

WORKSHOP8

ARCHITECTURE + INTERIORS + GRAPHICS + ART

18 DECEMBER 2020

20TH ANNIVERSARY
• EST. 2000 •

PROPOSAL GRANITE STREET WORKFORCE HOUSING



WORKSHOP8

COVER LETTER



20TH ANNIVERSARY
• EST. 2000 •

18 December 2020

Town of Frisco Community Development Department &
Colorado Department of Transportation

Members of the Selection Committee —

Our team has read and understand the requirements of the RFP and the Addendums, and presents this Proposal for A/E and Cost Estimating Services for the Granite Street Workforce Housing project. The WORKSHOP8 A/E team is comprised of the following motivated and enthusiastic experts in the field of designing affordable, workforce multifamily housing projects:

- **WORKSHOP8** as the Prime Consultant will provide Master Planning, Architecture, Interior Design, Rendering and Visualization Services
- **Proof Civil** providing Civil Engineering Services
- **Galloway** providing Landscape Architecture and the Traffic Study
- **PCD Engineering** providing Mechanical, Electrical, and Plumbing Engineering in addition to LEED Consulting
- **New Horizons Building Group** providing Cost Estimating Services

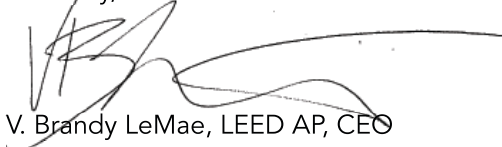
This experienced team understands the TOF's submittal and entitlements processes, development design standards, and are excited by its proactive climate goals. We would be honored to help you in your effort to create empowered residents and strong communities.

WORKSHOP8 is celebrating 20 years in business and has worked hard to develop the trust of affordable housing developers over this time. We feel fortunate to have weathered the Covid19 Pandemic and have retained our staff who are all set up to work from home until it is safe to return to the studio. We have embraced technologies that allow us to work from a distance including instant messaging, video conferencing, and cloud-based software. All of this means we can easily and effectively work with clients who are at a distance while saving fossil fuel and reducing emissions eliminating unnecessary driving to and from meetings.

Our experience with attainable, multifamily workforce housing is outlined in the following pages. You will see that our award-winning projects have achieved CHFA and Federal funding, and are designed to ADA, UFAS, LEED, and Enterprise Green Communities Standards. Our clients include the Denver Housing Authority, Aurora Housing Authority, Longmont Housing Authority, Boulder County Housing Authority, and the Loveland Housing Authority, to name a few.

We have great admiration for this joint venture between CDOT and the TOF and hope that we can assist both in bringing this much needed workforce housing to fruition. WORKSHOP8 takes great pride in working with mission-driven clients, and are confident that our experience will be valuable to your Project. We look forward to interviewing over video chat so that we can tell you more about our expertise in navigating the complexities of designing sustainable, durable multifamily housing.

Sincerely,



V. Brandy LeMae, LEED AP, CEO
brandy@workshop8.us

WORKSHOP8

FIRM BACKGROUND & PROJECT TEAM

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WORKSHOP8 OVERVIEW

CELEBRATING 20 YEARS!

WORKSHOP8 is a woman owned (WBE), small (SBD) creative services studio run by Brandy LeMae & Joseph Vigil and located in Boulder Colorado. Originally founded as VaST in 2000 and rebranded to WORKSHOP8 in 2010, our team has been dedicated to the design of beautiful, functional, affordable, multifamily housing for 20 years.

Our multifamily designs for the Denver Housing Authority (DHA) and Housing Authority of the City of El Paso (HACEP) have been featured in nationwide publications and have received awards from the AIA and NAHRO, among others. Fall River @ Prairie Village for the Longmont Housing Authority recently received the 2020 Housing Colorado People's Choice Eagle Award.

Our mission is to integrate architecture, interiors, graphics and art. To that end, we design workforce housing that lives like market rate housing.

1720 15th Street Boulder CO 80302
303 442 3700 | workshop8.us

SERVICES

PREDEVELOPMENT

- feasibility site studies in collaboration with Civil Engineer
- massing model studies
- conceptual design presentation materials for Authorities having jurisdiction, funders, community engagement, etc.

DESIGN

- architectural and consultant coordination
- interior design
- project branding and environmental graphics

DOCUMENTATION

- bid set
- entitlement documents
- permit set
- construction

CONSTRUCTION

- full contract administration services

RESOURCES

We provide the expertise and technical skills typically found in larger design studios, but we retain our ability to provide individual attention to our Clients by providing them with creative thinking, design sensitivity, and cost-effective solutions. The big difference between W8 and larger firms is that our management personnel are involved in projects start to finish.

V Brandy LeMae CEO / Creative Director

C Joseph Vigil IV President / Architect

Marcel van Garderen Vice President / Architect

Alex Parulis Architect

Chelsea Semelka Interior Designer

Ivan Patino Architectural Designer

Matthew Murray Architectural Designer

Megan Stanley Architectural Designer

Sydney Angel Architectural Designer

Omar de la Mora Architectural Designer

Maris DuBois Studio Manager





PROJECT EXECUTIVE

V BRANDY LEMAE, BFA, LEED AP

Brandy LeMae is a founding partner and majority stock Client of WORKSHOP8. Her primary responsibilities include project oversight, creative direction, financial and strategic management, contract negotiation and administration, marketing, and business development. Brandy promotes the design of inspired spaces, effective branding, eye-catching graphics, and integrated art. She has been working in design management since 1994.

QUALIFICATIONS

- Kitchen Design Certificate from the National Kitchen and Bath Association, 2009
- LEED Accredited Professional v2U.S. Green Building Council, 2004
- City of Boulder Green Points Building Professional City of Boulder, 2000
- Green Building Certificate Program Colorado State University, 2005
- Bachelor of Fine Art, Magna Cum Laude University of Colorado at Boulder, 1994

ROLE RESPONSIBILITIES / INVOLVEMENT

- executes contract with Client and Sub Consultants
- prepares the master design schedule; determine the invoice schedule
- oversees the design of the branding, signage, wayfinding, interiors, landscape, and exterior materials
- assists with code review and synopsis
- prepares Project Manual and Material Schedules
- performs internal review of drawings (QAQC)

RELEVANT INDIVIDUAL PROJECT EXPERIENCE

- Windsor Senior Apartments, Windsor Housing Authority
- Gateway North Apartments, Denver Housing Authority
- Gateway South Apartments, Denver Housing Authority
- Gateway Rowhomes, Denver Housing Authority
- Fall River @ Prairie Village, Longmont Housing Authority
- Spring Creek @ Prairie Village, Longmont Housing Authority
- The Aerie Apartments, Denver Housing Authority
- Paisano Green Community, Housing Authority of El Paso Texas
- South Lowell Redevelopment, Denver Housing Authority
- Casa Redonda de Vigil Apartments, Maiker Housing Partners



PRINCIPAL ARCHITECT

C JOSEPH VIGIL IV, AIA

Joseph Vigil has been working in the field of architecture since 1994. He is considered an expert in energy efficiency, NetZero, and high-performance architecture and has given several presentations on the subject as well as contributed to numerous articles. His diverse design experience includes master and site planning, hardscape design, multifamily, commercial, and single-family residential, and the majority of his career has been dedicated to affordable, multifamily housing.

QUALIFICATIONS

- 2030 Challenge Certification AIA, 2011
- Green Advantage Certification City of Boulder, 2007
- Architect License State of Colorado, 2004
- City of Boulder Green Points Building Professional City of Boulder, 2000
- Rome Study Abroad Program in Architecture UC Denver, 1991
- BA in Environmental Design University of Colorado at Boulder, 1990

ROLE RESPONSIBILITIES / INVOLVEMENT

- main point of contact for Client
- site design
- massing and overall building plan design
- guidance coordinating entitlement process
- reviews drawings for accuracy and constructibility (QAQC)
- stamps drawings
- provides oversight to Project Manager during all phases of design
- reviews Sub Consultant Drawings and confirms integration with Architectural Drawings

RELEVANT INDIVIDUAL PROJECT EXPERIENCE

- Windsor Senior Apartments, Windsor Housing Authority
- Gateway North Apartments, Denver Housing Authority
- Gateway South Apartments, Denver Housing Authority
- Gateway Rowhomes, Denver Housing Authority
- Fall River @ Prairie Village, Longmont Housing Authority
- Spring Creek @ Prairie Village, Longmont Housing Authority
- The Aerie Apartments, Denver Housing Authority
- Paisano Green Community, Housing Authority of El Paso Texas
- South Lowell Redevelopment, Denver Housing Authority
- Casa Redonda de Vigil Apartments, Maiker Housing Partners



PROJECT / DRAWING MANAGER

MEGAN STANLEY

Megan is a Project Manager and Drawing Manager at WORKSHOP8. She utilizes her knowledge of sustainability, and her passion for affordable housing, to accomplish healthy, inclusive, and accessible design. Megan strives to take a hands-on approach to project management, and is always committed to overseeing a project closely through every stage.

QUALIFICATIONS

- Bachelor of Science in Architecture, Minor in Sustainability
University of Colorado Denver, 2017

ROLE RESPONSIBILITIES / INVOLVEMENT

- serves as additional point of contact for the Client from start to finish
- generates architectural construction details
- attends design meetings
- prepares Code Synopsis
- sends project Releases to Client for review and approval and integrates feedback
- manages the work of the Drawing Manager and Sub Consultants
- reviews all Deliverables prior to release (QAQC)
- reviews Sub Consultant invoices
- reviews project close-out documents
- manages Project Manual and Specifications
- manages Permit Comment Response

RELEVANT INDIVIDUAL PROJECT EXPERIENCE

- Windsor Senior Apartments, Windsor Housing Authority
- Gateway North Apartments, Denver Housing Authority
- Gateway South Apartments, Denver Housing Authority
- The Discovery Lab T.I., Windsor Parks, Recreation & Culture
- The Olin Apartments, Senior Housing Options
- Connections @ 6th Ave, Aurora Housing Authority
- Casa Redonda Apartments Rehab, Maiker Housing Partners
- Stearns Tower East Student Apartments Rehab, CU Boulder



INTERIOR DESIGN MANAGER

CHELSEA SEMELKA, LEED AP

Chelsea Semelka specializes in comprehensive and functional space planning for commercial, retail, and multifamily settings. Her passions for clean and functional design equates an appreciation for budget sensitivity and a knack for creative design solutions. She works closely with the WORKSHOP8 architecture team to fully integrate interior material, colors, and layouts into projects.

QUALIFICATIONS

- LEED Accredited Professional, 2012
- Bachelor of Fine Arts in Interior Design, Rochester Institute of Technology, 2011

ROLE RESPONSIBILITIES / INVOLVEMENT

- prepares space plans
- develops interior design concepts based on overall concept
- makes recommendations for interior materials, fixtures, and finishes
- prepares interior drawings and schedules
- coordinates interior design issues with architectural design
- prepares interior Specifications and ensures proper coordination with drawings and Schedules
- prepares code clearance plans
- coordinates RCPs with the Mechanical & Electrical Engineer
- coordinates plumbing fixtures with the Plumbing Engineer

RELEVANT INDIVIDUAL PROJECT EXPERIENCE

- Windsor Senior Apartments, Windsor Housing Authority
- Gateway North Apartments, Denver Housing Authority
- Gateway South Apartments, Denver Housing Authority
- Gateway Rowhomes, Denver Housing Authority
- Fall River @ Prairie Village, Longmont Housing Authority
- Spring Creek @ Prairie Village, Longmont Housing Authority
- The Aerie Apartments, Denver Housing Authority
- The Olin Apartments, Senior Housing Options
- Connections @ 6th Ave, Aurora Housing Authority
- Sierra Vista Apartments, South Metro Housing Options

600 Grant Street, #210, Denver CO 80203
303 325 5709 / proofcivil.com



PRINCIPAL CIVIL ENGINEER

Mathew Adams has been a leader in land development consulting in Front Range commercial markets for over 16 years, specializing in retail, industrial, office, restaurant, hospitality, educational, and multifamily markets.

LICENSE / TRAINING

- Bachelors of Science in Civil Engineering, University of Colorado at Boulder



PROJECT MANAGER

Jason DeYoung has been a leader of land development consulting in all of Denver's real estate market sectors for over a decade. Specializing in multifamily, retail, industrial, office, restaurant, hospitality, and educational markets, Jason has managed the civil engineering scope of over 100 land development projects ranging from 1/2 acre infill developments to 200 acre retail lifestyle centers.

LICENSE / TRAINING

- Bachelor of Engineering, Wheaton College, Wheaton IL
- Bachelors of Science in Civil Engineering, Purdue University

Proof Civil was founded as a confluence of 25 years of **civil engineering** consulting experience on some of Colorado's leading projects in the retail, industrial, adaptive reuse, institutional, office, multi-family residential and single-family residential development markets. They work with their clients and fellow consultants to learn and understand project goals, then use their expertise and knowledge of the many municipalities within the Front Range to help realize the highest use and best value for each development. They are dedicated to a collaborative, solution-based approach and using innovative methods to deliver efficient, successful designs.

SERVICES PROVIDED

- Grading and Earthwork Analysis
- Drainage Analysis and Design
- Stormwater Management
- Site Design
- Waterline Design
- Sanitary Sewer Design
- Roadway Design

RELEVANT EXPERIENCE

- Arbour Commons Apartments – Westminster, CO
- Vita Living 55+ Community – Littleton CO
- Red Owl Apartments – Denver CO
- Wrigley on Penn Condominiums – Denver CO
- Casa Redonda de Vigil, Denver CO
- Glacier Car Wash – Thornton, CO
- Karas Auto Body – Thornton, CO
- Lamar Crossing II – Lakewood, CO
- The Village @ Belmar – Lakewood, CO
- Bel Rea Institute – Arapahoe County, CO



SR. LANDSCAPE ARCHITECT/PLANNER, RLA, LEED AP

Michael Chalona is a registered landscape architect in five states and brings 27 years of experience and leadership in sustainable design and construction. His experience includes project, contract, and consultant management; project and community master planning; real estate development; and project permitting. He also offers extensive knowledge in land use and zoning codes. Michael's progressive designs focus on sustainable and smart growth opportunities, creating more livable communities and preservation of the natural environment. His understanding of the holistic project from master planning to construction provides excellent leadership to multidisciplinary teams.

LICENSE / TRAINING

- Bachelor of Arts in Landscape Architecture, Minor in Geosciences, University of Florida, 1993
- LEED BD+C
- CLARB Certified Landscape Architect, #39118
- Registered Landscape Architect, CA #5750; CO #440; GA #1063; TX #2723; UT #11907921-5301; and WY #LA0042



TRANSPORTATION TEAM MANAGER, PE

Brian Horan has ten years of experience in the transportation engineering and planning field, including addressing transportation issues and using data to create innovative solutions for both private real estate developers and public sector clients. Brian's experience also includes traffic and parking studies of varying nature and scope and data collection activities. Brian is a motivated leader whose technical skills and natural charisma make him an asset to every team.

LICENSE / TRAINING

- Bachelor of Science in Civil Engineering, Virginia Polytechnic Institute and State University (Virginia Tech), 2010
- Professional Engineer, licensed in Colorado and Virginia



Galloway

5265 Ronald Reagan Blvd., Suite 210 Johnstown, CO 80534

970.800.3300 / <https://gallowayus.com>

Galloway offers a comprehensive **landscape architecture** and **traffic studies** with experience in municipal, private, federal, and commercial projects. Their team has built their careers in Colorado and are highly familiar with the standards, best practices, and potential challenges that are necessary due to Colorado's climate. Their team offers site and master planning services as well as graphics for presenting proposed developments at municipal pre-application meetings, neighborhood groups, and review agency public hearings. Their specialized experience in the areas of traffic engineering and planning include transportation study and analysis, traffic design, parking studies and plans, and transportation planning services.

LANDSCAPE SERVICES PROVIDED

- Site and master planning
- Parks and pedestrian trails
- Pedestrian plaza design
- Irrigation auditing and reporting
- Public engagement and open house meeting processes
- Public construction document and bidding process

TRAFFIC ASSESSMENT SERVICES PROVIDED

- Site assessments
- Traffic impact studies
- Site access studies
- Site circulation studies
- Traffic calming studies
- Traffic counts
- Control devices
- Traffic signal warrant studies
- Traffic signal design

RELEVANT EXPERIENCE

- State Highway 9 Iron Springs Road Realignment | Frisco and Breckenridge, CO
- Frisco Bay Marina Plan and Phase 1 Construction Documents | Frisco, CO
- Mountain Recreation Fairgrounds Sports Complex | Eagle, CO
- Town Cut-Through Analysis | Lyons, CO
- Townwide Parking and Traffic Study | Lyons, CO
- Traffic Calming Consulting | Lyons, CO
- Main Street Road Diet Operation Analysis | Alamosa, CO
- Bohn Farm Cohousing Community TIS | Longmont, CO



PRINCIPAL MEP ENGINEER OF RECORD

Peter D'Antonio has 25 years experience managing municipal planning and design projects and brings passion, partnership, creative thinking and commitment to maintaining project schedules and budget to the team. He is a recognized expert in high performance and NetZero energy buildings, and is a frequently invited speaker nationwide. Peter's past role as a general contractor, electrical contractor, planner, and educator give him a unique holistic understanding of design, construction and facility operations.

LICENSE / TRAINING

- Master of Science in Building Systems Engineering, University of Colorado Boulder
- Bachelor of Science in Civil Engineering, University of Maryland
- Colorado Energy Office (CEO) – Consultant/Advisor
- City of Longmont - Master Board of Appeals Members
- Association of Energy Engineers (AEE) – Board of Directors; Membership Committee Chair
- United States Green Building Council (USGBC) – Board of Directors; Advocacy Chair



MECHANICAL ENGINEER & LEED MANAGER

Emily Jacobson has 6 years of experience working as a Sustainability Champion and Engineer, leading teams through efficient green building certification and design to enhance the efficiency of the built environment while improving the overall well-being of its occupants. She is PCD's Green Building Consultant offering LEED, Enterprise Green, CHPS, Living Building Challenge, and WELL Building Standards consulting services.

LICENSE / TRAINING

- Master of Science in Mechanical Engineering, Northeastern University, Boston MA 2010
- Yestermorrow Design Build School, Waitsfield VT 2011
- LEED AP
- Longmont Sustainability Coalition - Member

PCD engineering is a Mechanical, Electrical and Plumbing engineering firm established in 1999 and maintains offices in Longmont and Denver, Colorado. PCD is a recognized leader in creating safe and operationally efficient facilities. Focused on building design and analysis, investigation and testing, in 2019, PCD merged with Lightly Treading; an experienced firm of energy raters, LEED accredited providers, energy auditors, and Enterprise Green Communities Technical Providers. This leads to **MEP, sustainability, Green Communities, and NetZero** design expertise **all under one roof.**

SERVICES PROVIDED

- Design of Mechanical, Plumbing, Electrical, Lighting, Communications, Fire Protection and Annunciation Systems
- Commissioning
- Energy Modeling Analysis
- Sustainability Consulting
- Plumbing Systems Counseling
- Monitoring and Verification of Building Performance
- Forensic Engineering
- Enterprise Green Communities Certification/Checklist Management
- HERS Rating

HOUSING BY THE NUMBERS

- 13 verified Net Zero Energy Projects
- 50 LEED projects (3 LEED Platinum)
- 500+ Energy Star Compliant units
- 10 certified Green Communities projects
- 25+ CO Housing Authorities serves
- 20+ sustainable housing awards

RELEVANT EXPERIENCE

- Residences at the Flatirons, Boulder CO
- Golden West Towers, Boulder CO
- Boulder Housing Partners – Entire Existing Portfolio
- Loveland Housing Authority/Estes Park Housing, Estes Park CO
- Liberty Metro Apartments, Salt Lake City UT
- Glendale Apartments, Arvada CO
- Longmont Housing Authority – Aspen Meadows
- Longmont Housing Authority – Briarwood Apartments
- Summit (County) School District, Frisco/Silverthorne, CO
- Solaire Apartments, Brighton, CO
- Golden Meadows, Windsor, CO



RESNET QAD/RATER, LEED QAD/RATER, ICC PLANS EXAMINER

Ben Graham has 5 years of experience working as a Building Performance Engineer, and manages PCD's energy ratings, building auditing and building performance field testing. Ben helps design and construction teams understand a project's energy code compliance requirements and pathways, and help projects meet building performance targets. Ben is PCD's lead Green Building Rater/Auditor offering Energy Star, Zero-Energy Ready Homes, LEED, Enterprise Green, CHPS, Living Building Challenge, and WELL Building Standard energy compliance services. Ben also provides training on the Home Energy Rating System (HERS). Ben is a certified QAD/HERS rater, certified QAD/LEED Green Rater and ICC certified plans examiner.

LICENSE / TRAINING

- University of Vermont, Rubenstein School of Environment and Natural Resources, Bachelor of Arts, Burlington, VT, 2016
- LEED AP
- Certified Qualify Assurance Designee (LEED QAD)
- Certified HERS Rater
- International Code Council (ICC) Certified Plans Examiner
- Building Performance Institute (BPI) Building Analyst



47 Cooper Creek Way, #328 Winter Park CO 80482
720 722 7677 / www.jvajva.com



PRINCIPAL STRUCTURAL ENGINEER

Craig Kobe 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.

LICENSE / TRAINING

- Bachelors of Science in Civil Engineering, Purdue University 1988
- LEED Accredited Professional
- Professional Engineer, Colorado 2004
- Grand County Builders Association, Past President
- Structural Engineers Association of Colorado, Member
- American Wood Council, Member



SENIOR PROJECT MANAGER

Mark is a Senior Project Manager and Senior Associate at JVA. He has extensive experience in the structural design of multi-family projects, hotels, and lodges. He has expertise in most building systems, and is familiar with high altitude environments. In addition, Mark has completed hundreds of custom homes across the State of Colorado and in the Western US.

LICENSE / TRAINING

- Master of Science, Civil Engineering - Structural emphasis, University of Colorado at Boulder 2001
- Bachelor of Science, Civil Engineering – Structural emphasis, University of Colorado at Boulder 1999

JVA, Inc. is a **structural**, civil and environmental engineering firm with offices in Winter Park, Glenwood Springs, Fort Collins, Boulder & Denver. Key members of JVA's staff are LEED Accredited Professionals, and as a member of the USGBC they are committed to sustainable design practices that promote high performance buildings. JVA has a 63-year history of engineering experience serving architects and Clients on building projects and site development throughout the Rocky Mountain area and nationwide.

SERVICES PROVIDED

- Structural engineering
- load calculations including a roof structure to accommodate gravity loads and wind loads, superimposed mechanical loads, and roof screens

RELEVANT EXPERIENCE

- 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

CONSULTANT RESUMES



PRECONSTRUCTION CONSULTANT

Karen Ramsey has been providing commercial and residential pre-construction services in Colorado since 2003. Karen commits to clear communication, open-book budgets and timely commitments throughout each design phase. As your project progresses, she engages with you early and often using a solution-focused approach to identify any design, constructibility or process issues. She incorporates a detailed value engineering process to maximize the project's function while minimizing costs.



PRINCIPAL CONSULTANT

Mike Ailor's construction experience started at an early age of fifteen years. Since beginning as a laborer he developed into a project leader. Along the way he has served as a project executive, project manager, superintendent, and engineer leading the BIM process and providing pre-construction/estimating services.



PRINCIPAL CONSULTANT, LEED AP, MBA

Joel Delia's extensive construction experience includes managing large and small complicated projects, leading regional General Contractor offices in Tulsa and Los Angeles as a Director and owning and operating a growing Plumbing and HVAC subcontracting firm.



950 Comanche Street Unit A, Estes Park CO 80517
720 470-0809 / newhorizonbg.com

New Horizon Building Group provides a full spectrum of Client's Representative and **Construction Management services**. They house extensive experience in managing multifamily projects, particularly in mountain towns, and their extensive and hands-on construction experience certify the successful delivery of services such as real estate development, pre-construction and estimating, design management, project management, field supervision, programming, management, and sustainability studies.

SERVICES PROVIDED

- ▶ Feasibility Studies
- ▶ Owners Representation
- ▶ Construction Management
- ▶ Pre-construction and estimating
- ▶ Real Estate Development
- ▶ Field Supervision
- ▶ Design Management
- ▶ Sustainability Studies

RELEVANT EXPERIENCE

- ▶ Core Tail Apartments modular construction, Steamboat CO
- ▶ Village on Redwood, Fort Collins CO
- ▶ Village on Horsetooth, Fort Collins CO
- ▶ El Rancho Flats, Evergreen CO
- ▶ Country Club Towers II & III, Denver CO
- ▶ Grandview Resort Tower 5, Las Vegas NV
- ▶ The Berkley, Las Vegas NV
- ▶ Caesars Palace Forum Tower and Penthouse Renovation, Las Vegas NV

WORKSHOP8

QUALIFICATIONS & REFERENCES



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QUALIFICATION SUMMARY

The founders of WORKSHOP8 have dedicated nearly 20 years to the design of affordable, mixed-income, and mixed use projects. The table below shows the development projects we have designed and completed construction drawings for over the past ten years. In addition to new developments, W8 also works on a number of rehab projects. This gives us a unique glimpse into what goes wrong over time and we are able to incorporate what we learn from our rehab work into the design of our new projects.

W8 QUALIFICATION SUMMARY CHART

NEW AFFORDABLE DEVELOPMENTS	DEVELOPER	BUILT	UNITS	GSF	APPROXIMATE CONSTRUCTION COST	FAMILY	LEED	LIHTC	HUD	COMMUNITY OUTREACH	ENTERPRISE GREEN
WINDSOR SENIOR APPARTMENTS	LOVELAND & WINDSOR HOUSING AUTHORITIES	2021	90	42,832	\$18.5 M			•			•
GATEWAY NORTH	DENVER HOUSING AUTHORITY	2020	95	110,681	\$20 M	•		•	•	•	•
GATEWAY SOUTH	DENVER HOUSING AUTHORITY	2021	92	81,470	\$18 M	•		•	•	•	•
GATEWAY ROW HOUSES (FOR SALE)	DENVER HOUSING AUTHORITY	2021	6	11,411	\$1.2 M	•				•	
FALL RIVER	LONGMONT HOUSING DEVELOPMENT CORP.	2019	60	60,141	\$10.8 M			•		•	•
THE AERIE [MARIPOSA VI]	DENVER HOUSING AUTHORITY	2016	94	99,756	\$18 M	•	•	•	•	•	•
SPRING CREEK	LONGMONT HOUSING DEVELOPMENT CORP.	2016	60	58,000	\$10 M			•	•	•	•
SOUTH LOWELL	DENVER HOUSING AUTHORITY	2014	96	100,200	\$10 M	•		•			•
PAISANO GREEN COMMUNITY	HOUSING AUTHORITY OF EL PASO TEXAS	2012	73	55,357	\$12 M		•	•	•		



The Aerie (Mariposa Phase VI)

OVERVIEW

The Aerie includes 94 residential units, 27,068 SF garage space for 94 cars, 1,800 SF of commercial retail space, as well as ample outdoor space for residents. WORKSHOP8 provided **site planning, architecture, community outreach** and content, **interior design, identity and branding, signage design, art design** and selection, and **contract administration**. The Aerie achieved LIHTC and HUD funding.

INTERIOR DESIGN

The units are designed with a simple, timeless pallet of materials that worked within the Housing Authority's budget. They are well-lit with nine foot high ceilings. Each unit has a washer and dryer housed within a large Colorado closet that residents can use for the storage of bikes and skis. There are two unit color schemes; one dark with gray floors and a deep brown accent wall and the other light with rich wood tone floors and a softer accent wall. White solid surface countertops in the kitchen and bathrooms provide a durable work surface with a modern feel.

GREEN INITIATIVES

The Aerie incorporated green building solutions in order to meet DHA's aggressive low carbon footprint goals. The residential units incorporate:

- "green" switches that turn select outlets off
- digital screens that display energy usage and cost savings
- educational plaques illustrating tips to best to manage the unit for optimal energy savings

W8 worked with the MEP engineers to implement a highly efficient HVAC system and a 99 KW solar photovoltaic array. The Aerie implements Enterprise Green Community standards and achieved LEED Platinum in 2016.

COMMUNITY INVOLVEMENT

WORKSHOP8 worked with a 20+ member steering committee in a **series of six community meetings** to incorporate historic design references and juxtapose them with contemporary forms and materials. By bringing physical samples of intended materials to be used, members of the committee appreciated being able to feel and see materials, and ultimately vote on their favorite options. Their votes drove final exterior materials and colors for the project.

CLIENT

DHA - Denver Housing Authority
Mark Howard - Sr. Development
mhoward@denverhousing.org
720 441 7784

SIZE

97,956 SF residential / 94 units
27,068 SF garage

DESIGN BUDGET

\$496,745

CONSTRUCTION COST

\$16,000,000

COMPLETION DATE

2016

AWARDS

- ★ 2017 - AIA WMR Design Excellence
- ★ AIA Colorado Citation
- ★ LEED Platinum





Spring Creek

OVERVIEW

Spring Creek is 60 unit, 100% affordable community for active seniors (55+). The program includes creative spaces to encourage healthy lifestyles including an active stair, outdoor biking stations, exercise/yoga rooms and green space with a pavilion. WORKSHOP8 provided **site planning, architecture, community outreach** and content, **interior design, FF&E selection**, identity and **branding, signage design, art design** and selection, and **contract administration**. Spring Creek was awarded \$888,948 LIHTC through a 9% tax credit application.

GREEN INITIATIVES

Efficiencies such as passive solar design, innovative storm-water management techniques and native landscaping have been designed. The project also includes both active and quiet fitness areas, a makers space, and a small library. Outdoors residents can enjoy exercising on stationary bikes and working in the community garden.

COMMUNITY INVOLVEMENT

W8 assisted the LHDC in obtaining approvals for a 3-story, 60-unit apartment building within a single-family neighborhood. Residents were not thrilled when they heard that two affordable, multifamily senior housing apartment buildings were going up. These projects required PUD processes within the platted subdivision.

Through a series of meetings with the HOA and homeClients early in planning process, W8 and the developer worked to educate the community on the key components of the new development:

- the need for affordable housing,
- its financing structure, and
- approval process.

Presentation materials included:

- digital massing models showing how two-story, three-story, and four-story buildings affected the land use and open space
- site plans
- 3-D digital models depicting the architectural styles
- exterior material which were selected based on budgetary and maintenance constraints

The exterior colors and landscaping were incorporated as direct feedback from the HOA and community members.

CLIENT

LHDC - Longmont Housing Development Corporation
Wendell Pickett - Commissioner
wendell@fc1960.com
303 589 7680

SIZE

58,000 SF

DESIGN BUDGET

\$495,000

CONSTRUCTION BUDGET

\$9,500,000

CONSTRUCTION COST

\$9,900,000

COMPLETION DATE

2016





Sunvalley Gateway

OVERVIEW

Gateway North and South are two mixed-income, mixed-use multifamily apartments buildings built on a 3.8 acre site, and the Gateway Rowhomes are a mixed-income six-plex. Gateway North houses 95 units, the leasing office, and commercial rental space; Gateway South houses 92 units & a fresh food market. The Rowhomes have five 3-story, 3-bedroom 1,729 SF units, and 1 two-story, 3-bedroom 1,960 SF ADA unit. They feature enclosed garages, front porches, open plan kitchen/living rooms, double-vanity bathrooms, roofs design for future incorporation of photovoltaic panels, & bike parking. WORKSHOP8 provided **site planning, architecture, community outreach** and content, **interior design, FF&E selection**, identity and **branding, signage design, art design** and selection, and **contract administration**. The Gateways achieved LIHTC and HUD funding.

GREEN INITIATIVES

Both Gateway North and South are designed to meet Enterprise Green Community standards and feature bike garages, bike repair stations, environmentally-friendly and healthy interior materials, and an extensive PV solar array is planned. The designs met Denver's Energy Challenge to reduce home energy usage by 15%, and qualified the Denver Housing Authority (DHA) to earn cash rebates for electricity reductions of \$400 per kW through Excel's Energy Design Assistance Program.

COMMUNITY INVOLVEMENT

Before architects were even selected, DHA and The Sun Valley EcoDistrict spearheaded an extensive, community-driven revitalization effort. During the Schematic Design phases of the projects, WORKSHOP8 presented at several steering committee meetings. Our presentations included:

- site plans
- 3-D digital models depicting the architectural styles of the two buildings
- digitally rendered fly-through videos
- material and color schemes / exterior material palettes
- unit plans.

After each meeting, we'd incorporate the steering committee's input and then return to re-present the revised design. This process continued every two weeks for four months.

CLIENT

DHA - Denver Housing Authority
Mark Howard - Sr. Development
mhoward@denverhousing.org
720 441 7784

SIZE

North: 110,500 SF
South: 81,000 SF
Rowhomes: 13,008 SF

DESIGN BUDGET

North: \$776,000
South: \$616,200
Rowhomes: \$152,225

CONSTRUCTION BUDGET

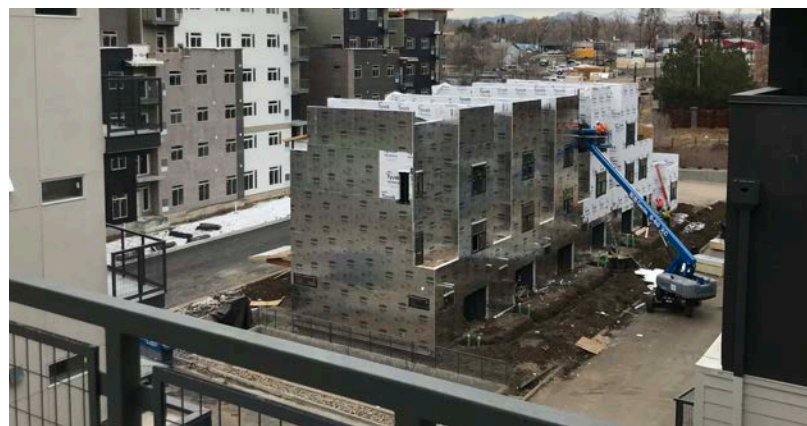
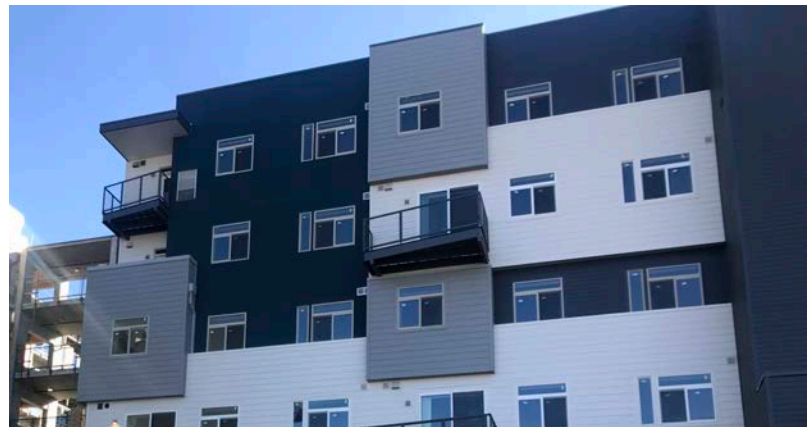
North: \$29,500,000
South: \$23,000,000
Rowhomes: \$2,244,178

CONSTRUCTION COST

Under Construction

COMPLETION DATE

North: January 2021
South: February 2021
Rowhomes: March 2021





WORKSHOP8

METHODOLOGY & APPROACH



20TH ANNIVERSARY
• EST. 2000 •

STEP-BY-STEP METHOD

SCOPE OF WORK

The intent of the Granite Workforce Housing Project is to create a set of 80% Construction Documents and construction estimates that meet all of the Owner's goals for this Project.

Please note that we have used the Scope of Services (referred to as Scope of Work in the RFP) outlined on pages 4 to 8 as well as Addendum 2 in the preparation of this STEP-BY-STEP METHOD section.

MANAGEMENT, MEETINGS, AND SCHEDULE

We have provided a Project Schedule in Section 7 of this Proposal. Our Project Schedule meets your established goals and deadlines.

We will present materials digitally either via email or via a Dropbox link included in an email. Over the past nine months of the Covid19 pandemic, we have honed our on-line meeting skills. We use Google Meet when generating meetings, and can also joint meetings generated by other sources such as Zoom, Skype, Microsoft, etc.

We will coordinate to schedule the Kickoff workshop and design coordination meeting times and dates that work for your stakeholders. Unless directed by you otherwise, we will generate Google Meet video conferencing and will invite stakeholders as needed. If you need to generate the video meetings from your preferred platform, we will provide you with a list of invitees.

We will coordinate with you to attend the three presentations to TOF Council, two presentations to Planning Commission, and two general community wide meetings to inform the public, answer questions, receive feedback.

TASK 1 : CONCEPTUAL DESIGN

1. EXISTING CONDITIONS ANALYSIS AND PROGRAM DEVELOPMENT

The Design Team will review the existing conditions/ topographical survey, geotech report, title report, zoning information, other policy documents relevant to this project (TOF goals and CDOT goals), and utility and fire department requirements, prior to moving on to Step 2 below.

2. DEVELOPMENT SCENARIOS

From our understanding, the ultimate goal of Task 1: Conceptual Design is to help the the Owners to determine:

- How many units are possible
- The potential square footage of each unit
- How to most affordably maximize the number of units on the site while being conscientious about the construction costs
- How to achieve LEED Gold v4
- How to meet the TOF Sustainable Building Code

The Design Team will develop project program options outlining the unit types, density, phasing, and other design considerations such as parking. Please refer to the PRE-CONCEPT PROJECT MATRIX on the following page as an example of where we would start Task 1.

WORKSHOP8 and Proof Civil will lead Task 1:

Conceptual Design, where we create the building blocks to develop various study models. As we work with the TOF and CDOT to establish programming goals and priorities, we will create a site model and building massing in SketchUp, a 3D modeling program — we find this approach satisfying for us and understandable for clients.

During the design of up to three development scenarios, the Design Team will internally vet many options. We will address items such as building mass, number of units, parking, and site requirements like water detention and snow storage.

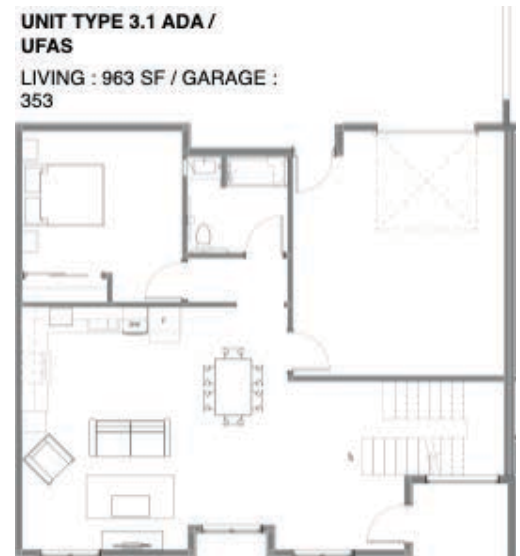
PRE-CONCEPT DESIGN PROJECT MATRIX

ZONE LOT SIZE (GROSS PROJECT AREA)	25,265 SF	/	0.58	ACRES
PARKING / SNOW STORAGE	11,180 SF	/	0.26	ACRES
NUMBER OF PARKING PROPOSED	36 EA			
PARKING SPACES	280 SF			
SNOW STORAGE	1,100 SF			
POSSIBLE LANDSCAPE AREAS	6,085 SF	/	0.14	ACRES
POSSIBLE BUILDING GROUND COVERAGE	8,000 SF	/	0.18	ACRES
PROPOSED BUILDING STORIES	3			
POSSIBLE BUILDING SIZE	24,000 SF			

PROPOSED USE & POSSIBLE BREAKDOWN	Multifamily Residential	20 UNITS	24,000 SF	36 BDS
PROPOSED ENTRY AREA	1,000 SF		1,000 SF	
MECHANICAL & CUSTODIAL	2,920 SF		2,920 SF	
CIRCULATION (COORIDORS, ELEVATOR, STAIRS)	2,880 SF		2,880 SF	
PROPOSED 1 BEDROOMS	700 SF X	6 UNITS	4,200 SF	6 BDS
PROPOSED 2 BEDROOMS	850 SF X	12 UNITS	10,200 SF	24 BDS
PROPOSED 3 BEDROOMS	1,400 SF X	2 UNITS	2,800 SF	6 BDS



EXAMPLE CONCEPT DESIGN LEVEL MODEL FROM SKETCHUP



EXAMPLE CONCEPT DESIGN LEVEL UNIT PLAN

We will also take into consideration site orientation opportunities to optimize views, improve solar orientation to make units more energy efficient, and to best deflect traffic noise. Our designs will consider materials and colors that reflect Owner requirements as well the authentic character of Frisco. Exterior design alternatives will be developed, evaluated, and selected. WORKSHOP8 typically creates digital mood boards in order to discuss design, color, and material choices with clients.

Using SketchUp gives us a tool to show the pros and cons of various options to the the TOF Council and community, allowing us to develop consensus for a solution that works best for everyone. Based on feedback, we refine the digital 3D model throughout the design process.

New Horizon Building Group will analyze cost and constructibility for each option, providing allowances for multiple construction types.

3. SUMMARY OF PROJECT GOALS AND HOUSING STRATEGIES

The Design Team will prepare a presentation that outlines the key project goals and development issues.

MEETINGS

1. Kick-off meeting to review project scope and schedule, team member roles. Review of project goals and desired outcomes.
2. Review meeting for development scenarios.
3. Presentation to TOF Council.
4. Community outreach or public meeting.

DELIVERABLES

- Illustrative site plan, building plans, unit plans, building elevations, and basic renderings for up to three development scenarios.
- Summary document outlining project goals and programing, key issues, unit matrix, etc.
- Vicinity map showing existing structures.
- Conceptual Budget for up to three development scenarios.

The goal at the end of Task 1 is for the Design Team is to assist the Owners in selecting a single development scenario to develop in Task 2.



EXAMPLE 3D BIM MODEL FROM ARCHICAD

TASK 2 : SCHEMATIC & DESIGN DEVELOPMENT

1. DEVELOP SCHEMATIC DRAWINGS

Schematic Drawings (SD) will be based on the approval and outcomes from Task 1. To kick off the Schematic Design Phase, our LEED Consultant (PCD) will host the required LEED charrette. (Please note that technically the General Contractor should be part of the design process). If the Client wants to LEED Certify the project, as opposed to building-to LEED requirements, we may have to adjust the Project Approach. Participants in the charrette discuss the project's environmental priorities using the LEED® Green Building Rating System. Plans development will be based on the approved Concept Plan and Project Program and incorporate feedback from Owners.

As the Project SD plans are developed, the LEED Consultant will review SD plans and notify the team of any anticipated issues that may affect targeted HERS score. Schematic Drawings will be reviewed and approved by Clients prior to Step 2 below.

2. SUBMIT SKETCH PLAN FOR MAJOR SITE PLAN REVIEW

The Design Team will develop plans, in accordance with the submittal requirements, for a Sketch Plan review by the Planning Commission as outlined in the Unified Development Code §180-2.5. This required review will ensure general development regulations are being met. Plans will include, at a minimum: site plans with access, parking, and circulation; elevations and renderings with materials to illustrate architectural character; floor plans with bedroom and square footage calculations.

3. PRELIMINARY COST ESTIMATES AND IMPLEMENTATION STRATEGIES

Our team will complete Step 3, outlined here, prior to Step 2 above. We want to ensure we are headed in the right direction before preparing the Sketch Plan package, and will seek Owner approval of the Preliminary Cost Estimate prior to submitting the Sketch Plan. We will work with the Owners to evaluate tradeoffs between needs, desires, and costs. New Horizon Building Group will provide a high-level detailed probable cost estimate, and help track Value Engineering options to allow for plug and play with various design ideas. Based on their pricing exercise, the TOF and CDOT will begin to have a good understanding of the most effective construction method to go with.

To help our Cost Estimator prepare a Preliminary Cost Estimate, our Structural Engineer (JVA Inc.) will provide load calculations including a roof structure to accommodate gravity loads and wind loads, superimposed mechanical loads, and roof screens.

The Preliminary Cost Estimate will include the following:

- Building and site development costs
- Analysis of different construction materials and cost implications for design, such as wood, steel, or masonry
- Analysis of High Performance Building strategies to achieve required LEED ratings and compliance with the TOF Sustainable Building Code

MEETINGS

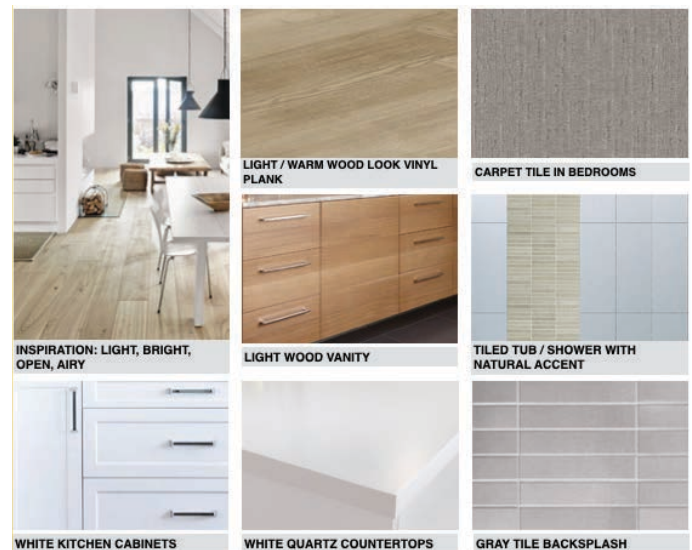
1. Progress meeting to review Schematic Plan development.
2. Progress meeting to review Sketch Plan Submittal (can serve as pre-app meeting).

3. Presentation to Planning Commission for Sketch Site Plan.

4. Presentation to TOF Council of Preliminary Cost Estimate and Construction Strategies.

DELIVERABLES

- Schematic Design Plan set for Client review.
 - floor plans drawn to scale;
 - tabulated gross square footage, identifying each space;
 - amount of open space proposed phasing;
 - grading and drainage analysis;
 - parking analysis;
 - preliminary traffic study;
 - exterior elevations with materials;
 - floorplans,
 - wall sections and detail sections;
 - 3-D rendered exterior perspective;
 - Proposed landscaping
 - MEP narrative of design intent - includes gas meter and electrical panel locations;
 - structural narrative
- Submittal Plan Set and supporting documentation for Sketch Site Plan review.
- Estimate of probable construction costs and strategies.
- Initial LEED scorecard.



EXAMPLE PROPOSED FINISH PACKAGE

Now that we have given the project some real shape and we all have worked together for a few months, excitement starts to build on how we are working on making sure that the design intent remains intact.

TASK 3 : FINAL DESIGN DEVELOPMENT PHASE

1. DEVELOP FINAL DESIGN

Final Design Drawings (DD) are based on the approval and outcomes from Phase 2, the approved Sketch Site Plan, refinements to the budget, and shall incorporate feedback from Owners.

During this phase, all key design decisions will be finalized. Meetings continue during this phase and decisions made during the previous phase are worked out at a more detailed level to minimize the possibility of major modifications being needed during the Permit and Construction Documents phase.

Outline specifications will describe the systems and materials planned and will assist the Cost Estimator in preparing the Updated Summary Estimate.

The Final Design Development documents are modeled; scale drawings illustrate the project and define the site plan, floor plans, and exterior elevations. DD documents will be prepared for Major Site Plan review requirements.

2. SUBMIT PLANS FOR MAJOR SITE PLAN REVIEW

The Design Team will develop plans, in accordance with the submittal requirements as outlined in the Unified Development Code §180-2.5, for a Major Site Plan review by the Planning Commission. This required, final review shall ensure specific development regulations are being met. Plans will include, at a minimum: site plans with access, parking, landscaping, and circulation; elevations and renderings with material samples; floor plans with bedrooms and square footage calculations; grading and drainage plans and reports; utility plans including gas meter and electrical panel locations and connections; and traffic studies.

3. UPDATED COST ESTIMATES AND IMPLEMENTATION STRATEGIES

New Horizon Building Group's Updated Cost Estimate for the building and site development will give the team a clear idea of how we are hitting the target budget. Their deliverables will be detailed and comprehensible to

present to Town Council an Update on Cost Estimate and Construction Strategies.

MEETINGS

1. Progress meeting to review Major Site Plan development.
2. Progress meeting to review Major Plan Submittal (can serve as pre-app meeting).
3. Presentation to Planning Commission for Major Site Plan.
4. Presentation to Town Council of Update on Cost Estimate and Construction Strategies.

DELIVERABLES

- Major Site Plan set for internal review.
 - existing and proposed topography;
 - height calculations;
 - floor plans;
 - unit plans and proposed finishes;
 - elevations;
 - outline specifications;
- Submittal Plan Set and supporting documentation for Major Site Plan review.
- Updated summary of estimate of probable construction costs.
- Traffic Study Report
- Design Development Finish Package for final approval.

In the final design development stage the goal is to make final decisions on unit layouts, material choices and colors as well as exterior material selections. Things are getting real.

TASK 4 : 80% CONSTRUCTION DRAWINGS

1. DEVELOP 80% CONSTRUCTION DRAWINGS AND SPECIFICATIONS

The 80% Construction Drawings will contain the information necessary for the Owners to go out to Competitive Bid and to submit for Building Permit. In addition to the requirements listed below from the RFP and expanded upon; our 80% Construction Drawings will include a Zoning and Building Code Synopsis; a full Project Manual including Division 01 - General Requirements; and MasterSpec Specifications integrated with Architectural Schedules that establish the quality levels of materials and systems required for the project.

All Construction materials will be clearly noted on the Drawings and in the Schedules.

The 80% Construction Drawings will be based on the approved Major Site Plan and incorporate Owner feedback from Task 3. 80% Construction drawings shall at minimum include the following:

- Civil Engineering Drawings that include site plan, grading plan, utility plans, storm water management plan, parking plan, details, and specifications.
- Landscape Drawings that include landscape plans, site furnishings, planting plans details, and specifications.
- Architectural Drawings that include zoning and building code synopsis, architectural site plan, building plans, unit plans, ceiling plans, elevations, building sections, wall sections, stair plans, interior elevations, associated details, specifications and architectural schedules. The design shall be in accordance with locally adopted building codes and ADA requirements and shall incorporate LEED and TOF Green Building requirements.
- Structural Drawings that include foundation plans, framing plans, stair plans, details and specifications.
- Mechanical Drawings that include the HVAC system proposed for the project meeting LEED and TOF Green Building requirements, details, and specifications.
- Electrical Drawings that include electrical plans including power and lighting plans and associated one-line diagrams and coordination with the electrical utility provider, LEED and TOF Green Building requirements, details, specifications and schedules coordinated with the Architect.
- Plumbing Drawings that include plumbing plans including domestic water and sewer connections, proposed fixtures, details, and specifications and schedules coordinated with the Architect.
- Outline Specifications associated Schedules that describe the products, materials, and equipment in sufficient detail to provide a detailed cost estimate for the project and enough information for the Client to go out to Competitive Bid.

2. UPDATED COST ESTIMATE

The updated Cost Estimate will consist of MasterSpec Format divisions of costs using formatting from the Construction Specifications Institute.

MEETINGS

1. Progress meeting to review outcomes from Task 3.

2. Progress meeting to review Construction Doc updates and program goals.
3. Presentation to Town Council of final plans, cost estimate and implementation recommendations.

DELIVERABLES

- Final estimate of construction costs and implementation recommendations.
- 80% Construction Documents as described above.

The Construction Drawings are exciting in that they provide beautiful details of how the building is put together and how all components intersect. This phase is critical as a poorly constructed drawings can lose the intent and reduce the longevity of the building.

TASK 5 : ADD ALTERNATE CONSTRUCTION DRAWINGS AND CONSTRUCTION ADMINISTRATION

As described above in Task 4, the 80% Construction Drawings will contain information necessary for the Owner to go out to Competitive Bid and to submit for Building Permit. To bring the drawings up to 100% CD we will include further details, additional coordination between WORKSHOP8, MEP, and the structural engineers, and finalize schedules and specifications. During the CD phase we typically don't see any changes to the layouts, materials and colors. Our services under Task 5 include:

- Preparation of the stamped Permit Set as outlined below.
- Assisting the Client or GC (if selected in Task 4A or earlier) in submitting for Permit.
- Preparing responses to AHJ Review Comments.
- Incorporating AHJ (Authority Having Jurisdiction) Comments into the 100% Construction Documents.
- Preparation of the 100% Construction Drawings as outlined below.

1. DEVELOP STAMPED PERMIT DRAWINGS

Permit Drawings shall include the following as outlined in Task 4 above, as well as the inclusion of clarifications made during the Bidding Phase as outlined in Task 4A.

- Permit Civil Engineering Drawings
- Permit Landscape Drawings
- Permit Architectural Drawings

- Structural Drawings that include foundation plans, framing plans, stair plans, details and specifications.
- Permit Mechanical Drawings
- Permit Electrical Drawings
- Permit Plumbing Drawings

DELIVERABLES

- Stamped Permit Set
- Review and respond to all comments and questions by AHJ (Authority Having Jurisdiction)

2. DEVELOP 100% CONSTRUCTION DRAWINGS AND SPECIFICATIONS

The 100% Construction Drawings shall include the following as outlined in Task 4 above, as well as the inclusion of changes and clarifications made during the Permitting process.

- 100% Civil Engineering Drawings
- 100% Landscape Drawings
- 100% Architectural Drawings
- 100% Structural Drawings
- 100% Mechanical Drawings
- 100% Electrical Drawings
- 100% Plumbing Drawings
- 100% Specifications associated Schedules

DELIVERABLES

- 100% Construction Set & Project Manual
- LEED Required Documentation

3. CONSTRUCTION ADMINISTRATION INCLUDING SUBMITTAL REVIEW AND ADDRESSING REQUESTS FOR INFORMATION (RFIS).

WORKSHOP8, as a representative of the Owners, will visit the site at intervals appropriate to the state of the construction of the project. The purpose of site visits are to: become generally familiar with and to keep the Owners informed about the progress and quality of the portion of the work completed; endeavor to guard the Owners against defects and deficiencies in the work; and determine if the work is being performed in a manner in general accordance with the Construction Documents. The Architect will notify the Owners in writing of any observed defects or deficiencies in the work or of any matter of dispute with the Contractor.

MEETINGS

1. Pre-construction meeting with AHJ
2. Weekly OAC Meetings (55 total, 40 via video conference and 15 on-site) during Construction
3. Punch Walks (3 total on-site)

DELIVERABLES

- Review and approve shop drawings as needed
- Review substitutions and submittals
- Review Pay apps and Prepare change orders as needed

PHILOSOPHICAL APPROACH

VALUES BASED APPROACH

Principals Brandy LeMae and Joseph Vigil have dedicated 20 years of service to the design of affordable and workforce housing. We rely on a values-based design approach and vet design decisions based on our 8 VALUES : 1 VISION.

8 VALUES

Artistry - bringing joy and delight through the creation of bold, innovative, exciting, exemplary design.

Collaboration - working as a team toward common goals and striving to deliver the best possible solutions for any given problem.

Exploration - seeking "kaizen" through self-evaluation and group educational activities to learn about new methodologies and construction strategies so that we can provide leading-edge design concepts to our clients.

Integrity - being open, honest, and forthright in our communication and dealings with clients, colleagues, consultants, partners, and team.

Leadership - creating work worthy of identification by users, peers, and the media as excellent examples of design and sustainable practices.

Passion - approaching each project with unbounded enthusiasm, commitment, and impassioned dedication to amazing design.

Sustainability - implementing the highest quality green, energy-efficient, and high-performance design practices.

Viability - addressing the aesthetic, sustainable, and financial feasibility of each project by producing high-quality, cost-efficient, functional designs that are practical and affordable to build and maintain.

1 VISION

Inspire, enrich, & transform lives through GR8 design.

*click each value to learn more on how we integrate them into our work.

APPROACH TO COMMUNITY CONCERNS

WORKSHOP8 is committed to going the extra mile when it comes to our clients winning the trust and approval from the community. Most of our new development projects include some form of community involvement. Please refer to the QUALIFICATION SUMMARY CHART in Section 3 of this Proposal to see which of our projects included community outreach.

Successful engagement strategies we have implemented in the past include:

- Visual design representations such as 3D architectural fly-through videos and renderings;
- Professionally designed Architectural "mood" boards to illustrate design intent;
- Mix-and-match material cards & samples, and other low-tech, high-touch exercises such as interactive "wish wall";
- For larger community meetings, we have prepared numerous design stations staffed by members of the A/E team to answer community questions and concerns;
- Electronic polling to receive instantaneous feedback during presentations, to use that feedback as a catalyst for discussion.

APPROACH TO ENERGY CONSERVATION & GREEN BUILDING GOALS IN NEW CONSTRUCTION

A properly designed, detailed and constructed building envelope — teamed with high-performance windows, optimal site orientation, and properly sized HVAC equipment — are crucial to achieving energy savings. Green building goals are achieved through thoughtful



PRESENTATION TO TOWN OF LYONS FOR NEW AFFORDABLE DEVELOPMENT

specification of roofing, siding, fixtures, and landscape. Together, these items will lead to achieving LEED certification and TOF Green Building requirements.

The Principal Architect will work directly with the Energy Consultant, the Mechanical Engineer, the Pricing Consultant, CDOT and the TOF to determine how to apply budget funds to select the appropriate building envelope and mechanical systems in order to improve energy efficiency.

PCD Engineering will provide dual service as MEP Engineer and Energy Consultant / HERS Rater. WORKSHOP8 and PCD have practical experience with NetZero, LEED, and Enterprise Green Community (EGC) Certified buildings. W8 and PCD will collaborate to prepare educational materials to promote awareness and highlighting sustainable features — some of which are invisible, yet critical efficiency features. PCD will play a vital role during the Design Charrette to assist in fostering support of sustainability practices and understand the role residents play in operating energy-efficient buildings.

APPROACH TO CONSTRUCTION METHOD FEASIBILITY

Recently our Clients have been curious about utilizing different construction methods — Structural Insulated Panels (SIP), modular, shipping containers, etc — and it is our job to help them determine the most viable solution given their goals and budget.

In 2019 we completed a similar exercise as outlined in this RFP for the Loveland Housing Authority in which we massaged their preliminary plans to work within modular limitations. The pricing package included a very simple massing model, a unit matrix, and unit plans optimized for modular. The package was priced by their General Contractor in a variety of construction methods including: modular, SIP, panelized metal, and panelized wood.

For this 2-story, 90-unit project, panelized wood and SIP were the least expensive with modular being the most expensive. During this process, W8 developed a beneficial relationship with Prefab Logic which will be a strong research ally during the feasibility study for the TOF and CDOT. New Horizon has been on the forefront of Modular Construction in Colorado with recent projects in mountain communities, and can lean on their local vendors to further populate anticipated cost with each construction type.

APPROACH TO ACCURATE PRICING

New Horizon Building Group's approach to price consulting combines years of expertise as general contractors.

Once a subcontractor is approved through their subcontractor selection plan they are entered into a database and cleared to receive Invitations to Bid. They procure three or more competitive bids for each scope to render their Clients with the best pricing.

To ensure up-to-date and accurate pricing, their bid tabulation spreadsheet links to their estimate template and continuously populates cost for each division of work to provide a complete model of direct cost.



PAISANO GREEN COMMUNITY SERVES AS THE FIRST AFFORDABLE NET-ZERO PROJECT IN THE U.S.

WORKSHOP8'S CULTURE OF QUALITY

ACCOUNTABILITY	Develop metrics for assessment at the completion of deliverables: the quality of the product and the performance of the team.
CAPACITY	Maintain a crew of talented and experienced staff. Continually develop the management and leadership structure. Provide the technical resources necessary to perform the work.
CELEBRATION OF ACHIEVEMENT	Recognize and reward individuals and teams for high quality work.
CLARITY	Clearly articulate individual roles and responsibilities. Share understanding of all parties of expectations for each project. Define production budget in dollars and hours. Track schedules and deadlines. Thoroughly understand the Client needs and expectations.
COMMUNICATION	Maintain clear lines of communication with the Client, sub consultants and other pertinent stakeholders. Establish the appropriate point of contact.
CULTURE	Cultivate a culture of excellence and pride of work.
DELIVERABLES	Define a specific list of deliverables to be produced and then "Get 'Er Done".
FEEDBACK LOOP	Establish a feedback system to include all team members to update and improve the efficiency, speed, and level of quality of the services provided.
GOALS	Ask the Client to clearly articulate and share their "critical success factors" with all team members.
KAIZEN	A Japanese term meaning "change for the better" or "continuous improvement." Methodically seek improvement in productivity and continuously improve operations.
MITIGATE RISK	Select clients wisely and follow established plans of risk mitigation.
MONITORING & OVERSIGHT	Monitor processes to ensure that quality requirements are being met. Team leaders provide continual oversight.
MOTIVATION	Provide a work environment that motivates staff to do their best. (Maybe a little harder during the Covid19 pandemic.)
PRODUCTION	Maintain and regularly update clearly defined production schedule and tracking process.
RECORD	Require all team members to keep good records including notes, email archives, and photograph catalogues.
RESOURCES	Maintain a full library of updated resources including products, specifications, training manuals, and codes.
RESPONSIVENESS	Respond to all parties in a timely, friendly, and efficient manner.
SUB-CONSULTANTS	Select sub consultants with proven track records.
TECHNICAL SUPPORT	Ensure the proper support is available for all team members.
TRAINING	Provide continuous and ongoing skill development and training, to ensure increased capability of quality delivery.

WORKSHOP8

UNDERSTANDING OF FRISCO

20TH ANNIVERSARY
• EST. 2000 •

TOWN OF FRISCO

UNDERSTANDING YOUR NEED

Increasing the number of workforce and affordable housing units is one of the TOF Council's highest priorities. Attainable housing for workers in Frisco and Summit County is an ever-evolving challenge that requires innovative and collaborative planning. In addition to helping businesses maintain reliable workforce through long-term rental housing, the TOF would like to preserve Frisco's sense of community as a place where people live year-round. Our team is poised to assist you in achieving this goal. Through our vast experience with multifamily housing design and our practical design sensibilities that will blend perfectly with the TOF design guidelines, WORKSHOP8's design team is ready to assist TOF and CDOT make this project a reality.

MAINTAINING CHARACTER

As the base camp of the Rocky Mountains, there is no wonder why people love to come to Frisco as a primary tourist destination. Its natural beauty and the unique charm of Main Street invite visitors year-round and any new development must enhance these features.

A high quality development that enhances neighborhood character is especially important in the highly visible Central Core (CC) zoning district, and Residential Development Standards must be met. Materials used will compliment the building in the area and imitate natural materials such as wood siding, stone, and brick. Our team will select colors shall do not exceed a chroma of four on the Munsell Color chart. In any high-density building, the design must provide differentiation from the duplication of units and provide variety in windows, exterior facade components, and massing.

Native landscaping will compliment the surrounding area and enhance the site, as well as contribute to a walkable streetscape. Exterior lighting will comply with code and meet dark sky outdoor lighting requirements. Being in

the mountains, bear-proof trash and recycling enclosures will be implemented.

SUPPORTING A SUSTAINABLE ENVIRONMENT

Voices from the community have come together to commit to reduce emissions from electricity 100% by 2035, and reduce emissions from building energy use 21% by 2030 and 35% by 2050. Therefore, new developments — including this one — must plan for the decades ahead and implement initiatives to address climate change and protect the mountain resources.

- ▶ meet or exceed both State and TOF of Frisco building energy goals and exceed LEED Gold Standards
- ▶ explore the feasibility of requiring all new residential construction to be heated with electricity
- ▶ increase the number of homes that have participated in the Energy Smart Colorado program
- ▶ plan for the use of energy efficient lights, programmable thermostats, bath or kitchen faucet aerators, low flow showerheads, pipe wraps, or a water heater blankets

In 2012 WORKSHOP8 competed at **LEED Platinum, NetZero energy, fossil-fuel free, multifamily housing project** in El Paso TX. We are uniquely qualified to work with the TOF to meet the goals outlined above. And, more importantly, we are **excited** to be involved in a project that has proactive climate goals.

AN EXPERIENCED TEAM

We are excited to have Galloway at the table from day one to lead the land development team and entitlement process with the town. Your Principal landscape Architect, Michael Chalona, previously worked on the Town's Marina - the Big Dig - and Phase 1 Construction Documents including the design of the new swim beach. During the Marina Master Planning and subsequent Phase 1 Construction Documents, Michael gained an in-

depth understanding of the Town's processes along with a strong working relationship with many Town employees.

Craig Kobe, JVA's Structural Engineer, has recently completed several project in Frisco for municipal services in addition to completing privately financed housing on Granite Street in downtown Frisco. The JVA team is familiar with local soils conditions and building code requirements. Furthermore, JVA's Winter Park location has recently completed employee and affordable housing in Vail, Carbondale and Eagle. Working in mountain communities means that they have a strong understanding of how to design for and calculate snow and wind loads in the mountains.

PCD has provided MEP services to the Frisco Elementary School and Summit Middle School, and they have experience with the CDOT review process from past and current projects - including the ongoing Estes Park Roundabout project.

Member's from Proof Civil Engineering come from Summit County and have lived through the challenges of finding affordable housing in the area. They are excited for the opportunity to see this come to fruition for the Town and to be a part of the experience.

WORKSHOP8

ADDITIONAL ITEMS

5620

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TECH CAPABILITIES

COMPUTERS

- every employee works on high-resolution iMacs with a large 27" screen and a second monitor
- iMacs have a built-in camera for video conferencing
- computers are replaced approximately every 4 years
- we have a contract with a local computer tech team for troubleshooting and file server management
- our entire staff is set up to work remotely from home with instant access to our file server using the same office-provided computers
- cloud-based backup system for all files

MASTERSPEC

WORKSHOP8 does not outsource a specifications consultant; Rather, we write specifications in house so that we can continually update specs as decisions on fixtures and materials evolve. This eliminates a middle-man and the potential for items to get overlooked.

- cloud-based specification writing and publishing system
- W8 has added EGC information to our master specs and integrated them with our schedules

ARCHICAD (FIGURE 6)

- primary software for architectural drafting and 3D modeling
- BIM = Building Information Modeling
- easily share 2D and 3D files between consultants for accurate collaboration
- powerful tools that increase efficiency and help manage multiple buildings and unit types all at once
- multiple team members can work simultaneously in the same file
- powerful tool for documentation and visualization
- for repetitive unit types, we use "modules" so that changes to a unit layout are automatically applied to unit types

CLOCKIFY

- web-based time tracking system
- employees use timers that are broken down by project and activity type
- allows project managers to track time spent per phase and refer back to similar project types for comparison

- generates reports used for payroll and invoicing
- notes and memos are provided for each time entry

BLUEBEAM REVU

Our internal QAQC process between WORKSHOP8 and our sub consultants is based on a series of digital drawing reviews using BlueBeam Revu. The W8 team assesses the integration of all sub consultant work products and that of the architectural team. Clients are strongly encouraged to participate in these internal review sessions.

- cloud-based PDF viewer allows for team collaboration
- easily create "sessions" for each project so drawing sets and documents are available for team members to review and comment in the same document at the same time
- create digital signatures on official documents for RFI and Submittal review

MONDAY.COM (FIGURE 7)

- web-based project management system for keeping track of deadlines, tasks, and responsibilities
- team members outside of the office (Clients, consultants) may be invited to join as needed
- team members receive notifications when they are mentioned or assigned a task for a specific project

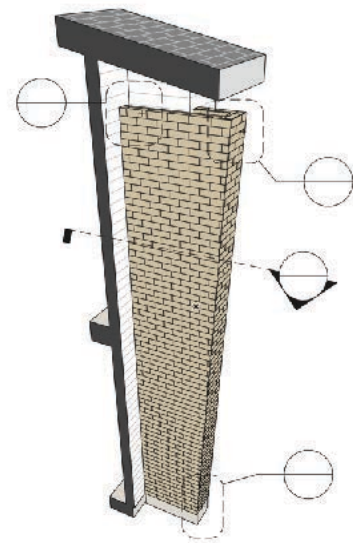


FIGURE 6: 3-D BIM MODEL FROM ARCHICAD

C. (DD) DESIGN DEVELOPMENT – CURRENT				Subite...	Phase	Type	Do This	Due Date	Ball In Court
C. DESIGN DEVELOPMENT					DD	PHASE			
ADA Pull and Shower Info to GC for Pricing					DD	Deliverable	Distribute	Aug-20-2020	
DD Package #1 (25% DD) - Interior Package Keynote					DD	Deliverable	Prepare	Aug-27-2020	

FIGURE 7: SCREEN SHOT FROM MONDAY.COM

WORKSHOP8

SCHEDULE



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PROJECT SCHEDULE

OVERVIEW	START	END	DURATION
OVERALL PROJECT DATES	Fri, Jan 29, 2021	Fri, Dec 31, 2021	48 weeks
CONSIDERATION OF DESIGN CONTRACT BY CONCIL		Tue, Jan 19, 2021	
TASK 1 : CONCEPTUAL DESIGN	Fri, Jan 29, 2021	Thu, Mar 25, 2021	8 weeks
TASK 2 : SCHEMATIC / DESIGN DEVELOPMENT	Mon, Mar 29, 2021	Mon, Jun 21, 2021	12 weeks
TASK 3 : FINAL DESIGN DEVELOPMENT	Mon, May 24, 2021	Thu, Sep 30, 2021	18 weeks
TASK 4 : 80% CONSTRUCTION DRAWINGS	Tue, Sep 7, 2021	Thu, Dec 30, 2021	16 weeks

SCHEDULE KEY

MILESTONE

DEADLINE

MEETING

DELIVERABLE

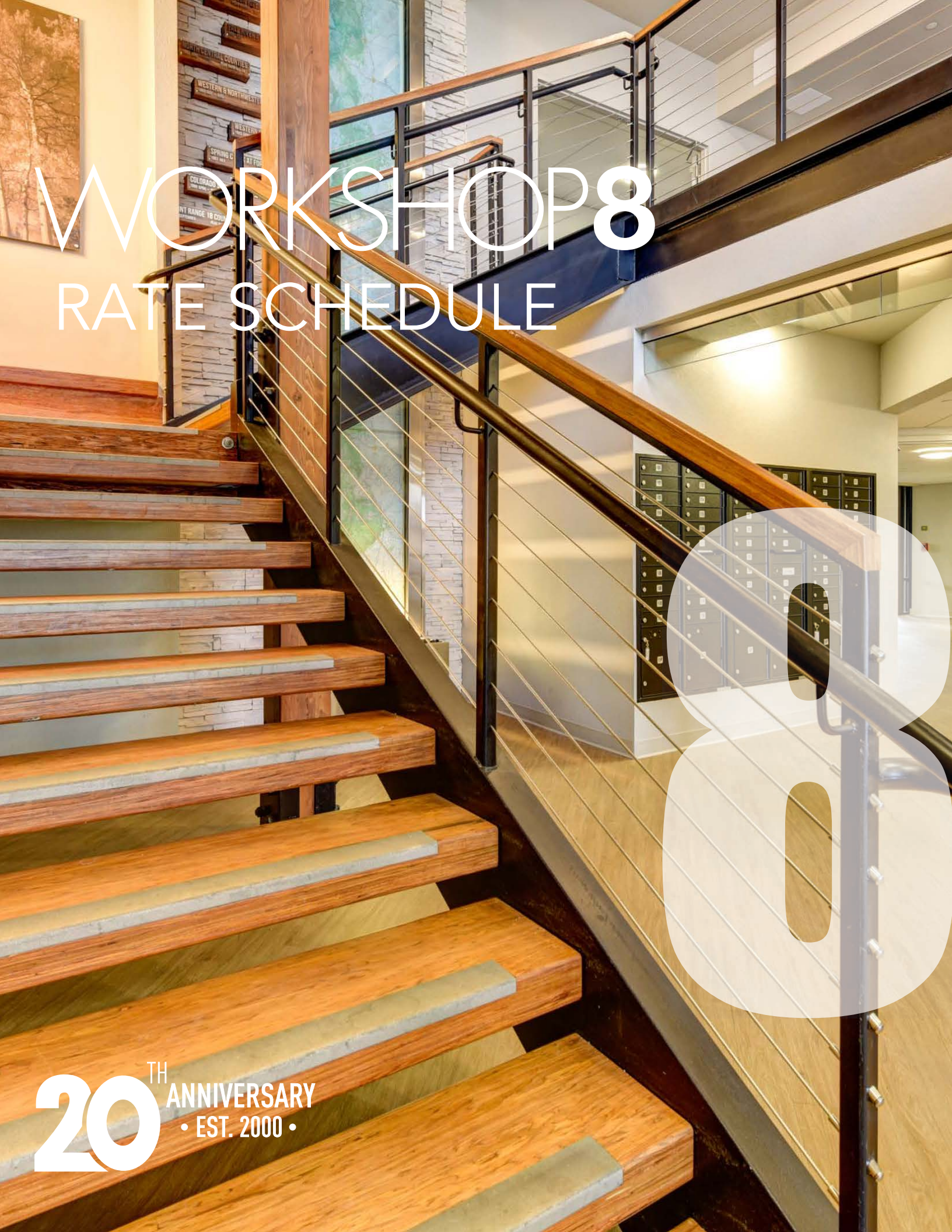
TASK 1 : CONCEPTUAL DESIGN	Fri, Jan 29, 2021	Thu, Mar 25, 2021	7 weeks 6 days
TEAM KICK-OFF MEETING	Fri, Jan 29, 2021		
PROGRAMMING OUTLINE	Fri, Jan 29, 2021	Wed, Feb 3, 2021	0 weeks 5 days
CONCEPTUAL PACKAGE #1: Illustrative site plan, building plans, unit plans, building elevations, and basic renderings for up to three development scenarios.	Fri, Jan 29, 2021	to Thu, Feb 11, 2021	1 week 6 days
Review Meeting for development scenarios	Fri, Feb 12, 2021		
CONCEPTUAL PACKAGE #2: Summary document outlining project goals and programing, key issues, unit matrix, etc.	Fri, Feb 12, 2021	to Wed, Feb 24, 2021	1 week 5 days
Conceptual Budget for up to three development scenarios.	Fri, Jan 29, 2021	to Wed, Feb 24, 2021	3 weeks 5 days
COMMUNITY DESIGN CHARETTE / Community outreach or public meeting	Fri, Feb 26, 2021	to Sat, Feb 27, 2021	0 weeks 1 day
PRESENTATION TO TOF COUNCIL: Review progress with Town Council at a Work Session		Thu, Mar 25, 2021	

Continued on next page.

TASK 2 : SCHEMATIC / DESIGN DEVELOPMENT		Mon, Mar 29, 2021	Mon, Jun 21, 2021	12 weeks
Initial LEED Scorecard		Tue, Mar 30, 2021	to Mon, Apr 12, 2021	1 week 6 days
Schematic Design Plan Set		Mon, Mar 29, 2021	to Thu, Apr 15, 2021	2 weeks 3 days
Estimate of probable construction costs and strategies.		Mon, Apr 5, 2021	to Thu, Apr 22, 2021	2 weeks 3 days
Progress meeting to review Schematic Plan development.		Tue, Apr 27, 2021		
PRESENTATION TO TOF COUNCIL: of Preliminary Cost Estimate and Construction Strategies.			Thu, Apr 29, 2021	
Submit to the Community Development Department in order to be placed on a Planning Commission meeting agenda, 17 days in advance of the meeting date.			Fri, Apr 30, 2021	
Progress meeting to review Sketch Plan Submittal (can serve as pre-app meeting).		Tue, May 4, 2021		
Submittal Plan Set and supporting documentation for Sketch Site Plan review.		Wed, May 5, 2021	to Tue, May 18, 2021	1 week 6 days
Presentation to Planning Commission for Sketch Site Plan.			Thu, May 20, 2021	
APPLICATION REVIEW / RESPONSES / ANTICIPATED APPROVAL		Thu, May 20, 2021	to Mon, Jun 21, 2021	4 weeks 4 days
TASK 3 : FINAL DESIGN DEVELOPMENT		Mon, May 24, 2021	Thu, Sep 30, 2021	18 weeks 3 days
Traffic Study Report		Mon, May 24, 2021	to Wed, Jun 2, 2021	1 week 2 days
Design Development Finish Package for final approval.		Mon, May 24, 2021	to Thu, Jun 3, 2021	1 week 3 days
Major Site Plan Set		Mon, May 24, 2021	to Mon, Jun 7, 2021	2 weeks 0 days
Updated summary of estimate of probable construction costs		Mon, May 24, 2021	to Wed, Jun 9, 2021	2 weeks 2 days
Progress meeting to review Major Site Plan development.		Thu, Jun 10, 2021		
Submittal Plan Set and supporting documentation for Major Site Plan review.		Fri, Jun 11, 2021	to Mon, Jul 5, 2021	3 weeks 3 days
Progress meeting to review Major Plan Submittal (can serve as pre-app meeting)		Wed, Jul 7, 2021		
SUBMIT MAJOR SITE PLAN TO PLANNING			Mon, Jul 12, 2021	
Presentation to Town Council of Update on Cost Estimate and Construction Strategies / Check in with Town Council at a Work Session.			Thu, Aug 19, 2021	
Presentation to Planning Commission for Major Site Plan / Planning Commission Major Development Application (Public Hearing)			Thu, Sep 2, 2021	
APPLICATION REVIEW / RESPONSES / ANTICIPATED APPROVAL		Thu, Sep 2, 2021	to Thu, Sep 30, 2021	4 weeks 0 days

Continued on next page.

TASK 4 : 80% CONSTRUCTION DRAWINGS	Tue, Sep 7, 2021	Thu, Dec 30, 2021	16 weeks 2 days
80% Construction Documents	Tue, Sep 7, 2021	to Wed, Nov 17, 2021	10 weeks 1 day
Final estimate of construction costs and implementation recommendations.	Tue, Sep 7, 2021	to Wed, Dec 1, 2021	12 weeks 1 day
Progress meeting to review outcomes from Task 3.	Fri, Oct 1, 2021		
Progress meeting to review Construction Doc updates and program goals.	Wed, Oct 27, 2021		
Presentation to Town Council of final plans, cost estimate and implementation recommendations.		Thu, Dec 2, 2021	
CLOSE OUT PROJECT.	Thu, Dec 2, 2021	Thu, Dec 30, 2021	



WORKSHOP 8

RATE SCHEDULE

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PROPOSED FEE

PROJECT ASSUMPTIONS

In the preparation of this fee, our team has assumed a potential construction cost of the project of about **\$5,000,000 (20 Units at \$250,000 each)**.

As requested in the RFP, the fee presented below contains the following Premium services which are above an beyond Basic A/E services:

- (1) Programming and Concept Design to assist the client in determining the final number of units, stories, construction type, height, building layout, etc.
- (2) Major Site Plan review

(3) LEED Services

(4) Traffic Study

(5) Cost Estimate at each Task

Basic A/E service fees for SD, DD, CD, and CA on a \$5,000,000 project would typically be in the range of 6%. The Premium services outlined above add approximately 3.8% to the Proposed Fee.

DICIPLINE	TASK 1	TASK 2	TASK 3	TASK 4	SUB TOTAL
	CONCEPT	SD	DD	80% CD	PER RFP
TEAM TOTALS	\$69,993.00	\$69,993.00	\$130,162.75	\$87,491.25	\$357,640.00
ARCHITECT: WORKSHOP8	\$43,000.00	\$43,000.00	\$75,250.00	\$53,750.00	\$215,000.00
CIVIL: PROOF	\$5,830.00	\$5,830.00	\$10,202.50	\$7,287.50	\$29,150.00
LANDSCAPE: GALLOWAY	\$3,810.00	\$3,810.00	\$6,667.50	\$4,762.50	\$19,050.00
STRUCTURAL: JVA	\$5,280.00	\$5,280.00	\$9,240.00	\$6,600.00	\$26,400.00
MEP: PCD	\$3,960.00	\$3,960.00	\$6,930.00	\$4,950.00	\$19,800.00
TRAFFIC: GALLOWAY	\$0.00	\$0.00	\$7,675.00	\$0.00	\$7,675.00
LEED: PCD	\$1,403.00	\$1,403.00	\$2,455.25	\$1,753.75	\$7,015.00
PRICING: NEW HORIZON	\$6,710.00	\$6,710.00	\$11,742.50	\$8,387.50	\$33,550.00

TASK 5	TOTAL
100% CD / CA	
\$132,445.00	\$490,085.00
\$96,575.00	\$311,575.00
\$2,200.00	\$31,350.00
\$6,600.00	\$25,650.00
\$6,600.00	\$33,000.00
\$9,900.00	\$29,700.00
	\$7,675.00
\$10,570.00	\$17,585.00
	\$33,550.00

THANK YOU

WORKSHOP8

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