

# GRANITE STREET WORKFORCE HOUSING

PROPOSAL FOR DESIGN  
SERVICES

DECEMBER 18, 2020



## LETTER OF PROPOSAL AND COMMITMENT

December 18, 2020

Town of Frisco  
Attn: Eva Henson  
1 Main Street  
PO Box 4100  
Frisco, Colorado 80443

Dear Eva,

We are pleased to submit STUDIO Architecture's fee proposal for the Town of Frisco and CDOT's Workforce Affordable Housing project at 619 Granite Street.

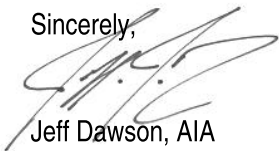
STUDIO Architecture was established to provide our clients with the highest quality architectural design and consulting services in the Rocky Mountain region. Each member of our professional design and engineering team has decades of experience and understands how to deliver client-focused services coupled with exceptional design solutions that reflect their local context.

After reviewing the RFP, we understand its requirements and feel that our team will be the best fit for the 619 Granite project. If selected, our team is committed to the completing the project on time and on budget. STUDIO will be led by Jeff Dawson, with Aldo Sebben as principal designer and Tim Ross as principal project manager, and Chris Russell as the project architect. Our team's civil engineering team from JVA is familiar with mountain towns and Frisco specifically. That team will be led by J.R. Spung. Similarly, Sandi Gibson with outside LA will add her landscape expertise and design talent. Rounding out our technical team is MDP Engineering and Studio NYL who will guide the development of our MEP and structural systems respectively. The MDP team will be led by Jeron Mamula and Bryce Clark, and the Studio NYL team by Julian Lineham. Finally, we have added Taylor Kohrs' to our team, including Leah Jones and Trevor Vance, who will provide us with cost estimating expertise during the preconstruction phases.

Thank you again for this opportunity to submit our scope, fee and qualifications. We look forward to an opportunity to meet with you and discuss our qualifications.

Please call me at your convenience if you have any questions.

Sincerely,



Jeff Dawson, AIA  
Principal





# LIVE | WORK

## FIRM BACKGROUND AND PROJECT TEAM



### STUDIO Architecture | Creativity, Dedication & Leadership

We established STUDIO Architecture as a full service architecture and urban design firm in 2010 for the purpose of making our clients more successful and our communities better places to **Live** and **Work**. To accomplish those goals, we've filled our team with experienced professionals who are extraordinarily passionate about complex design projects. You will appreciate our passion for design, our rigorous approach to project management and our strong commitment to excellence both during and after the design process is completed. Our clients regularly praise us for our creativity, our commitment to the construction process, and our willingness to do whatever it takes to make their project a complete success.

Based out of Denver, Colorado, STUDIO specializes in multifamily, office and mixed-use design. We also have broad experience in affordable housing projects.

LIVE | WORK

PRINCIPAL IN CHARGE



Jeff Dawson | Principal in Charge

#### **EDUCATION**

Master of Architecture  
Outstanding Graduate  
University of Colorado 1994

#### **PROFESSIONAL AFFILIATION**

American Institute of Architects  
NAIOP  
NCARB

#### **PROFESSIONAL EXPERIENCE**

Morgan Creek Ventures - Partner  
OZ Architecture - Principal  
Carrier Johnson - Senior Designer  
Zimmer Gunsul Frasca - Associate

#### **PROFESSIONAL LICENSE** - Colorado #203754

Jeff Dawson is the founder and managing principal of STUDIO Architecture. He combines 30 years of real world project experience, construction management expertise, and award winning design talent to deliver high quality, cost effective and sustainable multifamily housing, institutional and commercial design projects. The vast majority of these projects have been in complex urban environments that require a balanced approach to community concerns, challenging technical conditions and tight construction budgets and schedules.

Jeff was an active member of the City of Boulder's Design Advisory Board for over 7 years and a board member for Golden West Communities, a non-profit housing organization serving over 300 low-income Boulder seniors.

For over 15 years, jeff has been involved in a wide variety of affordable and senior housing projects as both an owner's representative and architect.



LIVE | WORK

PRINCIPAL DESIGNER



Aldo Sebben | Principal Designer

#### EDUCATION

Bachelor of Architecture  
University of Kansas 2003

#### PROFESSIONAL AFFILIATION

Urban Land Institute

#### PROFESSIONAL EXPERIENCE

Shears Adkins Rockmore - Designer  
Burkett Design - Designer  
Stais Architecture - Designer  
AJN Atalier - Designer

Aldo Sebben has broad experience in multifamily residential, mixed use and commercial office projects. As our design and studio director, he combines strong technical expertise with exceptional design creativity. He uses his strong design, graphic and 3D rendering talents to help STUDIO's clients visualize their project before they start construction. Aldo helps guide each project from concept through completion, and his deep construction experience helps each client realize their development goals long after the design process is complete.

He believes that successful projects should be elegantly detailed, while remaining highly functional, sustainable, economically responsible and truly inspirational.

LIVE | WORK

PRINCIPAL PROJECT MANAGER



Tim Ross | Principal Project Manager

#### EDUCATION

Bachelor of ENVD, University of Colorado - Boulder 1989

Master of Architecture, University of Colorado - Denver 1994

#### PROFESSIONAL AFFILIATIONS

American Institute of Architects

LEED US - AP Green Building Council

National Council of Architectural Registration Boards

#### PROFESSIONAL EXPERIENCE

OZ Architecture - Associate

Dekker Perich Sabatini - Project Manager

Pahl Architects - Project Manager

Klipp Architects - Job Captain

#### PROFESSIONAL LICENSE - Colorado #400585

Tim Ross has over 30 years of experience in a wide range of project types, including our Palo Park and Attention Homes affordable housing projects, and is the perfect person to manage your project and ensure it meets all of your schedule and design goals. He is a licensed architect in Colorado and has managed nearly \$200M in construction value including institutional, multi-family, affordable housing, urban mixed-use, commercial office, and tenant improvement projects. He is also in charge of quality control at STUDIO Architecture. Tim is a Leadership in Energy and Environmental Design Accredited Professional (LEED AP) and also guides the firm's sustainability program.



LIVE | WORK

PROJECT ARCHITECT



Chris Russell | Project Architect

#### **EDUCATION**

Bachelor of Architecture, Syracuse University 2004

#### **PROFESSIONAL REGISTRATION**

Colorado

#### **PROFESSIONAL AFFILIATIONS**

American Institute of Architects  
LEED AP - US Green Building Council  
National Council of Architectural Registration Boards

#### **PROFESSIONAL EXPERIENCE**

OZ Architecture - Architectural Designer  
B+H Architecture - Architect

#### **PROFESSIONAL LICENSE - Colorado #00403598**

Chris is a licensed architect in Colorado and has a passion for finding exactly the right design solution for every site, building and budget. After graduating from Syracuse University, Chris moved to Colorado in pursuit of an architectural career. He began with a focus in urban planning and design. Chris gained experience designing a variety of project types both domestically and internationally, from large ski resorts to urban mixed-use projects, senior housing, high-rise towers in China and affordable housing in Colorado. Chris is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP) and supports STUDIO Architecture's sustainable design initiatives. Chris was instrumental in the design and delivery of the Habitat, Attention Homes and Hoffman affordable housing projects.

LIVE | WORK

ARCHITECT INTERN



Andrew Zdechlik | Architect Intern

#### **EDUCATION**

Bachelor of Arts, Biology Major, Grinnell College 2019

#### **PROFESSIONAL AFFILIATIONS**

Housing Colorado Young Professionals Committee  
Housing Colorado Education Committee

#### **PROFESSIONAL EXPERIENCE**

Animal Arts - Architectural Intern  
SASA Interiors - Design Intern

Though a biology major, Andrew's passion lies in architecture and design. Andrew used study abroad experiences to study interior design and architecture in both Gaborone, Botswana and Copenhagen, Denmark. After graduating from Grinnell College, Andrew moved back to Colorado and began interning full-time at STUDIO Architecture. Andrew is deeply passionate about equitable, affordable housing and intends to pursue a Masters degree in architecture.





## FIRM PROFILE

JVA • STRUCTURAL & CIVIL ENGINEERING



*Cinema Court Affordable Housing  
Moab, Utah*



*Harris Street Community Building  
Renovation, Breckenridge*



*Canyon Village Housing (Modular)  
Yellowstone National Park, WY*



*Silverthorne Performing Arts Center*

JVA, Incorporated is a consulting structural, civil and environmental engineering firm headquartered in Boulder, Colorado with Front Range offices in Fort Collins and Denver and western slope offices in Winter Park and Glenwood Springs, Colorado. JVA has a 64-year history of engineering experience serving architects and owners on building projects and site development throughout the Rocky Mountain area and nationwide. Our current staff size is 120, and senior staff are registered in Colorado and all 50 states.

Key members of JVA's staff are LEED Accredited Professionals, and as a member of the USGBC we are committed to sustainable design practices that promote high performance buildings and sustainable sites. We provided services on Bethke Elementary, the first school in the nation to be certified under LEED for Schools. We are presently active in the design and retrofit installation of Photovoltaic Arrays on buildings across the country.

Residential construction makes up a significant portion of JVA's portfolio, and these projects include multi-family and single-family for homeowners, private developers, and institutions in Colorado and the western U.S. JVA has completed numerous employee and affordable housing projects. We provided structural engineering services on the 60,000 SF Solar Vail employee housing development and the \$4M, employee housing project for the Roaring Fork School District in Carbondale. In addition, JVA has been involved in affordable housing projects for the Denver Housing Authority and Thistle Affordable Housing in Boulder County. We have also been involved in multiple senior housing and student housing projects in Colorado.

Our resort experience goes back to the early 1960's, when JVA was very active in the development of base facilities for Keystone and Vail. We have completed numerous projects in Summit County and we have ongoing work in resorts and mountain communities across the western region of the United States. JVA was involved in the Lake Dillon Summit County Emergency Services Building and we are in the design phases for the Summit County Search & Rescue Building in Frisco.

With a focus on institutional, municipal, and governmental projects, JVA has been involved in dozens of medical and wellness facilities, municipal recreation centers, auditoriums, libraries and fire and public safety facilities. JVA has experience with standing order contracts for the Town of Winter Park, City of Aspen, Town of Georgetown, City of Idaho Springs, City of Blackhawk, Central City, Town of Nederland, City of Boulder, Boulder County, Denver Mountain Parks, the GSA, the USDA Forest Service and the National Park Service in four regions nationwide.

JVA has provided engineering services for Colorado Mountain College in Leadville and we have completed significant work for Western State College, Colorado Mesa University, the UCHSC Anschutz Medical Campus, Auraria Higher Education Campus, University of Colorado in Boulder and Denver, Denver University, University of Northern Colorado and Colorado State University. JVA is noted for its involvement in K-12 educational facilities. With over several hundred schools to our credit, we understand tight budgets and aggressive construction schedules.

## Education

B.S., Civil Engineering,  
Florida State University,  
2002

## Registration

Professional Engineer  
Colorado 2008



## Project Experience

Project Manager for the following Projects

**Roaring Fork School District Affordable Housing, Carbondale, CO.** Took over close out of this housing project was part of a larger project for the Roaring Fork School District with the remodel of the Bridges High School in downtown Carbondale, CO. This affordable housing complex for teachers in the Roaring Fork School District consists of 20 units in four buildings. Two stormwater bioretention ponds and ADA sidewalks tying into existing Town of Carbondale streets were part of the design. The new affordable housing complexes were made possible by local taxpayers approving a \$122 million bond in 2015.

**Two 10 at Castle Peak Affordable Housing, Eagle, CO.** Project manager for \$7 million, 22-unit affordable housing project in Eagle Ranch in Eagle, CO. This project was a joint effort between Eagle County Housing and Development Authority and Castle Peak Senior center next door to the site. The workforce housing will eventually transition to independent senior living. This required the design to be able to cover both uses of the building.

**6 West Apartments, Edwards, CO.** Project manager for this new development of 120 apartment units located in Edwards, Colorado. The project is a series of ten buildings laid out on a sloping site at the bottom a mountain valley and completed with a modular built construction. All living units were totally fabricated off site in a factory, shipped on site, and stitched together on top of a site-built foundation. Roadway and parking lot design, CDOT improvements to US 6, water, sewer, storm and drainage infrastructure including detention were part of the design for the project. Off site storm and debris flow had to be accounted for as well.

**Master Housing Plan, Snowmass Village, CO.** Project manager for this study of 69 Town of Snowmass Village owned properties to determine which ones were most suitable for affordable housing development. The Town's goal is to develop up to 200 units on the best five sites based on nine distinct suitability criteria. The criteria ranged from proximity to utilities, vehicular access potential and buildable area. The 69 properties were immediately cut down to 21 of the best sites. Existing utility mapping and slope analysis was done for each of the 21 parcels and each parcel was graded on the nine criteria. The five best properties were selected for further study. Massing studies were done on those five sites to analyze how many and what type of units each site could hold, while making sure the housing fit in with currently character and massing of the village.

**Stratton Flats, Gypsum, CO.** Project engineer on a 339 unit single family and duplex development in the Vail Valley. All infrastructure including roads, water, sewer and drainage were part of this design. A traffic study and autoturn analysis were needed to determine the public road improvement needs. Improvements to the public roads in the immediate project area were also part of the project design.

**Frost Creek, Eagle, CO.** Project manager on this 1,100-acre, high end golf course community in the Brush Creek Valley just south of Eagle. Designed several development phases and multiple single-family home sites. These improvements included utility main extensions and services for water, irrigation, electric and gas. Driveway, grading and utility connection design were all part of the individual homesite designs.

**Town of Crested Butte On Call Engineering, Crested Butte, CO.** JVA currently provides on-call engineering and development review services to the Town of Crested Butte. JVA designed the infrastructure improvements for the Block 76 affordable housing project. This project was a public/private partnership and included a water main extension and construction observation on the project.

**Lot 18 Villas, Mt. Crested Butte, CO.** Designed this duplex in the Villas neighborhood in Mt. Crested Butte. This corner lot was challenging to grade in with a walkout lower level. Retaining walls were designed on both sides of the duplex to accommodate grading and required parking.





## CORPORATE OVERVIEW

Studio **NYL**, a Boulder, Colorado based structural engineering firm known for its exemplary skills, has earned the trust and respect of architects around the world for delivering truly innovative design-led solutions that exceed the conventional.

Founded in 2004 by Christopher [Chris] O'Hara, PE and Julian Lineham, PE, Studio **NYL**'s vision is rooted in the founders' belief that all architectural design can be elevated through the inventive use of structures that enhance rather than limit design. It is this passion for raising design standards through the "artful use of structure" on every project—whether humble or grandiose in scope—that drives their distinctively poetic approach.

Described by the firm's many clients as led by professionals who have "mastered their craft," "find joy and excitement in it all" and "achieve what is seemingly unimaginable," Studio **NYL** has earned a loyal following of local, national and international architects. From their exceptionally detailed execution and vigilant implementation of multiple global technologies to, as one client put it, their "wild and crazy exploration" of new approaches and ideas, Studio **NYL** is the best structural partner a progressive architect could engage.

Chris' and Julian's innovative ideals for the structural engineering profession grew out of their early diversity of experiences working on both humble and highly visible structures in New York, London and the Middle East. Julian spent the first decade of his career with three of England's renowned structural engineering firms, leading teams on notable projects like Microsoft's prestigious UK headquarters campus, redevelopment of the 12-story historic No. 1 Princes Street structure in the heart of London, and the new British Embassy in Oman.





**Julian Lineham**  
**PE, SECB, F.SEI, F.ASCE, C.Eng, FICE**  
**Founding Principal**

**About**

Julian has a truly holistic view of how to put all aspects of a building together and he is passionate about high-end design and complex challenges. His breadth of experience and knowledge of technologies being used around the world make his work unconventional and exciting. He shares, "No challenge is too great. I want to be involved with the most challenging projects taking place nationally and internationally." Outside of work Julian loves time with family, travel, hiking, camping and reading.

**Notable Projects**

St. John's University Learning Commons, Alcuin Library Renovation and Bible Museum | Collegeville, Minnesota  
Tecnologico de Monterrey Library | Monterrey, Mexico  
Tecnologico de Monterrey La Carreta | Monterrey, Mexico  
CSU Lory Student Center | Fort Collins, CO  
Dubai Stadium | Dubai, UAE  
Double R Creek Residence | Aspen, CO  
McNichols Renovation | Denver, CO  
Boulder Commons Net Zero Offices | Boulder, CO

**Portfolio**

**Townhomes**

4051 Broadway | Boulder, CO  
Merchant's Row Townhomes | Denver, CO  
Pearl Street Inn Townhomes | Boulder, CO  
Clyde Place | Denver, CO  
Lowell Net-Zero Townhomes | Denver, CO  
Arthouse Townhomes Façade | Denver, CO  
33rd Avenue Townhomes | Denver, CO  
1200 Delaware Townhomes | Denver, CO  
24th and Bryant | Denver, CO  
Baker Townhomes | Denver, CO  
City House | Denver, CO  
Tower Ridge Townhomes | Aurora, CO

**Condominium and Apartments**

1707 Walnut | Boulder, CO  
One Penn Place | Boulder, CO  
4th Street Lofts | Boulder, CO  
The Irwin | Cheyenne, WY  
1011 Colorado Ave | Denver, CO  
Hillcrest Apartments | Steamboat Springs, CO  
2600 Frontview Crescent | Denver, CO  
One Cherry Creek | Denver, CO  
Wildcat Flats | Denver, CO  
Hazel Court Apartments | Denver, CO



**Professional Registration**

Professional Engineer, Colorado  
#33333  
Chartered Engineer, England  
#462-664-78

**Education**

University of Bristol, England,  
B Eng, 1st class with honors

**Professional Memberships**

Structural Engineering Certification  
Board(SECB)  
Association of CO SEAC/AIA Structural  
Engineering and Architecture  
Committee Past-Chair  
American Society of Civil Engineers  
American Institute of Steel Construction  
Professional Affiliate of AIA Colorado  
National Trust for Historic Preservation  
Historic Denver  
Institution of Civil Engineers, ICE  
(England)  
RIBA Affiliate

**Community & Leadership**

SECB National Board Chair  
SECB National Marketing Chair  
ICE Colorado, USA Representative

**Awards & Lectures**

Fellow of the ASCE (F.ASCE)  
Fellow of SEI (F.SEI)  
Fellow of Institution of Civil Engineers  
England (FICE)  
Guest Lecturer at University of  
Colorado, Boulder  
Guest Lecturer at University of  
Colorado, Denver  
Guest Lecturer at American University  
of Sharjah, UAE





 **MDP**  
ENGINEERING GROUP

MULTIFAMILY QUALIFICATIONS



# RESPONDING TO NEEDS WITH A CLEAR FOCUS

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MDP Engineering Group provides accurate and quality mechanical, electrical, and plumbing design for both new construction and renovation projects. We specialize in multifamily design, and our portfolio ranges from small 3-story to large-scale 20-story residential communities. Our team thrives on the challenge and creativity of developing one of a kind mechanical and electrical systems that exceed efficiency and functionality expectations while seamlessly integrating with the overall design concept. Our design solutions are implemented by our team of energetic, intelligent professionals who leverage their collective abilities to deliver unprecedented value to your project.

The MDP team dedicated to your project will be led by Principals and senior staff who have earned their Professional Engineering license, are LEED certified, and who will bring mature experience and insight to your design team. Many of our immediate design solutions provide a benchmark for future planning. These high-performance standards have resulted in many long-term client relationships that have earned us the reputation as a trusted advisor, not just a consultant.

“ We enjoy the high level of professionalism and thoroughness of working with MDP. They are a diligent group and think of everything - we particularly appreciate that they rely on their past experiences to help us with our current projects. And we see this expertise translate into solutions both in design and when in construction. ”

- John Binder,  
Kephart

## MDP HIGHLIGHTS

5,500

MDP has completed Mechanical, Electrical, and Plumbing design for over 5,500 doors since 2009.

3 Mil

MDP has completed MEP design for over 3,000,000 square feet of residential space.

48

MDP has a local staff of 48 talented Engineers available to help you on your project.



## EDUCATION

**Master of Science  
Electrical Engineering**  
Colorado Technical University

**Bachelor of Science  
Electrical Engineering**  
Colorado State University

## PROFESSIONAL REGISTRATIONS

**Registered  
Professional Engineer**  
Arizona # 61303  
California # 22942  
Colorado # 46534  
Massachusetts # 53104  
Michigan # 6201065445  
Missouri # PE-2016034016  
Nevada # 27043  
Nebraska # E-16207  
Tennessee # 118974

## JERON MAMULA, P.E.

Principal | Electrical Engineer

As a Principal of MDP Engineering, Jeron specializes in energy efficient lighting and power designs over a wide range of commercial and residential projects, including hotels, office buildings, restaurants, retail spaces, and multi-family residential complexes. Leading a skilled electrical design team, Jeron provides keen oversight and hands-on expertise to ensure system safety and dependability.

## REPRESENTATIVE PROJECTS

### MULTIFAMILY

- Eaton Street Affordable Housing - Westminster, CO
- Logan Collection - Denver, CO
- Attention Homes - Boulder, CO
- 18th & Market - Denver, CO
- 26th & Welton Apartments - Denver, CO
- 66 Van Gordon Apartments - Lakewood, CO
- DriveTrain - Denver, CO
- 66 S. Van Gordon Street - Lakewood, CO
- Westminster Peak Mixed Use Residential - Westminster, CO
- Westview at Prairie Star - Berthoud, CO
- 1230 South Pearl Street - Denver, CO
- 2900 Brighton Mixed-Use Multifamily - Denver, CO
- Cherry Creek North Apartments - Denver, CO

### AFFORDABLE HOUSING

- Aria Townhome Apartments, Phase II - Denver, CO
- Attention Homes, Supportive Housing - Boulder, CO 80302
- Eaton Street - Westminster, CO
- Palo Parkway (Habitat for Humanity) - Boulder, CO

### MULTIFAMILY RENOVATION

- Aspen Meadows Apartment Renovation - Aurora, CO
- Golden Manor Condominium Renovation - Denver, CO

### SENIOR LIVING

- Jackson Creek Senior Living - Monument, CO
- Hilltop Senior Living - Denver, CO
- Mapleton Senior Living - Boulder, CO
- Morningstar Senior Living - Denver, CO
- Morningstar Senior Living - Fort Collins, CO
- Springwood Nightingale Suites Renovation - Arvada, CO
- Arvada Manor Renovation - Arvada, CO



## EDUCATION

**Master of Science  
Mechanical Engineering**  
Georgia Tech University

**Bachelor of Science  
Mechanical Engineering**  
Colorado School of Mines

## PROFESSIONAL REGISTRATIONS

**Registered  
Professional Engineer**  
Arizona # 53130  
California # 35950  
Colorado # 45272  
Florida # 74164  
Georgia # PE0369987  
New Mexico # 17859  
Utah # 8359124-2202  
Washington # 48990

## ASSOCIATIONS

ASHRAE  
NCEES

## BRYCE CLARK, P.E.

### Associate Principal | Mechanical Engineer

As a talented mechanical engineer, Bryce brings a myriad of skills to each project. He is experienced in HVAC, Plumbing, and Building Automation System design, as well as with CAD, BIM, LEED design, and Construction Administration. Bryce specializes in energy efficient designs and clear construction documents. His professionalism and discipline have made him a strong leader within the MDP team.

## REPRESENTATIVE PROJECTS

### MULTIFAMILY

- Alexan Arapahoe Square Apartments – Denver, CO
- Alexan 20th Street Station Apartments – Denver, CO
- York Street Residences – Denver, CO
- The Parq on Speer - Denver, CO
- DriveTrain - Denver, CO
- Zephyr Line Apartments – Lakewood, CO
- 2900 Brighton Mixed-Use Apartments - Denver, CO
- 18th & Market Apartments - Denver, CO
- Arvada Olde Town Residence - Arvada, CO
- 66 Van Gordon - Lakewood, CO
- Vue 21 Phase II - Colorado Springs, CO
- 39th & Brighton - Denver, CO
- 18th & Gaylord Micro Units - Denver, CO
- Folsom Townhomes - Boulder, CO
- 22nd Street Townhomes - Boulder, CO
- Pikes Peak Plaza Apartments - Colorado Springs, CO

### MIXED USE

- Union Tower West - Denver, CO
- DriveTrain - Denver, CO
- 2900 Brighton Mixed Use Office - Denver, CO

### MULTIFAMILY RENOVATION

- Colburn Hotel - Denver, CO
- Juanita Nolasco Residences - Denver, CO
- Golden Manor Condominium Renovation - Denver, CO
- Cavalier Apartments Remodel - Boulder, CO





*outside L.A.* was established in Boulder in 2004 and Steamboat Springs in 2006, with the principal, Sandi Gibson, having more than 25 years experience. She has amassed a substantial wealth of experience in a diverse range of projects ranging from large master planning projects, corporate offices and medical facilities, mixed use projects, educational facilities, parks and playgrounds and urban streetscapes to fine homes and affordable housing projects. Sandi has completed many projects that involve conservation easements that provide value to the owner as well as the surrounding community by preservation of open space and views and detailed walking and horse trail systems.

*outside L.A.* focuses on environmental impacts and the sustainable design of the landscape with each project, with attention to water usage/conservation and landscape maintenance. *Outside L.A.* is currently involved with a variety of sustainable projects which focus on green roofs, urban roof gardens, and healing and community gardens as a means of lessening the environmental impacts. Many of her projects have been certified as LEEDs buildings in both the residential and commercial categories. We are fully computerized and work on a regular basis with both local and out-of-town clients and consultants. Sandi has also been a member of Boulder Downtown Design Advisory Board and is currently a member of the Routt County Planning Commission.

We are committed to design excellence in all aspects of our projects from design through construction administration. We have a proven track record for innovative design and imaginative solutions.



Sandi Gibson  
Principal

## RELEVANT EXPERIENCE:

### Mixed Use and Residential Projects:

Bell Rippy Attainable Housing, Glenwood Spgs, CO  
East Vail/VA Employee Housing, Vail CO  
Chamonix Attainable Housing, Vail, CO  
Berry Creek Neighborhood, Edwards, CO  
Trilogy Townhomes, East Vail, CO  
DelCorazon Affordable Housig, Denver, CO  
Kuhlman Bldg Renovation Senior Housing, Denver, CO  
Aspen Meadows Affordable Senior Housing, Aurora, CO  
Cavalier Apartment Renovation, Boulder CO  
Union West Apartments, Lakewood, CO  
West Line Flats, Lakewood, Co  
Jefferson Park Townhomes, Denver, CO  
Riverpoint Apartments, Denver, CO  
4403 Broadway, Boulder, CO  
Acacia Student Apartments, Boulder, CO  
The Province, Boulder, CO  
1101 University Apartments, Boulder, CO  
Violet Crossing Apartments, Boulder, CO  
1707 Walnut Apartments, Boulder, CO  
Gunbarrel View Apartments, Boulder, CO  
Eastbridge Apartments, Stapleton, Denver, CO  
Spingleaf, Boulder, CO  
1705 Walnut, Boulder, CO  
1580 Canyon, Boulder, CO  
1195 Canyon Blvd. Boulder, CO  
1095 Canyon Blvd. Boulder, CO  
702 Pearl Street, Boulder, CO  
800 Pearl Street ,Boulder, CO  
5500 Prince Street, Littleton, CO  
The Lofts at Interlocken, Broomfield, CO  
East Bradburn, Westminster, CO  
Emergency Family Funding Assistance, Boulder, CO  
Violet Crossing, Boulder, CO  
Uptown Broadway, Boulder, CO  
Studio Mews block, Holiday Neighborhood, Blder, CO  
Belmar Urban Apartments, Lakewood, CO  
The Steelyards, Boulder, CO  
Blue Vista Neighborhood, Longmont, CO

### Commercial – Office and Retail Projects:

Vail 21 Rennovations, Lionshead, Vail, CO  
Boulder County Rural Firestation, Gunbarrell, CO  
Western Industrian Park, Boulder CO  
The Childrens Hospital, Arista, Broomfield, CO  
Azura Living Rehab Facility, Lafayette, CO  
Kuni Lexus Dealership, Greenwood Village, CO  
Boulder Special Transit, Boulder, CO  
T. Rowe Price Campus, Phase 2, Co. Spgs, CO.  
Main Street at Flatiron Crossing, Broomfield, CO  
Lakeshore Athletic Club, Broomfield, CO  
Renaissance Hotel, Broomfield, CO  
Level 3 Communications, Broomfield, CO  
Lucent Technology Campus, Highlands Ranch, CO

### Civic, Streetscapes and Parks:

Palisade Barn, Pond and Spano Parks, Broomfield, CO  
Note Network Entry Fountain Plaza, Westminster, CO  
Manhattan Park, Denver, CO  
Daily Camera Walk-Thru-Time, Boulder, CO  
13<sup>th</sup> Street Civic Bollards, Boulder, CO  
Scott Carpenter Park Bus Stop, Boulder, CO  
Whole Foods Bus Stop, Boulder, CO  
Table Mesa, Creek & Wonderland CR Underpass, Boulder, CO  
Elmer's Two Mile Creek Underpass, Boulder, CO Medians  
throughout Boulder, CO  
Summit Technical Park streetscape, Broomfield, CO  
Holiday Neighborhood streetscape & park, Boulder, CO  
Civic Center Image Study, Boulder, CO

### Planning, Conservation and Preservation:

The Ridge at Chukker Creek, Aiken SC  
Murphy-Larsen Ranch, Clark, CO  
Yampa Valley Land and Cattle Co. Steamboat Spgs, CO  
Chicken Creek Ranch, Routt County, CO  
Santa Fe Railyards, Santa Fe, NM  
Castle Valley Lands Protection, Moab, UT  
Whitefish State Lands Protection, Whitefish, MT  
West of Steamboat Area Plan, Steamboat Spgs, CO

**EDUCATION:**

Master of Landscape Architecture,  
University of Colorado, Denver, 1986.

Bachelor of Science, Outdoor Recreation, Park Planning,  
Colorado State University, Ft. Collins, CO 1979

**EXPERIENCE:**

Principal / Owner, outside L.A., LLC  
Boulder and Steamboat Springs, Colorado, September 2004

Principal / Owner, Studio 2 Design, Inc.  
Boulder, Colorado, 1996-2004

Senior Landscape Architect,  
Winston Associates, Inc. Boulder, CO 84-86, 90-96

Landscape Architect,  
HOH, Denver, Colorado 1990  
EPDA, Portland, Maine 1989-1989  
Keith French & Associates, Maine 1987-1988

**REGISTRATION:**

Licensed Landscape Architect:  
Colorado #720 – Feb. 2009  
CLARB National #517 – Oct. 1988

**AFFILIATIONS/HONORS:**

CU Boulder – ENVD  
Instructor Plant Design – 2015 to present

Nordic Ski Coach, Steamboat Springs Winter Sports Club  
Steamboat Springs, CO 2010 – to present

Member Routt County Planning Commission  
Steamboat Springs, CO 2006 – to 2013

Member Downtown Design Advisory Board  
City of Boulder, 2004-2007

Member American Society of Landscape Architects

Colorado Chapter ASLA Honor Award for Design,  
1995 Eagle Rock School, Estes Park, Colorado  
1995 International Bridge, Vail, Colorado



# Affordable Multifamily Construction Services



Avondale Apartments

## Our Affordable Multifamily Experience

As Colorado and the Western Region have grown, so has the need for quality housing, both market rate and affordable. Our team partners with our clients, engineers and architects so that we can take a proactive and innovative approach to enhance space and deliver greater value. We're proud of our reputation for building quality multifamily communities and facilities on time, within budget and without quality compromise.

Taylor Kohrs is well versed in the CHFA and LIHTC submission process helping our clients through the various budgeting requirements, conceptual constructability review and scope narratives. Our preconstruction team has the knowledge and experience through historical market data to assist throughout the various design and pricing stages, including design charrettes/conceptual design, schematic design, design development and construction documents. We also utilize our subcontractor relationships for market value analysis to optimize pricing during design progression.



## Leah Jones – Preconstruction Manager

### Summary:

Leah's diverse background in accounting and estimating has led her to work on projects ranging from \$200k to \$130M. There isn't a project Leah can't help our clients put an honest number to. Clients, contracting officers, and subcontractors love working with her can do attitude and attention to project details.

### Project Responsibility:

- Overall planning and management of estimating activities including preparation, interpretation and presentation of estimates
- Collaborate with the Owner, Architect and Taylor Kohrs' Project Manager in preparing value engineering lists and developing final project budget
- Prepare subcontractor bid list and provide electronic documents to subcontractors; coordinate subcontractor job walks; responds to subcontractor inquiries; manage subcontractor outreach to ensure a high level of bid participation

### Relevant Project Experience:

#### Residential/Multifamily

- **Indy Street Flats - \$23.5M**  
Taylor Kohrs, Metro West Housing Solutions and Shopworks Architecture have been collaborating on Indy Street Flats for the past four years, successfully being awarded **4% LIHTC** in 2017. Indy Street Flats is **110,848 sq ft**, involving the adaptive re-use of a 67-year old Masonic Lodge into 19 apartments, the rehabilitation of the existing Belmont Manor property into 12 two-bedroom apartments, and the **construction of a new building**, to meet **LEED Home Gold** standards, with 84 apartments, providing a total of **115 apartments** serving families.
- **Lakota Ridge Senior Housing, New Castle, CO - \$10.4M**  
This is a new affordable senior housing development that Community Resources and Housing Development Corporation (CHRD), jv DeSousa and Taylor Kohrs collaborated on to be awarded 2016 **9% LITHC financing**. The 2.8 acre site will have a GSF of 53,000 with five buildings totaling 50 units, a community center, natural landscaping and three parking lots with a private drive lane.
- **Garden Court at Yale Station Housing, Denver, CO - \$9.3M**  
Garden Court, located at the RTD Yale Station, is a **4-story wood-framed building** sitting on a post-tension structural slab on a site that is 1.2 acres financed through **9% LITHC**. The **66 units** are a mix of 1, 2, and 3 bedroom apartments. Each unit has a refrigerator, microwave, dishwasher, oven, electric cook top, disposal, washer/dryer, and air conditioning. The exterior is a mix of cedar siding, stucco, and masonry. The total building size is roughly **73,400 GSF**. Taylor Kohrs proposed value engineering options to assist with keeping the project on schedule and within budget.

### Education:

Arizona State University, B.A.  
Communications, Minor in  
Political Science

American Society of  
Professional Estimators –  
Certificate in Construction  
Estimating

Heartsaver® First Aid, CPR,  
AED Certified

### Experience:

14 years



Lakota Ridge Senior Affordable  
Apartments- 9% LIHTC

**Education:**

B.S., Construction  
Management, Colorado State  
University

OSHA 10 hour Training

Heartsaver® First Aid, CPR,  
AED Certified

**Experience:**

4 years



Atrium at Austin Bluffs

**Trevor Vance – Estimator****Experience Summary:**

Trevor is a skilled Estimator helping clients find cost-effective solutions while adhering to tight deadlines. Clients appreciate his organization and collaboration on project estimates. His enthusiasm shows when working with subcontractors to ensure all scope of work is covered and is always willing to help.

**Project Responsibility:**

- Prepare subcontractor bid list and provide electronic documents to subcontractors; coordinate subcontractor job walks; responds to subcontractor inquiries; assist with subcontractor outreach to ensure a high level of bid participation.
- Assist in the development of detailed cost estimates at different levels of completion. This includes determining labor, material and equipment costs for specific disciplines.
- Responsible for coordination of quantity takeoff for all scopes of work.
- Assist in developing project updates and leveling subcontractor bid analysis scope sheets.

**Relevant Project Experience:**

- **Caesar Square Apartments - \$10.4M**  
Renovation of 108 units throughout five buildings built in the 1970's. Work entails abatement and demo, restoring major systems, repairing structural components, adding a community center building and reconfiguration of the landscaping. This project received 4% LIHTC.
- **Atrium at Austin Bluffs - \$9.6M**  
A new 35,000 sq ft three-story wood framed building with 54 units, three community rooms, a fitness center, exam room, recreation room and an outdoor patio. This project received 4% LIHTC.
- **Leader Blade Station, Byers, CO - \$1.9M**  
A new 5,000 sq ft pre-engineered metal building with four (4) bays, fire alarm system, automation system, offices, showers, lounge and break areas. Site work includes utilities, trench drain system for oil and gas from the trucks, leech field and soil detention pond with septic tank and sand/oil interceptor, a fueling station with an above ground 4,000 gallon tank, concrete containment area, trash enclosure on a concrete pad and an asphalt parking lot.
- **Hidden Treasure Trail, Black Hawk, CO - \$2.6M**  
A new trail head access. Work includes a new parking lot, display kiosks, statues, bathroom group, minor landscape, concrete paving, retaining walls, and 145' long pedestrian bridge crossing state highway 119 just north of Black Hawk.



# LIVE | WORK

## QUALIFICATIONS



## Palo Park | Affordable Housing Community

Palo Park was a joint venture by Boulder Housing Partners and Flatirons Habitat for Humanity. This 45-unit affordable housing community financed by low income housing tax credits (LIHTC) in North Boulder included 36 apartments for BHP and 9 for-sale town homes for Flatirons Habitat for Humanity. The site plan was designed around a central open space that can be shared by families and includes a community house with space for meetings, birthday parties and after-school education programs. Each home was designed to include a private balcony or porch to allow residents to expand their living space outdoors and to allow families to monitor children as they play nearby. This project met all Enterprise Green Communities requirements. The apartments for BHP are complete and the triplexes that STUDIO designed for Habitat are currently under construction.





## Palo Park, Violet & Discovery | For-Sale Affordable Townhouse Neighborhood

STUDIO designed these affordable 2, 3 and 4-bedroom for-sale townhouses for Flatirons Habitat for Humanity (FHH). Discovery Church partnered with FHH, who will lease the church's land for a 12-unit residential enclave at 144th and Zuni in Broomfield, CO. After purchasing land at Violet and 21st Streets in North Boulder, FHH asked STUDIO to design a 19 home for-sale community to serve low-income families. In both of these 100% affordable housing projects, the multifamily residential buildings are clustered together to create semi-private courtyards that include gathering spaces for adults as well as play areas for children. Each home will have it's own private yard, a carport, and a storage structure to provide covered parking and a location for roof mounted PV systems. STUDIO has completed the design and permitting processes and both projects are scheduled to begin construction in 2020.





## Attention Homes | Permanent Supportive Housing

Attention Homes is a joint venture between the United Methodist Church of Boulder, Gardner Capital and Attention Homes. It received 9% LIHTCs back in 2017. STUDIO Architecture designed this 3 story, 40 unit housing project intended to support homeless youth in the Boulder community to fit seamlessly into the historic Whittier neighborhood, north of Downtown Boulder. The building was designed around a private and secure exterior courtyard, and the mass of the building was pushed back towards the alley to create the appearance of a two-story structure along Pine Street. The building sits over a below grade parking structure, which fills the entire site. The first floor includes office space for Attention Homes' headquarters, common gathering areas for residents, and a social enterprise space for job training of the residents, and the residencies are on the second floor. This project was designed to meet EGC standards. Construction, which has been overseen by Tim Ross, is nearly complete, and the first residents are slated to move in before the end of this year.



## REFERENCES

### **Flatirons Habitat for Humanity**

Susan Lythgoe  
Executive Director  
(303) 447-3787  
slythgoe@flatironshabitat.org

### **Boulder Housing Partners**

Lauren Schevets (now with Gorman)  
Project Manager  
720-308-8253  
lschevets@gormanusa.com

### **Attention Homes**

Chris Nelson  
CEO  
(303) 952-4544  
cnelson@attentionhomes.org



## METHODOLOGY AND APPROACH

### EXPERIENCE WITH AFFORDABLE HOUSING PROJECTS

STUDIO has completed numerous multifamily affordable housing projects recently and is currently in the design phase for another workforce housing project in Fort Collins. Our most recently completed projects that are similar in scale to Frisco's Granite Street project include Flatiron Habitat for Humanity's and Boulder Housing Partner's joint venture at Palo Park and Attention Homes in Boulder. We have also been involved in the rehabilitation and new construction of over 1,000 affordable dwelling units up and down the Front Range of Colorado over the last 4 years.

We have found that the biggest challenge at the outset of these projects is often in the building of support within the neighborhood; however, your recent affordable, workforce projects illustrate that affordable housing is already well integrated into the Town of Frisco. While there is often acknowledgment by the local jurisdictions that affordable housing is needed, there is often an underlying resistance by local property owners that don't want it built in their neighborhoods. Residents often agree that affordable housing is sorely needed, but then balk when a project is proposed on their street. However, we have found that by working closely with neighbors and focusing on creating community-focused designs that are well integrated into the local context, we can get even the most controversial projects, such as permanent supportive housing for the homeless in a historic downtown Boulder neighborhood, approved and applauded by the neighbors.

We find that some architects try to force designs that are based on trendy ideas or urban aesthetics in neighborhoods that have a single family scale and pattern. That's not us. We let the local context drive our design solutions since we've found that most people just want a home that looks like the surrounding community and not something that screams "affordable housing" when you walk or drive by.

Workforce housing projects also present a unique opportunity to directly impact the health, safety and welfare of our residents who have limited means. As our communities continue to struggle with rapidly increasing property values that squeeze out our first responder and critical service providers, the need for workforce housing has reached a critical level. Workforce projects ensure diversity within the community, stability for families and create more sustainable neighborhoods.

### APPROACH TO SUCCESSFUL PROJECT MANAGEMENT

Successful workforce housing projects require excellent project management and communication. Communication takes many forms, and it occurs in both the office and in the field. Through each step of the design and construction process there must be clear and thorough communication, collaboration and even compromise between the architect, the contractor, and the owner to see a successful project through to a successful completion.

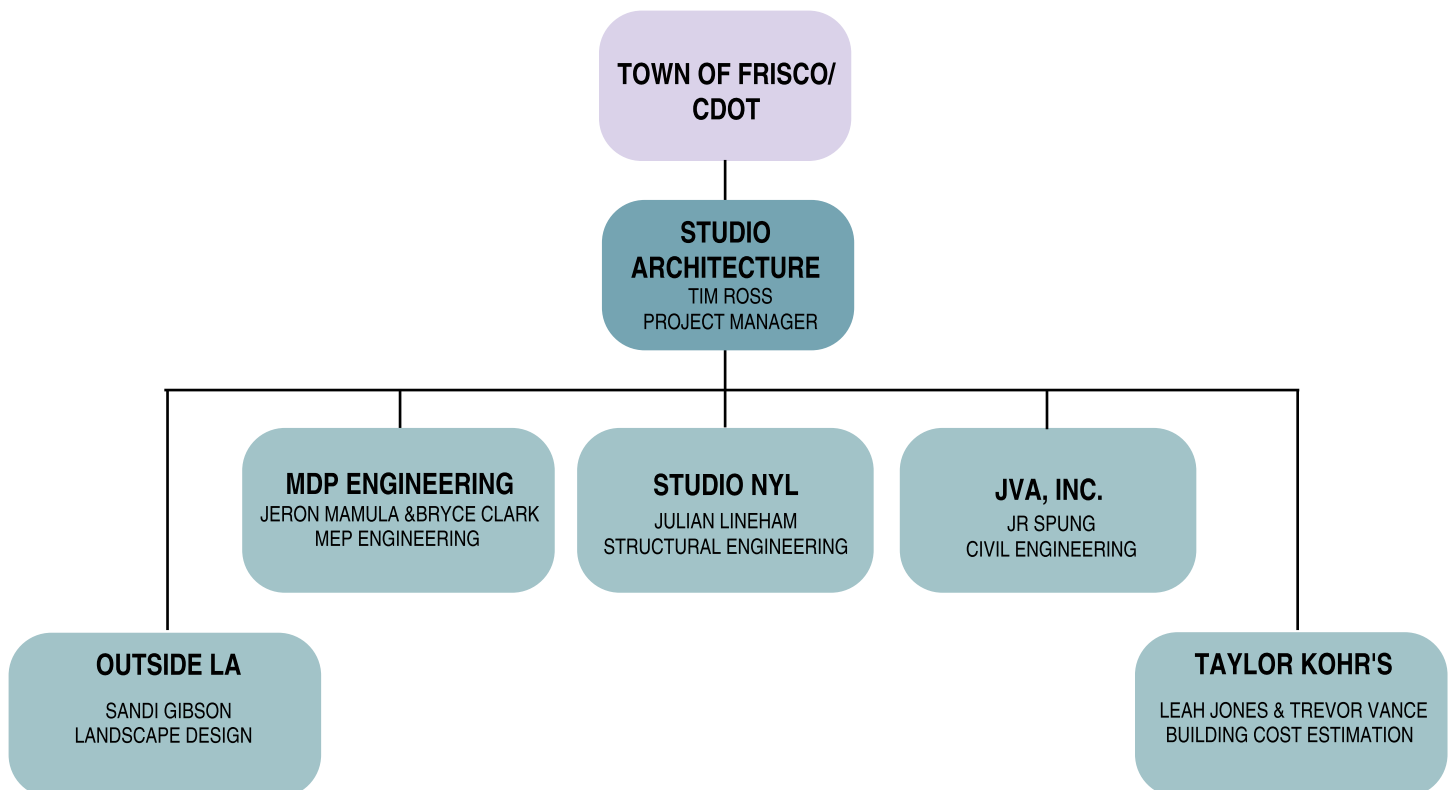
The best way we've found to align our client's goals and our design creativity with the budget is to involve a general contractor in the design process as early as possible. We often bring with us or work with experienced Construction Manager/General Contractors (CMGC) who perform preconstruction services and cost estimating even before Schematic Design starts. By working as an integrated team, we can coordinate cost and design goals to make sure they align with the Owner's vision, budget and schedule. If the CMGC starts their estimating process early, then the team can explore options through the value engineering process and make thoughtful design decisions when they can have the greatest impact. We recommend that the CMGC complete no less than 3 estimates, with an ever-increasing



level of detail as the design makes its way to permit submission, so by the time the final drawings are done there is little or no question about the cost of the project. The process anticipated in your RFP is aligned perfectly with the way we like to do business and how nearly all our workforce and affordable housing projects have succeeded.

Our internal approach to project management is very 'hands on', beginning early in design when the Project Manager is tasked with reviewing the building plans for quality control. We do this to ensure that the drawings are clear, concise and complete. We also do this to ensure that both the integrity of the original design and the Owner's stated goals for the project are maintained as the drawings are developed. We have several tools at our disposal, including checklists to verify content and code compliance as well as software to check the BIM models for gaps and conflicts between the different design disciplines. We routinely review our drawings with those of our consultants for content and coordination.

## TEAM ORGANIZATION CHART





## EXPERIENCE WITH ENTERPRISE GREEN COMMUNITIES

STUDIO has recently designed a number of affordable housing projects that received both 4% and 9% tax credits. Each of these was in Colorado and as such, were required by CHFA to meet EGC criteria. Palo Park, Attention Homes and the Residences at Hoffman included the following strategies to meet EGC requirements:

- Use of an Enterprise Green Communities (EGC) Technical Advisor (TA).
- Completion of a full-day design charrette with key team members including the Owner, architect, MEP, CMGC, civil, and others.
- Completion of the preliminary application, final application, and a Green Certification workbook using information provided by the project team according to Section 8 of the 2018 Colorado Housing Finance Authority (CHFA) Qualified Allocation Plan.
- Preparation of operations, maintenance, and tenant use manuals from documentation provided by the owner/developer.
- Our Palo Park project included rooftop PV on all residential buildings, and the Hoffman and Attention Homes projects were designed as solar-ready.

In addition to our experience complying with the EGC process, our team has completed a number of recent projects that have been LEED Gold certified. We will pair this experience with the Town's Sustainable Building Code and the Zero Energy Ready Home requirements, which will ultimately keep the units affordable to operate. We understand the level of commitment and team coordination that is required to successfully complete a green building and will bring that commitment to the Granite Street project.

Virtually all our new construction projects involve collaboration with one or more environmental and energy consultants. On several recent projects including Palo Park and Attention Homes, we have experience working with Xcel Energy to facilitate significant rebates for our clients who have integrated certain high-efficiency and renewable energy aspects into their projects.

## EXPERIENCE WITH ACCESSIBILITY STANDARDS

Due to the high volume of federally funded or federally subsidized affordable housing projects we are involved in, we are required to be familiar with not only the Americans with Disabilities Act and the Department of Housing and Urban Development's adherence to Section 504 of the Rehabilitation Act of 1973, but also the requirements of the Federal Housing Act, the Architectural Barrier's Act, and the accessibility requirements mandated by the International Building Code. We subject all of our projects to a rigorous analysis by the Project Manager for compliance with both national and local Codes. For Accessibility, this begins with Chapter 11 of the IBC to guide initial compliance. We also utilize the 2010 Standards for Accessible Design to ensure compliance with the ADA. On renovation projects, we are often provided with a Section 504 Checklist prepared in advance by the client (as required by HUD) which helps identify specific issues of non-compliance as well as general opportunities for improvement of overall accessibility. We also have accessibility items embedded in the checklists we utilize for both production and quality control as well as being part of our Code Review Process. As you can see, there are a wide range of tools at our disposal to ensure compliance with the applicable accessibility standards.



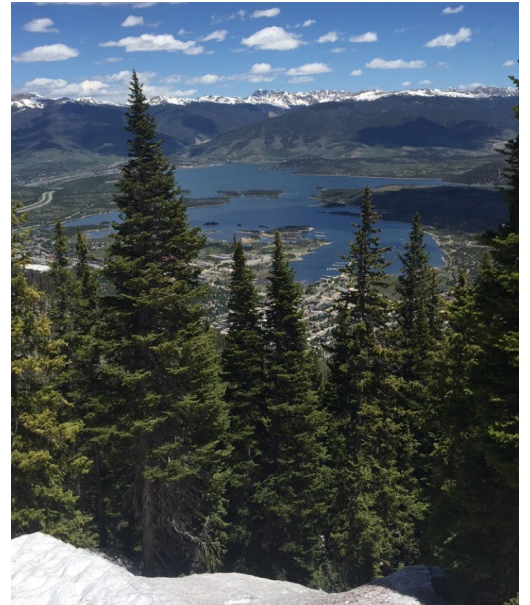
## UNDERSTANDING OF FRISCO

STUDIO Architecture will be including Andrew Zdechlik on our design team because of his experience growing up in Frisco, just two blocks from the Granite Street site and his interest in affordable housing. Below is Andrew's response to your question about our team's understanding of Frisco.

Growing up in Frisco, the lack of affordable housing became apparent to me at a young age. One of the best parts of growing up in Frisco was the daily access to the outdoors, nature's playground, as well as the many parks around town including the elementary school playground. It was a great privilege to have unparalleled access to the outdoors, from hiking to Rainbow Lake in White River National Forest, kayaking out to islands on the reservoir and then capping it off with a trip to the candy store in the historic park in the same day. However, it was apparent to me that we were one of the few young families that actually lived in Frisco.

Though generally aware of the absence of affordable housing, I lacked the vocabulary to be actively aware of it at the time. Rather, it was subtly apparent when my siblings and I were the few kids who were trick-or-treating around the neighborhood. Many houses were seasonal second homes, or people simply did not have any candy to give out because they did not anticipate trick-or-treaters. Though this situation had a somewhat negative economic impact on housing prices and workers wages, it did demonstrate to me the amazing character of the town. Each year, several local families would prepare cookies, popcorn balls, and other treats for my siblings and I so that we could still experience Halloween in our own special way. Although the small nature of the town made it the close knit community I grew up in, it also reduced my exposure to cultural diversity. To me this housing project will be a major positive step toward supporting a younger, more diverse community in Frisco that I lacked, but craved, when I was growing up.

Watching the development of the Peak-1 Neighborhood get built inspired hope for the future of Frisco. Where the neighborhood went in, there used to be a bike park where my brother and I would ride from mid-day until sunset. Though initially sad to see the make-shift bike park go, it demonstrated the Town's devotion to the its community members. Around the same time, the Frisco Peninsula was getting redeveloped to better serve the community. With the creation of the Frisco Adventure Park, a safer professionally designed bike park was developed in Frisco for the summer months. The bike park not only drew in local kids and adults, but also people from surrounding communities. In a way, the creation of the affordable Peak-1 units in tandem with the Adventure Park provided the opportunity for others to experience Frisco the way I had during my childhood.



A personal favorite view of Frisco from above on Mount Victoria.



Reflection on Rainbow Lake.



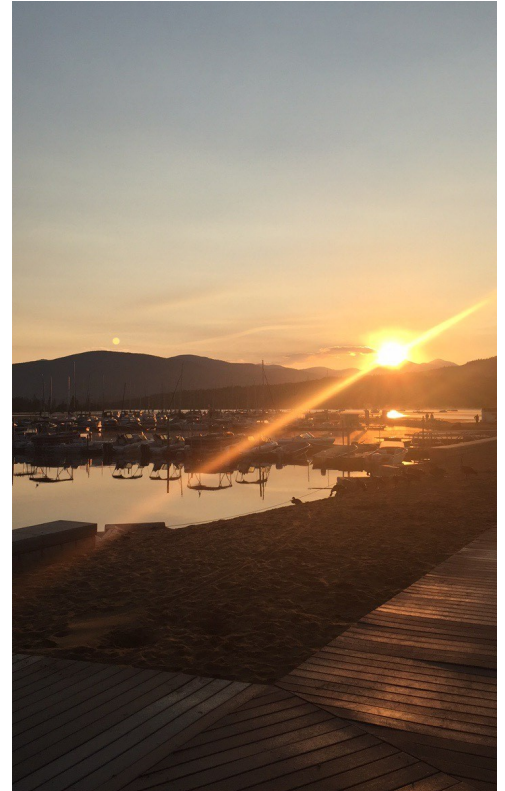
The old general store at the Frisco Historic Park where I got treats growing up.





As I grew older and started to work for the Town of Frisco in the events department, at the Frisco Marina, Nordic Center and Adventure Park, my understanding of the need for affordable housing also matured. I saw the barriers faced by my coworkers due to their living circumstances. If they did not live at home with their parents, they were often forced to look for housing in Dillon or Leadville, and some even commuted from Georgetown. Beyond those work relationships, I have watched my friends recently move into Frisco and start small businesses. The revitalization of the dance studio stands out to me as an example of young professionals bringing in a fresh perspective to experiences I had growing up in town. These are a better fit with Frisco's contemporary development and culture. And, without access to affordable housing through the Peak-1 neighborhood, I know that such opportunities would never have been available to my friends, and the community would have missed out on these new business and cultural opportunities.

Growing up, I loved to hear my grandmother, Marie Zdechlik, tell stories about raising her family in Frisco. She would tell me about her kids biking around the neighborhood, playing with the neighborhood kids in her lower backyard, and their shared enjoyment of the outdoors and the sense of community that it all built. Although I shared many of these experience, it was apparent to me that I was missing this core group of close-knit neighborhood kids. Seeing young families, couples, and individuals sharing the communal green space and even just enjoying the outdoors and scenic views on their front stoops at the Peak-1 homes, brings me so much joy. I believe that community is helping to rejuvenate the small mountain-town character of Frisco. By building this new workforce housing in the proposed location, I am excited to watch it breath new life into the town, especially near Main Street. Across the street from the relatively new 10 Mile Music Hall and walking distance to shops, restaurants, and the newly redesigned Marina, I expect that this workforce housing will help strengthen the community living near Main Street. With the opportunity for younger folks to afford housing in such a location, I anticipate that it will increase the use of the great amenities that Frisco has to offer, and foster a close-knit yet welcoming future generation of Frisco locals.



Morning sunrise over the old Marina, while working the docks.



Adventure Park tubing hill (bike park in summer).



Recently completed 10 Mile Music Hall, across the street from 619 Granite Street.





## ADDITIONAL ITEMS

### DESIGN STUDIES

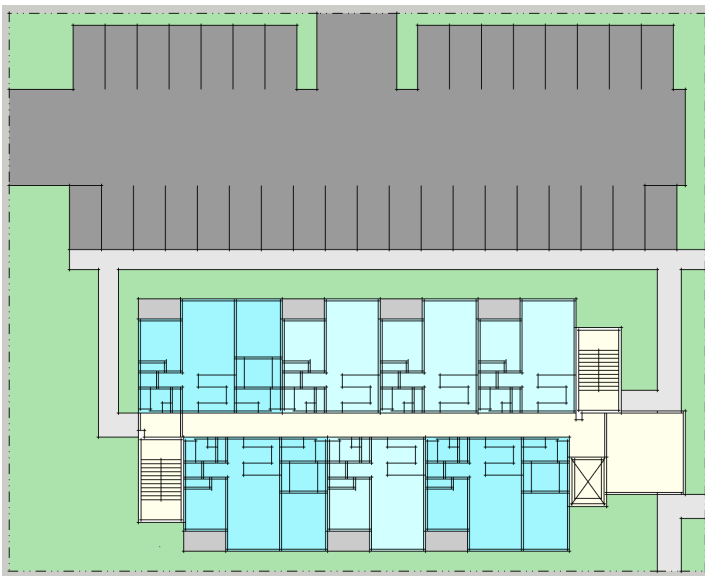
To illustrate our expertise in affordable housing and our sincere interest in being your design team on this new workforce housing project for CDOT and the Town of Frisco, we have explored three conceptual site and building design options that we think are the most viable for the property. As we have considered your building program, affordability, neighborhood context and surrounding physical opportunities and constraints, we realized that there were at least two very important goals to consider during the development of design alternatives.

First is the project's affordability. Clearly the primary goal is to create the most comfortable homes for residents that are as affordable to build as possible.

The second is respecting the local neighborhood's and broader community's context. The design needs to feel well integrated into the transitional area between Main Street and the primarily residential neighborhoods to the south and west.

We have assumed that at least 20 units must be delivered, and we need to get as close as possible to 35 parking spaces on the site. We also assumed some site area needs to be reserved for storm water detention and snow storage. As is the case with every design problem, there are pros and cons for every option, and we have discussed those those in each of the following concept alternatives. We recognize that we may not have all of the technical constraints nailed down, but these do illustrate some of the trade-offs that often need to be made to achieve the goals and vision expressed in the RFP. If nothing else, we hope these illustrate our real enthusiasm for your project and our interest in working with you in 2021.

### CONCEPT OPTION 1

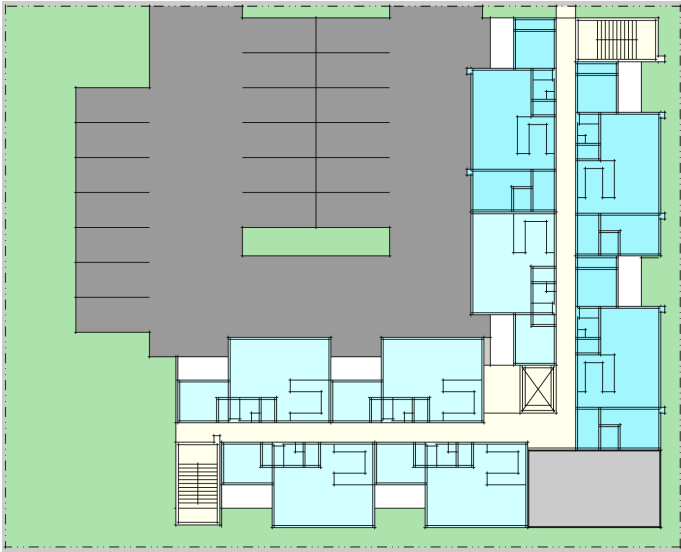


This option yields 21 units (9 two-bedroom and 12 one-bedroom units) and approximately 32-33 surface parking spaces. The parking could include carports for weather protection.

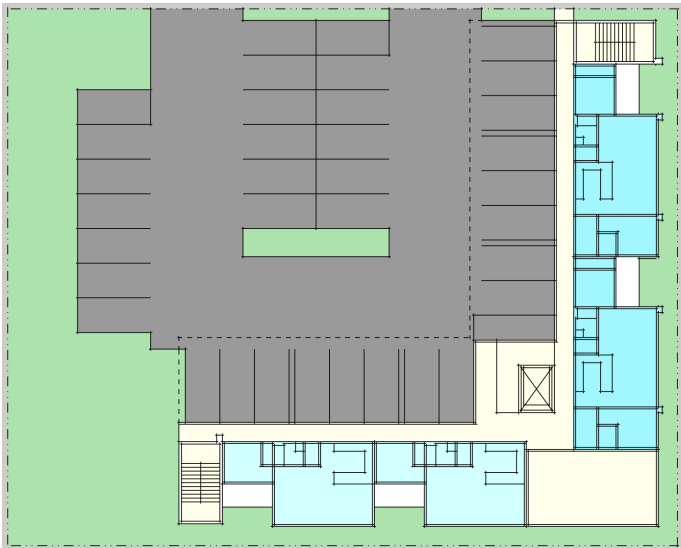
We believe this may be the most inexpensive way to build the program proposed in the RFP. However, it is not as successful as Option 2 in concealing the parking from 7th Avenue. This option does allow ample space for storm water management and snow storage.

As a traditional apartment building, this option will likely not improve the streetscape along Granite and 7th the way a townhouse style project could as illustrated in Option 3. However, on past projects we have added entry stoops or porches to the ground level apartments to activate the street. That could be explored in both Options 1 & 2.

## CONCEPT OPTION 2



**2ND & 3RD FLOORS**



**1ST FLOOR**

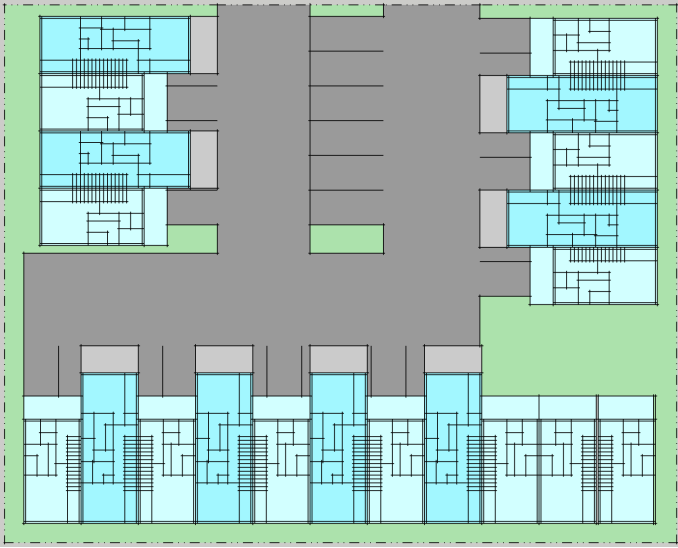
This option yields 20 apartment units (8 two-bedrooms and 12 one-bedrooms) and approximately 33-34 surface parking spaces. In this option about 1/3 of the parking spaces are covered. This option most closely matches the proposal illustrated in EPS's 2017 Feasibility Analysis Report.

This option does allow ample space for storm water management and snow storage. It also includes some area for a building lobby and some common space for resident use. It also includes a second floor roof deck that could be used during the summer months for community or family events.

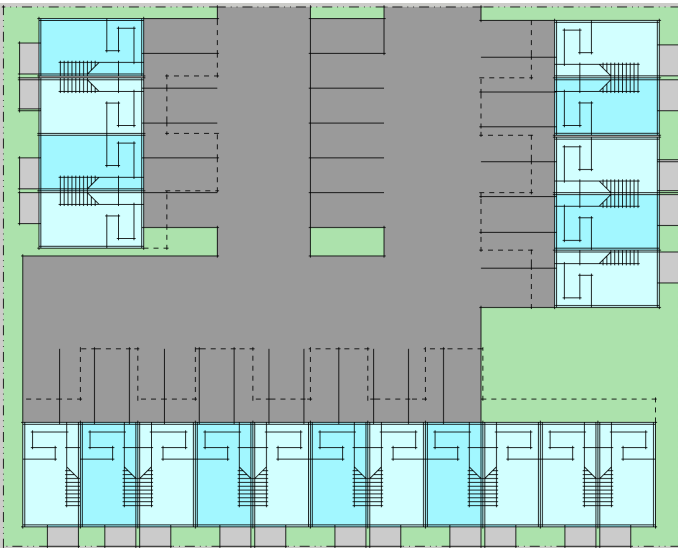
The tuck under parking does add some complexity, and therefore additional cost, to the building's structure and may end up impacting the efficiency of the parking below.

Similar to Option 1, this building includes common horizontal and vertical circulation space which reduces the efficiency of the project, but on the other hand, the elevator creates good access opportunities for disabled residents.

## CONCEPT OPTION 3



**2ND FLOOR**



**1ST FLOOR**

This option yields 20 townhouse units (8 two-bedrooms and 12 one-bedrooms) and approximately 33 surface parking spaces. In this option about 2/3 of the parking spaces are also partially covered.

This option provides unit entries facing both 7th Avenue and Granite Street, and this could create a strong residential streetscape if porches are built in front of each unit. This could be very well received by residents since they will have private outdoor space and entries to their units. However, this option could be complicated by the fact that residents may have to walk around the buildings to get to their unit's entry door.

Since the buildings take up so much of the site area, there is limited space for storm water detention and snow storage. Also, there are limited opportunities for providing common amenities that could be achieved in the other two options.

The tuck under parking does add some complexity, and therefore additional cost, to the building's structure and may end up impacting the efficiency of the parking lay out below.

This approach may allow the design to be more traditional in character which may be more appropriate in the transitional area south of Main Street.



## SCHEDULE

Below is our proposed schedule that illustrates the anticipated process outlined in the RFP. It includes meetings with the Planning Commission and Town Council. We are confident that if awarded the project we can complete our work in the time frame required by the RFP.

Task Name	Start	Finish	Q1			Q2			Q3			Q4		
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Project Kick-off	02/01/21	02/01/21												
Task 1 - Concept Design	02/01/21	02/19/21												
Design Charrette	02/19/21	02/19/21												
Task 1 - Concept Design Refinement	02/22/21	03/15/21												
Town Council Work Session I	03/15/21	03/15/21												
Task 2 - Schematic Design	03/16/21	05/10/21												
Progress Meeting to review Schematic Plan	04/12/21	04/12/21												
Review Sketch Plan Submittal	04/26/21	04/26/21												
Planning Commission Sketch Plan Presentation	05/10/21	05/10/21												
Task 3 - Design Development	05/11/21	07/05/21												
Design Team Meeting & Council Presentation	05/24/21	05/24/21												
Design Team Progress Meeting	06/07/21	06/07/21												
Design Team Progress Meeting	06/21/21	06/21/21												
Town Council Work Session II	07/05/21	07/05/21												
Task 3 - DD Refinement & Major Site Plan Review	07/06/21	09/02/21												
Progress Meeting to Review Major Site Plan	07/19/21	07/19/21												
Progress Meeting to Review Major Site Submittal	08/02/21	08/02/21												
Design Team Progress Meeting	08/16/21	08/16/21												
Planning Commission Hearing for Major Site Plan	09/02/21	09/02/21												
Task 4 - 80% Construction Drawings & Estimate	09/03/21	12/01/21												
Progress Meeting & Council Presentation	09/13/21	09/13/21												
Design Team Progress Meeting	09/27/21	09/27/21												
Design Team Progress Meeting	10/11/21	10/11/21												
Design Team Progress Meeting	10/25/21	10/25/21												
Design Team Progress Meeting	11/08/21	11/08/21												
Estimate of Probable Cost & Implementation Recommendations	12/01/21	12/01/21												



## RATE SCHEDULE

Our rate schedule outlines our fees for each consultant and task for your reference. We have included the preconstruction services of a general contractor familiar with the costs associated with the construction of affordable housing. Their expertise will be invaluable during the design process. They will help the design team and Town evaluate different building systems and work through construction costs options as we narrow our focus on the final design approach.

		Concept	Schematic	Design Dev	80% CD		Add Alt	Grand
		Task 1	Task 2	Task 3	Task 4	Total	Task 5	Total
ARCHITECTURE	STUDIO Architecture	\$ 17,500	\$ 40,000	\$ 17,500	\$ 55,000	\$ 130,000	\$ 17,500	\$ 147,500
MEP ENGINEERING	MDP Engineering	\$ 8,000	\$ 10,000	\$ 25,000	\$ 10,000	\$ 53,000	\$ 6,400	\$ 59,400
STRUCTURAL ENGINEERING	Studio NYL	\$ 2,500	\$ 4,000	\$ 8,500	\$ 12,500	\$ 27,500	\$ 5,500	\$ 33,000
LANDSCAPE ARCHITECTURE	OutsideLA	\$ 1,500	\$ 1,875	\$ 2,000	\$ 1,500	\$ 6,875	\$ 2,000	\$ 8,875
CIVIL ENGINEER	JVA	\$ 3,500	\$ 10,800	\$ 4,400	\$ 15,200	\$ 33,900	\$ 6,500	\$ 40,400
COST ESTIMATOR	Taylor Kohrs	\$ -	\$ 3,000	\$ 2,500	\$ 2,500	\$ 8,000	\$ -	\$ 8,000
Total		\$ 33,000	\$ 69,675	\$ 59,900	\$ 96,700	\$ 259,275	\$ 37,900	\$ 297,175





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