

Request for Qualifications/Proposal



Prepared for

The Town of Frisco
Slopeside Hall & 619 Granite Street Housing Projects
Owner's Representative Services

March 23, 2022



Diversified Consulting Solutions, Inc.

Consultants for the Built Environment

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"[DCS's] expertise, calm demeanor, and problem solving skills have served [us] well. ...Your technique in encouraging and evaluating differing viewpoints was effective in getting us to quick and timely resolutions on sometimes challenging topics. You helped create a synergy among our team to get us to where we needed to be with successful resolution..."

Abel Moreno, District Manager
South Adams County Water & Sanitation District



1. Letter of Interest

March 23, 2022

Addison Canino
Assistant Public Works Director
102 School Road
Frisco, CO 80443

RE: Owner's Rep Services for the Town of Frisco

Dear Mr. Canino & Selection Committee:

We are excited to express our interest and present our qualifications to become your partner in the development of the Slopeside Hall and 619 Granite Street Housing projects. These are significant Capital Projects for the Town of Frisco and it is clear that significant planning has gone into both. Slopeside Hall will be located within the Peninsula Recreation Area (PRA) and will be a space mainly for staff to alleviate overcrowding at the Day Lodge, allowing for the lodge focus to be growing youth programs and tubing hill operations. The 619 Granite Street project is located in central Frisco and will provide local workforce housing helping to alleviate the current shortage in rentable housing in Summit County. A portion of these units will be dedicated to the Colorado Department of Transportation (CDOT) personnel as this is a joint project. Both projects are bound to provide a positive and lasting impact on the growing community of Frisco.

As your Owner's Representative our commitment is complete. We will draw on our collective successful project experience in education, retail, multi-family, emergency services, and Special Districts to provide proactive and responsible management. You will enjoy real-time reporting on budgets and schedules, and a straightforward, matter-of-fact approach that engages all stakeholders. Our team will deliver on every commitment of the projects and find additional ways to add value and enhance the process for everyone involved. Our team has reviewed the Request for Proposal in detail and is confident that we can meet and likely exceed the expectations for Owner's Rep services.

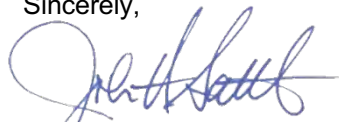
The following pages provide a glimpse into who we are and what we do. You will find that we are passionate, driven, and committed leaders of construction and development programs. Our focus is building the strongest project teams and harnessing the power of every participant to achieve project success. During the 23+ years as a firm, we've learned what works well and what doesn't. We know the questions to ask that will stimulate thoughtful discussion and we will ensure you have clear, accurate, and reliable information to make sound decisions and provide responsible leadership to your projects. When the stakes are high, you need an accountability partner and advocate in your corner. We are that partner!

Your DCS Team includes five of our most dynamic, driven and qualified staff. I will serve as Principal in Charge. Seth Rhea and Valerie Thomson will serve as your Project Managers. Aubree Thomson, Operations Manager, and our Project Coordinator, Jackie Hamilton, will provide complete administrative support. Our team will leverage all forms of communication and connectivity with you and the project team. As a complete team, we will address every element of your Scope of Work and Responsibilities and attack every challenge. By combining regular site visits, video collaboration, on-demand telephone and email support and monthly detailed reporting, you will always be in command of your projects.

It is our goal that these projects are an enriching experience for you and everyone involved. We want the process to be educational, a source of pride, and provide a positive, lasting impact on building users and the community. *We may even have a little fun along the way!*

In closing, we thank you for the opportunity to present our qualifications, and we look forward to meeting with you in the coming days to present our team in more detail. We will be honored to join your high-impact project team to achieve the Town's vision. Frisco – the epicenter of Summit County, a natural trailhead to adventure.

Sincerely,



John H. Sattler, LEED AP
President/Principal in Charge
johnsattler@dcs-cm.com

Diversified Consulting Solutions

1550 Wewatta Street, Suite 200
Denver, CO 80202

For myself, personally, the three best qualities of the people in this organization are their honesty, integrity and their commitment to their client. Some owner's representative firms will "talk the talk" but are actually more aligned with the architects and contractors because they will meet them down the road on another project. John Sattler will be the first to tell you they work for the owner and no one else."

Richard B. Hawley, Director of Support Services (retired)

Weld County School District RE-8

2. Experience & Qualifications

Diversified Construction Services, Inc. (dba Diversified Consulting Solutions) began providing professional consulting, planning and management services to a variety of institutional, government and private clients in 1998 and has managed more than \$1 billion in construction improvements. DCS focuses on providing unrivaled customer satisfaction through a controlled and deliberate approach. As your advocate, we will establish a thorough understanding of your goals and objectives and help ensure that budget and design decisions serve your best interests. Additionally, we offer front-line, hands-on experience that leverages the considerable backgrounds, skill, credibility, relationships and leadership of its principals to deliver exceptional services for our clients.

While it's important that we demonstrate the experience and track record you can trust, it's also important that we demonstrate our commitment and history of working in communities and with stakeholders on various project types throughout the State of Colorado. We have managed bond programs and capital construction projects for Weld County, Adams, Broomfield, Gilpin, Strasburg, Prowers, Ovid, Garfield, Eagle and Denver to name a few. Our clients have included developers and owners in literally all sectors of the construction industry but we offer particular expertise in the following sectors: municipal & quasi-municipal, fire & emergency services, special district, education (PK-higher ed), multi-family, commercial/retail and healthcare. In addition to the satisfaction of successfully managing the projects, we take great pride in the significant relationships it has allowed us to develop with our clients, as well as the most involved and influential members of the community who have a vested interest in these projects.



*Summit County Fire & Emergency Medical Services
Multi-Jurisdictional Emergency Services Administration Building*

Beyond our extensive experience, we provide a passion for *building exceptional project teams* and with that, building confidence and lasting relationships. We strive to create a sense of ownership by all parties involved in the development process, including the owner, the project team and community at large. DCS also takes pride in fostering strong relationships with design and construction professionals. Our nearly 23+ years of business in Colorado has afforded us the opportunity to work with a significant number of building partners, and our intimate knowledge of their unique strengths enables us to guide you to a team that will provide the synergy needed for a successful project.

"Our experiences working with John Sattler and the entire DCS team include the successful completion of two complex projects, with a third nearing construction. On each project DCS has represented the Owner flawlessly. DCS not only acts as the voice and advocate of the owner, but also creates a culture of open collaboration amongst the entire team – an approach which directly benefits project outcomes. Their methodical budget management has allowed different Owners to realize scope beyond what might have otherwise been possible. John, Jeff and the collective DCS team are an outstanding group and have our highest recommendation."

Nanon Adair Anderson, Principal
Anderson Hallas Architects

Firm Details

Name of Firm:

Diversified Construction Services, Inc.
dba Diversified Consulting Solutions
No former names

Year Established:

1998

HQ:

1550 Wewatta Street, Suite 200
Denver, CO 80202
303.818.7802

Branch Offices:

None

Associates & Principals:

John Sattler, President
Aubree Thomson, Operations Manager

Total Firm Personnel:

8 full-time employees

Key personnel for Town of Frisco:

John Sattler, Principal in Charge
Seth Rhea, Project Manager
Valerie Thomson, Project Manager
Aubree Thomson, Operations Manager
Jackie Hamilton, Project Coordinator



*Northern Colorado Water Conservancy District
Administration Building*

Outside Associates, Consultants and Preferred Subcontractors:

We do not anticipate needing any additional project management related consultants, however we do have experience in procuring consultants and contractors on our clients behalf should the need arise. In the event a subconsultant and/or subcontractor is required for a specific/specialized project, DCS will leverage our strong relationships with design and construction professionals. Our nearly 23+ years of business in Colorado has afforded us the opportunity to work with a significant number of building partners, and our intimate knowledge of their unique strengths enables us to guide you to a team that will provide the synergy needed for a successful project.

Insurance Requirements:

DCS meets all professional and general liability and workers compensation insurance requirements as outlined in the RFP, with errors and omissions (E&O) coverage. Upon award of the project we can provide a certificate of insurance evidencing coverage with additional insureds identified as applicable. Additional information can be provided upon request.

Project Team for Town of Frisco

We are not the typical consulting firm, and we are that way by design.

DCS's unique approach to project management helps differentiate us from other firms. The company's small size supports a high level of communication among team members as well as an agile work environment that can quickly mobilize to address client needs. As a progressive firm, we are extremely accessible to you, serving as your personal advocate and integrating ourselves into your team. DCS staff members also work as a highly collaborative team

and are readily available to assist any project, at any time while drawing on each individual's expertise, helping to ensure a highly successful outcome for you.

John Sattler, LEED AP, DCS President/Principal-in-Charge: Complete project oversight; 27 years experience in construction management as owner's representative, expertise in building high performance project teams, multiple project bond management, comprehensive supervision.

Seth Rhea, Project Manager: Construction professional with nearly 20 years of experience in construction management; brings wealth of knowledge to DCS team; focused on setting clear expectations, providing leadership and support to the entire project team; complete project oversight and day-to-day management.

Valerie Thomson, Project Manager: 7 years of construction and project management experience; monthly draw management and communication; utilities coordination; supervision of the construction progress, managing personnel, and tracking budgets and schedules.

Aubree Thomson, LEED GA, Operations Manager: Team and client support through all phases of the projects with an emphasis on quality control and process management; organizational effectiveness and efficiencies; consultant/vendor solicitation, procurement and management, contract development; and draw oversight.

Jackie Hamilton, Project Coordinator: Complete project administration support and coordination; file and document management; contract administration; contractor and vendor coordination, draw processing.

Please see detailed resumes that follow.

"The DCS team demonstrates confidence and knowledge in all their responsibilities. They are reliable, dependable and trustworthy, and demonstrate a commitment to meeting the needs of their clients. The DCS staff has worked exceptionally well with a variety of members of our community...and has orchestrated a thoughtful process from start to finish."

Thomas Goodhew, Assistant Director, Facilities Planning (former)
Department of Facilities Management
University of Colorado, Boulder Campus



27 Years of
Experience

- Project team recruitment & development
- Planning & entitlements
- Feasibility analysis / “fatal flaw” analysis
- Risk identification & management
- Agency negotiations
- Development & administration of agreements
- Public hearings & presentations
- Conflict resolution
- Master Budget & Schedule creation & management

Colorado State
University

BS, Construction
Management

Presenter

Colorado League of
Charter Schools
Conference 2016, 2017,
2018

John H. Sattler LEED AP

President, Principal in Charge



John has a proven track record building exceptional project teams and delivering the desired, predictable results clients demand. John is particularly skilled in working with large groups of users, stakeholders, community groups to develop consensus. He is also well versed in public process and has demonstrated the ability to work with local governments to find creative solutions within the context of developer agreements and securing entitlements. These situations required quick thinking, a focus on the issues, and situational awareness to achieve “winning” outcomes. His projects exceed traditional expectations for quality, budget, schedule and compliance with the client’s program.

In addition to experience in all aspects of construction management and owners representation, John has extensive experience obtaining entitlements and navigating public process. With dozens of successful projects to his credit, including schools, churches, offices, utility infrastructure, industrial, heavy and highway, water resources and land development, John has developed experience and skill in the following:

Relevant Projects

Summit Fire & EMS Authority

Multi-Jurisdictional Emergency Services Administration Building Summit County, CO | \$3.7M

South Adams County Fire Protection District

Fleet Maintenance Expansion | Commerce City, CO | \$3.9M

South Adams County Fire Protection District

New Headquarters | Commerce City, CO | \$5.1M

South Adams County Fire Protection District

District-Wide Feasibility Study | Commerce City, CO

Jefferson County Consolidated Communications Center Authority

911 Call Center | Lakewood, CO | \$2.2M

South Adams County Water & Sanitation District

D&C Expansion | Henderson, CO | \$2M

South Adams County Water & Sanitation District

New Administration Building | Commerce City, CO | \$3.5M

South Adams County Water & Sanitation District

Facility Assessment | Henderson, CO

Weld County School District RE-1

2016 District-Wide Bond | Gilcrest, Platteville, LaSalle, CO | \$62 Million



Seth Rhea

Project Manager



20 Years of Experience

- Project Feasibility & Due Diligence
- Financial Modeling
- Planning & Entitlements
- Project Team Assemblage & Coordination
- Contract Negotiation
- Construction Management
 - Multi-Family
 - Mixed-Use
 - Tenant Improvements
 - Capital Improvements

University of Arizona
BS, Development

San Diego State
University
Green Building
Construction

Seth offers more than 20 years experience in commercial development and project management. Early in his career he worked as a project manager for a real estate development firm specializing in urban infill, mixed-use and high-rise luxury condominium projects. More recently Seth has focused on building high-end custom homes, repositioning both multi-family and office buildings, and managing countless tenant improvement projects for both tenants and landlords. He excels at building exceptional relationships and project teams that continue to deliver successful projects to a myriad of clients.

In addition to experience in all aspects of construction management and owner's representation, Seth has extensive experience with land acquisition, entitlements, design, value engineering, financial analysis, budgeting, and sales and marketing.

Relevant Projects

South Adams County Fire Protection District

Fleet Maintenance Expansion | Commerce City, CO | \$3.9M

The Denver Foundation – DCS – 24,000SF Historical Renovation

Denver, CO | \$4M

Golden View Classical Academy – DCS – 172,000SF School Renovation

Golden, CO | \$3.5M

Park Laurel – CLB Partners – Mixed-Use Development

San Diego, CA | \$140M

1 Mission – CLB Partners – Mixed-Use Development

San Diego, CA | \$65M

EPA – Saban Capital – 125,000SF TI Project

Denver, CO | \$10M

Advanced Energy – Saban Capital – 50,000SF TI Project

Denver, CO | \$5M

17th Street Plaza Lobby Renovation – EQC Equity Commonwealth

Denver, CO | \$3M



7 Years of
Experience

- Project/client support
- Utilities coordination
- File & document management
- Contractor & vendor coordination
- Invoice and draw process management
- Communication strategies
- Managing contracts and performance on third party entities/consultants
- Permit/plan review coordination
- Schedule and Budget Management
- Quality assurance
- Onsite Reporting and meeting attendance
- Contractor, Design Team coordination

Metropolitan State
University, Denver

Bachelor of Arts,
Hospitality & Events

Valerie Thomson Project Manager



Eileen provides more seven five years of experience in administrative support, client service and project management. She adds value to the DCS team with her experience in managing projects and quality assurance. Valerie approaches her work with a high level of energy, enthusiasm and attention to detail, which helps contribute to overall project success.

Valerie is a central figure on any project she is part of. She is detail and results oriented ensuring that nothing gets missed along the way. She helps to keep the entire team focused on their individual tasks while never losing sight of the collective end goal.

Relevant Projects

South Adams County Fire Protection District – New Headquarters
Commerce City, CO | \$5.1M

South Adams County Fire Protection District - Station 4 Replacement
Commerce City, CO | \$4.5M

South Adams County Water & Sanitation District – D&C Expansion
Henderson, CO | \$2M

Orchard Park Place Retail Center – Phase 2
Westminster, CO | \$13M

Orchard Park Place Retail Center – Phase 1
Westminster, CO | \$7M

West Metro Fire Protection District – District-Wide Design Services
Wheat Ridge, CO

West Metro Fire Protection District – Station 16, Phase 1, 3 & 4
Wheat Ridge, CO | \$2.1M

West Metro Fire Protection District – HQ Renovations
Lakewood, CO | \$400K

Jefferson County Consolidated Communications Center Authority
911 Call Center | Lakewood, CO | \$2.2M

Global Village Academy – New Charter School
Thornton, CO | \$21M

Wray School District RD-2 BEST Grant and Bond Program
Wray, CO | \$34.5M

Prospect Ridge Academy – Phase III Master Plan Implementation
Broomfield, CO | \$7.7M



11 Years of
Experience

- Project/client support
- RFQ/P development
- Contractor/consultant solicitation management
- Contract negotiations
- General project organization
- File & document management
- Process management
- Grant liaison & management
- Funding/draw request specialist
- FF&E vendor solicitation, procurement & management

University of
Colorado, Boulder

Bachelor of
Environmental Design,
Emphasis on Design
Studies; Minor in
Business
Administration

Aubree Thomson LEED Green Assoc.



Operations Manager

As operations manager, Aubree takes a broader approach to client and team support ensuring organizational effectiveness and efficiencies throughout the life of a project. She supports the team through all phases of a project, including contracts and procurement, bid documents, RFQ/RFP documents, scope development, closeout management, contractor, vendor and client relations. Through her thorough understanding of the built environment, excellent organizational abilities, and a careful attention to detail, Aubree provides outstanding project and team support services.

Relevant Projects

Summit Fire & EMS Authority

Multi-Jurisdictional Emergency Services Administration Building Summit County, CO | \$3.7M

South Adams County Fire Protection District

Fleet Maintenance Expansion | Commerce City, CO | \$3.9M

South Adams County Fire Protection District

New Headquarters | Commerce City, CO | \$5.1M

South Adams County Fire Protection District

District-Wide Feasibility Study | Commerce City, CO

South Adams County Water & Sanitation District

Facility Assessment | Henderson, CO

Weld County School District RE-1 2016 Bond

Gilcrest, Platteville, LaSalle, CO | \$69M

Prospect Ridge Academy – Phase III Master Plan Implementation

Broomfield, CO | \$7.7M

Kim School District RE-8 – PK-12 Campus Consolidation – BEST

Grant, Kim, CO | \$14M

Weld County School District RE8 2012 District-Wide Bond Program and

BEST Grant, Ft. Lupton, CO | \$17M

Revere School District RE-3 – PK-12 Campus Consolidation – BEST

Grant, Ovid, CO | \$14M

University of Colorado – Student Recreation Center

Boulder, CO | \$63.5M



10 Years of
Experience

- Project/client support
- Project coordination
- File & document management
- Contract Administration
- Organization & time management
- Invoice and draw process management
- Accounting – statement and invoice reconciliation

Mercer University
Bachelor Business
Administration,
Atlanta, GA

Jackie Hamilton

Project Coordinator



Jackie provides experience in operations management and administrative support as well as exceptional communication and organizational skills. As a project coordinator she assists in office management and serves as a communication liaison between clients, contractors, and consultants.

Jackie provides more than ten years of experience in operations management. She adds value to the DCS team with her experience in managing client expectations and prioritizing tasks. As a project coordinator she assists the operations manager and project managers through each phase of the project. Jackie comes to the DCS table with experience in account receivables, project management, strategic development, innovated process improvement experience. Her focus is coordinating the monthly draw process, contract administration, and contractor and vendor coordination.

Relevant Projects

Fowler School District – BEST Grant and Bond Program

Fowler, CO | \$36.9M

Walsh School District - BEST Grant and Bond Program

Walsh, CO | \$33.3M

Strasburg School District 31J – 2020 Bond Program & BEST Grant,

Strasburg, CO | \$28.5M

Springfield School District RE-4 – Campus Consolidation – BEST Grant,

Springfield, CO | \$40M

Sierra Grande School District R-30 – PreK-12 Replacement – BEST

Grant, Blanca, CO |\$49M

North Conejos School District – Centauri High School Replacement -

BEST Grant and Bond Program,

La Jara, CO | \$30.6M

United Surgical Partners – Surgery Center Implementation

Littleton CO | \$2.2M Revenue

Concorde Career College – Collegiate Business Manager

Consultant, Aurora, CO | \$100K Revenue

Past Experience

We will help you identify unique challenges and opportunities, establish financial goals, and develop a plan to optimize your project.

As a result of our significant experience, the DCS team has developed an affinity and expertise for working with large groups of diverse stakeholders and project participants with significant public and/or governmental accountabilities. We know the questions to ask that will stimulate thoughtful discussion regarding your vision, and we will serve as your trusted advisor to ensure you have clear, accurate and reliable information so you can make sound decisions and provide responsible leadership to your projects. As your advocate, we will help you identify unique challenges and opportunities, establish financial goals, and develop a plan to optimize your projects.

When our team is brought on board for a project, our first step is to gather the client's needs and desires, review the available funding, and help prioritize project objectives. We listen, ask questions, observe, provide suggestions, make recommendations, identify a course of action, and develop consensus among stakeholders to help execute the plan. We will draw on our collective successful project experience in education, retail, multi-family, emergency services, and Special Districts to provide proactive and responsible management. Nearly all of the projects that we have completed required working around occupant schedules, ensuring that daily operations continued without disruption. We strongly believe that our ability to be flexible and adapt to varying client needs, while drawing on previous experiences, is what has made DCS so successful.

The following projects were selected as relevant examples to highlight our experience.





Multi-Jurisdictional Emergency Services Building

Summit County, CO

Total Project Budget: \$4.1M

Delivery Method: CM/GC

Architect: Anderson Hallas Architects

Contractor: Symmetry Builders, Inc.

Substantial Completion: July 2019

Reference

Mary Hartley, Finance Manager

0035 County Shops Road

Frisco, CO 80443

970.262.5100 ext.120

Project Summary

The intent of this project was to accommodate growth between Summit County Fire and Summit County Ambulance Service (a joint venture) with the construction of a Multi-Jurisdictional Emergency Services Administration Building. The facility is an 11,000sf, 2-story building that provides offices and shared conference room space for Summit Fire and EMS. DCS represented the specific interests of Summit County Fire with respect to schedule and budget. While there was an informal commitment between Summit County Fire and Summit County Ambulance Service to work together throughout the project, there was no formal agreement between the two entities. There were many instances where numerous stakeholders, differing agendas and lines of communication proved challenging. DCS played an integral role in facilitating communication and working to establish parameters within the relationship between the two departments to ensure project success.

✓ Relevancy

Campus Project | Multiple Stakeholders |
Multi-Use Building | Offices | Event & Meeting
Spaces | Unique Systems | Special Functional
Needs | Multi-Faceted Entitlement &
Permitting | Municipal Infrastructure Systems

In addition to team dynamics, one of the key challenges during construction was related to the project site. The project site was given to Summit County Fire by Summit County. It was discovered during construction that the site was previously used as a waste dumping site for other County construction projects. In order to move forward with construction, all waste was required to be removed from the site, this immediately depleted all of the established project contingency and caused a delay in schedule. The result of this was that normal delays due to weather or other unforeseen conditions that typically would have required the use of contingency caused the project to go over budget and schedule. DCS worked tirelessly to ensure that any additional claims for schedule delays or additional funding were fully vetted to minimize overall impact to the Owners. The situation was further complicated by the fact that DCS was hired as a subconsultant to Anderson Hallas Architects. This was a unique circumstance as DCS did not have contractual authority over the Architect, making it difficult to effectively manage the design process in a typical manner. This arrangement required DCS to approach the management of the design team and process from a new angle, while still protecting the Owner's interests

While there were many unique circumstances and challenges that occurred during the design and construction process, DCS played a vital role in ensuring that the project continued to move forward. Each complication was accompanied by an opportunity to work together as a project team and find new and unique solutions, ultimately delivering a building that Summit Fire and EMS could be proud to own.





Headquarters Building

Adams County, CO

Total Project Budget: \$5.1M

Delivery Method: CM/GC

Architect: Anderson Hallas Architects

Contractor: JHL Constructors, Inc.

Substantial Completion: April 2017

Reference

Kevin S. Vincel, Fire Chief

6050 Syracuse Street

Commerce City, CO 80022

303.807.0705

Project Summary

As the South Adams County Fire Department (SACFD) successfully transitioned from a volunteer department with a 75-year history to a combined department with more than 50 professional firefighters the administrative needs have grown as well. South Adams County Fire chose DCS as their ongoing Owners Representative to develop their new headquarters building at the Commerce City Civic Center.

✓ Relevancy

Campus Project | Multiple Stakeholders | Multi-Use Building | Offices | Event & Meeting Spaces | Unique Systems | Special Functional Needs | Multi-Faceted Entitlement & Permitting | Integration with Municipal Infrastructure Systems



The growth of the department also increased the need for leadership, administrative and support staff. The previous administrative office was located in a 1,200 SF space above Fire Station #3 and was sized for six staff. Prior to the new headquarters, there were more than 13 chief and administrative staff at Station #3. The project was initiated following a department feasibility assessment completed by DCS in 2014. This assessment identified the need for office and support space for a growing staff that would eventually exceed 27 FTE. Since completing the new building, the staff has grown to nearly 20 FTE.

The building is not only the business offices for SACFD, it's also a homage to the 75-year history of the department. The entry experience includes a fitting memorial to the heroes of the department that were lost in the line of duty. Upon entering the building, visitors see a circa 1929 antique engine that has been in the department from day one. Additional displays, photos and equipment round out a museum that undeniably reflects the legacy and pride of the department and its people.

The project began with acquisition of the ground and a minor subdivision that created the three-quarter acre site. DCS helped the City and SACFD create agreements to address development, maintenance, and shared parking. The SACFD HQ is a 12,500 SF two-story facility with a partial basement. It is oriented with primary southern and western exposures and features high-performance glazing to accentuate the views of downtown Denver and the Front Range. DCS is proud to have been an integral part of the SACFD project team and honored to deliver this amazing facility that will support the growth of the department and development of its personnel.

Specific Challenges, Unique Systems:

- Project built within Commerce City Civic Center Campus; development had to comply with PUD
- Validated storm water conveyance to regional detention facility
- Connected to campus water, sewer and electrical utilities
- Incorporated exhibition and museum space to depict 60 year history of department
- Antique fire truck on display in lobby; fallen firefighter memorial at entrance
- Geothermal and heat pump-based HVAC system w/ heat recovery
- Funded through municipal lease-purchase with mill levy override repayment

DCS Provided full-service Owner's Representation including the follow:

- Program Identification and Standardization
- Site Analysis
- Real Estate Transactional Support
- Facilitation of Development and Parking/Maintenance Agreements
- Development and Management of Master Budget and Schedule
- City of Commerce City Subdivision and Development Plan
- Dry Utility Coordination
- Design Management; Construction Oversight
- Solicitation, Procurement and Contract Administration: Survey, Geotech, Environmental Analysis, 3rd Party Inspections, Materials Testing, Architect, Contractor
- Management of FF&E Process: Identification, Procurement and Installation
- Utility Coordination with Excel Energy and Comcast
- Coordination with City Public Works Department and South Adams County Water and Sanitation District





South Adams County Water and Sanitation District



Stevenson Administration Building

Commerce City, CO

Total Project Budget: \$3.3 Million

Delivery Method: Design-Bid-Build

Architect: Anderson Hallas Architects

Contractor: dcb Construction, Inc.

Completion: November 2012

Reference

Abel Moreno, District Manager

10200 E. 102nd Ave.

Henderson, CO 80640

303.999.5756

Project Summary

DCS began its relationship with South Adams County Water & Sanitation District in 2010 when engaged to perform a site feasibility analysis of 4 subject properties. After several weeks of evaluation and analysis, it was determined the existing location was the very best location for their future headquarters. The Stevenson Administration Building was design to fit a very small footprint of available space on the existing campus to allow ongoing use of the existing facility while construction ensued. The legacy facilities sat on 4 parcels of land that were in the midst of an aging residential neighborhood. DCS lead the development process from concept to completion and delivered a building that exceeded the programmatic requirements of the client, finishing on time and under budget. The program is approximately 20,000 SF and was designed to blend with the existing neighborhood while providing a much needed new administration facility for the community. As with any publicly funded building, DCS worked closely with local community members to ensure a locally sensitive development process was provided.

✓ Relevancy

Campus Project | Multiple Stakeholders |
Multi-Use Buildings | Offices | Meeting Spaces |
Unique Systems | Integration with Municipal
Infrastructure Systems

This project presented some unique challenges that with careful planning and attention to detail, DCS was able to help the District overcome. Prior to commencing architect selection, DCS met with Commerce City and confirmed the need for replat (consolidation of multiple parcels) and zoning upgrade to meet the current comprehensive plan for the City. DCS also worked with the client to establish onsite clearances for municipal utility infrastructure that must remain onsite. This included a 0.5m gallon concrete reservoir and domestic well with chlorination and 8" transmission line that ran to their water treatment facility. When the design team was selected, DCS and the client had already worked out the majority of site logistics and the building pad site became the basis of development. DCS also pioneered the use of a water to water geo-exchange system that leveraged the water systems infrastructure and not traditional wells. The current campus remains the district headquarters, and a maintenance hub for the oldest parts of their infrastructure in Commerce City. The entire project was completed in less than 18 months, and it included three major phases, all while the existing building remained open and fully operational until it was demolished to make room for the new parking lot.

Specific Challenges, Unique Systems:

- Utilizes a revolutionary water to water geo-exchange system that eliminated the need for traditional vertical well
- Water storage reservoir onsite with well, chlorination and transmission infrastructure.
- Constructed new building within 3' of existing building
- Consolidation plat and rezone required before final CO released
- Funded through COP repaid through utility impact fees

DCS Provided full-service Owner's Representation including the follow:

- Site Feasibility, Master Planning and Program Development
- Development and Management of Master Budget and Schedule
- City of Commerce City Subdivision and Development Plan
- Dry Utility Coordination
- Design Management; Construction Oversight
- Solicitation, Procurement and Contract Administration: Survey, Geotech, Environmental Analysis, 3rd Party Inspections, Materials Testing, Architect, Contractor
- Management of FF&E Process: Identification, Procurement and Installation



2016 District Bond Program

Gilcrest, LaSalle, Platteville, CO

\$62M bond funded

Delivery Method: CM/GC

Architect: TreanorHL Architects

Contractors:

Golden Triangle Construction, Inc.

Fransen Pittman General Contractors

Roche Constructors, Inc.

Program Completion: Fall 2019

Reference

Doug Moss

Chief Financial & Operations Officer

Weld County School District RE-1

14827 WCR 42

Gilcrest, CO 80623

719.251.4527



Project Summary

After more than 25 years since their last bond program, and on the heels of a recent defeat in 2014, Weld RE-1 overwhelming passed a \$62M bond in November 2016.

DCS was selected as Owner's

Representative and immediately began to assimilate the Master Plan, board approvals and ballot language to ensure every commitment of the campaign was identified and included in the proposed Scope of Work. Working closely with district leaders and the project architect, DCS created detailed project budgets and timelines that became the backbone of the implementation plan for the Bond Program. This Program included major renovations and additions at seven of the district's facilities all of which required construction in occupied facilities and phased completions.

✓ Relevancy

Campus Projects | Multi-Use Buildings | Offices |
Event & Meeting Spaces | Special Functional Needs |
Multi-faceted Entitlement Process | Capital Campaign |
Integration with Campus-Wide Systems



As Program Manager, DCS recommended the CM/GC delivery method and implementation strategy that created 4 CM/GC work packages: District Stadium, La Salle, Gilcrest & Platteville. Four separate firms were selected based on the specific, and somewhat unique requirements, of each package. DCS organized consultants, vendors, and service providers to support the strategies for each project including the industrial hygienist, commissioning agent, abatement contractors, movers, geotechnical engineer, surveyors, 3rd party inspections and materials testing consultant and FF&E vendor.

This Program was unique in that DCS managed 4 different project teams across 7 facilities within 3 different communities. Each community having differing municipal water and sewer infrastructures required detailed dialogue with the design teams and municipal leaders to coordinate desired outcomes. DCS also brought leadership to the design process and assisted the district in developing material and equipment standards to streamline facility management and operations after the projects' completion. DCS' management of the program budget at a detailed project level, as well as, overall district level allowed for funds to be tracked and used where most appropriate at any given time. DCS was able to help the district realize approximately \$1.3M in savings through the use of alternates during the CM/GC pricing and contracting process, detailed review of contractor/consultant pay applications and method of award for economy of scale with various consultants. This savings is now being utilized to commence in additional projects the district did not originally budget for including a Concessions Building and Plaza at the athletic complex and new Greenhouse at Valley High School.



"From the initial passing of our bond over three years ago, DCS has been a determined and ambitious advocate for the District. John and Andy immediately commenced an initial budget analysis, diligently confirming how the budget was derived, while also suggesting corrections and potential purchasing opportunities. They have impeccably tracked unforeseen conditions and owner-requested changes, keeping us apprised in real-time of the bond budget. Their careful planning and expertise allowed for other purchases not originally considered within the bond. This bond would not have been successful without the guidance and leadership of these professionals. DCS truly brings VALUE to a project."

Doug Moss, Chief Financial & Operations Officer
Weld County School District RE-1

Municipal Experience

In nearly all of the project examples listed below, there has been some level of coordination with campus or municipal infrastructure systems. Our team is well versed in the planning and coordination involved in tying into and/or expanding on existing infrastructure systems and working with the various stakeholders to ensure project success.

- Summit Fire & EMS – Multi-Jurisdictional Emergency Services Administration Building
- Orchard Park Place Retail Center – Phases 1, 2 & 3
 - Core and Shell build outs for multiple retail buildings/tenants
 - Site Improvements – utility infrastructure, landscape, future pad development
- South Adams County Water & Sanitation District
 - Klein Lab Expansion
 - Stevenson Administration Building
 - Distributions & Collections Expansion
 - Distributions & Collections Facility Assessment
- South Adams County Fire Protection District
 - Fleet Maintenance Expansion
 - New Headquarters Building
 - New Station No. 4
 - Station No. 1 & 2 Interior Renovations
 - District Wide Feasibility Study
- West Metro Fire Protection District
 - Station No. 16 – Phase 1, 3, & 4 Renovations
 - HQ Renovations
 - District Wide Design Services
 - Station No. 16 Facility Master Plan
- Jefferson County Consolidated Communications Center Authority – 911 Call Center
- Northern Colorado Water Conservancy District – Administration Building
- University of Colorado Boulder – Supported more than 150 projects across the Boulder campus, including but not limited to:
 - City of Boulder/CDOT Broadway-Euclid intersection realignment
 - University Memorial Center site and parking renovation
 - CDOT-FHWA north-south bikeway phase II with bike station
 - Kiowa Mountain Research Station Lab expansion
 - Kittredge loop pedestrian Improvements,
 - Campus-wide construction and access coordination,
 - Site-based flood gate installation program
 - Student Recreation Center
- Moffat County
 - Road and Bridge Engineering
 - Project Management for various county projects
- Craig Memorial Hospital - Subdivision Development and Infrastructure construction
- Town of Craig – Various Parks & Recreation Projects

✓ Relevancy

Municipal Projects | Campus Projects | Multi-Use Buildings | Multi-Tenant Buildings | Retail | Offices | Event & Meeting Spaces | Special Functional Needs | Multi-faceted Entitlement Process | Capital Campaign | Integration with Campus or Municipal Infrastructure | Mountain & High Elevation | Travel Required

Project Approach

Our Job is to Protect Your Interests

We remain hands-on during the entire process. We are your advocate.

DCS offers all services needed for the successful completion of your projects. While we consider ourselves subject matter experts of the development process, our company is founded on the principle of being flexible to our client's ever-changing needs and adapting our process as projects require. We remain hands-on during the entire process. We are your advocate.

Although most projects bring with them a universal set of issues, challenges and expectations, we also recognize that every project has a unique set of dynamics, including individual personalities, critical success factors, and specialized technical requirements. We continuously assess all facets of your project so we can respond quickly and effectively to any project issues – freeing you to focus on other tasks, rather than the day-to-day oversight of the construction project at hand.

We focus on developing a strong project team with all members of that team providing expert-level skills and experience. Through our 23+ years of business as a “local” Colorado Owner’s Representative we have learned that at the end of the day it’s about **people** and **results**. That means we need a strong project team with the following characteristics:

- Expert-level technical experience;
- Subject Matter Experts at every key position;
- Proven track record for delivering on project objectives;
- Clear and concise communicators;
- Courageous in the eyes of adversity;
- Accountable to the expectations and demands of the project;
- Provides leadership whenever needed;
- Understand Team Success = Individual Success;
- And fun loving!

The DCS team will bring each of these characteristics to bear on the Town of Frisco projects and will encourage the rest of the team to do the same. And when necessary, we will assist every person to provide their very best in pursuit of the project goals and objectives. When we win, we win as a Team!

“John has always displayed and encouraged the philosophy of the team concept. He approaches each project with care and a thorough understanding of the Owner’s goals and desired outcomes. John is a very talented facilitator of group meetings, ranging from design charettes, operations and maintenance work sessions, as well as, project reporting to the Board of Education.”

Chad Novak, Principal
TreanorHL Architects



"DCS worked to execute the plan for each project with precision. They made sure we knew what to expect at every turn and helped us evaluate the options before taking action to implement our decisions. ...Even if we didn't recognize the value real-time, we are able to look back and understand much more clearly how important their leadership was for the projects."

Kevin S. Vincel, Fire Chief
South Adams County Fire Department

Effective Communication

Effective and timely communication is key to the success of any project. At project kick-off, we will work to identify all stakeholders and establish firm lines of communication. We strive to create a sense of ownership by all parties involved in the development process, including the owner, the project team and community at large while also working to ensure that the process does not get bogged down by too many opinions. We will identify key individuals from each stakeholder group to act as representatives for the duration of the project, those individuals will be tasked with sharing information and providing input as needed.

Our team will leverage all forms of communication including in-person, video collaboration, on-demand telephone (including text), email and monthly detailed reporting. Our company's strategically small size supports a high level of communication among team members as well as an agile work environment that can quickly mobilize to address client needs. A majority of our projects are outside the Denver-Metro area, therefore requiring effective communication both internally and externally. Our team has become exceptionally effective at communicating with project teams by proactively establishing communication protocols and strategies early in the project and utilizing all forms of connectivity with our clients and project team members.

Our approach to communication is multifaceted. There is a difference between answers needed immediately, therefore requiring phone and/or text versus items requiring documentation that are likely of higher importance therefore email or formal reporting is more appropriate. As the Owner, you will always have a direct connection to your Project Management team (John, Seth and Valerie), as well as, access to the Operations team (Aubree and Jackie). If selected to become your project partner, upon commencement, we will immediately establish communication protocols, as well as regularly scheduled project meetings both on-site and video to ensure that every aspect is covered and all project participants are fully in the know.

It is critical to keep the owner, officials, community representatives and staff informed of project progress. Community meetings will be organized as needed to foster collaboration and cultivate a shared vision. Additional activities include coordinating with all external approval authorities and neighboring institutions; establishing, leading, and coordinating all project-related meetings; and providing any necessary liaison with regulatory agencies, as required. When it comes to communication, we pride ourselves on being proactive and asking the right questions, at the right time to get the results/answers we need to keep the project on track.



"Working with John and the team at DCS was honestly better than anything I could have imagined. From start to finish, they put the school and our needs above every other motivation. If you had told me at the beginning of this project that we would deliver our brand new building ahead of schedule and under budget, and that the process would actually be enjoyable, I would have laughed you out of the room. But that is exactly what we got from our partnership with DCS."

Jill Carty Tew, Director of Operations and Innovation (former)
Roots Elementary

Customer Service is Key

We like to consider ourselves expert “tour guides” of the development process. We pride ourselves on providing unrivaled customer satisfaction through a controlled and deliberate approach. Our awareness, ability to prioritize, our established processes and communication strategies are what set us apart from other firms. We adopt our client’s values and work tirelessly to integrate seamlessly into our client’s teams. Our firm is focused on delivering actual, tangible value that our clients can see. We know how to provide quality customer service and we know projects are better when we are involved.

Quality and predictable results do not happen by accident. Project success starts with assessment of client’s goals and expectations, then development of an implementation strategy that aligns with those goals and expectations. This strategy feeds into all elements of the project. Starting with procurements, we will establish expectations within Request for Qualifications so that responding firms can understand the project nuances and challenges. We will include Contract Documents, that have been reviewed and coordinated with Frisco legal counsel, up front with the RFQ/Ps so that responding firms have a clear understanding of Owner requirements from the start. We ensure that contracts have management controls related to budget, schedule, reporting, pay applications, etc. All of these items build on each other to ensure accountability across the entire project team.

We’ve said it before and we’ll say it again, building a strong project team will result in project success. Having the right people, in the right place to get the job done is key, however we take it a step further. We focus on understanding the needs of our teammates. We do not want folks to fear accountability but embrace the opportunity to deliver great results. We pride ourselves on being great teammates, and supporting folks so that everyone has the opportunity to do what they do best.



*Orchard Park Place Retail Center
Phases I, II & III*

On Time. On Budget.

DCS offers exceptional capabilities in effectively creating and managing budgets. In the case of a project where the budget has been established and set, our first step will be to review and evaluate the budget in detail to ensure all elements required to meet the desired project scope have been taken into account. We will ensure that the budget covers not only design and construction tasks, but all costs associated with a complete project. The goal is to identify all potential financial impacts at the beginning of the project so the building budget will not be sacrificed later due to unknown costs. This creates a baseline from which modifications made during the programming and/or design development can be tracked.

Once the budget is set and the project is under construction, the next step is to manage the costs against the established budget. This is done by monitoring actual work completed prior to payment, ensuring proper timing of payment to consultants, contractors and vendors, forecasting when expenditures will occur in the project or cash flow, and managing/approving all invoices against the budget to eliminate overbilling. All accounting tasks are handled within DCS; payments are coordinated through the owner's bookkeeping staff.

When change orders are requested, DCS will provide the analysis to determine the legitimacy of the request, whether caused by scope changes or missing information on the design documents, and verify the costs are within market value. A budget status will be provided on a monthly basis or other predetermined schedule as required. Ultimately, we want our clients to have a full understanding of the how the budget came to be, what is included in the budget, and how project decisions made now can translate into potential future costs or savings.

We will utilize our cloud-based project management software Ingenious.Build to create a Master Project Budget, track all contracts and invoices against that budget, manage procurements and contract status and project document storage. We will set up an Owner dashboard in which key team members will be given access to the platform with the ability to gain real-time project status updates.

"...I was most impressed with DCS' ability to be proactive, overcome budget constraints, orchestrate work on the occupied campus, and guiding our Board through a variety of discussions that facilitated great outcomes. DCS provided significant knowledge in risk identification, cost control and scheduling during preconstruction and employed a strategy to leverage specific cost items as bid alternates. The strategy allowed us to prioritize our wants and allocate unused contingency dollars to achieve more scope and higher quality than originally anticipated.."

Johan van Nieuwenhuizen, Superintendent
Weld County School District RE1

Hand-in-hand with a solid Master Budget, we will create a Master Schedule. Schedule management is critical so that owners can occupy and operate as soon as possible. When a project commences, DCS develops a schedule and sets critical milestones such as design deadlines, plan approvals by city and state, construction start, ordering of FF&E, inspection, occupancy, etc. DCS will work with the owner to determine what the critical milestones are and then develop an overall schedule to meet those milestones.

As with the initial budget, this schedule provides a baseline from which overall progress is measured. This lets potential delays be identified ahead of time, allowing for appropriate actions should the need arise to get the project back on schedule and meet the critical milestones. Given DCS's background in completing projects on or before schedule and on or under budget, we have the experience needed to provide solutions in project delays and still meet the overall schedule goal.



"Working within an occupied campus is not ideal, but DCS did a great job of facilitating construction phasing to allow for teaching/learning to continue. DCS kept the project team focused on safety and timeline. It was reassuring to have an advocate, who from the beginning, clearly set expectations for all parties on the project and their knowledge of strategic project phasing proved invaluable."

Levi Kramer, Superintendent
Wray School District RD-2

Our early preparation ensures projects start on the right foot and provides a framework to identify inconsistencies in a project timeline. The following represents our standard protocols; however, each project is unique and should be reviewed in detail to ensure that every instance of money or time savings has been vetted.

Create schedule accountability through the general conditions. It is imperative to provide general conditions that give the owner's rep the power to "force" contractors to catch up and keep them accountable to the schedule. This means that if the schedule starts to slip the contractor will either need to work overtime or add additional crew at their expense. However, more times than not, the contractor will add tasks on the end of the schedule and shuffle tasks to appear they are back on track. This situation can get very complicated and without very specific general conditions language in place, it's tough to not only track the schedule but to manage it as well.

Deliver a moratorium on Owner-requested change orders. Contractors often fall behind trying to keep up with changes from the Owner or they have to wait for final decisions to be made. We effectively manage the Owner's change order requests and work with the team to ensure they are not a distraction to the contractor or have a negative impact on the schedule.

Streamline the submittal review/approval process. Scheduling and holding all parties accountable to the review and approval timeline is essential to ensuring there are no delays in the project. This ensures both owners and contractors are held to the same deadline responsibility throughout all phases of the project. When streamlined, decisions can be expedited, and early decisions can assist in the establishment of subcontractor timelines and approval of long lead-time items.

DCS utilizes AEC software called FastTrack Schedule, a more robust and user friendly MS Project compatible scheduling tool.

"The conscientious, ethical, professional and personable service delivered by DCS brought the Emergency Communication Center project in on time and under budget. DCS worked closely with the General Contractor and internal staff consistently meeting everyone's needs throughout. Outstanding job!"

Jeff Streeter, Executive Director

Jefferson County Consolidated Communications Center Authority (JeffComm)

3. References

Diversified Consulting Solutions is very proud of the relationships we have developed with our clients, contractors, design professionals and regulatory authorities while working on public, institutional, quasi-municipal and other commercial projects. Please feel free to contact any of our listed references. All projects are the collective efforts of DCS, unless otherwise noted.

South Adams County Water & Sanitation District

6595 E. 70th Ave., Commerce City, CO 80037

Abel Moreno, District

303.999.5756

Urban Search & Rescue (USR) Colorado Task Force-1

433 S. Allison Parkway, Lakewood, CO 80226

Bob Olme, Program Manager & Assistant Chief

970.520.4539

University of Colorado Boulder, Facilities Management

1540 30th Street, Boulder, CO 80303

Richard Deborski, Project Manager

303.492.1304

South Adams County Fire Protection District

6050 Syracuse Street, Commerce City,
CO 80022

Kevin Vincel, Fire Chief

303.807.0705

Weld County School District RE-1

14827 WCR 42, Gilcrest, CO 80623

Doug Moss, Chief Financial & Operations Officer

719.251.4527

Colorado Department of Education

Division of Public School Capital Construction
Assistance

201 East Colfax Ave., Denver, CO 80203

Andy Stine, Director, Division of Capital
Construction

303.866.6717

Conflict of Interest

We are not aware of any Conflict of Interest, we do not currently represent anyone else that is doing work within the Town of Frisco.

Pending Litigation

DCS's exceptional services are demonstrated in the fact that we do not have any present or past lawsuits or claims against the company to report.



4. Why DCS?

#1 Our Team

23 Yrs as Owner's Representatives



#2 Proven Track Record

On Time. On Budget.



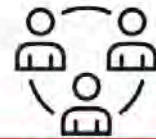
#3 We Build Great Teams

Great Results & Enduring Relationships



#4 We Have The Right Tools

Ingenious. Build. Next Level Collaboration.



#5 Your Advocate

Dedicated, Proactive, Organized



100% Committed to the success of your Projects.



5. Proposed Fees

In all cases, DCS endeavors to develop a fixed fee for compensation that is based on the client's commitment to the Scope, Schedule, and Budget for the project(s). As your accountability partner, we believe this basis of compensation keeps our priorities and objectives 100% aligned with your priorities and objectives. If we need to work harder, or a task takes longer to complete than we expected, to promote the success of the project, we will do it. And our client will not be penalized as they might be with an hourly or "Time & Materials" basis of compensation that so many consultants propose.

Therefore, our approach to compensation is demonstrated by a fixed fee for each project. In addition, we have included the attached Exhibits A & B to characterize the nature of our fixed fee proposal for each. Should there become a need to track/bill additional services on an hourly basis, we will honor the rates provided for the duration of the projects.

In Summary we propose the following:

1. Slopeside Hall
 - a. Fixed Fee of \$184,963.00 plus a Reimbursable Expense Allowance of \$1,500.00.
 - i. Our Fees assume a Project Budget of approximately \$7,500,000.00
 - ii. Our Fixed Fee reflects some "economy of scale" we expect to harness by working with similar folks on both projects and making use of time on site to address issues with both projects.
 - iii. Our Fixed Fee includes adjustments to our current Hourly Rates
 1. Project Managers are a blended \$160/hr.
 2. Principal in Charge is reduced to \$200/hr.
 - iv. Our Fixed Fee includes ALL mileage expense for the project.
 - v. Our Fixed Fee includes 20 months of duration for Category 1-C "Construction". If it becomes apparent that Construction will extend significantly beyond 20 months, we may request additional fees on a pro-rata basis.
 - vi. Reference Exhibit A for additional details.
2. 619 Granite Street Housing
 - a. Fixed Fee of \$191,063.00 plus a Reimbursable Expense Allowance of \$1,500.00.
 - i. Our Fees assume a Project Budget of approximately \$8,000,000.00
 - ii. Our Fixed Fee reflects some "economy of scale" we expect to harness by working with similar folks on both projects and making use of time on site to address issues with both projects.
 - iii. Our Fixed Fee includes adjustments to our current Hourly Rates
 1. Project Managers are a blended \$160/hr.
 2. Principal in Charge is reduced to \$200/hr
 - iv. Our Fixed Fee includes ALL mileage expense for the project.
 - v. Our Fixed Fee includes 22 months of duration for Category 1-C "Construction". If it becomes apparent that Construction will extend significantly beyond 22 months, we may request additional fees on a pro-rata basis.
 - vi. Reference Exhibit B for additional details.

EXHIBIT A
PROPOSED FEE BREAKDOWN

Owner's Representative Fee Proposal
23-Mar-22
Town of Frisco - Slopeside Hall

Total Project Budget \$7,500,000.00
OR Budget \$ - 0.000%
DCS Total Fee Proposal \$186,463.00 2.486%



Staff Classification	Hourly Rate	Estimated Hours/ Month Pre-Design	Estimated Duration Pre-Design	Estimated Hours/ Month Design	Estimated Duration Design	Estimated Hours/ Month Bidding	Estimated Duration Bidding	Estimated Hours/ Month Construction	Estimated Duration Construction	Estimated Hours/ Month Post-Construction	Estimated Duration Post-Construction	Estimated Hours/ Month Warranty	Duration Warranty	Travel/Trips	Travel Distance	Mileage	Fee				
PIC	200	0.00	2.00	\$ -	10.00	2.00	\$ 4,000.00	8.00	1.50	\$ 2,400.00	4.00	20.00	\$ 800.00	0.00	24.00	\$ -	10.00	73.00	1,460.00	\$ 23,200.00	
Sr. PM	160	0.00	2.00	\$ -	20.00	2.00	\$ 6,400.00	10.00	1.50	\$ 2,400.00	24.00	20.00	\$ 3,200.00	0.00	24.00	\$ -	45.00	73.00	6,570.00	\$ 88,800.00	
PM	160	0.00	2.00	\$ -	10.00	2.00	\$ 3,200.00	15.00	1.50	\$ 3,600.00	6.00	20.00	\$ 3,840.00	0.00	24.00	\$ -	45.00	73.00	6,570.00	\$ 29,840.00	
Ops. Mgr.	165	0.00	2.00	\$ -	4.00	2.00	\$ 1,320.00	6.00	1.50	\$ 1,485.00	6.00	20.00	\$ 1,980.00	0.00	24.00	\$ -	0.00	0.00	0.00	\$ 24,585.00	
PC	95	0.00	2.00	\$ -	4.00	2.00	\$ 760.00	4.00	1.50	\$ 570.00	4.00	20.00	\$ 1,140.00	0.00	24.00	\$ -	0.00	0.00	0.00	\$ 10,070.00	
Admin./Acct.	70	0.00	2.00	\$ -	0.00	2.00	\$ -	0.00	1.50	\$ -	0.00	20.00	\$ -	0.00	2.00	\$ -	0.00	0.00	0.00	\$ -	
				\$ -	\$ 15,680.00				\$ 10,455.00				\$ 139,400.00				\$ 10,960.00				
																\$ -	100.00	\$ 176,495.00			
																\$ 10,960.00	Mileage /Travel \$ 8,468.00				
				April 2022 - May 2022				June 2022 - July 2022				July 2022 - May 2024				June 2024 - July 2024					
														Total Fee + Mileage (Subtotal)				\$ 184,963.00			
														Reimbursable Expense				\$ 1,500.00			
														Fee + Mileage + Expense				\$ 186,463.00			

Diversified Consulting Solutions, Inc.

John H. Sattler, President

March 23, 2022

Date

EXHIBIT B
PROPOSED FEE BREAKDOWN

Owner's Representative Fee Proposal
23-Mar-22
Town of Frisco - 619 Granite Street

Total Project Budget \$8,000,000.00
OR Budget \$ - 0.000%
DCS Total Fee Proposal \$192,563.00 2.407%



Staff Classification	Hourly Rate	Estimated Hours/ Month Pre-Design	Estimated Duration Pre-Design	Estimated Hours/ Month Design	Estimated Duration Design	Estimated Hours/ Month Bidding	Estimated Duration Bidding	Estimated Hours/ Month Construction	Estimated Duration Construction	Estimated Hours/ Month Post-Construction	Estimated Duration Post-Construction	Estimated Hours/ Month Warranty	Duration Warranty	Travel/Trips	Travel Distance	Mileage	Fee							
PIC	200	0.00	2.00	\$ -	10.00	1.00	\$ 2,000.00	8.00	1.50	\$ 2,400.00	4.00	22.00	\$ 17,600.00	2.00	2.00	\$ 800.00	0.00	24.00	\$ -	10.00	73.00	1,460.00	\$ 22,800.00	
Sr. PM	160	0.00	2.00	\$ -	20.00	1.00	\$ 3,200.00	10.00	1.50	\$ 2,400.00	24.00	22.00	\$ 84,480.00	10.00	2.00	\$ 3,200.00	0.00	24.00	\$ -	45.00	73.00	6,570.00	\$ 93,280.00	
PM	160	0.00	2.00	\$ -	10.00	1.00	\$ 1,600.00	15.00	1.50	\$ 3,600.00	6.00	22.00	\$ 21,120.00	12.00	2.00	\$ 3,840.00	0.00	24.00	\$ -	45.00	73.00	6,570.00	\$ 30,160.00	
Ops. Mgr.	165	0.00	2.00	\$ -	4.00	1.00	\$ 660.00	6.00	1.50	\$ 1,485.00	6.00	22.00	\$ 21,780.00	6.00	2.00	\$ 1,980.00	0.00	24.00	\$ -	0.00	0.00	0.00	\$ 25,905.00	
PC	95	0.00	2.00	\$ -	4.00	1.00	\$ 380.00	4.00	1.50	\$ 570.00	4.00	22.00	\$ 8,360.00	6.00	2.00	\$ 1,140.00	0.00	24.00	\$ -	0.00	0.00	0.00	\$ 10,450.00	
Admin./Acct.	70	0.00	2.00	\$ -	0.00	1.00	\$ -	0.00	1.50	\$ -	0.00	22.00	\$ -	0.00	2.00	\$ -	0.00	24.00	\$ -	0.00	0.00	0.00	\$ -	
				\$ -			\$ 7,840.00			\$ 10,455.00			\$ 153,340.00			\$ 10,960.00			\$ -	100.00		14600.00	\$ 182,595.00	
																\$ 10,960.00					Mileage /Travel	\$ 8,468.00		
April 2022 - May 2022														June 2022 - July 2022		July 2022 -May 2024		August 2024 - September 2024		July 2024 - June 2026		Total Fee + Mileage (Subtotal)		\$ 191,063.00
																				Reimbursable Expense		\$ 1,500.00		
																				Fee + Mileage + Expense		\$ 192,563.00		

Diversified Consulting Solutions, Inc.

John H. Sattler, President

March 23, 2022

Date