



**COLORADO**  
Department of Transportation

Town of Frisco Colorado & Colorado Department of Transportation

## Granite Street Workforce Housing



Submitted by:  
**Studio Completiva, Inc.**  
Architecture | Planning | Landscape | Interiors

18 December 2020

**studio  
completiva**

**Contact Information:**

Studio Completiva, Inc.  
Architecture | Planning | Landscape | Interiors  
3275 W 14th Ave., Suite 201, Denver, CO 80204  
[www.studiocompletiva.com](http://www.studiocompletiva.com)

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+1 720 446-5113  
[rosa.cho@studiocompletiva.com](mailto:rosa.cho@studiocompletiva.com)

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# Letter of Proposal and Commitment

18 December 2020

Dear Members of the Selection Committee:

Studio Completiva is thrilled to submit our proposal for the Granite Street Workforce Housing. We have read and understand the requirements of the RFP. We look forward to demonstrating to you our extensive experience and expertise in creative, community-driven design.

Studio Completiva first became involved in with housing options in Frisco with our participation in the Housing Colorado Charrette in 2017. In that effort, we developed concepts and feasibility studies for selected sites in the town. We familiarized ourselves with the housing needs studies to that point and with the character of the town. With this proposal, we're excited for the opportunity to add needed housing units and density to the downtown core neighborhood. We've enlisted a team with strong experience in Frisco and Summit County to guarantee our knowledge of local priorities and goals. Our team will include the firms listed here. The people listed are committed to this project. Nate Huyler of Studio Completiva will be your main contact. You can reach him at 917 572 1822 and [natehuyler@studiocompletiva.com](mailto:natehuyler@studiocompletiva.com).

Firm	Discipline	Project Contact
Studio Completiva	Architecture	Yong Cho, Principal Nate Huyler, Project Manager
TetraTech	Civil Engineering	Kyle Cross, Project Engineer
JVA	Structural Engineering	Craig M. Kobe, Principal
Norris Design	Landscape Architecture, Entitlements	Lindsay Newman, Senior Associate
SGM	Mechanical, Electrical, Plumbing, Fire Protection	Amber Haymes, Project Engineer
NV5	Cost Estimating	Dan Sexton, Project Manager
Group 14	Sustainability, Commissioning	Josh Marceau, Project Manager
Jensen Hughes	Code Consulting	Marcel Proulx, PE
Delet	Specifications	Yael Andrews, Principal

Service is integral to the work of Studio Completiva: Our principal and project manager will always be available to you, supported by our robust office infrastructure. Our team will work closely with you to define and evaluate the goals of the project, and while we benchmark all decisions against these goals, we understand the design process can lead to new discoveries.

# Letter of Proposal and Commitment

As a mission-driven firm, Studio Completiva is committed to working with housing organizations, neighborhood stakeholders, existing residents, and municipalities to create innovative design solutions. We hope to illustrate our wealth of knowledge in building housing, stemming from a long and expansive background of creating more than 2,500 affordable units in Colorado through our 25 years of practice. Our team brings years of knowledge in multi-family, affordable housing expertise and will ensure that we partner with you throughout the lifecycle of the project to understand your priorities to deliver a successful design.

Studio Completiva backs this experience with deep technical knowledge in resiliency and sustainability and is fully committed to excellence in design. We work closely with our consultants to find the construction methods and building systems that will best match the needs of the project. In support of this, we are constantly evaluating new strategies and technologies, and guide our clients through the process of evaluating methods.

Our anticipated approach on this project, and the basis for our fees, is a traditional stick-built construction. However, we would take some time during the kickoff charrette and Concept Design to explore the possibility of premanufactured modules for the housing. From our research and projects, we have found that the use of premanufactured homes is a viable option to deliver more cost-effective housing for certain project types and under certain financing mechanisms. We'll determine if premanufacturing can work on this project within a summertime construction schedule as well as deliver a higher quality construction. We understand that there may be other factors for success here, such as use of local craftspeople. Our project approach describes how we vet this option and determine the best and most cost-effective method.

Thank you for your careful evaluation of our qualifications and our approach.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yong B. Cho', with a long horizontal flourish extending to the right.

Yong B. Cho  
Principal  
Studio Completiva, Inc.

**studio  
completiva**



# Firm Background

## Years in Business

Since 1995 / 25 years

## Firm Philosophy

Studio Completiva's philosophy is to *inspire extraordinary lives through design*. We believe the physical environment can have a significant impact on the lives of the residents. As such, we strive to design environments and spaces that help people access their full potential.

We are an architecture + planning firm whose team members are dedicated to developing communities that bring a marked, positive impact both to the lives of the residents and to the greater neighborhood. We have extensive experience with planning and design of mixed-use, multi-residential projects, including market-rate, mixed income, affordable, and senior housing.

## Organization & Services Offered

Staff: 19, including six (6) registered architects  
Colorado Corporation (S-corp)  
Architecture + Planning

Studio Completiva has completed numerous cost-effective and density-driven, mixed-use projects that have integrated housing, commercial and parking spaces. We have also completed complex Planned Urban Developments and helped guide multiple stakeholders through Site Plan Review processes that have included master planning, feasibility studies and land entitlements where community outreach and communication to neighbors and board members are fundamental to the success of these projects. Our projects vary in size—from small remodels to major new development with costs varying from \$50K to over \$150MM.

## Office Location

**Studio Completiva, Inc.**  
3275 W. 14th Ave, Suite 201  
Denver, CO 80204

## Mission-driven

Studio Completiva is a mission-driven design firm that is passionate about engaging with the neighborhoods in which we build. We participate in community building, addressing and advocating for a range of social and economic issues such as social equity, inclusivity, health and safety.

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## Sustainable Communities

Studio Completiva has years of dedication and advocacy for providing quality housing and creating responsible, sustainable communities. Sustainability is a base value of the firm and we look at each project for ways to maximize the environmental, economic, and social sustainability.

Many projects are at minimum LEED certifiable as others energetically and ambitiously designed to a LEED Gold or Platinum standards.

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## Recognition

Over the years, Studio Completiva has been recognized by its peers and the general public for architectural excellence. We have received numerous design awards, including most recently:

- 2019 National NAHRO National Award of Excellence for Village at Westerly Creek, Aurora, CO
- 2017 ULI Colorado Impact Award for Influence Design for Redtail Ponds, Fort Collins, CO
- 2016 Senior Housing News Design & Architecture Award for Best Affordable Housing for Cityscape at Belmar, Lakewood, CO
- 2016 Senior Housing News Design & Architecture Award for Best Assisted Living for Rosemark at Mayfair Park, Denver, CO
- 2015 Colorado NAHRO Affordable Housing Project Award for Redtail Ponds Permanent Supportive Housing, Fort Collins, CO
- 2013 ULI Colorado Impact Award for Infill Design for Fire Clay Lofts, Denver, CO
- 2012 National NAHRO Affordable Housing Design Award for Creekside West Senior Housing, Lakewood, CO

In addition, we have been featured in various magazines and papers including Architectural Record and Modern In Denver.

## Project Team



**Yong Cho, AIA**  
Principal-in-Charge

### *Education*

- MArch, Yale School of Architecture, Yale University
- BA, Visual Studies, cum laude, Dartmouth College

### *Registrations*

- Registered Architect, State of CO

With more than 25 years of experience, Yong is an experienced and talented planner and architect. As a designer, he has repeatedly succeeded in designing elegant master plans and buildings based in simplicity and economy. His designs are marked by innovation and detail that enriches the community. Yong is a leader in mixed-use, mixed-income and mixed-construction type planning and design within complex site contexts, often city blocks involving a multitude of stakeholders and owners. He is a firm believer in making design accessible and approachable—engaging clients and the community in building trust and confidence in his work.

### *Related Project Experience*

- Village at Westerly Creek, Aurora, CO
- Mariposa Phase IV, Denver, CO
- Living Wisdom Village, Crestone, CO
- Sable Ridge Townhomes, Denver, CO
- Avondale Apartments, Denver, CO
- Aura, Denver, CO
- La Tela, Denver, CO
- Denver International Airport Great Hall Renovation
- Westridge Phase 1, Denver, CO



**Nate Huyler, RA**  
Project Manager

### *Education*

- BArch, Syracuse University School of Architecture, Syracuse

### *Registrations*

- Registered Architect, State of CO

Nate Huyler has over 20 years of professional experience, working at firms of all shapes and sizes. His rural upbringing melded with a modernist architectural education to create a commitment to design that is as practical as it is forward-thinking. He has also served his profession on local- and state-level AIA boards and in several mentoring programs for students and young professionals.

Nate's work shows a strong dedication to sustainability. He has served as the Chair on AIA Denver's Committee on the Environment, he's led projects at the National Renewable Energy Labs in Golden, and achieved LEED and Enterprise Green Communities certification for many office and residential projects. Energy efficiency, occupant comfort, water use reduction, low maintenance and durability are integrated into his work alongside effective space planning, site conditions, and construction economy to create buildings that are high-performing and long-lasting.

### *Related Project Experience*

- Denver International Airport Great Hall Renovation, Denver, CO
- CDOT Region 2 Headquarters, Pueblo, CO
- CDOT Region 4 Headquarters, Greeley, CO
- Flora, Denver, CO
- Westridge Phase 1, Denver, CO



**Bilal Daher**  
Project Designer

*Education*

- MArch University of Colorado, Denver
- BS Environmental Studies, University of Colorado, Boulder

On every project, Bilal strives to capture both the big picture and the details to create integrated solutions that are unique and consistent throughout. His critical thinking skills applied to his creativity produce contextual, exciting, and relevant design solutions that engage the community/residents and evoke emotion. Bilal has comprehensive experience in feasibility studies, master planning and architectural design of commercial and residential buildings. He has excellent communication, problem-solving and leadership skills. In addition, Bilal is experienced in leveraging technical expertise in Revit, V-Ray, Rhino, Enscape to develop conceptual models and 3-D renderings.

*Related Project Experience*

- Flora, Denver, CO
- Westridge Phase 1, Denver, CO
- 3501 Chestnut, Denver, CO
- Village at Westerly Creek, Aurora, CO
- Mariposa Phase IV, Denver, CO
- Sable Ridge Townhomes, Denver, CO



**Ben Nissley**  
Job Captain

*Education*

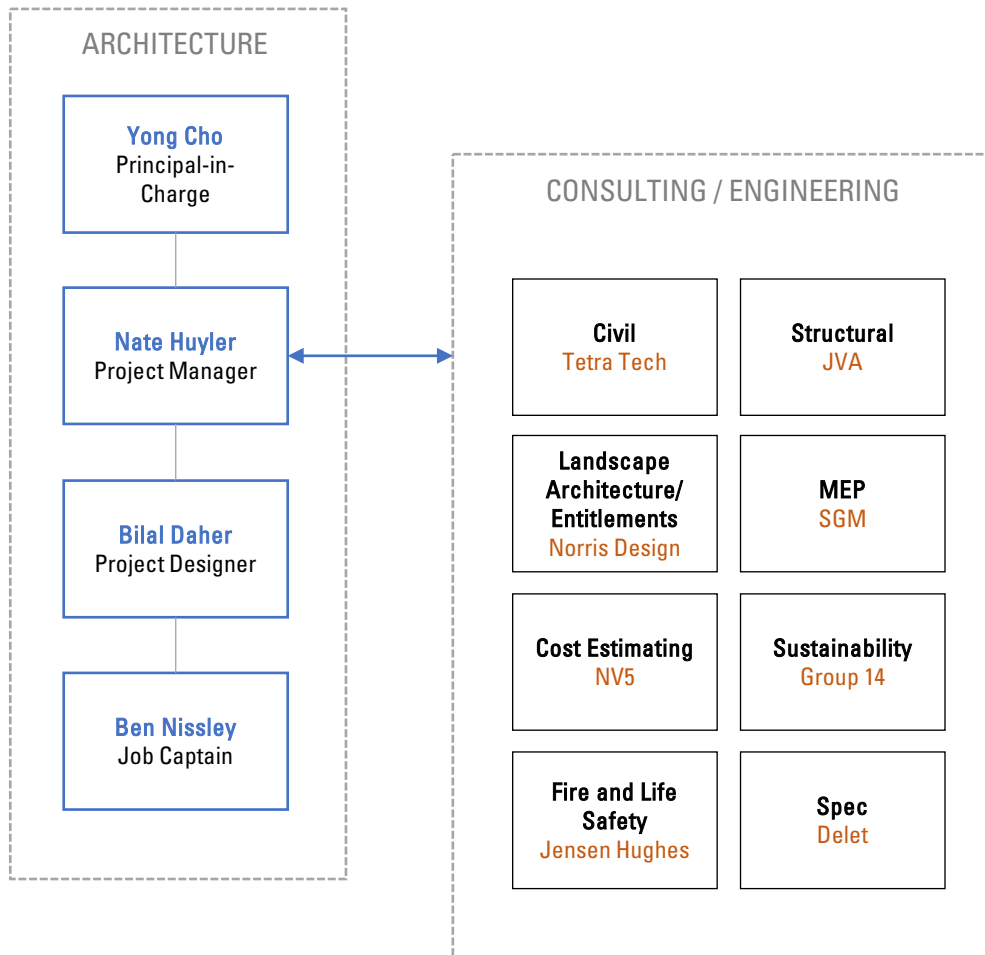
- BArch, Thomas Jefferson University, Philadelphia

Ben brings a passion for sustainability and a belief that every project should have a positive impact on the community. Working closely with clients, he looks to create spaces that are reflective of the local context and focused on the user experience. He works closely with consultants and the client from schematic design to construction administration to make sure the project meets its goals while staying in budget and on schedule. Ben has been involved in variety of project types, ranging from multi-family and affordable housing to libraries and campus master planning.

*Related Project Experience*

- 3501 Chestnut, Denver, CO
- Fitzsimons Senior Veterans Apartments, Aurora, CO
- Peoria Crossing Affordable Housing Development, Aurora, CO
- Kinder Park Affordable Housing Redevelopment, Woodlyn, PA

# Team Organization



## Project Team – Consultants

The following pages include resumes for our subconsultants.

### **History & Background of Tetra Tech**

Tetra Tech has provided engineering consulting services in Colorado for more than 45 years. Within the State of Colorado, Tetra Tech employs over 500 staff who have experience in a wide range of engineering services including water, wastewater, stormwater, and overall site development. Tetra Tech's experience includes similar workforce development projects in Summit County such as North Alpine Workforce Housing, Copper Point Townhomes, Village at Wintergreen, Denison Placer Affordable Housing, the Peak One Neighborhood, and Wellington Neighborhood. More information on some of these projects can be found in our qualifications package. These projects include conceptual design and alternatives analysis, permitting, final design, and construction administration services.

Tetra Tech is the right fit for this project because we have the right blend of qualifications and local Summit County experience that will benefit Granite Street Workforce Housing. As residents of Summit County, we understand the housing challenges our community faces which makes us well suited to help the Town of Frisco and CDOT meet their workforce housing goals.

### **Tetra Tech Office Location**

The project will be managed and executed from our Breckenridge, Colorado office that was established in 1986. Chris Durluo is an operations manager overseeing the 10 person Breckenridge office and also oversees the civil engineering group located in our Denver office. Chris will lead the quality control/quality assurance for the project. Kyle Cross is designated as the project manager for this project and will be executing the design and main point of contact for the Tetra Tech team. While the majority of the work effort is expected to be led out of the Breckenridge office, we have the backing of Tetra Tech's 20,000 companywide resources to meet the schedule and technical needs for this project. To support projects and clients when needed, we can quickly bring in other expertise from our surrounding offices.

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Mr. Cross is a project engineer with experience in the project management and design of municipal, residential, commercial, and industrial infrastructure. Mr. Cross's design experience includes project cost estimation, site grading, drainage analysis, wastewater collection systems, and water distribution networks. He has the knowledge to utilize the latest in AutoCAD Civil 3D software to generate clear and accurate engineering drawings. Mr. Cross' experience in survey and construction observation has provided him a strong understanding of the transition from design to construction.

## EXPERIENCE

### Engineering

**North Alpine Workforce Housing, Powder-Copper Mountain, LLC, Copper Mountain, CO.** 2018-2020. Project Engineer. Mr. Cross provided design and project management services for the 2.5-acre site, located at the foot of the Copper Mountain Ski Resort, which features 44 units and 100 parking spaces for residents, as well as covered bicycle storage. Detailed site grading was involved in the project which included ADA design of sidewalks, accessible routes, and parking areas. The project included the design of water and sanitary sewer service connections while working closely with the Copper Mountain Consolidated Metropolitan District. Mr. Cross worked with Summit Fire & EMS to verify fire flow and access requirements were met for the project.

**Wastewater Treatment Plant Access Improvements, Frisco Sanitation District, Frisco, CO.** 2020. Project Engineer. The project included a new 500' long access drive and drainage improvements for the wastewater treatment plant. The project involved coordination between multiple stakeholders including CDOT, Town of Frisco, Frisco Marina Staff, and the Frisco Sanitation District. Mr. Cross provided design, cost estimation, bid support, and construction administrative services for the project. The project was designed per the Town of Frisco Minimum Street Design and Access Criteria.

**Copper Point Townhomes, Powder-Copper Mountain, LLC, Copper Mountain, CO.** 2015-2016. Design Engineer. Engineer for the workforce housing project located in Copper Mountain, Colorado. Mr. Cross provided civil design services for the 15-unit townhome development. The project included the design of water and sanitary sewer networks while working closely with the Copper Mountain Consolidated Metropolitan District. The civil design for the project also included site grading, road design, and stormwater conveyance. To mitigate flood risk from adjacent East Lake, a new 42" storm line was designed to route rising water from East Lake during spring runoff around the development and into West Tenmile Creek. Copper Point Lane included the design of a 500' long access through the development. The intersection design included bicycle and pedestrian safety improvements to address the multiple conflict points between bicyclists, pedestrians, motorists, and resort transportation shuttles at the intersection of Copper Point Lane and Copper Road. Mr. Cross worked closely with the Copper Mountain development and operations teams to check that the design was aligned with their current and future operational goals.

**Lincoln Park Neighborhood, Traditional Neighborhood Builders, Breckenridge, CO.** 2015-2017. Design Engineer. Lincoln Park is a continuation of the Wellington Neighborhood project consisting of 75 units between a mix of single-family, duplex units, and triplex units. The project is an affordable housing project built on a dredge-mined site. Extensive grading was required to over lot grade the site to work with the new subdivision while maintaining existing vegetation, wetlands, and French Creek that runs through the project area. Mr. Cross performed the drainage analysis for implementing and locating adequate storm drainage structures and components within the project area. The civil design for the project included site grading, road design, and underground utility design. The street design included elements to narrow the street sections while also providing for appropriate access, drainage and areas for snow storage. Mr. Cross assisted in the civil engineering design, which included the overlot grading design, street design, grading, drainage, floodplain mapping, approximately 9,000 LF of offsite and onsite water, wastewater and construction administration for bidding, and construction of the infrastructure.

### Education:

BS - Civil Engineering,  
University of Minnesota, 2011

### Registrations/Certifications:

Professional Engineer:  
Colorado, #0051745, 2016

### Professional Affiliations:

American Water Works  
Association

### Office Location:

Breckenridge, CO

### Total Years of Experience:

(01/2012) 8

### Years with Tetra Tech:

(07/2014) 6



## 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  
Purdue University, 1998

## Registration

Professional Engineer  
Colorado, 2004



LEED Accredited  
Professional

## Professional Organizations

Grand County Builders  
Association, Past  
President

Structural Engineers  
Association of Colorado  
American Wood Council

American Institute of  
Steel Construction

Association for  
Preservation Technology  
– Rocky Mountain  
Chapter



Two 10 at Castle Peak Affordable  
Housing, Eagle, CO



## Project Experience

Engineer of Record or Project Manager for the following:

Two 10 at Castle Peak Affordable Housing, Eagle  
Devil's Thumb Ranch Employee Housing, Grand County  
Roaring Fork School District Employee Housing, Carbondale  
Lakota Ridge Senior Apartments, New Castle

Frisco Station Façade Improvements, Frisco  
Woodmoor Duplex, Summit County  
Antler's Gulch Duplex, Summit County  
Devil's Thumb Ranch Spa, Grand County  
Devil's Thumb Mountain Lodge, Grand County  
The Ridge Townhomes at the Base of Winter Park, Winter Park  
Lakota Park – Northwoods Triplex, Winter Park  
Bear Duplex, Grand County  
Devil's Thumb Ranch Employee Housing, Grand County  
Devil's Thumb Ranch Spa, Grand County  
Trademark Condominium Building 8-10, Winter Park

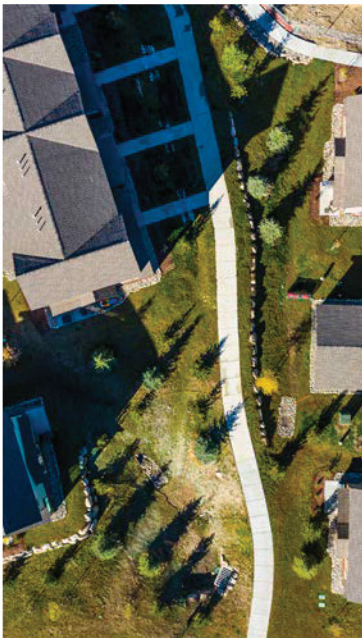
Winter Park Gondola Upper Terminal, Winter Park Resort  
Balcony House – Structural Assessment, Winter Park Resort  
Mary Jane Base Deck Facility, Winter Park Resort  
Ignite Eldora Base Facility, Eldora Resort  
Gondola Square Stage, Steamboat Ski Resort  
Sheraton West Tower Conversion, Steamboat Ski Resort  
Sheraton East Tower Reconfiguration, Steamboat Ski Resort  
Timber and Torch Restaurant Expansion, Steamboat Ski Resort  
SSRC Sheraton Retail Remodel, Steamboat Ski Resort  
Ski Tip Lodge Structural Assessment, Keystone  
Keystone Ranch Structural Assessment, Keystone  
Keystone Tunnel Structural Assessment, Keystone

Hideaway Park Stage, Winter Park  
Headwaters Center, Winter Park  
Pole Creek Golf Clubhouse, Tabernash  
Granby Town Hall, Granby  
Granby Library, Granby  
Fraser Town Hall Remodel, Fraser  
Bridger's Cache Clubhouse, Winter Park  
Eagle Library Addition, Eagle  
Gilpin Library Addition, Gilpin County

Colorado Saddlery Building Assessment and Remodel, Denver

*Craig Kobe, a Principal at JVA, Inc., has over 20 years of structural engineering experience and has been instrumental in establishing JVA's Winter Park office. Mr. Kobe's project experience with JVA has been diverse and includes multi-family and employee housing, resort and hospitality facilities, municipal buildings, parks and hundreds of single-family custom homes.*





Established in 1985, Norris Design's strategic partnership in planning, landscape architecture and branding encompasses local, regional, national and international projects. We combine responsive service with creative solutions that are grounded in realism to deliver a design that thrives, both today and in the future. Our knowledge and implementation of green building strategies is key to our design process and the success of our projects.

Our designs always reflect our clients' vision, goals and resources. We take great care to ensure that our solutions can be built and built well, not just for an immediate transformation — but a successful continuum that will continue to unfold.

Clients ask us most often if their vision will come to life. At Norris Design we can say “yes” every time.

**PLANNING | LANDSCAPE ARCHITECTURE | BRANDING**

“We can  
say **YES**  
every time!”



## **LINDSAY NEWMAN** SENIOR ASSOCIATE

[lnewman@norris-design.com](mailto:lnewman@norris-design.com)

### **EDUCATION**

**Bachelor of Science in Landscape Architecture**  
University of Massachusetts, 2008

### **WORK EXPERIENCE**

**Norris Design**  
2014 – Present

**Neils Lunceford, Inc.**  
2013 – 2014

**db Landscaping LLC**  
2012 – 2013

**Land Designs by Ellison**  
2011 – 2012

### **PROFESSIONAL AFFILIATIONS**

**Summit Combined Housing Authority Advisory Committee,**  
2019 – Present  
**Frisco Housing Task Force,** 2017

Since joining Norris Design in 2014, Lindsay continues to lead a broad range of projects in both the realms of planning and landscape architecture. She offers a diversity of experience designing for rural and mountain communities including creating workforce and affordable housing neighborhoods, high altitude planting and design techniques and solving complex planning challenges. She has a passion for developing creative visions that translate into vibrant and functional designs.

Lindsay's experience with both the public and private sectors is built upon her strong communication skills, strategic project management and ability to create comprehensive design solutions. She understands the importance of efficient land planning and resource usage in the mountains, as well as the key community engagement processes necessary to build consensus to achieve these goals.

### **AFFORDABLE HOUSING PROJECT EXPERIENCE**

Alta Verde, Breckenridge, CO  
Breckenridge Block 11 Affordable Housing, Breckenridge, CO  
Copper Mountain North Alpine Housing, Copper Mountain, CO  
Denison Commons/Blue 52, Breckenridge, CO  
Dillon Ridge Apartments, Dillon, CO  
Frisco Housing Charette, Frisco, CO  
Housing Colorado Design Charette, Breckenridge, CO  
Huron Landing, Breckenridge, CO  
Lake Creek Village Apartments, Edwards, CO  
Lake Hill Workforce Housing Master Plan, Summit County, CO  
Lakota Ridge Senior Affordable Housing, New Castle, CO  
New City Plaza, Salt Lake City, UT  
Normandy Gardens, Lamar, CO  
Roaring Fork School District Workforce Affordable Housing, Carbondale, CO  
Sail Lofts, Dillon, CO  
Shops at Smith Ranch, Silverthorne, CO  
Smith Ranch Neighborhood Affordable Housing, Silverthorne, CO  
Town of Dillon USFS Housing Charette, Dillon, CO  
Wintergreen Workforce Housing, Keystone, CO

### **ADDITIONAL RELEVANT PROJECT EXPERIENCE**

BR 50 Multifamily Housing, Silverthorne, CO  
Buena Vista Wayfinding & Signage Master Plan, Buena Vista, CO  
Clearwater Lofts, Keystone, CO  
City of Lone Tree Community Signage, Lone Tree, CO  
Flight for Life Mahany Heroes Park, Frisco, CO  
Frisco Downtown Parking Opportunities, Frisco, CO  
McCain Property Master Plan, Breckenridge, CO  
Summit County District Attorney's Office, Breckenridge, CO  
Summit County Recycling Center, Breckenridge, CO  
Summit Mountain Rentals, Breckenridge, CO  
Town of Gypsum Comprehensive Downtown Visioning & Master Plan Update, Gypsum, CO  
Town of Hayden Master Plan Update, Hayden, CO  
Town of Nucla Rodeo Grounds Renovation, Nucla, CO  
Uptown on Main Roof Deck, Frisco, CO  
Water Tower Place, Frisco, CO



**NORRIS DESIGN**



## Company Background and Overview



**SGM**, an employee-owned, multidisciplinary engineering, surveying, and consulting firm, was founded in 1986. For over 30 years, **SGM** employees have lived and raised families in the Western Slope communities they have helped build. **SGM's** services are delivered with unparalleled authenticity and pride with attention to quality and detail. As a result of **SGM's commitment to quality service and long-term client relationships**, **SGM** has grown to over 100 employees – the largest full-service engineering, consulting, and surveying firm in Western Colorado. In addition to our headquarters in Glenwood Springs, **SGM** also has offices in Gunnison, Grand Junction, Salida, Aspen, Meeker, and Durango to provide local and timely service to our clients.

As we've grown, we have become more diversified – **SGM** has expertise in the following areas:

- ⌘ *Civil Engineering*
- ⌘ *Land Surveying including Drone Data Acquisition and Imagery*
- ⌘ *Structural and Architectural Engineering*
- ⌘ *Mechanical, Electrical & Plumbing Engineering and Commissioning*
- ⌘ *Municipal Asset / Infrastructure Management*
- ⌘ *Municipal Public Works including Streets, Trails, Parks, Highways and Bridges*
- ⌘ *Transportation and Traffic (PTOE on staff)*
- ⌘ *Municipal Regulations, Public Works Manuals and Rate Studies*
- ⌘ *GIS Mapping*
- ⌘ *Wastewater Treatment and Conveyance*
- ⌘ *Municipal Water Supply, Treatment, Conveyance and Storage*
- ⌘ *Water Resource Engineering & Planning including Hydrology and Hydraulics*
- ⌘ *Environmental Consulting*
- ⌘ *Floodplain Management*
- ⌘ *Municipal Stormwater and Drainage*
- ⌘ *Facility Management and Maintenance*
- ⌘ *Construction Inspection and Administration*

**SGM** has been serving as a partner with municipal and county clients for decades. Our ability to maintain strong client relationships over such extended time periods demonstrates the success of an approach based on listening, building trusted relationships, maintaining integrity, upholding the client's and community's interests at all times, and providing real value.

*SGM is rooted in western Colorado – we understand the nuances of engineering and construction in mountain communities.*





## Electrical Team Lead



**Amber Haymes, PE (CO, NM), LC**

**Professional Experience:** 9 years / <1 year with SGM

**Professional License:** CO 51258

**Telephone:** 970.384.9086 / **Location:** Durango / [amberh@sgm-inc.com](mailto:amberh@sgm-inc.com)

**Amber** will serve as the **Electrical Team Lead**. Amber is a registered Professional Engineer in the state of Colorado since 2016, and a Certified Lighting Designer (LC). She has nine years of electrical engineering and lighting design experience, including municipal, educational, health care, parks and trails, tenant finish, retail, food service, and industrial projects. She has worked on numerous green building projects (certified to LEED and other standards), including the design of solar photovoltaic arrays. Amber is very knowledgeable about modern lighting technologies, and methods for improving nighttime visibility while reducing the impact of exterior lights on communities and the environment.



## NV5: DELIVERING SOLUTIONS — IMPROVING LIVES

NV5 provides engineering and consulting services to public and private sectors, delivering solutions through five business verticals: Construction Quality Assurance, Infrastructure, Energy, Program Management, and Environmental. With offices nationwide and abroad, NV5 helps clients plan, design, build, test, certify, and operate projects that improve the communities where we live and work.

As engineers, construction/program managers, commissioning authorities, and environmental professionals, we play a significant role in shaping our communities through the services we provide. From designing the water systems we rely on; streets and bridges our kids use to get to school; buildings and resorts we enjoy; and the electricity/gas we use to power our homes and businesses, to testing materials used to construct high-rise buildings and responding to environmental disasters, our everyday decisions make lasting impacts. NV5 takes pride in helping our clients develop cost-effective and sustainable projects that improve lives and deliver solutions.

## BUILDING ENGINEERING SERVICES

Acoustics  
Audiovisual  
Code Consulting  
Commissioning/Retro  
Electrical Engineering  
Energy/Sustainability  
Fire Protection  
Master Planning  
Mechanical Engineering  
Owner Representative Services  
Plumbing Engineering  
Program Management  
Security/Surveillance  
Telecommunications





## DAN SEXTON, LEED® AP

### Senior Project Manager

Dan is a Senior Estimator with 25 years of cost estimating and project management experience in a wide range of public and private market sectors, inclusive of transportation, municipal, office, retail, and mixed-use. Dan's strengths include development of accurate and thorough estimates, proactive and swift resolution of unanticipated project changes, clear communication and dissemination of pertinent project information with all affected parties, and maintaining effective relationships with all project team members. In 2018 he was responsible for preconstruction management and estimating of projects with a total value of \$101 million, and delivered all with an aggregate average budget variance of -1.80%.

#### BTS | PROGRAM MANAGEMENT

Solon, OH

Dan.Sexton@NV5.com

330. 217.2918

#### EDUCATION

B.S., Civil Engineering, University of Hartford, CT

#### EXPERIENCE

25 years

#### CERTIFICATIONS

LEED® AP

#### Project Experience

##### TRANSPORTATION

IDIQ COST CONSULTING SERVICES

COLORADO DEPARTMENT OF TRANSPORTATION

DENVER, CO

##### UTILITIES INFRASTRUCTURE

UTILITIES INFRASTRUCTURE AND CENTRAL PLANT FACILITIES PROJECTS

TARRANT COUNTY COLLEGE

FORT WORTH, TX

##### ARMY AVIATION SUPPORT FACILITY HVAC IMPROVEMENTS

ADJUTANT GENERAL'S DEPARTMENT

NORTH CANTON, OH

##### MUNICIPAL

BRECKSVILLE POLICE STATION\*

CITY OF BRECKSVILLE

BRECKSVILLE, OH

##### OFFICE

TENANT IMPROVEMENT PROJECTS\*

PROGRESSIVE INSURANCE

MAYFIELD VILLAGE, OH

##### CENTERS FOR DIALYSIS CARE FACILITY AND HEADQUARTERS\*

CENTERS FOR DIALYSIS CARE

CLEVELAND, OH

##### RETAIL/RESTAURANT

FLATS EAST BANK\*

FAIRMOUNT PROPERTIES

CLEVELAND, OH

##### STEELYARD COMMONS\*

FIRST INTERSTATE PROPERTIES, LTD

CLEVELAND, OH

##### ARTS AND CULTURE

CLEVELAND MUSEUM OF NATURAL HISTORY GATEWAY PROJECTS\*

CLEVELAND MUSEUM OF NATURAL HISTORY

CLEVELAND, OH

##### THE LORRAINE AND BILL DODERO CENTER FOR PERFORMING ARTS\*

GILMOUR ACADEMY

GATES MILLS, OH

\* Project under previous employment



# FIRM OVERVIEW



Group14 Engineering is a 47-person consulting firm committed to improving the energy and resource efficiency of buildings. We are a recognized authority in sustainable design and energy efficiency, building commissioning, and LEED project management. We offer a unique combination of energy design assistance, commissioning of new and existing facilities, and ongoing monitoring of buildings with advanced software analytics.

Group14 was established in 1992 and is headquartered 1325 E. 16th Avenue in Denver, Colorado with projects across the United States. Group14's suite of services offers resource efficiency solutions across the life-cycle of a building portfolio. Our expertise in all stages of built environment projects – master planning, LEED consulting, energy design assistance, commissioning, measurement and verification, and existing building optimization – inform a strategic approach to integrated service delivery.



Group14 is a certified DBE, SBE, and WBE by the City and County of Denver and the WBENC. Sustainability is at the core of everything we do; we are a LEED Proven Provider, a B-Corp, a JUST organization, and a Public Benefit Corporation. These certifications continually drive us to positively impact our workforce, the environment, and our community. Our mission is to transform the built environment to realize a more resilient future.

Group14's 47-person staff includes:

- 17 Professional Engineers
- 3 CxAs (Certified Commissioning Agents)
- 8 Certified Energy Managers
- 1 Project Management Professional
- 20 LEED APs
- 3 Lighting Certified Professionals
- 4 Certified Commissioning Professionals



## Josh Marceau, LEED AP Homes, HERS Rater

SR. MULTIFAMILY PROJECT MANAGER

With over 10 years of experience, Josh has expertise across multiple green rating systems, including LEED for Homes, Home Energy Rating System (HERS), National Green Building Standard (NGBS), Enterprise Green Communities (EGC) and Energy Star for Homes. Josh also has experience working as project manager on multiple sustainability projects providing a range of services including expertise on site issues, water, materials, construction waste management, and indoor environmental quality as well as managing all disciplines of the building industry.

### Project Experience

#### Alta Verde -Breckenridge, CO

Enterprise Green Communities Consulting and Energy Star for Home services for 80-unit workforce housing development.

#### Cascade- Colorado Springs, CO

LEED and Energy Consulting for 236,866 SF, LEED Silver new construction multi-family residential project.

#### Peakview Trails- Greeley, CO

Enterprise Green Communities Consulting and Energy Star for Home services for four-story, 225,000 SF housing project. (2018)

#### The Traditions- Colorado Springs, CO

Enterprise Green Communities Consulting, HERS Ratings for full Energy Star for Homes v3 services for 159,000 SF project.

#### Oakshire Trails- Pueblo, CO

Enterprise Green Communities Consulting, HERS Ratings and Energy Star for Homes v3 services for 165,000 SF project.

#### One City Block- Denver, CO

LEED, Energy Consulting and Xcel EDA for 404,000 SF, LEED Silver, multi-family mixed-use development

#### 2020 Lawrence Street- Denver, CO

LEED, Energy Consulting for Xcel EDA, Cx for 320,000 SF, LEED Gold, multi-family residential project that includes photovoltaics.

#### 4725 South Lowell- Denver, CO

Sustainability, Energy Consulting, HERS Ratings, Cx, and annual M&V for 3,000-unit energy performance contract. Annual project savings of over \$2.5 million has been verified using IPMVP protocol.

### EDUCATION

M.S., Construction Management,  
Colorado State

B.S., Business Administration,  
University of Colorado at Denver

### CERTIFICATIONS

HERS Rater

Energy Star for Homes Certified

NGBS Verified

EPA Section 608 Certified

U.S. Green Building Council LEED  
BD+C and EB: O&M Accredited  
Professional

LEED AP Homes





JENSEN HUGHES

## ( PROTECTING *What Matters* )

We know that nothing is more important to you than the safety and security of what matters most in your world. That's why we've been protecting lives, property and reputation since 1939.

We are a global team of engineers, scientists and consultants dedicated to carrying on a rich legacy of our founders who believed in advancing the science of safety to protect what matters most through technical excellence. Our roots were planted 80 years ago, and we have remained committed to earning our clients' trust when it comes to addressing the complexities of safety and security. We have since expanded to operate in more than 100 countries to help meet the growing needs of our clients. We have also over the years, and through additions of specialized, industry-leading firms, continued to build on our core strengths in code consulting, fire protection engineering and risk analysis to now expand our expertise in areas such as forensics, emergency management and security to better support the spectrum of our clients' priorities from risk mitigation to compliance and resilience.

### EXPERTISE FROM A TO Z

Our broad range of expertise helps clients maintain safety, minimize risk and save time and money in the design, management and construction of buildings, systems and solutions to protect against the cost of potential losses. We also ensure that our solutions easily fit into our clients' business objectives, culture and priorities.

Having completed tens of thousands of projects worldwide on behalf of our clients, we can create, evaluate, test, assess and implement solutions for a wide range of safety, security and risk-related challenges. From airports, nuclear power plants and museums to laboratories, historic buildings, oil refineries and some of the world's tallest buildings, ***we offer comprehensive services, including:***



### *Our Expertise*

- + FIRE AND BUILDING SAFETY
- + RISK AND HAZARDS
- + EMERGENCY MANAGEMENT
- + SECURITY
- + FORENSICS

### *Our Global Reach*



90+ Offices  
WORLDWIDE



jensenhughes.com



### *Education*

M.S., Urban Planning, University of Colorado, 2012

B.S., Electrical Engineering, Case Western Reserve University, 2001

### *Registrations*

CA, No. E-22330 (2018)

WY, No. 14664 (2014)

CO, No. 44967 (2011)

### *Associations*

Member, Society of Fire Protection Engineers (SFPE)

Member, Automatic Fire Alarm Association (AFAA)

### *Contact*

+1 720-547-9740  
mproulx@jensenhughes.com

## **MARCEL PROULX, PE**

CONSULTANT

*(Experience – 9 years)*

*(Joined Jensen Hughes - 2017)*

### *Bio*

Marcel Proulx, PE, is a Consultant with nine years of experience. He has experience with a range of facilities including health care, residential, industrial, retail/commercial and airports, and projects including integration with high-rise and atria pressurization and smoke control systems and design of mass notification systems. In addition to fire alarm design, Mr. Proulx has experience with electrical controls in industrial environments including programmable logic controllers, motor controls and machine safety.

### *Project Highlights*

#### EDGEWATER PUBLIC MARKET

Provided construction safeguard planning assistance to allow a new public market to operate while a portion of the market remained under construction.

#### ST. MARY'S MEDICAL CENTER, GRAND JUNCTION, COLORADO

Fire alarm design for remodel projects. Provided fire alarm system analysis to guide the hospital in planning for fire alarm upgrades.

#### AURARIA HIGHER EDUCATION CENTER, DENVER, COLORADO

Assisted with multiple individual building projects on the campus. Provided fire alarm design and project administration services including submittal review and administration of progress meetings.

#### FIRE STATION ARFF-1, DENVER, COLORADO

Developed fire alarm shop drawings for a two-story fire house and observation tower. Coordinated with contractor and equipment supplier to provide building annunciator. Assisted with commissioning.





## Yael Nyholm

### EXPERIENCE

2004 – Present	Delet, LLC Denver, Colorado Owner   Principal
2012 – 2016	Radian Inc Denver Colorado Director   Founder
2009 – 2012	Barker Rinker Seacat Architecture Denver, Colorado Sustainability and Specification Practice Manager
2008 – 2009	Enermodal Engineering (Group14) Denver, Colorado Project Manager
1998 – 2004	OZ Architecture Colorado Project Architect and Project Manager
1996 – 1998	Skidmore, Owings & Merrill LLP New York, New York Architectural Intern

### EDUCATION

1996	Pratt Institute, Brooklyn, New York School of Architecture Bachelor of Architecture (B.Arch)
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### PROFESSIONAL LICENSE

2001	Architectural License, State of Colorado #203587
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### PROFESSIONAL ACCREDITATIONS/ AFFILIATIONS

2003	Leadership in Energy and Environmental Design (LEED AP BD+C)
2003	Construction Document Technology (CDT)
2013	Facilitation and Mediation of Public and Environmental Conflicts
Since 2008	Minority / Women Business Enterprise (M/WBE)
Since 2008	Disadvantaged Business Enterprise (DBE)

### SPEAKING ENGAGEMENTS

2011	United States Green Building Council, Rocky Mountain Green Conference
2012	Green School National Conference
2013	United Green Building Council, Colorado Chapter
2016	AIA Emerging Professionals, Denver Chapter



# Qualifications

## Sable Ridge Homes

Metro West Housing Solutions



Location: Denver, CO  
Size: 51 Townhomes  
Cost: \$8.5MM  
Date Completed: 2016

The Habitat for Humanity Sable Ridge homes are a group of 51 townhomes near Chambers and East 40th Avenue in the Montbello Neighborhood. The largest development in Habitat Metro Denver's history, a group of twelve buildings with large outdoor areas for families to live and play. The homes are variations of about six to eight types of units depending on the family sizes along with one parking spot for each house. In order to take some pressure off of Andrews Dr. a road was built in order to provide easier parking for the residents along with guest parking along the street.

In order to engage with the community around the homes each of the buildings had gaps in between them to promote pedestrian cross traffic. In the center of all the buildings there are two open areas for families to picnic and let their children play outdoors. There are creeks with boulders around them for children to play on, promoting "nature play" which has them interact with natural structures instead of man-made structures. All of these aspects come together to promote a community between all of the buildings included in the Sable Ridge homes. to name a few.

## Mariposa Phase IV

Denver Housing Authority



Location: Denver, CO  
Size: 154 units including 14 Townhomes  
Cost: \$14.8 MM  
Date Completed: 2015

Phase IV is part of eight phases of a master-planned development by Denver Housing Authority. Phase IV has a diversity of residential units: 50 one-bedroom, 27 two-bedroom, 14 two-story “town-home-type” units, and 63 “flats”, totaling approx. 88,500 SF of space. Parking for residents is provided in a basement garage of approx. 23,000 SF and storefront commercial spaces are provided at street level with approx. 12,400 SF of space, with a second level concrete podium for maximum flexibility. These commercial spaces include approx. 7,500 SF for a day-care center to be operated by Catholic Charities.

An interior courtyard is filled with light and includes community gardens, greenhouse, and playground, and is integrated into a pedestrian master plan. Extensive resident involvement and participation through many community meetings worked to engage the community and integrate all phases into the master plan. Great effort was made to promote healthy, active lifestyles with access to community gardens and kitchens, encourage walking and physical activities, and provide generous access to outdoor spaces and nature.

**Village at Westerly Creek**  
Aurora Housing Authority



Location: Aurora, CO  
Size: 74 Townhomes  
Cost: \$16 MM  
Date Completed: 2018

Phase 3 of Village at Westerly Creek is divided into family and senior housing. It contains 74 townhome-style and flat-style units. Multifamily housing is located at the entire northern portion of the site from east to west, while the senior housing is located at the southeastern portion of the site. Fifty of the units are for families with a mix of two, three, and four bedroom townhomes and flats that are either two or three stories. For seniors, there are twenty-four one-bedroom one story townhomes. All of these components have been constructed in the form of eight or nine stand alone buildings throughout the five acres site.

There are three unit types, with some variants for ADA units and corner units. The residential portion of the building is accessible through either S. Ironton St., as the main intended access, or from E. Kentucky Ave. The residential units surround and overlook a central play area/open space. This area is landscaped, and furnished with amenities for children.

## La Tela

Shanahan Development



Location: Denver, CO  
Size: 92 Units  
Cost: \$13 MM  
Date Completed: 2021

La Tela is a Housing project in the Santa Fe Arts District of Denver. The project is unique as a model for affordable ownership, including 92 units with deed restricted price points to provide the opportunity for local residents to own their own home. Constructed of robust materials and artistic interiors, including a full brick masonry façade, the project conveys a sense of permanence, dignity and cultural celebration. The project includes energy efficient envelope design including continuous exterior rigid insulation and performance-based energy modelling. The project is also distinct in its ownership and funding structure through a collaboration with the Urban Land Conservancy, Elements, The City and County of Denver, and the State of Colorado.

La Tela is a Project rooted in the local context of the Santa Fe Arts District, connecting specifically with the Latin American history of the area, and the thriving and growing arts culture. The brick façade is patterned in reference to fabrics and textiles, connecting with the namesake of the project, “La Tela” which refers to canvas, cloth and fabric. The design is further articulated in the interior elements, connecting to a combination of Latin American culture and Artistic influence. The project aims at providing a sense of place, of home, of belonging. An accessible place for affordable home ownership, that people will be proud to call their own.



## Living Wisdom Village

### Crestone Peak Community Housing



Location: Crestone, CO

Size: 20 Modular Homes

Cost: Undisclosed

Date Completed: Currently in scoping phase,  
competition date TBD

The Living Wisdom village's goal is to provide safe, small, energy efficient affordable housing for elders to age in place, and have it located near their friends and established connections. This project aims to strengthen capacity while meeting the needs of our aging population, where seniors can maximize the quality of their lives in an environment that offers both privacy and community. The project will include 20 modular homes - a mix of studios, 1 and 2-bedroom, a community building with laundry facilities, maintenance building, storage units, road, sidewalks, community garden, hot tub, and landscaping.

Studio Completiva is working with a team of consultants to provide Architectural and Engineering services for the PUD process, and develop a site plan for IndieDwell, the unit manufacturer, to place the pre-fabricated structures.

Studio Completiva is also working with the town of Crestone to develop an architectural character for the modular units. They will be in harmony with the town, contributing to the uniqueness of the mountain community. A major part of the project is in the siting of the units. They will be carefully placed on their hillside site in a way that enhances the location. It's important that the prefab units look in concert with the surroundings, while also taking advantage of views and sunlight.

## References

	Project Name	Contact Name/Title	Contact Info
1	<b>Westridge Phase 1 Master Plan</b> Denver, CO <i>Affordable Housing</i>	<b>Annie Hancock</b> Development Program Manager	Denver Housing Authority <a href="mailto:ahanco@denverhousing.org">ahanco@denverhousing.org</a> 720.932.3050
2	<b>Village of Westerly Creek</b> <i>Affordable/Senior Housing</i>	<b>Melissa Stirdivant</b> Project Manager	Aurora Housing Authority 2280 South Xanadu Way Aurora, CO 80014 (720) 975-9119 <a href="mailto:mstirdivant@aurorahousing.org">mstirdivant@aurorahousing.org</a>
3	<b>La Tela</b> Denver, CO <i>Workforce Housing For-Sale</i>	<b>Jeff Shanahan</b> Owner/Developer	Shanahan Development <a href="mailto:jeff@shanahandevlopment.com">jeff@shanahandevlopment.com</a> 720 938-9067

# Methodology & Approach

## APPROACH

Based on the information in the RFP and our experience designing with the town and for CDOT, we believe there are three critical factors to success:

1. Contextual design
2. Budget and value
3. Innovative sustainability

### 1. Contextual Design

Small towns are especially sensitive to change, and residents want to be certain that something new is contributing rather than detracting from the place they hold dear. In our work, we strive to deliver excellence in design that enhances a sense of community, resonates with the specific context for the project, and goes beyond resident and client expectations.

We see opportunity in this project to reinforce the character of the town and its core with an activated, properly scaled building at the street corner as well as creating a sense of place and activations along the alley. Frisco's alleys have become informal streets with a life and circulation of their own. Our project has a chance to introduce visual interest and public art to all sides of the building.

Another opportunity is to embrace the project location. As part of the town of Frisco, this housing should understand that the surroundings are its amenity. The peaks, trails, main street, and marina are available to the residents. With this in mind, we can develop the building to provide needed housing in an attractive architecture.

### 2. Budget & Value

Studio Completiva has a long-standing reputation for providing effective and efficient design solutions that are cost effective and maximize value. A majority of our portfolio consists of high-quality, mixed-use, affordable residential projects, including several award-winning workforce housing projects. We are keenly attuned to the specific needs of housing developments that must meet construction budgets as well as ensuring long-term cost efficiency.

We believe that the only thing that differentiates workforce housing from market rate is the project budget. Our approach on these units will be to provide no-frills housing that is durable, energy-efficient, and attractive. We'll work with our cost estimator (and a GC, if one is added to the team) throughout the process to evaluate value in design decisions and achieve a smart, well-made contribution to the town.

### 3. Innovative Sustainability

Our team is an industry leader in sustainability research and advancement. Our process identifies viable strategies to save energy and maximize resources that work within the project budget. We use the same innovative approach to design for vetting sustainability strategies. Some examples from recent projects include:

- Alternate Cost & Energy Efficient Mech. Systems: We spearheaded the use of PTAC and VTAC (heat-pump systems) with supplemental heating in affordable housing units, as well as selective use of split-systems. These solutions save money upfront and reduce long-term maintenance costs.
- Sustainability: Studio Completiva was the first firm in the region to deliver a certified LEED Platinum senior affordable housing at Creekside Residences. This project utilized innovative systems such as GFX energy recovery system, extensive PV and solar wall to produce one of the most energy efficient and cost effective, affordable housing projects in the front range.

Our team proposes prefabricated construction and Zero Energy Housing Rating as potential sustainability strategies based on our reading of the RFP. We look forward to brainstorming more ideas at the charrette and in Concept Design.

These three factors are suggestions. The final factors are to be determined at the kickoff charrette with the Town of Frisco & CDOT. The design team will then use these priorities to guide decision-making throughout the design process.



# Scope of Services: Phased Delivery

## PROJECT DELIVERY

We believe a successful outcome is rooted in collaboration. Studio Completiva's design team will collaborate with the Town, CDOT, regulatory agencies and general contractor (GC) to deliver a high-quality, cost effective design.

Given the uncertainty of the pandemic, our collaborative approach will be creative, flexible, and above all, safe. For most meetings, Studio Completiva will utilize video calls such as ZOOM or Microsoft Teams. In addition, we use online whiteboard programs like MIRO to aid our collaboration and dialogue. These programs allow us to fully communicate design ideas, sketching out concepts in meetings, and successfully work with the Owners, construction, and design teams without sacrificing time or understanding.

Throughout the project Studio Completiva will be responsible for project organization. This will include schedule updates, meeting agendas and minutes, and communications between the design team and the Owners.

Our scope of services will be divided into the following phases to complete the project deliverables.

### 1. CONCEPT DESIGN

We start every project with a design charrette. This allows us to establish project parameters/goals/design principles that will guide the decision-making process throughout design. At the charrette we'll review site analysis and program assumptions, the proposed schedule, and evaluate critical factors for project success. For this project we will also be discussing different development scenarios. This could include massing options as well as the use of prefabricated construction. The charrette will be designed, managed and recorded by Studio Completiva.

#### Concept Activities:

- Initial Project Research & Program Development
- Facilitate Design Charrette
- Prepare Design Charrette Summary with project goals, critical success factors, target schedule, and program.
- Provide illustrative plans and renderings for up to three development scenarios.

### 2. SCHEMATIC DESIGN (SD)

Studio Completiva's team will collaborate with the

Town of Frisco & CDOT project stakeholders to produce a Site Plan that shows the exact locations of lot lines, easements, public rights-of-way, executed easements, and the exact locations of the building and structures.

This phase will finalize project goals and the design concept. We will initiate the Major Site Plan Review by preparing the Sketch Plan Submittal per the requirements in the Town Code. The Sketch plan will include a site plan illustrating access, parking & circulation, preliminary landscape & snow storage, and architectural elevations, renderings, and floorplans. They will confirm the design concept and inform the probable construction budget. We will also incorporate and integrate appropriate drainage solutions.

#### SD Activities:

- Meet regularly with the Town and CDOT PMs
- Select and develop design concept
- Reconfirm pertinent zoning and building codes that impact selected design concept
- Update project schedule, if needed
- Prepare site plan and elevations for initial zoning pre-application while coordinating civil engineer and landscape architect, if required
- Coordinate initial structural and MEP systems, sustainable design strategies, civil engineering requirements, and landscape design integration
- Prepare Sketch Plan design package with plans, sections, and elevations
- Develop floor plans and tabulate gross square footage
- Prepare preliminary opinion of probable cost
- Develop, compile, and submit Sketch Plan documents per Town requirements.
- Attend (1) Planning Commission Hearing
- Attend (1) TC Worksession

### 3. DESIGN DEVELOPMENT (DD) – FINAL DESIGN

With acceptance of the SD drawing package by the Owners, this phase will refine the plans, sections, and elevations into a reasonably accurate set of drawings. Systems will be coordinated with the consultants. Site design will be further refined, and details identified. Structural loads will be coordinated with the metal building manufacturer.

Planning Commission acceptance of the Sketch Plan drawing package will allow the design team to refine the final drawings for Major Site Plan Review submittal.

# Scope of Services: Phased Delivery

## DD Activities:

- Meet regularly with the client team and consultant team
- Refine and update Preliminary Probable Cost Estimate for the project, including implementation strategies
- Verify applicable building code requirements with respect to the design
- Provide Major Site Plan and DD drawing sets to clients for review and comment
- Prepare preliminary technical drawings and outline specifications
- Finish all exterior elevations with dimensions
- Identify all materials
- Coordinate subconsultants' ongoing work with refinement of systems and integration into the building design
- Develop Final Project Schedule
- Coordinate and document LEED credit compliance
- Revise, compile, and submit Major Development Application per Town requirements
- Attend (1) Planning Commission Hearing
- Attend (1) TC Worksession.

## 4. CONSTRUCTION DOCUMENTS (CD) – 80%

After Owner acceptance of the DD and the Major Site Plan Review drawing packages, Studio Completiva will proceed with the Construction Documents. We will develop technical drawings and details for the buildings and site.

### CD (80%) Activities:

- Meet regularly with Owner team and consultant team
- Finalize applicable building code requirements with respect to the design
- Coordinate subconsultants' ongoing work with refinement of systems and integration into the building design
- Coordinate and document LEED credit compliance
- Update project schedule and probable construction costs as needed
- Prepare technical drawings and specifications
- Submit 80% CDs Package for pricing and review.

### 4a. CONSTRUCTION DOCUMENTS (CD) – 100% (Alternate)

If the project pricing is accepted at the 80% level, our team will then complete the Construction Drawings and

Specifications. We will incorporate constructability information into the details, finalize finishes and schedule, and issue a package for Building Department review. Building Department comments will be a priority in order to obtain a building permit as quickly as possible. Any comments from the permit review process then be incorporated into the documents for a final Issue For Construction set.

### CD (100%) Activities:

- Meet regularly with Owner team and consultant team
- Finalize comments on cost and constructability reviews, focusing on eliminating potential RFIs
- Submit permit review set(s) to the Building Department
- Coordinate and document LEED credit compliance
- Provide responses and drawing revisions to the building department reviewer(s)
- Coordinate consultant revisions
- Assist the Owners in obtaining competitive bids/proposals for construction, as needed
- Provide Issue For Construction drawings and specifications

## 5. CONSTRUCTION ADMINISTRATION (Alternate)

Responsibility for meetings and coordination will shift to the GC during this phase. Studio Completiva and our team will support the construction efforts as needed to clarify the design intent and achieve the project goals.

### CA Deliverables:

- Meet regularly with the client & GC team to review pre-construction items
- Attend bi-weekly OAC meetings during construction
- Provide design clarifications to the contractor, as needed; coordinate consultant responses
- Review construction submittals and mock-ups; coordinate consultant reviews
- Coordinate and document LEED credit compliance
- Provide periodic reports on construction progress observations
- Punchlist completed work for compliance with the design intent.

## Understanding of Frisco

Since our participation in the 2017 Housing Colorado charrette with the Town of Frisco, Studio Completiva has pursued several affordable housing projects in Frisco and Dillon. We've participated in two additional charrettes with the Town of Breckenridge and a joint effort between the Town of Dillon and the US Forest Service that aided us in understanding the housing needs of the County.

We are well versed in the 2018 Housing Task Force Report and the 2019 Needs Assessment. Members of our team participated in the Task Force. We've researched the particular housing needs and urban planning of Frisco to understand how new project can integrate with the existing town as well as the vision for the future.

Our team includes several firms with experience working in and with the Town of Frisco. We're coupling that local familiarity with Studio Completiva's 25 years of housing expertise. In addition, our Project Manager, Nate Huyler, has worked with CDOT on two regional headquarters buildings.

We believe this team and its depth of knowledge will provide the best possible design for Frisco and CDOT.

# Project Schedule

Town Council Approval of Contract	1 day	1/19/2021	1/19/2021
<b>Task 1 - Concept Phase</b>	<b>44.96 days</b>	<b>1/20/2021</b>	<b>3/23/2021</b>
Site Analysis & Program Development	17 days	1/20/2021	2/11/2021
Design Charrette/Kickoff Meeting	0 day	2/11/2021	2/11/2021
<b>Concept Development</b>	<b>21 days</b>	<b>2/12/2021</b>	<b>3/12/2021</b>
Summary Report of Charrette Findings	5 days	2/12/2021	2/18/2021
Development of Design Options	21 days	2/12/2021	3/12/2021
Review of Design Options w Owners (biweekly meetings)	21 days	2/12/2021	3/12/2021
Town Council Work Session 1	1 day	3/15/2021	3/15/2021
Community Outreach meeting (by Owners)	1 day	3/23/2021	3/23/2021
<b>Task 2 - Schematic &amp; Design Development</b>	<b>91 days</b>	<b>3/16/2021</b>	<b>7/20/2021</b>
<b>Schematic Design</b>	<b>49 days</b>	<b>3/16/2021</b>	<b>5/21/2021</b>
Schematic Design Progress	40 days	3/16/2021	5/10/2021
Owner - Architect Meetings (biweekly)	40 days	3/16/2021	5/10/2021
Architect - Consultant Meetings (biweekly)	40 days	3/16/2021	5/10/2021
Site Plan Development	40 days	3/16/2021	5/10/2021
Preliminary Cost Estimating	20 days	4/13/2021	5/10/2021
SD Set Submittal	0 day	5/10/2021	5/10/2021
Owner SD Review	8 days	5/11/2021	5/20/2021
Internal QAQC	8 days	5/11/2021	5/20/2021
Planning Commission Sketch Plan Application Review	1 day	5/21/2021	5/21/2021
<b>Design Development</b>	<b>51 days</b>	<b>5/11/2021</b>	<b>7/20/2021</b>
Design Development Progress	45 days	5/11/2021	7/12/2021
Owner - Architect Meetings (biweekly)	45 days	5/11/2021	7/12/2021
Architect - Consultant Meetings (biweekly)	45 days	5/11/2021	7/12/2021
Site Plan Development	45 days	5/11/2021	7/12/2021
Cost Estimating	15 days	6/22/2021	7/12/2021
DD Progress Set Submittal	0 day	7/12/2021	7/12/2021
Owner DD Review	5 days	7/13/2021	7/19/2021
Internal QAQC	5 days	7/13/2021	7/19/2021
Town Council Work Session 2	1 day	7/20/2021	7/20/2021
<b>Task 3 - Final Design Development Phase</b>	<b>32 days</b>	<b>7/21/2021</b>	<b>9/2/2021</b>
Design Development - 100%	24 days	7/21/2021	8/23/2021
Owner - Architect Meetings (biweekly)	24 days	7/21/2021	8/23/2021
Architect - Consultant Meetings (biweekly)	24 days	7/21/2021	8/23/2021
Major Site Plan Finalization	31 days	7/21/2021	9/1/2021
Major Site Plan review meeting	1 day	8/11/2021	8/11/2021
Cost Estimating	10 days	7/21/2021	8/3/2021
DD Set Submittal	0 day	8/23/2021	8/23/2021
Owner DD Review	5 days	8/24/2021	8/30/2021
Internal QAQC	5 days	8/24/2021	8/30/2021
Planning Commission Major Development Application Hearing	1 day	9/2/2021	9/2/2021
Progress presentation to Town Council	1 day	8/31/2021	8/31/2021
<b>Task 4 - Construction Drawings</b>	<b>50.04 days</b>	<b>9/3/2021</b>	<b>11/11/2021</b>
Construction Drawings & Specifications - 80%	50 days	9/3/2021	11/11/2021
Owner - Architect Meetings (biweekly)	50 days	9/3/2021	11/11/2021
Architect - Consultant Meetings (biweekly)	50 days	9/3/2021	11/11/2021
<b>Final Deliverable</b>	<b>18 days</b>	<b>11/11/2021</b>	<b>12/7/2021</b>
80% CD Set - for estimating	0 day	11/11/2021	11/11/2021
Final Cost Estimate	14 days	11/12/2021	12/1/2021
Final Submittal	0 day	12/1/2021	12/1/2021
Final Presentation to Town Council	1 day	12/7/2021	12/7/2021

## Project Schedule – Tasks 5&6

<b>Task 5 - Construction Drawings - 100% (Add Alternate)</b>	<b>40 days</b>	<b>12/7/2021</b>	<b>2/1/2022</b>
Finalize Construction Drawings and Specifications	20 days	12/13/2021	1/7/2022
Submit for Permit Review	0 day	12/7/2021	12/7/2021
Respond to Permit Comments	40 days	12/8/2021	2/1/2022
Support Bidding	40 days	12/8/2021	2/1/2022
Issue For Construction Set	0 day	12/7/2021	12/7/2021
<b>Task 6 - Construction Administration - duration assumed (Add Alternate)</b>	<b>261 days</b>	<b>12/7/2021</b>	<b>12/7/2022</b>
Construction Kickoff	0 day	12/7/2021	12/7/2021
OAC Meetings (biweekly)	50 weeks	12/8/2021	11/22/2022
Observation Reports	50 weeks	12/8/2021	11/22/2022
Review Submittals	50 weeks	12/8/2021	11/22/2022
Respond to RFIs	50 weeks	12/8/2021	11/22/2022
Change Order Review, if needed	50 weeks	12/8/2021	11/22/2022
Punchlist	5 days	11/23/2022	11/29/2022
Substantial Completion	5 days	11/30/2022	12/6/2022
Final Acceptance	1 day	12/7/2022	12/7/2022

# Estimated Fees

Client	Town of Frisco & CDOT
Project	Granite Street Workforce Housing

	Discipline	Firm Name	Concept	SD+DD	Final DD	CD (80%)	Subtotal
1	Architect	Studio Completiva	\$28,125	\$37,500	\$37,500	\$37,500	\$140,625
<b>Total Architect</b>							<b>\$140,625</b>

2	Sustainability & LEED	Group14					\$12,750
3	Civil Engineer	Tetra Tech	\$3,234	\$5,850	\$13,747	\$11,969	\$34,800
4	Landscape Architect & Major Site Plan	Norris Design	\$6,000	\$8,700	\$9,800	\$12,800	\$37,300
5	Structural Engineer	JVA	\$1,500	\$9,000	\$2,500	\$11,000	\$24,000
6	MEP Engineer	SGM		\$5,000	\$15,000	\$19,000	\$39,000
7	Code	Jensen Hughes		\$7,500			\$7,500
8	ADA Consulting	Allowance					\$8,000
9	Cost Estimating	NV5		\$8,540	\$7,600	\$6,080	\$22,220
10	Spec	delet					\$5,250
<b>Subtotal Consultants</b>							<b>\$190,820</b>
Admin (10%)							\$19,082
<b>Total Consultants</b>							<b>\$209,902</b>

<b>Total Fee (Total Architect + Total Consultants)</b>							<b>\$350,527</b>
<b>Reimbursables (not to exceed 2%)</b>							<b>\$7,011</b>
							<b>\$357,538</b>

## Assumptions:

- Any work performed for certifications or commissioning other than LEED will be billed hourly \$150/hr
- Any Signage and Wayfinding work to be billed on an hourly basis \$150/hr
- Permit review fees not included
- Fee is based on assumed construction budget of \$6.25 Million - if the construction budget differs we will change our fees accordingly
- The above fees assume traditional stick-built construction, if owner chooses a prefab construction method, fees will be adjusted accordingly
- 3rd Party Review for ADA is included as a fee allowance; actual costs to be determined upon award
- 3rd Party Review for Envelope is assumed to be provided by Owner
- Team assumes LEED for Homes rating system; Fundamental Cx is not a requirement like in LEED NC so no Cx fees are anticipated in the Base Fee; however, a system review comparable to Cx Review is included in sustainability consultant fees

## Studio Completiva Billing Rates

Role/Position	Rate/Hr
Principal	\$225
Project Manager	\$166
Project Architect	\$150
Job Captain	\$112
Designer/Drafter	\$97
Administrative	\$68
Blended rate	\$150



# Estimated Fees

Client	Town of Frisco & CDOT
Project	Granite Street Workforce Housing

	Discipline	Firm Name			CD (100%)	CA	Subtotal
1	Architect	Studio Completiva			\$9,375	\$37,500.00	\$46,875
<b>Total Architect</b>							<b>\$46,875</b>

2	Sustainability & LEED	Group14			\$3,350	\$17,000	\$20,350
3	Commissioning	Group14				\$5,000	\$5,000
4	Civil Engineer	Tetra Tech					\$20,000
5	Landscape Architect & Major Site Plan	Norris Design			\$10,500	\$4,300	\$14,800
6	Structural Engineer	JVA			\$3,000	\$8,000	\$11,000
7	MEP Engineer	SGM			\$5,000	\$6,600	\$11,600
8	Code	Jensen Hughes			\$7,500		\$7,500
9	ADA Consulting	Allowance					\$0
10	Cost Estimating	NV5					\$0
11	Spec	delet					\$1,750
<b>Subtotal Consultants</b>							<b>\$92,000</b>
Admin (10%)							\$9,200
<b>Total Consultants</b>							<b>\$101,200</b>

<b>Total Fee (Total Architect + Total Consultants)</b>							<b>\$148,075</b>
<b>Reimbursables (not to exceed 2%)</b>							<b>\$2,962</b>
							<b>\$151,037</b>

## Assumptions:

- Any work performed for certifications or commissioning other than LEED will be billed hourly \$150/hr
- Any Signage and Wayfinding work to be billed on an hourly basis \$150/hr
- Permit review fees not included
- Fee is based on assumed construction budget of \$6.25 Million - if the construction budget differs we will change our fees accordingly
- The above fees assume traditional stick-built construction, if owner chooses a prefab construction method, fees will be adjusted accordingly
- 3rd Party Review for ADA is included as a fee allowance; actual costs to be determined upon award
- 3rd Party Review for Envelope is assumed to be provided by Owner
- Commissioning services assumed to be required in CA

## Studio Completiva Billing Rates

Role/Position	Rate/Hr
Principal	\$225
Project Manager	\$166
Project Architect	\$150
Job Captain	\$112
Designer/Drafter	\$97
Administrative	\$68
Blended rate	\$150



# Rates

Company	Position	Rate
Studio Completiva		
	Principal-in-Charge	\$225
	Project Manager	\$166
	Project Architect	\$150
	Job Captain	\$112
	Drafter	\$97
	Admin	\$78
Tetra Tech		
	Engineer 1	\$100
	Engineer 2	\$115
	Project Engineer 1	\$150
	Sr Engineer 2	\$230
JVA		
	Principal	\$172 - \$216
	Expert Witness	\$260
	Senior Forensic Engineer	\$216
	Senior Project Manager	\$156-\$176
	Project Manager	\$136-\$156
	Senior Project Engineer	\$120-\$124
	Project Engineer	\$116
	Design Engineer II	\$104-\$108
	Design Engineer I	\$100
	BIM Manager	\$120
	Senior BIM Modeler	\$120
	BIM Modeler	\$92
	Administrative Support	\$92-\$120
Norris Design		
	Principal	\$120-\$170
	Senior Staff	\$90-\$120
	Staff	\$70-\$90
	Clerical	\$65

Company	Position	Rate
SGM		
	Principal Engineer	\$198
	Senior Engineer III	\$180
	Senior Engineer II	\$169
	Senior Engineer I	\$153
	Engineer IV	\$140
	Engineer III	\$125
	Engineer II	\$110
	Engineer I	\$95
	Senior Project Manager	\$141
	Project Manager	\$131
	Principal Consultant	\$198
	Senior Consultant II	\$158
	Senior Consultant I	\$136
	Consultant III	\$117
	Consultant II	\$102
	Consultant I	\$92
	Technician III	\$79
	Technician II	\$67
	Technician I	\$57
	Clerical	\$73
	Senior CADD/GIS	\$131
	CADD/GIS III	\$112
	CADD/GIS II	\$102
	CAD/GIS I	\$85

Company	Position	Rate
Group 14		
	Sr. Principal	\$266
	Principal	\$194
	Sr. Software Engineer	\$176
	Sr. Engineer, Sr. Project Manager II	\$172
	Sr. Project Manager I	\$155
	Project manager, Job Captain, Project Engineer, Consultant III	\$139
	Engineer II, Consultant II	\$122
	Engineer I, Consultant I, Technical Support	\$112
	Amin/Marketing	\$94
	Admin Support	\$78
Delet		
	Spec Writer	\$150
Jensen Hughes		
	Principal	\$290
	Project Manager	\$250
	Sr. Fire Protection Engineer	\$220
	Sr. Architect	\$200
	Fire Protection Engineer	\$190
	Technician/Associate	\$150
	CAD Services	\$125
	Administrative	\$110
NV5		
	Director	\$225
	Sr. Project Manager	\$180
	Estimator	\$135
	Assistant Project Manager	\$95