet the project needs.

Experience:

- Brighton Municipal Service Center (*with D2C, Kemp, RJA*)
- Town of Bennett North Municipal Complex Public Works Facility (*with D2C, Kemp, PEC, Corbel, RJA*)
- Adams County Leader Blade Public Works Garage (*with D2C, Kemp, PEC, RJA*)
- Larimer County Fleet Campus (*with D2C, Kemp, PEC, RJA*)
- Parker Water and Sanitation District (*with D2C, Kemp, RJA*)

SECURITY, IT, LOW VOLTAGE & ACOUSTICAL

Censeo AV+Acoustics

Censeo will lead the IT/security, low voltage, and acoustics design from concept through construction documents and will oversee construction administration.

Security – We work with the Owner to ensure the building meets all their electronic security needs. Censeo works to take the City's vision and combines

it with the Architect's to provide an easy to use system that balances safety needs with the budget. We do this through our design process which first develops safety and security zones. As a public entity, the building might need to address accessibility to the public as well as the private training needs, so this approach helps the entire team visualize what spaces need to be accessible by different groups, allowing the team to address the security layout from an architectural space layout perspective, not just requiring the use of electronic security measures such as access control and surveillance cameras.

Acoustics – The Acoustical Engineers will be responsible for all areas of architectural acoustics, environmental noise control, and mechanical noise and vibration control. Their architectural acoustics responsibilities specifically include sound isolation of airborne and structure borne noise, sound, and vibration isolation of mechanical equipment and room acoustics.

Experience:

- Denver Zoo Site Audio & PA
- Valencia Road Noise Study
- Gregory Street Audio System
- Lili'uokalani Center - Multimedia Arts Facility

OPTIONAL SERVICES

GEOTECHNICAL

Kumar and Associates

The Geotechnical Engineer is responsible for project engineering and management support for geotechnical investigations and environmental services. They are responsible for project management, client contact and satisfaction, recommendations, directing field engineers and contractor compliance to the contract specifications. This includes the supervision of drilling programs logging of exploratory borings and pits, observation of foundation excavations, piezometer installation, percolation testing, wetland delineations and wetland mitigation site monitoring.

SURVEY ENGINEERS

Professional Engineering Consultants (PEC)

The Land Surveyors will work with the team to identify and provide required spatial data for the projects, including design topographic survey in the City's control system. The field crews will collect data to support a one-foot contour interval digital surface model of the sites. All planimetric and topographic features within the survey limits will be mapped during the survey, including but not limited to: grade breaks, drainage structures, fences, curb/gutter, edge of pavement/concrete, and visible utility features. Manhole invert depths and pipe sizes will be recorded for any sanitary or storm drain manhole within the survey limits. The field data will be processed into a ACAD file, including both 2D and 3D planimetric files and a surface file. BHI can also collect property information to prepare a boundary survey of the site (if necessary).

5 | DETAILED SCHEDULE



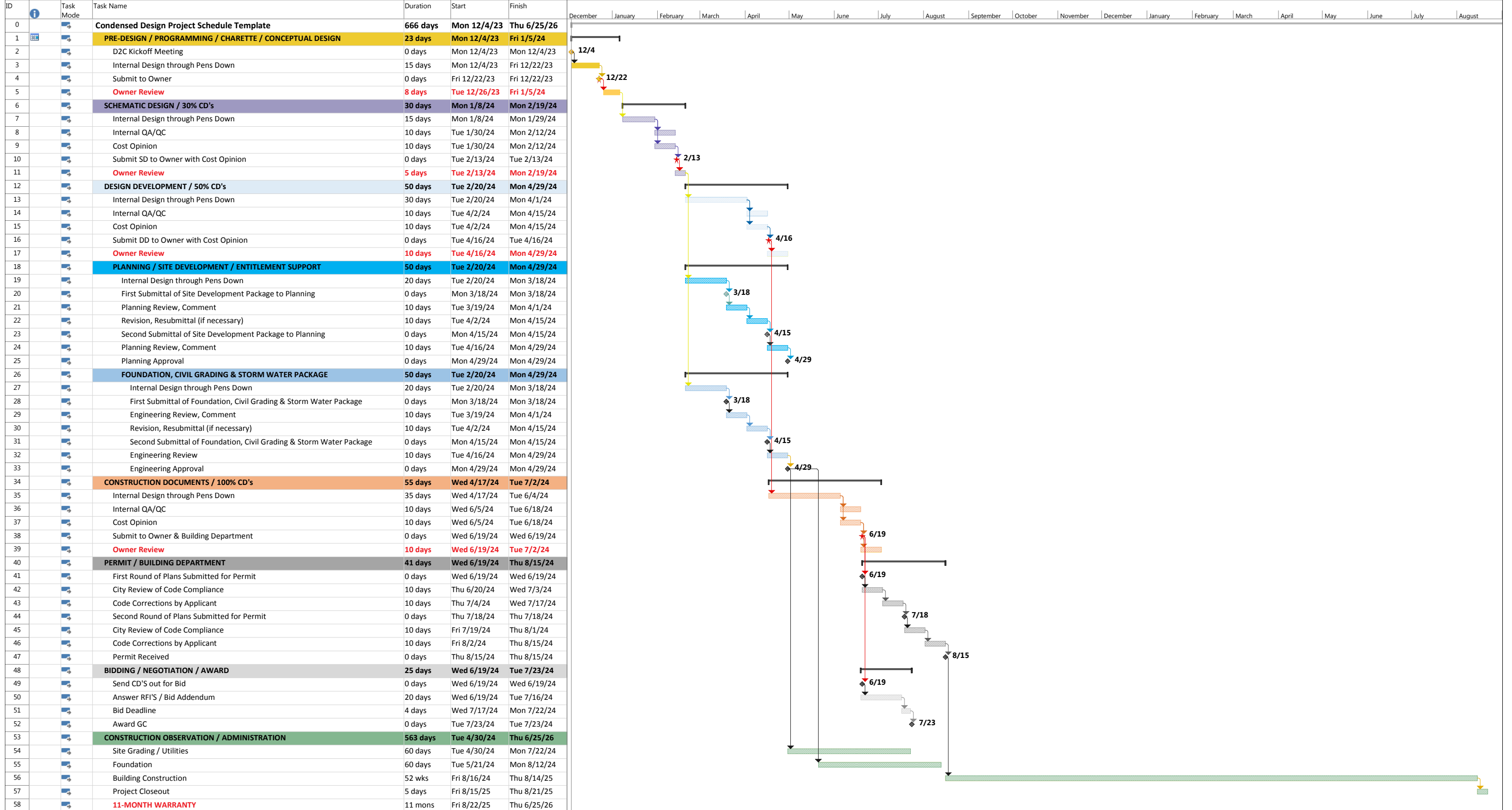
Our team has spent considerable time looking at the schedule. We've explored each milestone (concept design, schematic design, preliminary design, final design, etc.) and the necessary efforts required during each of those phases, including Working/Production Time, Meetings and Coordination time, Quality Assurance and Quality Control (QA/QC) time, "pens down time" for the cost estimator to price the work, submittal time to you, and your review time. Compiling each necessary aspect and laying out the schedule in a traditional, sequential manner yields a CD completion date that far exceeds your April/May 2024 deadline.

Based on our experience in high-altitude Cities and Towns like Creede, we understand the necessity to have CDs completed by April/May; it's all about being ready and able to start construction while the weather cooperates. Therefore, we have deviated from the standard "sequential" process and instead propose a fast-tracked process, where we will release both site/utilities and foundation packages sooner in the design process. By completing the site package (civil, utilities, and grading) and foundation package in advance of other design disciplines, we can allow construction to start sooner on weather-sensitive scopes of work. At that same time, our team will continue to advance the remaining disciplines of the project. This approach will require multiple bid packages the City will need to award.

While this approach and its details can be seen in the following schedule, we welcome an opportunity to present the schedule and discuss it with you in more detail.

Creed City Hall and Public Works Garage

PROPOSED MILESTONE SCHEDULE



CREED CITY HALL AND PUBLIC WORKS GARAGE
FEE PROPOSAL

	Name, title	Hourly rate	Pre-Design / Program Verification / Concept Design	Preliminary Design (30% Schematic Design)	Final Design (100% Design Development)	Construction Documents	Bidding	Construction Observation	Total Hours	Total Cost	Estimated Reimbursables (travel, lodging etc.)	Comments
D2C Architects Architecture / Interiors	Eric Combs, Project Executive	\$175	40	40	24	24	4	40	172	\$30,100	\$12,500	See Footnotes Below
	Brian Duggan, Project Architect	\$155	40	60	60	60	8	60	288	\$44,640		
	Ryan Downs, Project Manager	\$145	60	80	160	160	24	80	564	\$81,780		
	Specification Writer	\$165			40	40			80	\$13,200		
	Bob Crandall, BIM Manager, QA/QC, Construction lead	\$145		40	40	40	4	120	244	\$35,380		
	Multiple CAD/BIM Techs	\$108	80	100	280	280	40	200	980	\$105,840		
Kaart Landscape	Mike Hoch, Senior Landscape Architect	\$125	8	16	40	8	10	8	90	\$11,250	\$1,250	See Footnotes Below
	Mallory Reams, Landscape Designer	\$100	8	8	12	8			36	\$3,600		
PEC Civil Engineering + Surveying	Matt Billingslea, Principal	\$220	1			2			3	\$660	\$2,000	See Footnotes Below. Surveying was not noted as a requirement in the RFP. We've included it in our scope as it will be necessary. If its not needed, we can omit it from the scope/fee.
	Kent Bruxvoort, QC	\$200	2	4	4	4	2	2	18	\$3,600		
	Scott Turnbull, Project Manager	\$175	12	12	40	24	6	28	122	\$21,350		
	Nicholas Raley, Design Engineer	\$125	8	24	64	40	2	28	166	\$20,750		
	Paige Denman, Admin	\$90	4					4	8	\$720		
Corbel Structural Eng.	Cory Myrtle, Structural Engineer	\$190	8	16	24	16	4	16	84	\$15,960	\$1,250	See Footnotes Below
	Ignatius Vasant, Design Engineer / Technician	\$165		8	18	16	2	32	76	\$12,540		
	Kaitlin Behnke, Structural Drafter	\$120			32	24			56	\$6,720		
RIA MEP Eng.	Andy Achterman, Mechanical Engineer	\$140	10	40	96	90	18	60	314	\$43,960	\$1,800	See Footnotes Below
	Theresa Gray, Electrical Engineer	\$140	12	30	82	72	16	30	242	\$33,880		
	Darin Ramirez, Principal	\$170	4	8	6	8	2	8	36	\$6,120		
Kemp Cost Estimating	Johan Kemp - Principal	\$135	12	16	40				68	\$9,180	--	See Footnotes Below
	David Ambrose - MEP Estimator	\$125	8	16	32				56	\$7,000		
	Dan Frondorf - Civil Estimator	\$125	4	8	12				24	\$3,000		
	Frank Akpebu	\$110			8				8	\$880		
Kumar Geotech.	Various Staff Members		14,500							14,500		Geotech was not noted as a requirement in the RFP. We've included it in our scope as it will be necessary. If its not needed, we can omit it from the scope/fee.
SUBTOTAL			14,821	526	1,114	916	142	716	3,735	\$526,610	\$18,800	

GRAND TOTAL WITH REIMBURSABLE EXPENSES

\$545,410.00

Footnotes:

1. Fee captures costs for both buildings
2. Fire Protection Systems will be performance based specified.
3. Assumes the existing report is still valid and can be relied upon for programming details and is a sound starting point for Preliminary Design efforts.
4. Renderings are limited to 2 for the project
5. Scope includes providing supporting documentation (renderings, etc.) to Owner for Owner's use in grant writing, grant applications, etc. (to be performed by Owner)
6. Scope is predicated on the preferred site/floor plans provided in the RFP
7. Structural accounts for shallow foundations and slab on grade. Deep foundations are not accounted for in the fee proposal.
8. Includes IT and Low Voltage Infrastructure - pull strings and conduit
9. Assumes all meetings to be virtual with exception of 3 trips during design
10. CA Trips included are:
 - Architectural: 4 Trips
 - Landscape: 1 Trip
 - Civil: 1 Trip
 - Structural: 2 Trips

Exclusions:

Furniture, Fixture and Equipment Design
Separate and/or Multiple Bid Packages
Fuel System Design
Garage equipment layouts and design
Process piping layout, design or documentation (to be by Contractor)
Cost Estimates
LEED
Solar, Thermal, Daylighting
PV Design
Low Voltage Design - Conduit and Pull Strings Included in Scope
Commissioning
Energy Modeling
Life Cycle Cost Analysis
Acoustic Design/Engineering
Landscape Irrigation
Furniture Design and/or Documentation
Grant Application Support Services
ROW dedication, ROW vacation and design within the public ROW are not included, but can be an additional service.
Off-site utility designs are not included, but can be an additional service.
Any floodplain analyses, including CLOMR/LOMR efforts, are not included, but can be an additional service.
Structured Cabling
Electronic Security Design
Cost estimate at CDs

7 | PROOF OF INSURANCE

Client#: 1089971

D2CARC

ACORDTM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC P.O. Box 7050 Englewood, CO 80155 800 873-8500	CONTACT NAME: Sheree S. Zamarripa
	PHONE (A/C, No, Ext): 800 873-8500 FAX (A/C, No):
	E-MAIL ADDRESS: sheree.zamarripa@usi.com
	INSURER(S) AFFORDING COVERAGE NAIC #
	INSURER A : Travelers Indemnity Co of America 25666
	INSURER B : Travelers Property Cas. Co. of America 25674
	INSURER C : Travelers Indemnity Company 25658
	INSURER D : Berkley Insurance Company 32603
	INSURER E :
	INSURER F :

INSURED
 D2C Architects, Inc.
 1212 S. Broadway, Suite 250
 Denver, CO 80210

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	x	x	6803W632467	01/14/2023	01/14/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 OTHER: \$
A	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	x	x	6803W632467	01/14/2023	01/14/2024	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER: \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10000	x	x	CUP3W633808	01/14/2023	01/14/2024	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 OTHER: \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		x	UB3W619297	01/14/2023	01/14/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Professional Liability Claims Made			AEC906351501	01/14/2023	01/14/2024	\$2,000,000 per claim \$2,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

FOR PROPOSAL AND PROOF OF COVERAGE LIMITS ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

|| The team at D2C Architects has never failed to get involved from the very beginning. Their commitment to the project was obvious, their level of expertise, knowledge and professionalism is above reproach and since groundbreaking they have been intimately involved with OAC's and the on time completion of the required ASI's and other documentation. ||

~ John T. Rosecrans, Support Commander, Northglenn Justice Center



Northglenn Justice Center has all the same features of Creede's new City Hall, including private offices, conference room, council chambers, training rooms, and community services with a patio for the user groups to enjoy.

D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

1212 South Broadway, Suite 250, Denver, CO 80210
303.952.4802 | www.D2Carchitects.com



CITY OF CREEDE, COLORADO
CITY HALL + PUBLIC WORKS GARAGE
ARCHITECTURE / ENGINEERING

OCTOBER 20TH, 2023

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LETTER OF INTEREST

CITY OF CREEDE

ATTN: Louis Fineberg, City Manager
2223 N. Main Street / PO Box 457
Creede, CO 81130
manager@creedetownhall.com
719-658-2276 ex. 1


Dear Mr. Fineberg,

It is with great enthusiasm that we submit Reynolds Ash + Associates' proposal for services for the new City Hall and Public Works Garage for the City of Creede.

RA+A is a full-service Architecture & Engineering firm with offices in Durango, and Pagosa Springs, Colorado, and Phoenix, Arizona. Reynolds Ash is excited to announce that we've opened a location in Alamosa, Colorado. Last spring, RA+A celebrated the merger of Reynolds Ash + Associates and RMBA, one of Durango's most competitive architecture firms. For a combined 44 years, we have provided design services for hundreds of residential, commercial, and municipal clients across the Four Corners region. Our local presence in southwest Colorado means that we will be here to support you for years to come. We are thrilled by the opportunity to partner with you in the development of your facilities.

Our team of licensed architects and engineers have tremendous experience in designing successful projects similar to yours. We have a proven track record of success and understand all the complexities of site and building design. With a staff of 23, we are ready to meet your needs and make this project a reality in a short time frame. Our firm stays current on construction costs and issues specific to our labor force. We also have extensive experience working on projects dealing with DOLA grant funding.

Our team has recent relevant and meaningful experience on projects very similar to the project proposed in this RFP. We have significant history working with many regional municipalities such as Rio Grande County, Alamosa County, Conejos County, Archuleta County, La Plata County, Dolores County, Hinsdale County, Mineral County, and more. We understand similar needs, objectives, challenges, concerns, and expectations for such projects. As long-term residents of Southwest Colorado, we are passionate about providing the best possible services for the betterment of our community. We appreciate the opportunity to submit our qualifications to you and thank you for



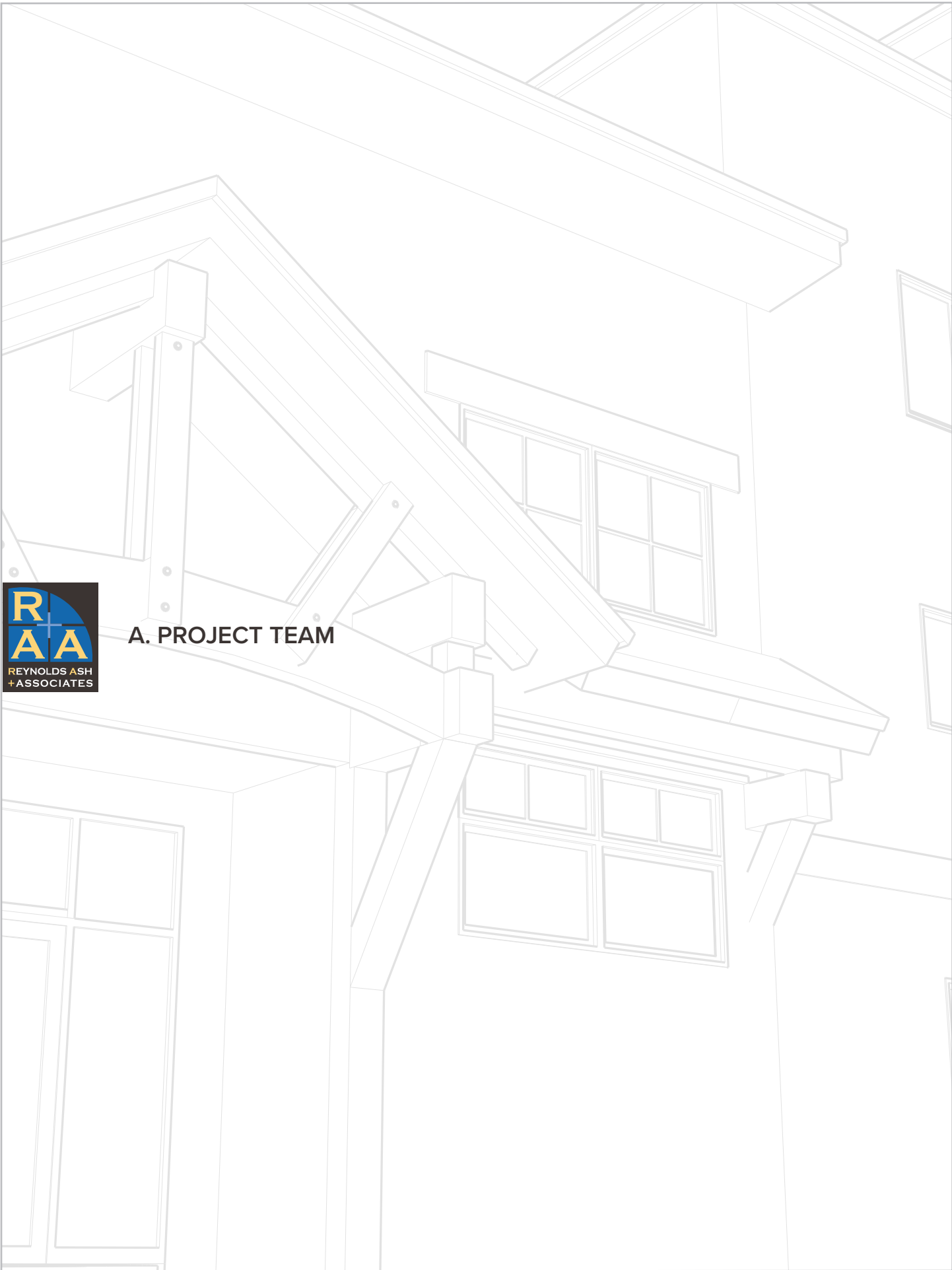
Brad Ash, AIA

Reynolds Ash + Associates Architecture & Engineering, PLLC
262 Pagosa Street, Suite 200
Pagosa Springs, Colorado 81147-6335
bash@ra-ae.com
970.264.6884





A. PROJECT TEAM



FIRM PROFILE / REYNOLDS ASH + ASSOCIATES

REYNOLDS + ASSOCIATES ARCHITECTURE & ENGINEERING, PLLC was founded in 2002 by Tracy Reynolds, AIA, P.E. and became Reynolds Ash + Associates (RA+A) with the transitions of Brad Ash, AIA, NCARB to partner in 2015, and Elizabeth Boone, AIA, NCARB, LEED AP BD+C in 2020. The firm's professionals have extensive knowledge and expertise in all facets of design from custom residential to commercial, institutional, industrial, preservation architecture, and land planning. The firm maintains a staff of 23 highly qualified architects/interns, structural engineers, production, marketing, and administrative personnel. The size of our staff allows us to give the highest level of quality for projects of any size and scope. The firm's resume includes a diverse portfolio of project types, from small-scale residential to multi-million dollar commercial, mixed-use, and multi-family projects.

RA+A views the architect/client relationship as a productive collaboration of people, disciplines, perspectives and ideas. While each member of our team brings unique strengths and viewpoints to the development process, all share a commitment to client satisfaction. Consequently, many of our projects are with repeat clients or referrals from past clients.

Durango Office



Pagosa Office



OFFICES

RA+A has offices in Durango and Pagosa Springs, Colorado, and Phoenix, Arizona. The Durango office is housed in a newly-constructed mixed-use building in the historic downtown district. The Pagosa office is located in a mixed-use building downtown that the firm co-developed. Reynolds Ash + Associates is excited to announce a new location in Alamosa, Colorado.

CONTACT DURANGO

Tracy Reynolds, Senior Principal Architect, P.E.
Office: (970) 259-7494
564 E. 2nd Avenue, Suite 201, Durango, CO 81301

CONTACT PAGOSA SPRINGS

Brad Ash, Principal Architect, AIA, NCARB
Office: (970) 264-6884
262 Pagosa Street, Suite 200, Pagosa Springs, CO 81147

CONTACT PHOENIX

Office: (480) 847-3899
161 N 16th St., Suite 102, Phoenix, AZ 85020

CONTACT ALAMOSA

Office: (480) 847-3899
604 Main Street, Alamosa, CO 81101



BRAD ASH has been a critical part of the RA+A team since 2006 and principal at RA+A since 2015 when he opened the Pagosa Springs office location. He works closely with clients as well as the construction team to ensure that every aspect of construction is done precisely and exquisitely. Ash comes from 4 generations of builders local to the Pagosa Springs area and approaches all projects with a duality of design innovation and building experience.

PRINCIPAL

EDUCATION

Master's Degree of Architecture,
2006, University of Colorado
Bachelor's Degree of Arts/Architecture,
2003, University of Colorado

LICENSURE

COLORADO
(Arch. No. 402646)

NEW MEXICO
(Arch. No. 005163),
NCARB NO. 73116

ARIZONA
(Arch. No. 54898)

UTAH
(Arch. No. 9722279-0301)

WYOMING
(Arch. No. C-3394)

PROFESSIONAL AFFILIATIONS

Durango Home Builders
Association
American Institute of
Architects

Ash is a Pagosa Springs native, who received his Bachelor's Degree of Arts/Architecture from the University of Colorado at Colorado Springs in 2003, a Master's Degree of Architecture from the University of Colorado at Denver in 2006, and a Graduate Certification in Design Build from the University of Colorado at Denver. Ash received the Architectural Craftsmanship award from the 2006 Young Architects Award Gala (YAAG) hosted by the AIA for a model completed during graduate school.

Ash's significant projects with RA+A include the City Hall, Library, and Public Safety Building for the City of Alamosa, for which he was project Architect; the expanded Recreation Center for the Pagosa Lakes Property Owner's Association in Pagosa Springs, the new office building for Pagosa Lakes Property Owner's Association in Pagosa Springs, and the remodel and addition for the Mineral County Courthouse in Creede, Colorado. He has collaborated with local entities on many mixed-use buildings like the Springs Resort & Spa, Healing Waters Resort & Spa, and the Hinsdale County Administration Building. His work in Rio Grande County includes the 2018 Needs Assessment report, which was a collaborative effort with Catur Roma and Reilly Johnson Architects, and more recently the re-design of the Social Services Building.

Ash is active in the Pagosa community through service on the Comprehensive Plan Committee, the Home Builders Association, and formerly the Historic Preservation Board.



RESUME / LAUREN DAVIS, AIA, AICP



LAUREN DAVIS joined Reynolds Ash + Associates with the merger of RMBA and RA+A in Spring 2022. With her, she brings over fifteen years of professional experience in architecture and master planning. She received her planning certification from the American Planning Association (APA) and brings with her a diverse skill set with a wide range of project experience working in all phases of the design process. Lauren's experience includes a broad assortment of commercial, retail, mixed-use, educational and master planned developments. She is proficient using 3-D modeling software including Revit, SketchUp, and advanced rendering applications.

SENIOR ASSOCIATE

EDUCATION

Master's Degree of Community and Regional Planning (MCRP), University of New Mexico 2010

Bachelor of Fine Arts, Architecture (BFA), University of Memphis 2004

LICENSURE

COLORADO

Arch. No. 00406960
AICP No. 026086

PROFESSIONAL AFFILIATIONS

American Institute of Architects
American Planning Association

Davis is excited about challenging projects that bring multiple stakeholders together including the local community and bring a vision to life. She has worked closely with local residents and community leaders to ensure the participatory process is successful and meaningful. She understands the process to get input and feedback from the community on projects and to work with the various authorities having jurisdiction and public entities to help make a project a reality.

Lauren recently worked on the Purple Cliffs at Escalante project in Durango which is a 44,000 SF, 4 story building with underground parking, commercial and residential tenants. She held multiple neighborhood meetings to get feedback, buy in and help the project fit better into the neighborhood. The project incorporated a multi-purpose community space and many outdoor amenity areas that helped the project blend into the existing fabric. She is also involved on a similar mixed use project in downtown Pagosa Springs.

Lauren is currently working with Hinsdale County on the design of their new County Operations Building. SHE also has completed multiple projects with La Plata and Archuleta County.



RESUME / TRACY REYNOLDS, AIA, P.E.



TRACY REYNOLDS founded R+A in 2002 and brings experience from a wide variety of projects including historic preservation, remodels, custom residential, schools, libraries, and civic and commercial structures. Tracy is the lead structural engineer for all of the firm's projects. He is also the principal of the firm's engineering service, overseeing all structural design and evaluations. Tracy is a licensed Architect and Structural Engineer with over 30 years experience in all facets of building design.

SENIOR PRINCIPAL

EDUCATION

Degree of Architectural Engineering, 1984
Kansas State University

LICENSURE

COLORADO

Arch. No.C-527
Eng. No. 32342

UTAH

Arch. No.6756964-2202
Eng. 6756964

NEW MEXICO

Eng. No. 19204

PROFESSIONAL AFFILIATIONS

Durango Home Builders Association

American Institute of Architects

Reynolds relocated to Durango, Colorado in 1997, where he became a partner with a local architecture firm. In this capacity, Reynolds was lead designer and engineer of all commercial and residential projects, including Wells Fargo Bank, Pagosa Springs City Hall and Community Center, and Kendall Mountain Recreation Center in Silverton.

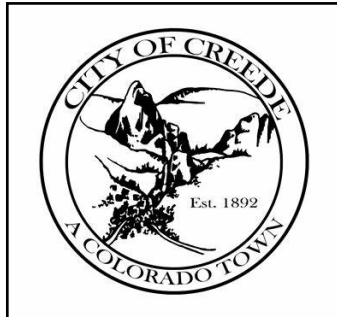
Reynolds found R+A in 2002, and continued his work on significant buildings in the region, including the new Durango Fire Station #3 and Training Tower, a LEED Gold hotel for the Springs Resort in Pagosa Springs, and the Civic Center for the City of Alamosa, including the City Hall/Library, and a renovated Public Safety Building for the Fire and Police Departments. Reynolds is also working closely with Durango Fire Protection District and the City of Durango on a new Fire Station #2 and Civic Center.

As a licensed Architect and Structural Engineer, Reynolds is able to look at projects holistically, and is able to quickly and efficiently solve complex project challenges in a logical, efficient, and economical manner. Reynolds' experience with alternative energy systems as well as nearly every building type and construction type imaginable enables him to provide efficient analyses of alternative project solutions.

Reynolds' design aesthetic always begins with looking at the project context, beginning with the immediate vicinity as well as the larger context, including the community and region. The historic character of the area, as well as geological, topographic and environmental conditions always play an important role in his design solutions.



PROJECT TEAM



CORE TEAM

PRINCIPAL IN CHARGE
REYNOLDS ASH + ASSOCIATES
Brad Ash, AIA

PROJECT ARCHITECT
REYNOLDS ASH + ASSOCIATES
Lauren Davis, AIA

STRUCTURAL ENGINEER
REYNOLDS ASH + ASSOCIATES
Tracy Reynolds, AIA, PE

CONSULTANTS

CIVIL ENGINEERING
DAVIS ENGINEERING
Mike Davis, PE

**MEP, LIGHTING DESIGN,
IT / LOW-VOLTAGE,
FIRE PROTECTION DESIGN**
ME&E ENGINEERING
Dustin Sullivan, PE

LANDSCAPE ARCHITECTURE
DHM DESIGN
Walker Christensen

ACOUSTICAL CONSULTANT
WAVE ENGINEERING
Jeff Kwoikoski, PE

MEP, IT, LOW-VOLTAGE, FIRE PROTECTION DESIGN: ME&E ENGINEERING



**PRESIDENT
PROFESSIONAL ENGINEER**

DUSTIN SULLIVAN has more than 25 years of extensive experience serving clients, leading projects, and designing mechanical systems. He has personally designed more than 400 school projects, as well as mechanical systems for hospitals, medical clinics, hotels, fire stations, retail spaces, restaurants, commissaries, offices, casinos, jails, libraries, animal shelters, hot springs, natatoriums, residences, courts, parks, and more. He provides expert integration for all aspects of our projects while leading the firm as president. He earned his Bachelor of Science degree in Architectural Engineering, with a mechanical emphasis, at the University of Wyoming. He is licensed and registered in all four corner states

ME&E ENGINEERING

463 Turner Drive, Suite 104A
Durango, CO 81303
970-385-1570

LICENSURE

Colorado PE #34677
New Mexico PE #15055
Utah PE #5752233-2202,
Arizona PE #39302.

SERVICES

ME&E provides complete MEP engineering services for construction and remodeling projects, as well as analyses, assessments, and master plans of existing buildings to support owner decisions on major investments. Keeping abreast of ever-changing code requirements and technological advancements is paramount to serving our clients well, from schematic design to construction administration. Our master plans include “Existing Building Assessments” for large scale projects across multiple buildings and/or campuses. ME&E collaborates with architects and owners to evaluate existing facilities, so owners can budget confidently for the future.

APPROACH

At ME&E, we engage in a collaborative and iterative process with our clients, listening closely to their needs. We engineer simple, elegant solutions to complex problems. We draft with precision and communicate with clarity. We focus on integrated systems — ensuring efficiency, safety, comfort, reliability, and security. We create healthier buildings and better environments. We help build sustainable communities.

RELEVANT EXPERIENCE

Ute Mountain Ute Tribe, Ute Steakhouse, Restaurant and Conference Facility. Cortez, CO 2021
Ute Mountain Ute Tribe, Ute Mountain Casino, Electrical Assessment. Towaoc, CO 2014
Ute Mountain Ute Tribe, WIC Office, MEP Design. Towaoc, CO 2006
Ute Mountain Ute Tribe, White Mesa Community Center, MEP Design. White Mesa, UT 2006
Southern Ute Indian Tribe, Head Start Building, Dining Hall, Peaceful Spirit, and Annex Building, MEP Code Review. Ignacio, CO 2018
Southern Ute Indian Tribe, Southern Ute Youth Treatment Facility, Commissioning. Ignacio, CO 2011
Southern Ute Indian Tribe, Sun Ute Community Center, Commissioning. Ignacio, CO 2010
Southern Ute Indian Tribe, Tribal Justice Center Addition, MEP & Fire Protection. Ignacio, CO 2009
Southern Ute Indian Tribe, Sky Ute Casino Renovation. Ignacio, CO 2004
Durango 9-R School District, Animas Valley Elementary School & Needham Elementary Schools, Secure Vestibules. Durango, CO 2020
Durango 9-R School District, Building Assessment of Entire District, Greater Durango Area, CO 2019



LANDSCAPE ARCHITECT: DHM DESIGN



DHM DESIGN

WALKER CHRISTENSEN

Principal | Professional Landscape Architect (CO)

Walker Christensen is a Principal with DHM Design in Durango, Colorado. His valuable professional experience specializes in public parks, hot springs, stream and wetland restoration, stormwater reuse, adaptive reuse and sustainable design. Walker has worked on many projects through Colorado and the West that involve community planning, detailed landscape architectural design, drainageway restoration, sports park, trail and wayfinding designs. He has a special affinity for projects in small towns and the positive impact they have on these rural communities.

EDUCATION

B.S. Landscape Architecture
Colorado State University,
1997

CERTIFICATIONS

Professional Landscape Architect
CO

AREAS OF EXPERTISE

Small Western Community
Planning & Design
Hot Springs
Adaptive Reuse
Park & Drainage Design

NOTABLE WORK

- Victor Pinnacale Park Plaza | Victor, CO
- Brian's Park Hockey Rink | Victor, CO
- Washington Park | Victor, CO
- Naturita Town Park | Naturita, CO
- Lake City Wayfinding | Lake City, CO
- Lake San Cristobal Master Plan | Hinsdale County, CO
- Uptown Butte Master Plan | Butte, MT
- Growth Fund Building | Ignacio, CO
- La Plata County Admin Building | Durango, CO

ABOUT DHM DESIGN

As individuals we are impassioned by the American West. As a firm we are its students, and its stewards.

Who We Are

We are landscape and ecological professionals who call the West home. Like the region itself, we are pragmatic, independent and resilient individuals — but we're also steeped in the values and skills of teamwork. We are vigorous users and lovers of the outdoors, committed to both environmental and cultural preservation. Since our founding in Denver in 1975, our employee-owned Corporation has expanded with offices in Carbondale, Durango, Bozeman, and Missoula. Our roster now includes professionals in landscape architecture, natural resource management, horticulture, land use planning, graphic design, 3D modeling and computer imaging.

What We Do

In a word, stewardship. In a phrase, the integration of ecological planning with design. We stress the primacy of context. We strive for holistic awareness not only of a place and its ecology, but its history of human presence too. Deliberately, our interventions sit lightly on the land. What we don't do is anything more than what's called for. Our work is primarily in the American West, from the Front Range across the Great Basin to the Sierra Nevadas. We plan and design for resort and residential communities, historic sites, civic spaces and parks, small-town revitalizations, tribal lands, legacy ranches and high-end residences. We are especially proud that a considerable part of our portfolio has been work for the National Park Service. This connection has instilled in us a deep sensitivity to the necessary balance between protecting nature and revealing how it can be enjoyed.

How We Do It

Every one of our projects is a collaborative interaction between the client, a cross-disciplinary team of DHM professionals and, when appropriate, expert outside consultants. The work begins with inquiry. Listening leads to perception and analysis. We expect to find complexity, and we embrace it — though the solutions we arrive at often appear deceptively simple. We are committed to open-minded engagement with a project's stakeholders, and are especially resourceful at graphic presentation and the facilitation of dialogue. We have learned that communication and trust make possible the union of divergent viewpoints, and that in turn makes landscapes that can be cherished and sustained.

ACOUSTICAL CONSULTANT: WAVE ENGINEERING



JEFF KWOLKOSKI has over 35 years of engineering experience with the last 30 years focused on the disciplines of acoustics, noise and vibration. He was a principal at D. L. Adams Associates in Denver and worked for Merrick and Company and Texas Instruments before founding Wave Engineering. He has consulted on sound isolation, room acoustics, and mechanical noise control for classrooms, auditorium, music rooms, and virtually any space encountered in Elementary Schools, Middle Schools, High Schools, K-8 and PK-12 schools. He stays current on the latest research, trends, and standards pertaining to acoustics in schools and their impact on learning and student performance.

**PRESIDENT
PROFESSIONAL ENGINEER**



EDUCATION

Bachelor of Mechanical Engineering, Georgia Institute of Technology, Atlanta, Georgia, 1987

REGISTRATIONS AND CERTIFICATIONS

Board Certified by the Institute of Noise Control Engineering (INCE)

Licensed Professional Engineer, State of Colorado

SERVICES

Wave Engineering is an independent consulting firm specializing in acoustics, noise and vibration. Our clients include architects, contractors, engineers, corporations, school districts, developers, governments, institutions, and individuals that need help with acoustics, noise and vibration control.

APPROACH

Wave Engineering is committed to finding practical solutions. Our consultants will work with you to integrate acoustic solutions into your design, improve client satisfaction, and help you get the most “bang for the buck”.

Wave Engineering is independent. We do not sell or represent any products or equipment, so we consider the solutions that are best for your needs and budget. We offer a wide variety of acoustic, noise, and vibration consulting and testing services and have experience in most market sectors.

RELEVANT EXPERIENCE

Animas High School, Durango, CO

Consulted on reverberation, sound isolation and mechanical noise for this new high school. Provided documentation showing design compliance for the acoustics requirements of the 2021 IBC and CHPS prerequisite. Performed post construction acoustic testing to show compliance with the 2021 IBC and CHPS prerequisite.

Dzilth-Na-O-Dith-Hle Community School, Bloomfield, NM

Consulted on LEED v4 prerequisite requirements for acoustics, interior sound isolation, and HVAC noise levels.

Little Singer K6 Community School, Winslow, AZ

Consulted on the LEED acoustics prerequisite for LEED 4.0 BD&C: Schools.

Mapleton Fine Arts High School, Denver, CO

Consulted on all aspects of acoustical design including interior and outdoor-to-indoor sound isolation, room acoustics, and mechanical system noise control. The 35,000 sq. ft. facility includes

CONSULTANTS / DAVIS ENGINEERING



Mike Davis is a 3rd generation member of Davis Engineering Service, Inc. and has worked full-time since 1993. Mr. Davis brings to the company both a strong background in civil engineering and mining. Since 1993, Mr. Davis has worked closely with both private developers, local, federal, and state agencies to complete a number of projects. These vary anywhere from road, water, storm sewer, and sewer system design to solid waste disposal site closure and earthen dam repair, modification, and enlargement. He has experience with every aspect of project planning, design, and construction from numerous projects both inside and outside this regional area.

SENIOR PRINCIPAL

EDUCATION

Degree in Civil Engineering
and a minor in Mining
Engineering 1990 Colorado
School of Mines

LICENSURE

Professional Engineer (CO, VA)



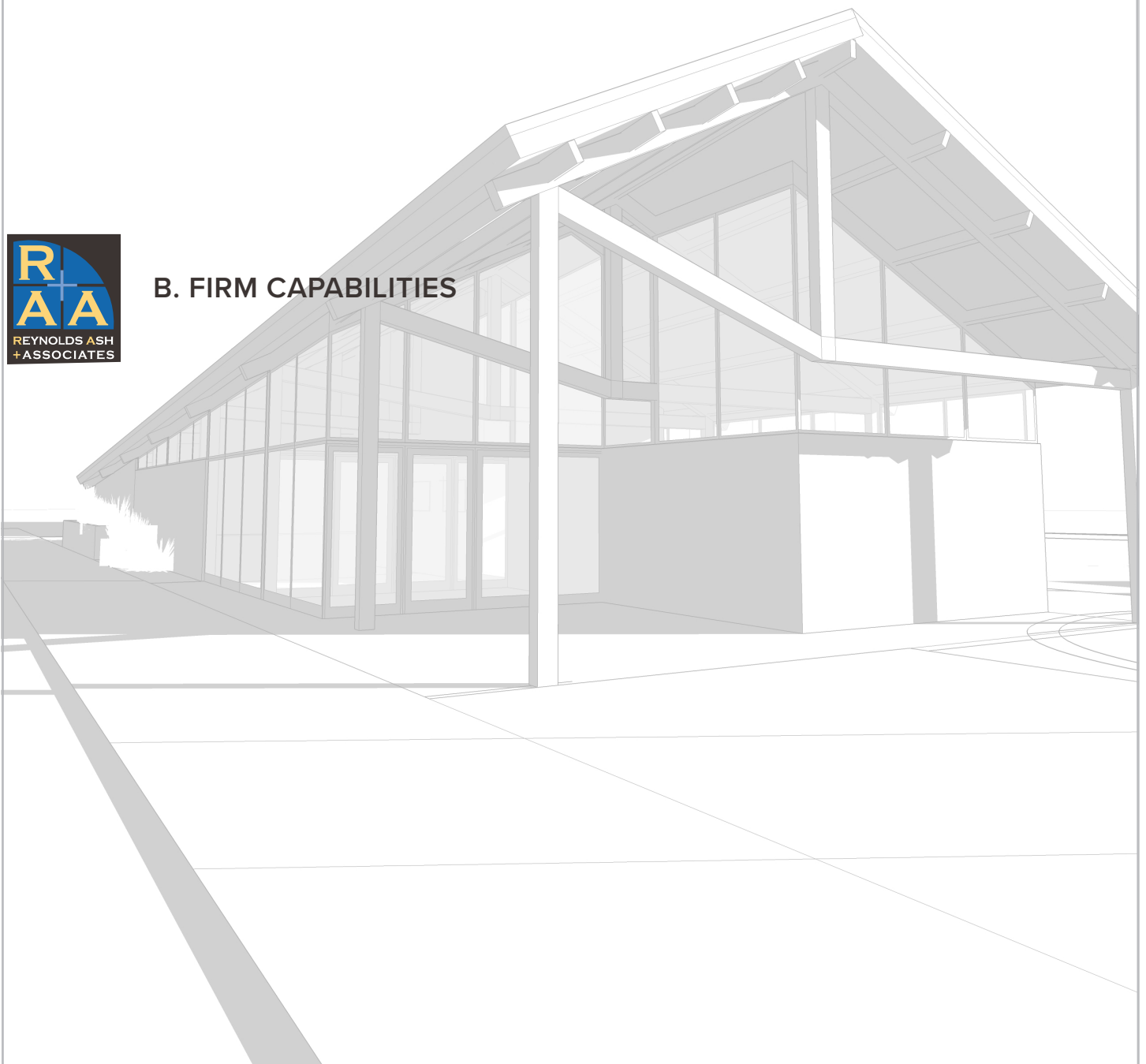
Our proposed civil engineer is **Davis Engineering Service, Inc.** Davis Engineering is a local Pagosa Springs firm and is familiar with Rio Grande County. They have done numerous projects with the County and with RA+A. We work well together and will coordinate with Davis on any site related issues. Davis will provide full design services and construction administration support.

Davis Engineering Service, Inc. has provided engineering and surveying services in southwestern Colorado since 1948. Currently with offices in Alamosa and Pagosa Springs, Colorado, Davis has demonstrated a history of providing quality engineering services. A 3rd-generation member of Davis Engineering, Mike Davis, PE, has worked closely with private developers and local, federal, and state agencies to complete a number of projects.





B. FIRM CAPABILITIES





REYNOLDS ASH + ASSOCIATES completed architectural design services and construction administration to Mineral County for the renovation and addition to their courthouse, including replacing the entire roof system. The original courthouse was approximately 5000 sq. ft. and was constructed in the 1950s with a remodel in the 1980s. The original courthouse was too small to accommodate day-to-day business needs and lacked ADA compliance. The project was completed in June 2019 below budget. The design team overcame the challenges of bringing this historic building up to current code and style, and the courthouse now stands as a focal point and sets a design precedent in the town of Creede.

OWNER/REFERENCE:

Janelle Kukuk
 Mineral County Administrator
 719-658-2360

DESIGN TEAM
ARCHITECTURAL:
 Reynolds Ash + Associates

STRUCTURAL:
 Reynolds Ash + Associates

MEP:
 Burggraaf & Associates, Inc.

CIVIL ENGINEERING:
 Davis Engineering

CONTRACTOR:
 Alcon Construction

FINAL COST:
 \$2,200,000



OWNER/REFERENCE:
 Durango Fire & Rescue
 Randy Black , Deputy Chief of
 Operations
 970-382-6036

DESIGN TEAM
ARCHITECTURAL:
 Reynolds Ash + Associates

STRUCTURAL:
 Reynolds Ash + Associates

MEP:
 Bighorn Consulting Engineers

CIVIL:
 SEH Russell Engineering

CONTRACTOR:
 Nunn Construction

FINAL COST:
 \$3 Million

ESTIMATED TIMELINE:
 Design: April 2018 to August 2018
 Construction: August 2018 - February
 2020

ACTUAL TIMELINE:
 Design: April 2018 to August 2018
 Construction: September 2018 to
 March 2020

REYNOLDS ASH + ASSOCIATES provided design services for a renovation and addition for Durango Fire & Rescue Station #3. We expanded the current station with the final design to include residences for on-site crew, 3 additional apparatus bays, a community meeting space, as well as an outdoor gathering space for the crew. The design of the new exterior facade reflects the growing Florida Crossing neighborhood. Construction was completed on March 1, 2020. The project was completed through a CM/GC process and on budget. The unusually heavy snowfall that occurred in the winter and spring of 2019 presented challenges during construction, but the team managed to work around these obstacles with a completion delay of only 2 weeks.



OWNER/REFERENCE:

James Dickhoff
Director of Community Development
970-264-4151

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

CONTRACTOR:

Alcon Construction

MECHANICAL:

Bighorn Consulting Engineers

CIVIL:

Davis Engineering

CONTRACT VALUE:

\$4,780,000

REYNOLDS ASH + ASSOCIATES provided assessment, planning, architectural design, and construction administration to the Town of Pagosa Springs for its new Town Shop Facility. The consolidated facility was designed to house Public Works and Parks and Recreation maintenance staff and operations. This project consisted of demolition of the existing structures, extensive drainage improvements and the construction of four structures for the Town of Pagosa Springs. The buildings consist of 29,000 square footage under roof containing approximately 5,684 s.f. of office and conditioned shop space, 13,335 s.f. of lightly conditioned parking area, 3,640 s.f. of non-conditioned enclosed storage and parking area, and 6,341 s.f. of covered open air parking. There is also an enclosed wash bay where the Town can wash fleet vehicles. Construction took place over the course of 9 months.

The structures are pre-engineered metal buildings to save on cost, but were designed with EIFS, lap siding, and metal exterior finishes to stay away from the traditional "metal building" look. A portion of the Admin Building office space was built utilizing traditional wood frame construction. Two parking lots were included in the project.



OWNER/REFERENCE:

Sandy Hines,
 Hinsdale County Administrator
 970-944-2225
 administrator@
 hinsdalecountycolorado.us

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

LANDSCAPE ARCHITECTURE/

LAND PLANNING:

Reynolds Ash + Associates

CIVIL:

PST Engineering

MEP:

Bighorn Consultant Engineers



CONCEPTUAL STUDY

The Hinsdale County Operations Building is a proposed 6,400 SF, single story office building that will be located in downtown Lake City within the Lake City Historic District. The proposed project will serve Hinsdale County Administration, including the Board of County Commissioners Board Room and the Hinsdale County Sheriff’s Department. The building will also include a new Emergency Operations Center, which will be important for Search and Rescue teams and other personnel to have a state-of-the-art space to work out of during emergencies. The new Operations Building will serve Lake City and the County as a single location and resource for many services. The building sits on .43 acres of land adjacent to the historic County Courthouse. RA+A worked with the Town and County to ensure the building design respects the historic district guidelines and fits in the context of the downtown.



The new Fred Harmon III Justice Center in Pagosa was recently completed in Pagosa Springs in early 2022. Reynolds Ash + Associates provided architectural design, structural engineering, and construction documents for bidding and permitting through Archuleta County for this project. The building has three courtrooms, probational & rehabilitative services offices, and is located on the same site as the Archuleta County Detention Center, for which RA+A also provided design, engineering, and construction administration services. This integral connection between the two facilities minimizes the risks, time, & costs associated with transport and provides a breadth of services for the public and private sectors in one location.

OWNER/REFERENCE:

Derek Woodman
Archuleta County
970-264-8306

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates
RJA Architects

STRUCTURAL:

Reynolds Ash + Associates

CIVIL ENGINEERING:

Davis Engineering

CONTRACTOR:

Nunn Construction

PROPOSED



OWNER/REFERENCE:

Jody Kern, CPA Director
Rio Grande County Department of
Social Services
1015 6th Street Del Norte, CO 81132
(719)657-3381 ext. 1100
jody.kern@state.co.us

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

LANDSCAPE ARCHITECTURE/ LAND PLANNING:

Reynolds Ash + Associates

CONTRACTOR:

Nunn Construction

MEP:

ME&E Engineering

EXISTING



In 2018, **REYNOLDS ASH + ASSOCIATES** completed a feasibility study for Rio Grande County. RA+A also provided architectural design and structural engineering for an addition to the Rio Grande Social Services Building. RA+A was awarded the project in the summer of 2022 and completed the design within twelve weeks. Construction is currently underway for this project, with RA+A providing construction administration.



REYNOLDS + ASSOCIATES provided planning, architectural design, structural engineering, landscape design, LEED consultation and construction administration services for the Civic Complex for the City of Alamosa, Colorado, which included a new 26,000 sq. ft. City Hall & Public Library Building and 18,000 sq. ft. renovation of the existing Police & Fire Station.

The City Hall houses offices, a court room, jury/conference rooms and city administrative functions, as well as a new a state-of-the-art library facility. The project earned LEED Silver Certification for the City Hall/Public Library Facility.

Security and surveillance systems include automatic door lock & control system, video and recording surveillance system (MEP Estimated Cost: \$1.56 Million). The cost for the entire project (Police & Fire Station, City Hall, and Library) was \$1 million under its \$7 million dollar budget.

OWNER/REFERENCE:

City of Alamosa City Manager
P.O. Box 419
Alamosa, CO 81101
(719) 589-2593

DESIGN TEAM

ARCHITECTURAL:

Reynolds Ash + Associates

STRUCTURAL:

Reynolds Ash + Associates

**LANDSCAPE ARCHITECTURE/
LAND PLANNING:**

Reynolds Ash + Associates

GENERAL CONTRACTOR:

Bassett Construction

ESTIMATED COST:

\$7,000,000 (Entire Project inc. Library and City Hall)

FINAL COST:

\$6,200,000



OWNER/REFERENCE:

La Plata County
 Lee Gurule
 lee.gurule@co.laplata.co.us
 970-382-6471

DESIGN TEAM

ARCHITECTURAL:

RMBA Architects

STRUCTURAL:

Wilson Structural Engineering

CIVIL ENGINEERING:

CHC Engineers, LLC

LANDSCAPE DESIGN:

DHM

MEP:

ME&E Engineering

G/C:

Nunn Construction

TIMELINE:

Design Start 2019

Construction Completed 2020

LAUREN DAVIS, with RMBA Architects, provided land planning and architectural design for La Plata County's Sheriff's Office and Search and Rescue Buildings in 2019. The Sheriff's Office building is made up of 26,260 square feet and includes administration offices, a training room, evidence storage, archive storage, workout facility and secure parking. The project included renovation of an existing facility with the addition of a second floor for new offices. The Search and Rescue building is a metal building located on the same parcel as the Sheriff's Office. The SAR building is 2,626 SF outfitted for a future mezzanine along with power, data and communications systems for all the SAR needs.



C. PROJECT APPROACH

PROJECT APPROACH

HOW WE WORK

REYNOLDS ASH + ASSOCIATES' experience with multi-discipline teams and working with various Counties in this region has allowed us to develop a process that ensures maximum results. We believe an integrated design process considering cost, schedule, constructibility, security and sustainability simultaneously is necessary to produce projects that serve the community. Our teams consist of architects and engineers, working side by side. Our integrated program management ensures that the entire project team is coordinated from beginning to end, resulting in fewer change orders and timely project delivery within budget. Key aspects of our methodology are as follows:

STARTING SMART - INFORMATION GATHERING

RA+A personnel will visit the site and verify overall site conditions. We'll review survey information provided by the Owner and thoroughly analyze the site. RA+A would begin the project by analyzing all the existing information that is available. The previous programming effort, design concepts, soils information, and other documentation provided by the Owner will be included in this first stage. Our team will share information with the design team and consultants.

PROGRAM VALIDATION

One of our preliminary tasks will be to validate program and concept. It will be important to sit down with the Stakeholders to make sure that all program issues are discussed early in the project. We will carefully review the provided needs assessment to ensure that all program items accurately fit on the site and that overall estimated square footages align with realistic square footages.

EXPERIENCE AND EXPERTISE - INTERNAL COORDINATION

RA+A will rely on our team experience and expertise to deliver the most logical, efficient, and cost effective solutions possible. Our team has provided similar services for projects throughout southwest Colorado. Each of our projects is unique, and the success is always dependent on good communication with our team.

FEEDBACK LOOPS + REGULAR COORDINATION

RA+A believes that common location and collaboration is the key to a successful project. RA+A will conduct regular Stakeholder meetings as scheduled throughout the design phases of the project to ensure good communication and coordination between the client, users and all members of the design team. We maintain meeting notes and track items to be communicated with the Owner. We also regularly check in with the Authorities having jurisdiction including Planning Department, Building Department, Public Works, Fire Departments, etc., to ensure all groups understand the design. Check-ins with the City and local Board of Trustees will also be critical.

PROJECT METHODOLOGY

The RA+A Team is a true collaborative team and will function as a cohesive unit throughout the project. Our process is focused upon balance, so that solutions represent equal input from the architect, our consultant, engineers, Stakeholders, and other key participants.

ITERATIVE DESIGN + REFINEMENT

After gathering information and understanding needs and program, we diagram various adjacencies and pieces of the program to find an optimal fit of the building on the site. We present preferred options to the Owner and work intimately to refine and adjust the layout. Ultimately we work to find an agreed-upon solution before proceeding to the next phase of design.



VALUE ENGINEERING + COST CONTROL

ESTABLISH AND MAINTAIN ESTIMATES OF PROBABLE COST

RA+A has an excellent record of on the mark cost estimating and maintaining project budgets. As well as providing Architectural and Engineering services in the region for over 20 years, RA+A has been the developer and General Contractor for a number of projects, and understands what things cost in Southwest Colorado and how to work with subcontractors to avoid change orders and contract disputes.

COORDINATE VALUE ENGINEERING ACTIVITIES

RA+A will work with you to provide comprehensive analyses of different potential cost-saving options. Our relationship with local general contractors will insure these alternatives are fully vetted. We will work with you to identify possible alternate materials and systems in the first phase of design to understand elements of the project where we may be able to save time and money. Our team will make recommendations to the client as well based on recent projects and experience.

GREEN DESIGN PHILOSOPHY + LEED CAPABILITIES

RA+A has been designing projects in Southwest Colorado for well over 20 years, and we understand the harsh climate and know how to design to make buildings maintainable, sustainable, and durable. We value efficient and intelligent design that minimizes waste, uses best practices in our design solutions and works with the client to make sure their objectives are met.

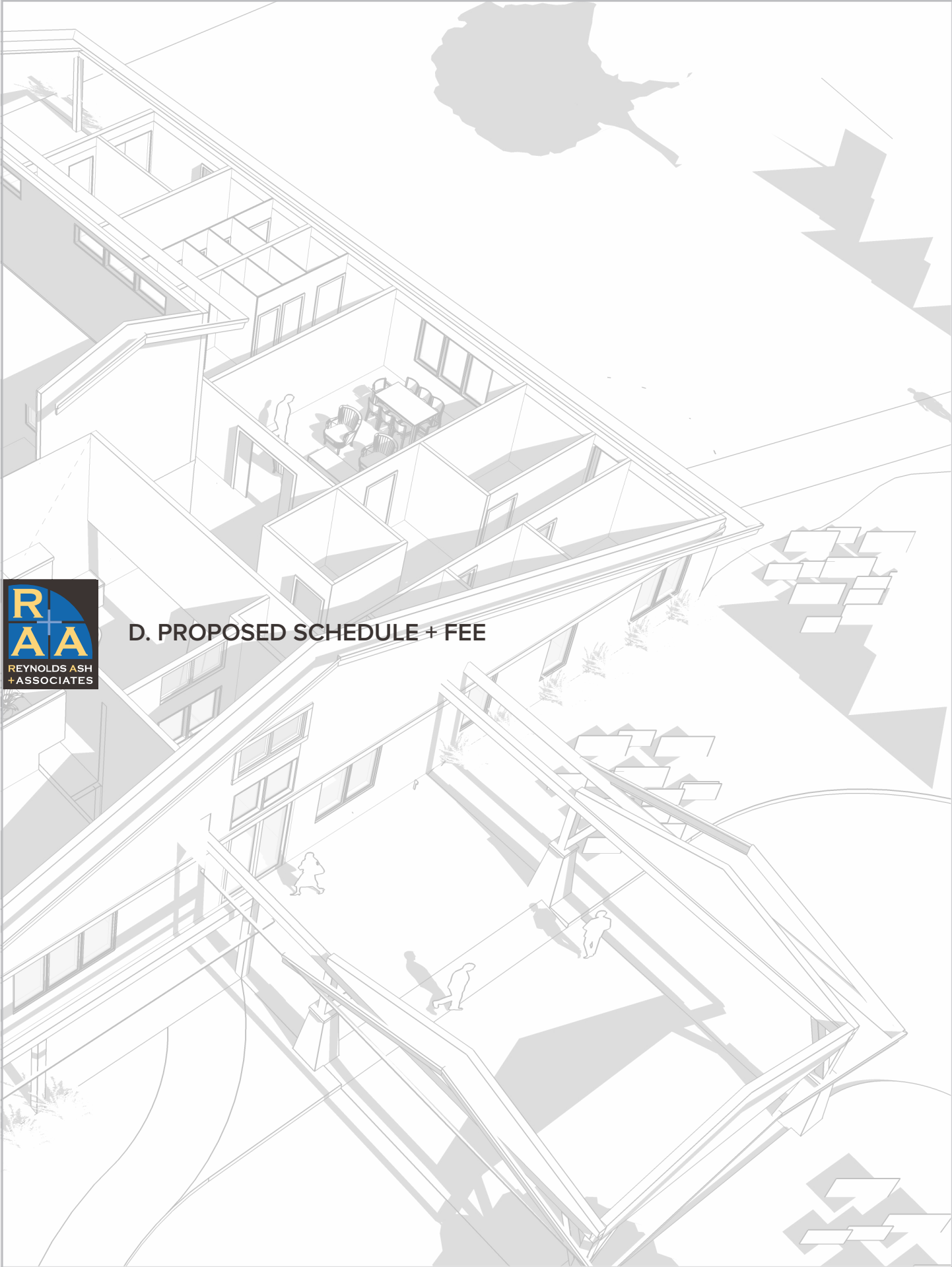
RA + A philosophy of design is structures in our built environment should be appropriate to their context. This means that structures should be compatible with the natural environment, taking advantage of the natural topography, solar orientation, and existing adjacent land features, maximizing ultimate efficiency. Our focus is increasingly on sustainable design and the use of natural and alternative materials in creating effective, efficient and innovative design solutions. The firm is an advocate of the sensible use of sustainable building materials and technologies, and committed to creating uniquely comfortable living, play and working spaces that place us in harmony with our neighbors, our communities and our environment.

Amongst our employees are LEED-accredited professionals who provide LEED consultation and documentation. RA+A's projects include a hotel in Pagosa Springs that achieved LEED Gold status, and the City Hall / Library for the City of Alamosa that achieved LEED Silver., and the City Hall for the City of Cortez which also earned LEED Silver. Sustainable design is incorporated into all of our projects, as much as budget allows. We go through the LEED checklist with our client group and determine what elements are realistic to incorporate. These could include alternative energy features (solar PV, ground-source heat pump systems), low VOC interior finishes, passive solar features, plus many of the site planning elements from the LEED checklist such as access to public transportation.





D. PROPOSED SCHEDULE + FEE



PROPOSED SCHEDULE

CONCEPTUAL DESIGN PHASE

Total 4.5 Weeks **Nov 30, 2023-Dec 22, 2023**

Site Visit with Team	November 30, 2023
Kick-Off Meeting	November 30, 2023
<i>Workshop with City of Creede</i>	<i>December 14-15, 2023</i>
Design Team drawings to RA+A	December 20, 2023
Final Conceptual Design Deliverable to City of Creede	December 22, 2023
<i>Christmas + New Years Day Holidays</i>	<i>Dec 25, 2023 – Jan 1, 2024</i>
2 Week Owner Review	
Deliverables: Plans – Site Plans - Renderings	

SCHEMATIC DESIGN PHASE (PRELIMINARY DESIGN)

Total 6 Weeks **Jan 8, 2024 - Feb 16, 2024**

Design Team SD Kickoff Meeting	Jan 8, 2023
<i>Submit preliminary plans to local utilities, Fire dept and public works for review and comment</i>	
<i>Preliminary building department review and update on code analysis</i>	
<i>Design team to have weekly meetings during SD</i>	
Design Team drawings to RA+A	Feb 9, 2024
Final SD Deliverable to City of Creede –	Feb 16, 2024
1 Week Owner Review + Board of Trustees for approval	
Community + City of Creede (Staff + Board of Trustees) Update	Week of Feb 19, 2024
Deliverables: Working Plans – Outline Specs – Cost Estimate – Updated Renderings	

DESIGN DEVELOPMENT PHASE (FINAL DESIGN)

Total 6 Weeks **Feb 26, 2024– Apr 5, 2024**

Design Team begins DD Phase	Feb 26, 2024
<i>Design team to have weekly meetings during DD</i>	
<i>Spring Break</i>	<i>Week of March 11-15</i>
Design Team drawings to RA+A	Mar 29, 2024
Final DD Deliverable to City of Creede	April 5, 2024
1 Week Owner Review	
<i>Update local utilities, Fire Dept, building department and public works with progress set</i>	
Community + City of Creede (Staff + Board of Trustees) Update	Week of April 8, 2024
Deliverables: Working Plans – Specs – Cost Estimate – Updated Renderings	

CONSTRUCTION DOCUMENTS PHASE

Total 7 Weeks **Apr 8, 2024 – May 24, 2024**

Design Team begins CD Phase (immediately)	April 8, 2024
90% Submittal (Internal Submittal Only)	May 10, 2024
<i>Design Team to update information with any comments by May 13, 2024</i>	
Design Team drawings to RA+A	May 17, 2024
Final Deliverable to Owner	May 24, 2024
<i>Memorial Day holiday</i>	<i>May 27, 2024</i>
Community + City of Creede (Staff + Board of Trustees) Update	Week of May 27, 2024
<i>Note! City to determine if project to be bid or if CMGC process will be selected.</i>	
Submit for Building Permit TBD	
Deliverables: Permit Drawings – Project Manual – Cost Estimate – Renderings	

BID PHASE

Total 4 Weeks **May 28, 2024 – June 21, 2024**

Project put out to bid on Tuesday, May 28 th following Memorial Day
PreBid Meeting recommended end of May
Bids Due in 3-4 weeks per contractor recommendation.

CONSTRUCTION ADMINISTRATION PHASE

14-16 Months **August 2024 – October 2025**

Contract negotiations estimated at 3-4 Weeks for GC	
PreConstruction meeting to be held once GC is selected	
Begin submittal process	
Site Mobilization end of summer	August 2024
Construction	September 2024 – October 2025

RA+A FEE SCHEDULE

PERSONNEL HOURLY RATES:

Principal Architect	\$240.00
Structural Engineer	\$190.00
Senior Architect	\$200.00
Licensed Architect	\$185.00
Intern Engineer	\$155.00
Intern Architect	\$115.00
CAD Production	\$105.00
Administrative/Clerical	\$95.00

REIMBURSABLE EXPENSES

Printing, copying, and postage will be invoiced per schedule below:

Printing, copying, and postage will only be done at owners request with prior approval.

Half Size Plots (12x18)	\$2.50 /plot
Blueline Prints/Copies/Postage/Shipping	1.15 x Invoice
Color Prints (8 1/2x11)	\$1.00 /print

Any external reimbursable expenses will be billed at cost +15%

SITE VISITS/TRAVEL EXPENSES:

Travel to and from the site will be billed at \$0.655 per mile.

WORK ALLOCATION + PROPOSED FEE

OVERVIEW OF SCHEDULE + KEY PERSONNEL

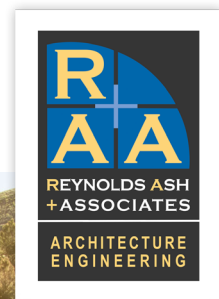
	2023		2024			2025	
	NOV-DEC	JAN-FEB	FEB-APR	APR-MAY	JUN-JULY	AUG-OCT	
Phases	CONCEPTUAL DESIGN	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	BIDDING	CA	
Staff Member	5 WEEKS 5%	6 WEEKS 24%	6 WEEKS 25%	7 WEEKS 25%	4 WEEKS 1%	14-16 MONTHS 20%	
HOURS	172 HOURS	375 HOURS	510 HOURS	525 HOURS	25 HOURS	300 HOURS	
Lauren Davis	40% - 20 hrs/wk-75	50% - 20 hrs/wk -125	50% - 25 hrs/wk -135	50% - 25 hrs/wk -130	5% - 2 hrs/wk -11	10% - 4 hrs/wk	
Tracy Reynolds	10% - 2 hrs/wk-5	20% - 10 hrs/wk-40	10% - 5 hrs/wk-20	10% - 5 hrs/wk-20	3% - 1 hrs/wk-4	5% - 1 hrs/wk	
Brad Ash	40% - 10 hrs/wk-70	25% - 10 hrs/wk-65	15% - 6 hrs/wk-35	15% - 6 hrs/wk-35	5% - 1.5 hrs/wk -10	5% - 2 hrs/wk	
Revit/Drawing Support (1-2 STAFF)	30% - 10 hrs/wk-22	50% - 20 hrs/wk-125	65% - 30 hrs/wk-240	70% - 32 hrs/wk-260		10% - 4 hrs/wk	
Structural/Drawing Support	0%- 0 hrs/wk	10%- 4 hrs/wk-20	25%- 15 hrs/wk-80	25%- 15 hrs/wk-80			
SITE VISITS	2 SITE VISITS	1 SITE VISIT	1 SITE VISIT	2 SITE VISITS	TBD	MONTHLY	
FEE	\$18,000	\$75,000	\$81,000	\$82,000	\$3,250	\$65,750	\$325,000

CONCLUDING STATEMENT

Reynolds Ash + Associates Architecture & Engineering meets the needs of your project.

RA+A is the largest architecture & engineering firm in Southwest Colorado, and has the manpower and expertise to provide exemplary services for this project. We are experts in local building practices, which allows us to provide creative designs that are also cost-effective, efficient, and durable.

Because our firm includes architects, land planners, structural engineers, and LEED- accredited professionals, we are able to take a holistic approach to the project without the coordination issues, expenses, and time lags involved with multiple outside consultants, as with firms that outsource engineering, or that must participate in a joint venture with a licensed Colorado office.



ATTACHMENT A: PROOF OF INSURANCE



Policy Number:

Date Entered: 01/09/2014

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/7/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER RISKPRO Insurance Agency, LLC 901 Waterfall Way, Suite 407 Richardson, TX 75080	CONTACT NAME:	
	PHONE (A/C, No, Ext): () -	FAX (A/C, No): () -
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Landmark American Insurance Company	33138
INSURED Reynolds Ash & Associates, PLLC 564 East Second Avenue Suite 201 Durango, CO 81301	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Design Professional Liability			LHR799000	10/15/2023	10/15/2024	Each Claim \$1,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Coverage subject to all policy terms, conditions, exclusions and endorsements.

CERTIFICATE HOLDER Reynolds Ash & Associates, PLLC 564 East Second Avenue Suite 201 Durango CO 81301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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This document has important legal consequences; consultation with an attorney is encouraged with respect to its use, completion or modification. This document should be adapted to the particular circumstances of the contemplated Project and the applicable laws of the jurisdiction in which the professional services for the Project are to be performed.

STANDARD FORM OF AGREEMENT
BETWEEN
OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES

THIS IS AN AGREEMENT made as of _____ November _____, 2023
between _____ the City of Creede _____
_____ ("OWNER") and
_____ Meyer and Sams, Inc. dba GMS, Inc., Consulting Engineers _____
_____ ("ENGINEER").

OWNER intends to undertake street and pedestrian improvements as described within the OWNER's Request for
Qualifications issued by the City of Creede on May 25th, 2023. Improvements extend from the intersection of Main Street and
Loma Street south to the intersection of Main Street and 3rd Street with improvements generally consist of sidewalk
replacement on both sides of Main Street, intersection improvements at Main Street/Wall Street and Main Street/3rd Street,
associated drainage improvements, and other improvements as necessary to bring the pedestrian facilities up to ADA
standards. This is known as the "Project".

OWNER and ENGINEER in consideration of their mutual covenants herein agree in respect of the performance or furnishing
of professional engineering services by ENGINEER with respect to the Project and the payment for those services by
OWNER as set forth below. Execution of this Agreement by ENGINEER and OWNER constitutes OWNER's written
authorization to ENGINEER to proceed on the date first above written with the first phase of the Basic Services described in
Section 2 below and as further set forth in Exhibit A, "Further Description of Basic Engineering Services and Related Matters"
("Exhibit A") and in the other exhibits listed in Section 9 below. This Agreement will become effective on the date first above
written.

SECTION 1 - GENERAL

1.1. Standard of Care.

ENGINEER shall perform for or furnish to OWNER professional engineering and related services in all phases of the Project to which this Agreement applies as hereinafter provided. ENGINEER shall serve as OWNER's prime design professional and engineering representative for the Project providing professional engineering consultation and advice with respect thereto. ENGINEER may employ such ENGINEER's Consultants as ENGINEER deems necessary to assist in the performance or furnishing of professional engineering and related services hereunder. ENGINEER shall not be required to employ any ENGINEER's Consultant unacceptable to ENGINEER.

The standard of care for all professional engineering and related services performed or furnished by ENGINEER under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under similar conditions at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

1.2. Coordination with Other Documents.

It is the intention of the parties that the Standard General Conditions will be used as the General Conditions for the Project and that all amendments thereof and supplements thereto will be generally consistent therewith. Except as otherwise defined herein, the terms which have an initial capital letter in this Agreement and are defined in the Standard General Conditions will be used in this Agreement as defined in the Standard General Conditions. The term "defective" will be used in this Agreement as defined in the Standard General Conditions.

1.3. Definitions.

Wherever used in this Agreement the following terms have the meanings indicated which are applicable to both the singular and plural thereof:

1.3.1. *Additional Services.* Additional Services means the services to be performed for or furnished to OWNER by ENGINEER described in Section 3 of this Agreement.

1.3.2. *Agreement.* Agreement means this Standard Form of Agreement between OWNER and ENGINEER for Professional Services including those exhibits listed in Section 9 of this Agreement.

1.3.3. *Basic Services.* Basic Services means the services to be performed for or furnished to OWNER by ENGINEER described in Section 2 of this Agreement.

1.3.4. *Construction Cost.* Construction Cost means the total cost to OWNER of those portions of the entire Project designed or specified by ENGINEER. Construction Cost does not include ENGINEER's compensation and expenses, the cost of land, rights-of-way, or compensation for or damages to properties, or OWNER's legal, accounting, insurance counseling or auditing services, or interest and financing charges incurred in connection with the Project or the cost of other services to be provided by others to OWNER pursuant to Section 4 of this Agreement. Construction Cost is one of the items comprising Total Project Costs.

1.3.5. *Contractor.* Contractor means the person or entity with whom OWNER enters into a written agreement covering construction work to be performed or furnished with respect to the Project.

1.3.6. *ENGINEER's Consultant.* ENGINEER's Consultant means a person or entity having a contract with ENGINEER to perform or furnish Basic or Additional Services as ENGINEER's independent professional associate or consultant engaged directly on the Project.

1.3.7. *Reimbursable Expenses.* Reimbursable Expenses means the expenses incurred directly in connection with the performance or furnishing of Basic and Additional Services for the Project for which OWNER shall pay ENGINEER as indicated in Exhibit B, "Payments to Engineer for Services and Reimbursable Expenses" ("Exhibit B").

1.3.8. *Resident Project Representative.* Resident Project Representative means the authorized representative of ENGINEER who will be assigned to assist ENGINEER at the site during the Construction Phase. The Resident Project Representative will be ENGINEER's agent or employee and under ENGINEER's supervision. As used herein, the term Resident Project Representative includes any assistants of Resident Project Representative agreed to by OWNER. The duties and responsibilities of the Resident Project Representative are set forth in Exhibit C, "Duties, Responsibilities and Limitations of Authority of Resident Project Representative" ("Exhibit C").

1.3.9. *Standard General Conditions.* Standard General Conditions means the Standard General Conditions of the Construction Contract (No. 1910-8) (1990 Edition) of the Engineer's Joint Contract Documents Committee.

1.3.10. *Total Project Costs.* Total Project Costs means the sum of the Construction Cost, allowances for contingencies, the total costs of design professional and related services provided by ENGINEER and (on the basis of information furnished by OWNER) allowances for such other items as charges of all other professionals and consultants, for the cost of land and rights-of-way, for compensation for or damages to properties, for interest and financing charges and for other services to be

Initial: Owner _____
Engineer _____

provided by others to OWNER under paragraphs 4.4, 4.5 and 4.7 through 4.14, inclusive.

SECTION 2 - BASIC SERVICES OF ENGINEER

2.1. Study and Report Phase.

Upon this Agreement becoming effective, ENGINEER shall:

2.1.1. Consult with OWNER to understand OWNER's requirements for the Project and review available data.

2.1.2. Advise OWNER as to the necessity of OWNER's providing or obtaining from others of the services of the types described in paragraph 4.4 and are not part of ENGINEER's Basic Services, and assist OWNER in obtaining such data and services.

2.1.3. Identify and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project designed or specified by ENGINEER with whom consultation is to be undertaken in connection with the Project.

2.1.4. Evaluate various alternate solutions available to OWNER as described in Exhibit A, and, after consultation with Owner, recommend to OWNER those solutions which in ENGINEER's judgment best meet OWNER's requirements for the Project.

2.1.5. Prepare a report (the "Report") which will contain the statement of OWNER's requirements for the Project and, as appropriate, will contain schematic layouts, sketches and conceptual design criteria with appropriate exhibits to indicate the considerations involved and those alternate solutions available to OWNER which ENGINEER recommends. This Report will be accompanied by ENGINEER's opinion of Total Project Costs for each solution which is so recommended for the Project, including the following which will be separately itemized: opinion of probable Construction Cost, allowances for contingencies and for the estimated total costs of design professional and related services provided by ENGINEER and, on the basis of information furnished by OWNER, allowances for other items and services included within the definition of Total Project Costs.

2.1.6. Furnish the Report to and review it with OWNER.

2.1.7. Revise the Report in response to OWNER's comments, as appropriate, and furnish final copies of the Report in the number set forth in Exhibit A.

2.1.8. Submit the Report within the stipulated period indicated in Exhibit A.

2.1.9. ENGINEER's services under the Study and Report Phase will be considered complete at the earlier of (1) the

date when the Report has been accepted by OWNER or (2) thirty days after the date when the Report is delivered to OWNER for final acceptance, plus in each case such additional time as may be considered reasonable for obtaining approval of governmental authorities having jurisdiction to review the portions of the Project designed or specified by ENGINEER, if such approval is to be obtained during the study and Report Phase.

The duties and responsibilities of ENGINEER during the Study and Report Phase as set forth in this paragraph 2.1 are amended and supplemented as indicated in Exhibit A.

2.2. Preliminary Design Phase.

After acceptance by OWNER of the Report, selection by OWNER of a recommended solution and indication of any specific modifications or changes in the scope, extent, character or design requirements of the Project desired by OWNER, and upon written authorization from OWNER, ENGINEER shall:

2.2.1. On the basis of the Report, the recommended solution selected by OWNER and the specific modifications or changes in the scope, extent, character or design requirements of the Project agreed upon by OWNER and ENGINEER, prepare Preliminary Design documents consisting of final design criteria, preliminary drawings, outline specifications and written descriptions of the Project.

2.2.2. Advise OWNER if additional reports, data or other information or services of the types described in paragraph 4.4 are necessary and assist OWNER in obtaining such reports, data or other information and services.

2.2.3. Based on the information contained in the Preliminary Design documents, submit a revised opinion of probable Construction Cost and any adjustments to Total Project Costs known to ENGINEER, which will be itemized as provided in paragraph 2.1.5.

2.2.4. Furnish the Preliminary Design documents to and review them with OWNER.

2.2.5. Submit the Preliminary Design documents and revised opinion of probable Construction Cost within the stipulated period indicated in Exhibit A.

2.2.6. ENGINEER's services under the Preliminary Design Phase will be considered complete at the earlier of (1) the date when the Preliminary Design documents have been accepted by OWNER or (2) thirty days after the date when such Preliminary Design documents are delivered to OWNER for final acceptance, plus in each case such additional time as may be considered reasonable for obtaining approval of governmental authorities having

Not Applicable

Initial: Owner _____
Engineer _____

jurisdiction to approve the Preliminary Design documentation, if such approval is to be obtained during the Preliminary Design Phase.

The duties and responsibilities of ENGINEER during the Preliminary Design Phase as set forth in this paragraph 2.2 are amended and supplemented as indicated in Exhibit A.

2.3. Final Design Phase.

After acceptance by OWNER of the Preliminary Design Phase documents and revised opinion of probable Construction Cost and indication of any specific modifications or changes in the scope, extent, character or design requirements of the Project desired by OWNER, and upon written authorization from OWNER, ENGINEER shall:

2.3.1. On the basis of the accepted Preliminary Design documents, the modifications or changes in the scope, extent, character or design requirements of the Project agreed upon by OWNER and ENGINEER and the revised opinion of probable Construction Cost, prepare for incorporation in the Contract Documents final Drawings showing the scope, extent and character of the work to be performed and furnished by Contractor and Specifications (which will be prepared, where appropriate, in general conformance with the sixteen division format of the Construction Specifications Institute).

2.3.2. Provide technical criteria, written descriptions and design data for OWNER's use in filing applications for permits with or obtaining approvals of such governmental authorities as have jurisdiction to review or approve the final design of the Project, and assist OWNER in consultations with appropriate authorities.

2.3.3. Advise OWNER of any adjustments to the opinion of probable Construction Cost and any adjustments to Total Project Costs known to ENGINEER, itemized as provided in paragraph 2.1.5, as a result of changes in scope, extent or character or design requirements of the Project.

2.3.4. Prepare for review and approval by OWNER, its legal counsel and other advisors, contract agreement forms, general conditions and supplementary conditions, and (where appropriate) bid forms, invitations to bid and instructions to bidders (all of which will be generally consistent in form and substance with the forms and pertinent guide sheets prepared by the Engineers Joint Contract Documents Committee), and assist in the preparation of other related documents.

2.3.5. Furnish the above documents, Drawings and Specifications to and review them with OWNER.

2.3.6. Submit the above documents, Drawings and Specifications and a revised opinion of probable Construction Cost within the stipulated period indicated in Exhibit A.

2.3.7. ENGINEER's services under the Final Design Phase will be considered complete at the earlier of (1) the date when the submittals have been accepted by OWNER or (2) thirty days after the date when such submittals are delivered to OWNER for final acceptance, plus in each case such additional time as may be considered reasonable for obtaining approval of governmental authorities having jurisdiction to approve the portions of the Project designed or specified by ENGINEER, if such approval is to be obtained during the Final Design Phase.

The duties and responsibilities of ENGINEER during the Final Design Phase as set forth in this paragraph 2.3 are amended and supplemented as indicated in Exhibit A.

2.4. Bidding or Negotiating Phase.

After acceptance by OWNER of the ENGINEER'S Drawings, Specifications and other Final Design Phase documentation (including the most recent opinion of probable Construction Cost), and upon written authorization to proceed, ENGINEER shall:

2.4.1. Assist OWNER in advertising for and obtaining bids or negotiating proposals for the contract for construction, materials, equipment and services; and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, attend pre-bid conferences, if any, and receive and process deposits for Bidding Documents.

2.4.2. Issue Addenda, if appropriate to clarify, correct or change the Bidding Documents.

2.4.3. Consult with OWNER as to the acceptability of subcontractors, shops and other persons and entities proposed by Contractor for those portions of the work as to which such acceptability is required by the Bidding Documents.

2.4.4. At the bid opening, prepare bid tabulation sheets and assist OWNER in evaluating bids or proposals and in assembling and awarding contracts for construction, materials, equipment and services.

2.4.5. The Bidding or Negotiating Phase will terminate and the services to be performed or furnished thereunder will be considered complete upon commencement of the Construction Phase or upon cessation of negotiations with prospective Contractors (except as may otherwise be required to complete the services called for in paragraph E7.2.5, if Exhibit E is a part of this Agreement).

The duties and responsibilities of the ENGINEER during the Bidding or Negotiation Phase set forth in this paragraph 2.5.1 are amended and supplemented as indicated in Exhibit A.

2.5. Construction Phase.

During the Construction Phase:

2.5.1. *General Administration of Construction Contract.* ENGINEER shall consult with and advise OWNER and act as OWNER's representative as provided in the Standard General Conditions. The extent and limitations of the duties, responsibilities and authority of ENGINEER as assigned in said Standard General Conditions shall not be modified, except to the extent provided in Exhibit A and except as ENGINEER may otherwise agree in writing. All of OWNER's instructions to Contractor will be issued through ENGINEER who shall have authority to act on behalf of OWNER in dealing with Contractor to the extent provided in this Agreement and said Standard General Conditions except as otherwise provided in writing.

2.5.2. *Visits to Site and Observation of Construction.* In connection with observations of the work of Contractor while it is in progress:

2.5.2.1. ENGINEER shall make visits to the site at intervals appropriate to the various stages of construction as ENGINEER deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor's work. In addition, ENGINEER shall provide the services of a Resident Project Representative at the site to assist ENGINEER and to provide more continuous observations of such work. The furnishing of such Resident Project Representative services will not extend ENGINEER's responsibilities or authority beyond the specific limits set forth elsewhere in this paragraph 2.5. Such visits and observations by ENGINEER and the Resident Project Representative are not intended to be exhaustive or to extend to every aspect of the work in progress, or to involve detailed inspections of the work beyond the responsibilities specifically assigned to ENGINEER in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling and similar methods of general observation of the work based on ENGINEER's exercise of professional judgment as assisted by the Resident Project Representative. Based on information obtained during such visits and such observations, ENGINEER shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and

ENGINEER shall keep OWNER informed of the progress of the work. The responsibilities of ENGINEER contained in this paragraph are expressly subject to the limitations set forth in paragraph 2.5.2.2 and other express or general limitations in this Agreement and elsewhere.

2.5.2.2. The purpose of ENGINEER's visits to and representation by the Resident Project Representative at the site will be to enable ENGINEER to better carry out the duties and responsibilities assigned to and undertaken by ENGINEER during the Construction Phase, and, in addition, by the exercise of ENGINEER's efforts as an experienced and qualified design professional, to provide for OWNER a greater degree of confidence that the completed work of Contractor will conform in general to the Contract Documents and that the integrity of the design concept of the completed project as a functioning whole as indicated in the Contract Documents has been implemented and preserved by Contractor. On the other hand, ENGINEER shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions or programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes and orders applicable to Contractor's furnishing and performing the work. Accordingly, ENGINEER neither guarantees the performance of Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

2.5.3. *Defective Work.* During such visits and on the basis of such observations, ENGINEER shall have authority to disapprove of or reject Contractor's work while it is in progress if ENGINEER believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.

2.5.4. *Clarifications and Interpretations; Field Orders.* ENGINEER shall issue necessary clarifications and interpretations of the Contract documents as appropriate to the orderly completion of the work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. ENGINEER may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.

Initial: Owner _____
Engineer _____

2.5.5. *Change Orders and Work Change Directives.* ENGINEER shall recommend Change Orders and Work Change Directives to OWNER as appropriate, and shall prepare Change Orders and Work Change Directives as required.

2.5.6. *Shop Drawings.* ENGINEER shall review and approve (or take other appropriate action in respect of) Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.

2.5.7. *Substitutes.* ENGINEER shall evaluate and determine the acceptability of substitute or "or-equal" materials and equipment provided by Contractor, but subject to the provisions of paragraph 3.2.2.

2.5.8. *Inspections and Tests.* ENGINEER may require special inspections or tests of the work, and shall receive and review all certificates of inspections, tests and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents. ENGINEER's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests or approvals comply with the requirements of the Contract Documents. ENGINEER shall be entitled to rely on the results of such tests.

2.5.9. *Decisions between OWNER and Contractor.* ENGINEER shall render the initial decisions on all claims of OWNER and Contractor relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work. In rendering such decisions, ENGINEER shall be fair and not show partiality to OWNER or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.

2.5.10. *Applications for Payment.* Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of Applications for Payment and the accompanying data and schedules:

2.5.10.1. ENGINEER shall determine the amounts that ENGINEER recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute

ENGINEER's representation to OWNER, based on such observations and review, that, to the best of ENGINEER's knowledge, information and belief, the work has progressed to the point indicated, the quality of such work is generally in accordance with the Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is ENGINEER's responsibility to observe the work. In the case of unit price work, ENGINEER's recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Contract Documents). The responsibilities of ENGINEER contained in paragraph 2.5.10.1 are expressly subject to the limitations set forth in paragraph 2.5.10.2 and other express or general limitations in this Agreement and elsewhere.

2.5.10.2. By recommending any payment ENGINEER shall thereby be deemed to have represented that on-site observations made by ENGINEER to check the quality or quantity of Contractor's work as it is performed and furnished have been exhaustive, extended to every aspect of the work in progress, or involved detailed inspections of the work beyond the responsibilities specifically assigned to ENGINEER in this Agreement and the Contract Documents. Neither ENGINEER's review of Contractor's work for the purposes of recommending payments nor ENGINEER's recommendation of any payment (including final payment) will impose on ENGINEER responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. It will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes Contractor has used the monies paid on account of the Contract Price, or to determine that title to any of the work, materials or equipment has passed to OWNER free and clear of any liens, claims, security interests or encumbrances, or that there may not be other matters at issue between OWNER and Contractor that might affect the amount that should be paid.

Not Applicable

Not Applicable

2.5.11. *Contractor's Completion Documents.* ENGINEER shall receive, review and transmit to Owner with written comments maintenance and operating instructions, schedules, guarantees, Bonds, certificates or other evidence of insurance required by the Contract Documents, certificates of inspection, tests and approvals, and marked-up record documents (including Shop Drawings, Samples and other data approved as provided under paragraph 2.5.6 and marked-up record Drawings) which are to be assembled by Contractor in accordance with the Contract Documents to obtain final payment. ENGINEER's review of such documents will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests and approvals, the results certified indicate compliance with, the Contract Documents.

2.5.12. *Substantial Completion.* Following notice from Contractor that Contractor has the entire work ready for its intended use, ENGINEER and OWNER, accompanied by Contractor, shall conduct an inspection to determine if the work is substantially complete. If after considering any objections of OWNER, ENGINEER considers the work substantially complete, ENGINEER shall deliver a certificate of Substantial Completion to OWNER and Contractor.

2.5.13. *Final Notice of Acceptability of the Work.* ENGINEER shall conduct a final inspection to determine if the completed work of Contractor is acceptable so that ENGINEER can recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, ENGINEER shall issue a Certificate of Substantial Completion (the "Notice of Acceptability of Work") that the work is acceptable (subject to the provisions of paragraph 2.5.10.2) to the best of ENGINEER's knowledge, information and belief and based on the extent of the services performed and furnished by ENGINEER under this Agreement.

2.5.14. *Limitation of Responsibilities.* ENGINEER shall not be responsible for the acts or omissions of any Contractor, or of any subcontractor, any supplier, or any other person or organization performing or furnishing any of the work. ENGINEER shall not be responsible for Contractor's failure to perform or furnish the work in accordance with the Contract Documents.

2.5.15. *Duration of Construction Phase.* The Construction Phase will commence with the execution of the construction contract for the Project or any part thereof and will terminate upon written recommendation by ENGINEER of final payment. If the Project involves more than one prime contract as indicated in paragraph 5.5, Construction Phase services may be rendered at different times in respect of separate prime contracts.

The duties and responsibilities of ENGINEER during the Construction Phase as set forth in this paragraph 2.5 are amended and supplemented as indicated in Exhibit A.

2.6. Operational Phase.

During the Operational Phase, ENGINEER shall, when requested by Owner:

2.6.1. Provide assistance in connection with the refining and adjusting of any equipment or form.

2.6.2. Assist OWNER in training OWNER's staff to operate and maintain the Project.

2.6.3. Assist OWNER in developing systems and procedures for control of the operation and maintenance of and record keeping for the Project.

2.6.4. Prepare a set of reproducible record drawings showing record information which ENGINEER considers significant based on the Drawings, Shop Drawings, and other record documents furnished by Contractor to ENGINEER which were annotated by Contractor to show all changes made during construction. ENGINEER will not be responsible for any errors in or omissions in the information provided by Contractor that is incorporated in the record drawings or other record documents.

2.6.5. In conjunction with OWNER, visit the Project to observe any apparent defects in the completed work, assist OWNER in consultations and discussions with Contractor concerning correction of such defects, and make recommendations as to replacement or correction of defective work.

2.6.6. Provide miscellaneous services as requested by OWNER in connection with Project closeout.

2.6.7. The Operational Phase may commence during the Construction Phase and will terminate one year after the date of Substantial Completion.

The duties and responsibilities of ENGINEER during the Operational Phase as set forth in this paragraph 2.6 are amended and supplemented as indicated in Exhibit A.

SECTION 3 - ADDITIONAL SERVICES OF ENGINEER

3.1. Additional Services Requiring Authorization in Advance.

If authorized in writing by OWNER, ENGINEER shall furnish or obtain from others Additional Services of the types listed in paragraphs 3.1.1 through 3.1.19, inclusive as amended and supplemented as indicated in Exhibit A. These services are not included as part of Basic Services except to the extent otherwise provided in Exhibit A.

These services will be paid for by OWNER as indicated in Section 6.

3.1.1. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effect on the design requirements of the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.

3.1.2. Services to make measured drawings of or to investigate existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by OWNER.

3.1.3. Services resulting from evaluation by ENGINEER during the Study and Report Phase at OWNER's request of alternative solutions in addition to those specified in Exhibit A.

3.1.4. Services resulting from significant changes in the scope, extent or character of the portions of the Project designed or specified by ENGINEER or its design requirements including, but not limited to, changes in size, complexity, OWNER's schedule, character of construction or method of financing; and revising previously accepted studies, reports, Drawings, Specifications or Contract Documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes or orders enacted subsequent to the preparation of such studies, reports, Drawings, Specifications, or Contract Documents, or are due to any other causes beyond ENGINEER's control.

3.1.5. Services resulting from facts revealed about conditions:

3.1.5.1. which are different from information about such conditions that OWNER previously provided to ENGINEER under paragraph 4.4 and upon which ENGINEER was entitled to rely; or

3.1.5.2. as to which OWNER had responsibility to provide information under paragraph 4.4 if such information was not previously provided.

3.1.6. Providing renderings or models for OWNER's use.

3.1.7. Preparing documents for alternate bids requested by OWNER for Contractor's work which is not executed or documents for out-of-sequence work.

3.1.8. Undertaking investigations and studies including, but not limited to, detailed consideration of operations,

maintenance and overhead expenses; the preparation of feasibility studies, cash flow and economic evaluations, rate schedules and appraisals; assistance in obtaining financing for the Project; evaluating processes available for licensing and assisting OWNER in obtaining process licensing; detailed quantity surveys of materials, equipment and labor; and audits or inventories required in connection with construction performed by OWNER.

3.1.9. Furnishing services of ENGINEER's Consultants for other than Basic Services; and furnishing data or services of the types described in paragraph 4.4 when OWNER employs ENGINEER to provide such data or services in lieu of furnishing the same under paragraph 4.4.

3.1.10. Services attributable to a variation in the number of prime contracts from the number specified in Exhibit A for work designed or specified by ENGINEER.

3.1.11. Services during out-of-town travel required of ENGINEER other than visits to the site or OWNER's office as required by Section 2.

3.1.12. Preparing for, coordinating with, participating in and responding to structured independent review processes, including, but not limited to, Construction Management, Cost Estimating, Project Peer Review, Value Engineering and Constructability Review requested by OWNER; and performing or furnishing services required to revise studies, reports, Drawings, Specifications or Contract Documents as a result of such review processes.

3.1.13. Determining the acceptability of substitute materials and equipment proposed during the Bidding or Negotiating Phase when substitution prior to the award of contracts is allowed by the Bidding Documents.

3.1.14. Assistance in connection with bid protests, rebidding or renegotiating contracts for construction, materials, equipment or services.

3.1.15. Providing field surveys for design purposes, engineering surveys and staking to enable Contractor to proceed with its work, and any type of property surveys or related engineering services needed for the transfer of interests in real property; and providing other special field surveys.

3.1.16. Preparation of operating, maintenance and staffing manuals to supplement Basic Services under paragraph 2.6.3.

3.1.17. Preparing to serve or serving as a consultant or witness for OWNER in any litigation, arbitration or other legal or administrative proceeding involving the Project (except for assistance in consultations which is included as part of Basic Services under paragraphs 2.1.3 and 2.3.2).

3.1.18. Providing more extensive services required to enable ENGINEER to issue notices or certifications requested by OWNER under paragraph 4.12.

3.1.19. Other additional services performed or furnished by ENGINEER in connection with the Project, including services which are to be furnished by OWNER under Section 4, and services not otherwise provided for in this Agreement.

3.2. Required Additional Services.

When required by the Contract Documents in connection with the performance or furnishing of ENGINEER's services during the Construction Phase, ENGINEER shall perform or furnish, without waiting for specific authorization from OWNER, Additional Services of the types listed in paragraphs 3.2.1 through 3.2.6, inclusive. These services are not included as part of Basic Services except to the extent provided in Exhibit A. Required Additional Services will be paid for by OWNER as indicated in Section 6. ENGINEER shall advise OWNER in writing promptly after starting any such Additional Services.

3.2.1. Services in connection with Work Change Directives and Change Orders to reflect changes requested by OWNER if, because of the method of compensation agreed upon by OWNER and ENGINEER, the resulting change in compensation for Basic Services is not commensurate with the extent of the additional services rendered.

3.2.2. Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than "or-equal" items; and services after the award of the construction contract in evaluating and determining the acceptability of a substitution which is inappropriate for the Project or an excessive number of substitutions.

3.2.3. Services resulting from significant delays, changes or price increases occurring as a direct or indirect result of materials, equipment or energy shortages.

3.2.4. Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction, (2) a significant amount of *defective*, neglected or delayed work of Contractor, (3) acceleration of the progress schedule involving services beyond normal working hours, or (4) default by Contractor.

3.2.5. Services (other than Basic Services during the Operational Phase) in connection with any partial utilization of any part of the Project by OWNER prior to its Substantial Completion.

3.2.6. Evaluating an unreasonable claim or an excessive number of claims submitted by Contractor or others in connection with the work.

SECTION 4 - OWNER'S RESPONSIBILITIES

Except as otherwise provided in Exhibit A, OWNER shall do the following in a timely manner so as not to delay the services of ENGINEER and shall bear all costs incident thereto:

4.1. Designate in writing a person to act as OWNER's representative with respect to the services to be performed or furnished by ENGINEER under this Agreement. Such person will have complete authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions with respect to ENGINEER's services for the Project.

4.2. Provide all criteria and full information as to OWNER's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards which OWNER will require to be included in the Drawings and Specifications.

4.3. Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

4.4. Furnish to ENGINEER, as requested by ENGINEER for performance of Basic Services or as required by the Contract Documents, the following:

4.4.1. data prepared by or services of others, including without limitation explorations and tests of subsurface conditions at or contiguous to the site, drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site, or hydrographic surveys;

4.4.2. the services of an independent testing laboratory to perform all inspections, tests and approvals of samples, materials and equipment prior to and after installation, or to evaluate the performance of materials, equipment and facilities of OWNER, prior to specification, and during construction;

4.4.3. appropriate professional interpretations of all of the foregoing;

4.4.4. environmental assessments, audits, investigations and impact statements, and other relevant environmental or cultural studies as to the Project, the site and adjacent areas;

4.4.5. field surveys for design purposes and property, boundary, easement, right-of-way, topographic and utility surveys or data, including relevant reference points;

4.4.6. property descriptions;

4.4.7. zoning, deed and other land use restrictions; and

4.4.8. other special data or consultations not covered in Section 2.

OWNER shall be responsible for, and ENGINEER may rely upon, the accuracy and completeness of all reports, data and other information furnished pursuant to this paragraph. ENGINEER may use such reports, data and information in performing or furnishing services under this Agreement.

4.5. Provide, as required by the Contract Documents, engineering surveys and staking to enable Contractor to proceed with the layout of the work, and other special field surveys.

4.6. Arrange for access to and make all provisions for ENGINEER to enter upon public and private property as required for ENGINEER to perform services under this Agreement.

4.7. Examine all alternate solutions, studies, reports, sketches, Drawings, Specifications, proposals and other documents presented by ENGINEER (including obtaining advise of an attorney, insurance counselor and other consultants as OWNER deems appropriate with respect to such examination) and render in writing decisions pertaining thereto.

4.8. Provide approvals and permits from all governmental authorities having jurisdiction to approve the portions of the Project designed or specified by ENGINEER and such approvals and consents from others as may be necessary for completion of such portions of the Project.

4.9. Provide, as may be required for the Project:

4.9.1. accounting, bond and financial advisory, independent cost estimating and insurance counseling services;

4.9.2. such legal services as OWNER may require or ENGINEER may reasonably request with regard to legal issues pertaining to the Project, including any that may be raised by Contractor; and

4.9.3. such auditing services as OWNER may require to ascertain how or for what purpose Contractor has used the monies paid on account of the Contract Price.

4.10. Provide such inspection or monitoring services by an individual or entity other than ENGINEER as OWNER may desire to verify:

4.10.1. that Contractor is complying with any law, rule, regulation, ordinance, code or order applicable to Contractor's performing and furnishing the work; or

4.10.2. that Contractor is taking all necessary precautions for safety of persons or property and complying with any special provisions of the Contract Documents applicable to safety.

ENGINEER does not undertake in this Agreement to perform the services referred to in 4.10.1 and 4.10.2 above. The identity of any individual or entity employed to perform such services and the scope of such services will be disclosed to ENGINEER.

4.11. Advise ENGINEER of the identity and scope of services of any independent consultants employed by OWNER to perform or furnish services in regard to the Project, including, but not limited to, Construction Management, Cost Estimating, Project Peer Review, Value Engineering and Constructability Review. If OWNER designates a person or entity other than, or in addition to, ENGINEER to represent OWNER at the site, OWNER shall define and set forth in an exhibit that is to be mutually agreed upon and attached to and made a part of this Agreement before such services begin, the duties, responsibilities and limitations of authority of such other party and the relation thereof to the duties, responsibilities and authority of ENGINEER.

4.12. Prior to the commencement of the Construction Phase, notify ENGINEER of any variations in the language of the Notice of Acceptability of Work, or of any notice or certification other than such Notice that ENGINEER will be requested to provide to OWNER or third parties in connection with the financing or completion of the Project. OWNER and ENGINEER shall reach agreement on the terms of any such requested notice or certification and OWNER shall authorize such Additional Services as are necessary to enable ENGINEER to provide the notice of certification requested under this paragraph.

4.13. If more than one prime contract is to be awarded for work designed or specified by ENGINEER, designate a person or entity to have authority and responsibility for coordinating the activities among the various prime contractors, and define and set forth the duties, responsibilities and limitations of authority of such person or entity and the relation thereof to the duties, responsibilities and authority of ENGINEER in an exhibit that is to be mutually agreed upon and attached to and made a part of this Agreement before such services begin.

4.14. Furnish to ENGINEER data or estimated figures as to OWNER's anticipated costs for services to be provided by others for OWNER (such as services pursuant to paragraphs 4.4, 4.5 and 4.7 through 4.14, inclusive) and other costs of the types referred to in paragraph 2.1.5 so that ENGINEER may make the necessary calculations to develop and periodically adjust ENGINEER's opinion of Total Project Costs.

4.15. Attend the pre-bid conference, bid opening, preconstruction conferences, construction progress and other job related meetings and Substantial Completion and final payment inspections.

4.16. Give prompt written notice to ENGINEER whenever OWNER observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of ENGINEER's services, or any defect or nonconformance in ENGINEER's services or in the work of any Contractor.

4.17. Furnish, or direct ENGINEER to provide, Additional Services as stipulated in paragraph 3.1 of this Agreement or other services as required.

SECTION 5 - TIMES FOR RENDERING SERVICES

5.1. ENGINEER's services and compensation under this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the Construction Phase. Unless specific periods of time or specific dates for providing services are specified in this Agreement, ENGINEER's obligation to render services hereunder will extend for a period which may reasonably be required for the design, award of construction contracts, construction and initial operation of the Project including extra work and required extensions thereto.

5.2. If in this Agreement specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided and if such periods of time or dates are changed through no fault of ENGINEER, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If OWNER has requested changes in the scope, extent or character of the Project, the time of performance of ENGINEER's services shall be adjusted equitably.

5.3. If OWNER fails to give prompt written authorization to proceed with any phase of services after completion of the immediately preceding phase, or if the Construction Phase has not commenced within the stipulated period identified in this Agreement after completion of the Final Design Phase or does not proceed in an orderly and continuous progression, ENGINEER may, after giving

seven days' written notice to OWNER, suspend services under this Agreement.

5.4. If ENGINEER's services for design or during construction of the Project are delayed or suspended in whole or in part by the OWNER:

5.4.1. for more than three months through no fault of ENGINEER, ENGINEER shall be entitled to equitable adjustment of rates and amounts of compensation provided for elsewhere in this Agreement to reflect, among other things, reasonable costs incurred by ENGINEER in connection with such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised; or

5.4.2. for more than one year through no fault of ENGINEER, or if ENGINEER for any reason is required to render Construction Phase services more than one year after Substantial Completion is achieved, the rates and amounts of compensation provided for elsewhere in this Agreement will be subject to equitable adjustment to reflect, among other things, changes in the various elements that comprise such rates of compensation.

5.5. In the event that the work designed or specified by ENGINEER is to be performed or furnished under more than one prime contract, or if ENGINEER's services are to be separately sequenced with the work of one or more prime contractors (such as in the cast of fast-tracking), OWNER and ENGINEER shall, prior to commencement of the Final Design Phase, develop a schedule for performance of ENGINEER's services during the Final Design, Bidding or Negotiating and Construction Phases in order to sequence and coordinate properly such services as are applicable to the work under such separate prime contracts. This schedule is to be prepared and included in Exhibit A whether or not the work under such contracts is to proceed concurrently.

SECTION 6 - PAYMENTS TO ENGINEER FOR SERVICES AND REIMBURSABLE EXPENSES

6.1. Methods of Payment for Services and Expenses of ENGINEER.

6.1.1. *For Basic Services.* OWNER shall pay ENGINEER for Basic Services performed or furnished under Section 2 on the basis set forth in Exhibit B.

6.1.2. *For Additional Services.* OWNER shall pay ENGINEER for Additional Services performed or furnished under Section 3 on the basis set forth in Exhibit B.

Initial: Owner _____
Engineer _____

6.1.3. *For Reimbursable Expenses.* In addition to payments provided for in paragraphs 6.1.1 and 6.1.2, OWNER shall pay ENGINEER for Reimbursable Expenses incurred by ENGINEER and ENGINEER's Consultants as set forth in Exhibit B. The amount payable for Reimbursable Expenses will include a factor to the extent so indicated in Exhibit B.

6.2. Other Provisions Concerning Payments.

6.2.1. *Preparation of Invoices.* Invoices for Basic and Additional Services and Reimbursable Expenses will be prepared in accordance with ENGINEER's standard invoicing practices and will be submitted to OWNER by ENGINEER at least monthly. The amount billed for Basic Services and Additional Services in each invoice will be calculated on the basis set forth in Exhibit B. Invoices are due and payable on receipt.

6.2.2. *Unpaid Invoices.* If OWNER fails to make any payment due ENGINEER for services and expenses within thirty days after receipt of ENGINEER's invoice therefor, the amounts due ENGINEER will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; and, in addition, ENGINEER may, after giving seven days' written notice to OWNER, suspend services under this Agreement until ENGINEER has been paid in full all amounts due for services, expenses and charges. Payments will be credited first to interest and then to principal. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid.

6.2.3. *Payments Upon Termination.*

6.2.3.1. *Termination by OWNER for Cause.* In the event of termination by OWNER for cause under paragraph 8.1.1:

6.2.3.1.1. Upon the completion of any phase of Basic Services, progress payments due ENGINEER in accordance with this Agreement for all such services performed or furnished by ENGINEER and ENGINEER's Consultants through the completion of such phase will constitute total payment for such services. ENGINEER also will be paid for all unpaid Additional Services and unpaid Reimbursable Expenses.

6.2.3.1.2. During any phase of Basic Services, ENGINEER also will be paid for such services performed or furnished in accordance with this Agreement by ENGINEER during that phase through the date of termination on the basis specified in Exhibit B. ENGINEER also

will be paid for the charges of ENGINEER's Consultants employed to perform or furnish Basic Services to the extent such services have been performed or furnished in accordance with this Agreement through the effective date of the termination. ENGINEER also will be paid for all unpaid Additional Services and unpaid Reimbursable Expenses.

6.2.3.2. *Termination by OWNER for Convenience.* In the event of termination by OWNER under paragraph 8.1.2:

6.2.3.2.1. Upon the completion of any phase of Basic Services, progress payments due ENGINEER in accordance with this Agreement for all such services performed or furnished by ENGINEER and ENGINEER's Consultants through the completion of such phase will constitute total payment for such services. ENGINEER also will be paid for all unpaid Additional Services and unpaid Reimbursable Expenses, and for termination expenses under sub-paragraph 6.2.3.2.3 below.

6.2.3.2.2. During any phase of Basic Services, ENGINEER also will be paid for such services performed or furnished by ENGINEER during that phase through the date of termination on the basis specified in Exhibit B. In addition, ENGINEER will be paid for the charges of ENGINEER's Consultants employed to perform or furnish Basic Services through the effective date of the termination. ENGINEER also will be paid for all unpaid Additional Services and unpaid Reimbursable Expenses, and for termination expenses under sub-paragraph 6.2.3.2.3 below.

6.2.3.2.3. In the event of termination by OWNER for convenience during or at completion of any phase of Basic Services, OWNER shall pay ENGINEER's reasonable expenses directly attributable to termination in accordance with rates applicable to the various categories of Additional Services measured from the date of termination, including other fair and reasonable sums for overhead and profit, and costs of terminating contracts with ENGINEER's Consultants.

6.2.3.3. *Termination By ENGINEER for Cause.* In the event of termination by ENGINEER for cause under paragraph 8.1.1, ENGINEER shall be entitled to receive compensation calculated as set forth in paragraph 6.2.3.2.

6.2.4. *Records of ENGINEER's Costs.* Records of ENGINEER's costs pertinent to ENGINEER's compensation under this Agreement will be kept in accordance with generally accepted accounting practices. Copies will be made available to OWNER at cost on request prior to final payment for ENGINEER's services.

SECTION 7 - OPINIONS OF COST

7.1. Opinions of Probable Construction Cost.

ENGINEER's opinions of probable Construction Cost provided for herein are to be made on the basis of ENGINEER's experience and qualifications and represent ENGINEER's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, ENGINEER cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by ENGINEER. If OWNER wishes greater assurance as to probable Construction Cost, OWNER shall employ an independent cost estimator as provided in paragraph 4.9.1.

7.2. Designing to Construction Cost Limit.

If a Construction Cost limit is established between OWNER and ENGINEER, such Construction Cost limit and a statement of ENGINEER's rights and responsibilities with respect thereto will be specifically set forth in Exhibit E, "Construction Cost Limit", to this Agreement.

7.3. Opinions of Total Project Costs.

ENGINEER assumes no responsibility for the accuracy of opinions of Total Project Costs provided for in Section 2.

SECTION 8 - GENERAL CONSIDERATIONS

8.1. Termination.

The obligation to provide further services under this Agreement may be terminated:

8.1.1. *For cause,*

8.1.1.1. by either party upon thirty days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Notwithstanding the foregoing, this Agreement will not terminate as a result of such substantial failure if the party receiving such notice begins, within seven days of receipt of such notice, to correct its failure to perform and proceeds diligently to cure such failure within no more than thirty days of receipt thereof; *provided, however,* that if and to the extent such substantial failure cannot be reasonably cured within such thirty-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided from herein shall extend up to, but in no case more than, sixty days after the date of receipt of the notice.

8.1.1.2. by ENGINEER:

8.1.1.2.1. upon seven days' written notice if ENGINEER believes that ENGINEER is being requested by OWNER to furnish or perform services contrary to ENGINEER's responsibilities as a licensed design professional; or

8.1.1.2.2. upon seven days' written notice if the ENGINEER's services for design or during the construction of the Project are delayed or suspended for more than ninety days for reasons beyond ENGINEER's control.

8.1.1.2.3. In the case of termination under this paragraph 8.1.1.2, ENGINEER shall have no liability to OWNER on account of such termination.

8.1.2. *For Convenience,* by OWNER effective upon the receipt of notice by ENGINEER.

8.2. Reuse of Documents.

All documents including Drawings and Specifications provided or furnished by ENGINEER (or ENGINEER's Consultants) pursuant to this Agreement are instruments of service in respect to the Project. OWNER may make and retain copies for information and reference in connection with the use and occupancy of the Project by OWNER and others; however, such documents are not intended or represented to be suitable for reuse by OWNER or others on extensions of the Project or on any other project. Any such reuse without written verification or adaptation by ENGINEER and ENGINEER's Consultants, as appropriate, for the specific purpose intended will be at OWNER's sole risk and without liability

Initial: Owner _____
Engineer _____

or legal exposure to ENGINEER, or to ENGINEER's Consultants. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

8.3. Insurance.

8.3.1. ENGINEER shall procure and maintain insurance for protection from claims under workers' compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom.

8.3.2. OWNER shall require Contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to list ENGINEER and ENGINEER's Consultants as additional insureds with respect to such liability, property and other insurance purchased and maintained by Contractor. All policies of property insurance shall contain provisions to the effect that ENGINEER's and ENGINEER's Consultants' interests are covered and that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insured or additional insureds thereunder.

8.3.3. At any time OWNER may request that ENGINEER, at OWNER's sole expense, provide additional insurance coverage. If so requested by OWNER, and if commercially available, ENGINEER shall obtain and shall require ENGINEER's Consultants to obtain such additional insurance coverage, different limits or revised deductibles, for such periods of time as requested by OWNER, at OWNER's sole expense.

8.4. Controlling Law.

This Agreement is to be governed by the law of Colorado and Mineral County.

8.5. Successors and Assigns.

8.5.1. OWNER and ENGINEER each is hereby bound and the partners, successors, executors, administrators and legal representatives of OWNER and ENGINEER (and to the extent permitted by paragraph 8.5.2 the assigns of OWNER and ENGINEER) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.

8.5.2. Neither OWNER nor ENGINEER may assign, sublet or transfer any rights under or interest (including, but without limitation, monies that may become due or

monies that are due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

8.5.3. Unless expressly provided otherwise in this agreement:

8.5.3.1. Nothing in this Agreement shall be construed to create, impose or give rise to any duty owed by ENGINEER to any Contractor, Subcontractor, Supplier, other person or entity, or to any surety for or employee of any of them, or give any rights in or benefits under this Agreement to anyone other than OWNER and ENGINEER.

8.5.3.2. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of OWNER and ENGINEER and not for the benefit of any other party. The OWNER agrees that the substance of the provisions of this paragraph shall appear in the Contract Documents.

8.6. Dispute Resolution.

If and to the extent that OWNER and ENGINEER have agreed on a method and procedure for resolving disputes between them arising out of or relating to this Agreement. OWNER and ENGINEER agree to negotiate in good faith for a period of thirty days from the date of notice of all disputes between them prior to exercising their rights or other provisions of this Agreement, or under law.

8.7. Allocation of Risks - Indemnification.

8.7.1. To the fullest extent permitted by law, ENGINEER shall indemnify and hold harmless OWNER, OWNER's officers, directors, partners, employees and agents from and against any and all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of ENGINEER or ENGINEER's officers, directors, partners, employees, agents and ENGINEER's Consultants in the performance and furnishing of ENGINEER's services under this Agreement.

8.8. Notices.

Any notice required under this Agreement will be in writing, addressed to the appropriate party at the address which appears on the signature page to this Agreement

Initial: Owner _____
Engineer _____

(as modified in writing from time to time by such party) and given personally, by registered or certified mail, return receipt requested, by facsimile, or by a nationally recognized overnight courier service. All notices shall be effective upon the date of receipt.

8.9. Survival.

All express representations, indemnifications or limitations of liability made in or given in this Agreement will survive the completion of all services of ENGINEER under this Agreement or the termination of this Agreement for any reason.

8.10. Severability.

Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and ENGINEER, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

SECTION 9 - EXHIBITS AND SPECIAL PROVISIONS

9.1. This Agreement is subject to the provisions of the following Exhibits which are attached to and made a part of the Agreement:

9.1.1. Exhibit A, "Further Description of Basic Engineering Services and Related Matters", consisting of 2 pages.

9.1.2. Exhibit B, "Payments to Engineer for Services and Reimbursable Expenses", consisting of 2 pages.

9.2. This Agreement (consisting of pages 1 to 15, inclusive and the exhibits identified above) constitutes the entire agreement between OWNER and ENGINEER and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date first above written.

OWNER:

City of Creede

By: _____

Title: Mayor _____

Address for giving notices:

City of Creede

2223 N. Main Street

P.O. Box 457

Creede, CO 81130

ENGINEER:

Meyer and Sams, Inc. dba GMS, Inc.

By: _____

Title: Principal _____

Address for giving notices:

GMS, Inc., Consulting Engineers

611 N. Weber, Suite 300

Colorado Springs, CO 80903

EXHIBIT A TO AGREEMENT BETWEEN OWNER
AND ENGINEER FOR PROFESSIONAL SERVICES
FOR A STREET AND PEDESTRIAN IMPROVEMENTS
PROJECT

Further Description of Basic Engineering Services
and Related Matters

This is an exhibit attached to, made a part of and incorporated by reference into the Agreement made for a Street and Pedestrian Improvements project between the City of Creede (OWNER) and GMS, Inc., Consulting Engineers (ENGINEER) providing for professional engineering services.

1. The Basic Services of ENGINEER as described in Section 2 of the Agreement are amended or supplemented as indicated below and the time periods for the performance of certain services as indicated in Section 5 of the Agreement are stipulated as indicated below.
2. During the Preliminary Design Phase, ENGINEER shall:
 - a. Attend and facilitate Colorado Department of Transportation (CDOT) Design Scoping Review meeting.
 - b. Assist with Public Involvement as deemed necessary by Owner, may include attendance at Public Meeting, preparation of presentation or other hand-out materials.
 - c. Conduct an existing conditions survey within the project limits which includes all topography and underground utilities located by others. The survey will also include subsurface utility depths and sizes as obtained from pulling structure covers and drawing research. Right-of-way research will also be performed to confirm property boundaries.
 - 1) It is assumed that right-of-way (ROW) acquisition, including temporary or permanent easements, will not be required for this project.
 - d. Secure appropriate geotechnical information as necessary.
 - 1) It is assumed that a CDOT pavement design report will not be required for this project.
 - e. Complete drainage analysis and submit preliminary hydraulic report to CDOT for initial review.
 - f. Submit preliminary (30%) plans to CDOT for meeting requirements for the Field Inspection Review (FIR) milestone. Attend and facilitate FIR meeting with Owner and CDOT.
 - g. Develop a preliminary set of CDOT standard specifications based special provisions for the project. The project manual shall include CDOT's project financing requirements.
 - h. Prepare preliminary designs and plans for the construction of the Street and Pedestrian Improvements project on the basis of one project.
3. During the Final Design Phase, ENGINEER shall:
 - a. Obtain ROW, Environmental and Utility clearances through CDOT processes.
 - b. Incorporate Owner and CDOT review comments into final plans, specifications, and reports.

Initial: Owner _____
Engineer _____

- c. Finalize drainage report, incorporating CDOT and Town review comments.
 - d. Submit the design, bidding, and contract documents to the OWNER for review prior to CDOT Final Office Review (FOR) meeting.
 - e. Prepare and submit final (90%) plans, specifications, and cost estimate meeting CDOT requirements for FOR milestone. Attend and facilitate FOR meeting with Owner and CDOT. The bid package shall include required documentation from various funding agencies.
 - f. Incorporate FOR review comments and finalize plans, specifications and cost estimate for submittal to CDOT in order to obtain CDOT Concurrence to Advertise.
 - g. Present final plans and specifications to the OWNER.
 - h. The Final Design Phase services will be completed within approximately one hundred eighty (180) calendar days after authorization to proceed. This does not include the time CDOT takes for their review and approval of their submittal requirements.
4. Paragraph 1.3.9. concerning reference to *Standard General Conditions* shall be revised to include the document titled, "General Conditions," 19 pages, from the, "Contract Documents for Construction of Federally Assisted Water and Sewer Projects." In addition, paragraph 1.3.9. shall be revised to make reference to the 1990 Edition of the Standard General Conditions of the Construction Contract (No. 1910-8).
 5. The OWNER hereby authorizes the ENGINEER to provide the following additional services in accordance with Section 3 of this Agreement.
 - a. CDOT Right-of-Way
 - b. CDOT Utilities
 - c. CDOT Environmental
 6. GMS, Inc.'s understanding is that the City of Creede is considering two other projects that may potentially impact the scope of work and services provided under this contract. One of these projects includes the revision of Main Street to a one-way street. The second project includes a new Town Hall Complex and revisions to the N. Main Street alignment between 1st Street and Loma Street. Either of these projects may impact the scope of work necessary to complete this Street and Pedestrian Improvements project in which case an amendment may be required.
 7. Bidding and construction phase services are not included in this Agreement.

This is **Exhibit B**, consisting of 2 pages, referred in the **Agreement between OWNER and ENGINEER for Professional Services** for Street and Pedestrian Improvements Project.

Payments to ENGINEER for Services and Reimbursable Expenses

Section 6 of the Agreement is amended and supplemented to include the following agreement of the parties:

SECTION B6 - PAYMENTS TO ENGINEER

B6.1. Methods of Payment for Services and Expenses of ENGINEER.

B6.1.1. *For Basic Services.* OWNER shall pay ENGINEER for Basic Services as follows:

B6.1.1.1 *General.* The project consists of one general construction project. The design fee for the construction project is established in the amount of **\$157,000** for basic services.

B6.1.2 *For Additional Services.* OWNER shall pay ENGINEER for Additional Services as follows:

B6.1.2.1. *General.* For services of ENGINEER's principals and employees engaged directly on the Project performed or furnished pursuant to paragraph 3.1 or 3.2 (except services as a consultant or witness under paragraph 3.1.17), an amount based on the applicable labor rate schedule given in paragraph B6.1.4 and limited as provided in paragraph B6.1.2.3.

B6.1.2.2. *ENGINEER's Consultants.* For services of ENGINEER's Consultants performed or furnished pursuant to paragraph 3.1 or 3.2, the amount billed to ENGINEER therefor times a factor of 1.10.

B6.1.2.3. *Additional Services Authorized.* The following additional services and fees are hereby authorized as of the date of this Agreement.

- B6.1.2.3.1. CDOT Environmental..... \$40,000
- B6.1.2.3.2. CDOT Right-of-Way..... \$27,500
- B6.1.2.3.3. CDOT Utilities \$33,542

B6.1.2.3.4. The maximum fee for additional services shown in paragraph B6.1.2.3.1 through B6.1.2.3.3 inclusive of \$101,042 shall apply to all services described. The amount for any one item shall not be limited by the amounts shown in paragraphs B6.1.2.3.1. through B6.1.2.3.3, but shall be limited to the maximum fee shown for all services.

B6.1.2.4. *Several Prime Contracts.* If more than one prime construction contract are awarded for work designed or specified by ENGINEER for the project, an additional lump sum fee will be determined by the OWNER and ENGINEER. The fee given in paragraph B6.1.1.1 is based on one prime construction contract.

B6.1.2.5. *Serving as a Witness.* For services performed by ENGINEER's principals and employees as consultants or witnesses in any litigation, arbitration or other legal or administrative proceeding under paragraph 3.1.17, at the rate of \$1,800 per day or any portion thereof (but compensation for time spent in preparing to appear in any such litigation, arbitration or proceeding will be on the basis provided in paragraph B6.1.2.1). Compensation for ENGINEER's Consultants for such services will be on the basis provided in paragraph B6.1.2.2.

B6.1.3. *For Reimbursable Expenses.* OWNER shall pay ENGINEER for Reimbursable Expenses such as:

Reproduction, travel, meals while performing service, long distance telephone, postage, permit fees, delivery charges and expendable supplies used during the performance of the services. The charges for reimbursable expenses are contained in the various budget line items.

The amount payable to ENGINEER for Reimbursable Expenses will be the charge actually incurred or the imputed cost allocated by ENGINEER therefor times a factor of 1.10.

B6.1.4. *Basis of Fee Charges.* The professional fee for services provided hereunder, except for services described in paragraph B6.1.1.1, shall be charged to the OWNER on the basis of the following hourly rates as applicable:

Initial: Owner _____
Engineer _____

1. Hourly rates for calendar year 2023

Principal	\$213.00
Senior Professional Engineer	\$187.00
Professional Engineer 2	\$166.00
Professional Engineer 1	\$148.00
Staff Engineer	\$133.00
Senior Design Technician	\$173.00
Professional Licensed Surveyor	\$136.00
Design Technician	\$113.00
Senior Resident Project Representative	\$121.00
Resident Project Representative	\$ 106.00
Executive Assistant	\$ 93.00
Administrative Services	\$ 78.00
Expenses	Cost plus 10%

2. Hourly rates for calendar year 2024

Principal	\$224.00
Senior Professional Engineer	\$196.00
Professional Engineer 2	\$174.00
Professional Engineer 1	\$155.00
Staff Engineer	\$140.00
Senior Design Technician	\$182.00
Professional Licensed Surveyor	\$143.00
Design Technician	\$119.00
Senior Resident Project Representative	\$127.00
Resident Project Representative	\$111.00
Executive Assistant	\$ 98.00
Administrative Services	\$ 82.00
Expenses	Cost plus 10%

3. Hourly rates for calendar year 2025

Principal	\$236.00
Senior Professional Engineer	\$206.00
Professional Engineer 2	\$183.00
Professional Engineer 1	\$163.00
Staff Engineer	\$147.00
Senior Design Technician	\$192.00
Professional Licensed Surveyor	\$151.00
Design Technician	\$125.00
Senior Resident Project Representative	\$134.00
Resident Project Representative	\$117.00
Executive Assistant	\$103.00
Administrative Services	\$ 86.00
Expenses	Cost plus 10%

B6.2. Other Provisions Concerning Payments.

B6.2.3. Payments Upon Termination.

B6.2.3.4. In the event of termination during any phase of the Basic Services, ENGINEER will be paid for services performed or furnished in accordance with this Agreement during that phase on the basis of the expense and labor rate schedules given in paragraphs B6.1.3 and B6.1.4 for services performed or furnished during that phase to date of termination by ENGINEER's principals and employees engaged directly on the Project.



PARADE PERMIT APPLICATION

City of Creede
2223 N Main Street
Creede, CO 81130
(719-)658-2276

Name: Josie Bielenberg

Address: 2223 N Main Street

Business/Organization (if applicable): City of Creede

Phone: (719) 658-2276 Email: clerk@creedetownhall.com

Parade Date: 11-24-23 Parade Time (please allow for set-up and take-down): 4:30 - ?

Parade Route Begins: 3rd Street } up Main Street

Parade Route Ends: N 1st Street

Planned Road Closures: cross streets along main

(Additionally, please attach a map)

Estimated Number of People Expected to Attend this Event: 100

Responsible Parties for Barricade Set-up & Removal:

Name: City Employees Phone: _____ Name: _____ Phone: _____

I have read, fully understand, and agree to the terms of this Parade Permit, any attached pages, and the City of Creede's Public Property Event Policy and Procedures:

Applicant

City Clerk

Date _____ Josie Bielenberg Date _____

SHERIFF'S DEPARTMENT NOTIFICATION: _____ Date _____

PUBLIC WORKS'S DEPARTMENT NOTIFICATION: _____ Date _____

FOR ADMINISTRATIVE USE ONLY

Application Received _____ Fee _____ Date Paid _____

License Agreement Attached? Y N Proof of Insurance Attached? Y N

Board of Trustees Meeting Date _____

Approved by Board of Trustees this _____ day of _____, 20_____

Attest: _____ City Clerk



CITY OF CREEDE

PO BOX 457
CREEDE, CO 81130
(719)658-2276

CLERK@CREEDETOWNHALL.COM

PARK RENTAL PERMIT

The City of Creede makes its parks available for short-term reservation, rental, and use. In order to preserve and protect the City's facilities for the use and enjoyment of everyone, the City requires that the City's Codes Pertaining to Parks & Recreation be strictly followed.

Applications must be sent to:

Creede City Clerk

PO Box 457

Creede, CO 81130

For questions, please contact the Clerk's Office during business hours.

(719)658-2276, ext. 2#

clerk@creedetownhall.com

CONTACT INFORMATION

NAME: Nanci Beazley

PHONE#: 719.850.9007 EMAIL: nanchbeaz@yahoo.com

ORGANIZATION: Headwaters Music Festival

EVENT INFORMATION

EVENT NAME: Headwaters Music Festival

PURPOSE OF EVENT: Music Festival

DATES(S): Aug. 22, 23, 24, 25, 26 BEGIN TIME: all day END TIME: —

MAX NUMBER OF PEOPLE EXPECTED: 400 PUBLIC/PRIVATE EVENT: Public

WILL THERE BE LIVE MUSIC? YES NO

WILL THERE BE ALCOHOL? YES NO

No alcohol is permitted in the parks/public areas without obtaining a Special Event Liquor License from the City Clerk's office. Special Event Liquor License applications are available for non-profit organizations.

RENTAL FEES: A non-refundable rental fee of \$25/day and a \$50 deposit must be paid in full at the time of application to the City. Deposits are refunded in whole upon inspection at the conclusion of the event where there is no damage found or clean-up required by City staff. The City shall return the deposit within thirty (30) days of the event. If damage occurs or there is garbage or trash requiring clean-up of the park after the scheduled event, the City shall retain the deposit to cover the cost of repair and/or clean-up.

LIABILITY AND INDEMNIFICATION: The USER shall neither hold nor attempt to hold the CITY liable for and will hold harmless and indemnify the CITY from and against any and all demands, claims, causes of action, or judgments, and any and all expenses (including without limitation, attorney's fees and costs) incurred by the CITY in investigating and resisting the same arising from any injury or damage to the property of the USER, any other purpose whatsoever, where the injury or damage is caused by the negligence or misconduct of the USER, its agents, servants, employees, guests or any other person on or where such injuries are the result of the violation of law, ordinances, governmental orders of any kind, or of any provision of this Agreement

Where would you like to host your event

Basham Park

Ed Hargraves Park/Baseball Field

Hockey Ponds

Sieme Park

FOR CLERK OFFICE ONLY:

DATE RECEIVED: _____

PARK FEE RECEIVED: _____

DEPOSIT RECEIVED: _____

DATE DEPOSIT RETURNED: _____

Nanci Beazley
(Signature)

11/13/2023
(Date)

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement made on 11/17/23 by and between the City of Creede, a Colorado Town, the "Landlord" and the Creede / Mineral County Chamber of Commerce "Tenant". The Landlord and Tenant are collectively referred to in this Lease Agreement as the "Parties".

Landlord is the owner of land and improvements commonly known as the Creede / Mineral County Welcome Center located at 904 S. Main Street., Creede, CO 81130, attached as "Exhibit A" and hereafter referred to as the "Leased Premises".

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. LEASE TERM.

a. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning November 21st, 2023 and ending on December 31st, 2023. The lease may be renewed annually in conjunction with the City's annual budget process. The lease may be terminated by either party at any time with ninety (90) days written notice.

b. Should the tenant hold over and remain in possession of the leased property after the expiration of this lease without the landlord's consent, it shall not be deemed or construed to be a renewal or an extension of this lease but shall only operate to create a month to month tenancy which may be terminated by the landlord at the end of any month upon thirty days prior written notice to the tenant.

2. RENT. In exchange for the consideration granted by the Landlord to the Tenant in this Lease Agreement, the Tenant agrees to provide the City of Creede with annual Chamber of Commerce membership.

3. USE. The Tenant shall utilize the Leased Premises solely as a the Creede / Mineral County Visitor's Center and Chamber of Commerce. If the property is used for any other purpose the Lease shall terminate and control of the property shall revert to the Landlord. The Tenant will also keep and maintain at least one (1) fire extinguisher in operating order, inspected annually, on the premises as required by the City's insurance carrier.

4. INSURANCE. Property / Casualty insurance for the Leased Premises shall be provided by the Landlord at its sole expense. The Tenant shall at its expense provide premises liability insurance and insurance for the contents of the building. Proof of said insurance shall be provide to the Landlord and must include the Landlord as an additional insured entity.

5. UTILITIES. Tenant shall be responsible for payment of all utilities for the premises. These utilities shall include, but are not limited to, electricity and heating costs, telephone service, internet, trash removal service, water and sewer.

6. MAINTENANCE AND REPAIRS.

a. The landlord shall be responsible for maintenance and repairs required to maintain the structural portions and the roof of the building on the leased property, the exterior finish of such building, and the parking lot on the subject property; all to be maintained in present condition at the sole cost and expense of the landlord. All other maintenance and repairs shall be performed by tenant, at its own expense, including all necessary repairs and replacements to pipes, heating systems, plumbing systems, electrical systems, window glass, doors, fixtures, interior decorations, and all other appliances and appurtenances belonging thereto.

b. Tenant shall not allow or permit any waste of the leased premises, and shall keep the leased grounds free from accumulations of trash or debris. Tenant shall not store any items outside of any building on the leased premises without prior written consent from landlord, and shall use only such storage areas as may be designated by landlord.

c. Landlord agrees to provide parking area snow removal services for the Leased Premises.

7. NOTICE. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

Landlord Notice Address: City of Creede, PO Box 457, 2223 N. Main St.. Creede, CO 81130.

Tenant Notice Address: Chamber of Commerce, PO Box 580, Creede, CO 81130.

8. DAMAGE AND DESTRUCTION. If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within 14 days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage.

9. DEFAULT. If default of any required performance under this Lease Agreement shall at any time be made by Tenant, and if said default shall continue for fourteen (14) days after written notice thereof shall have been given to Tenant by Landlord, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

10. SUBLEASE AND ASSIGNMENT. Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease Agreement in whole or in part.

11. ALTERATIONS AND IMPROVEMENTS. Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by

Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

12. SIGNS. Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances.

13. ENTRY. Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

14. QUIET POSSESSION. Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

15. CONDEMNATION. If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

16. WAIVER. No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.


17. SUCCESSORS. The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

18. COMPLIANCE WITH LAW. Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

19. FINAL AGREEMENT. This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

20. GOVERNING LAW. This Agreement shall be governed by the laws of the state of Colorado as well as all the City of Creede Municipal Code.

IN WITNESS WHEREOF, the parties hereto set their hands and seal this 17 day of November 2023.

CITY OF CREEDE By _____	CREEDE / MINERAL COUNTY CHAMBER OF COMMERCE By  _____ President
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