TOWN OF FRISCO, COMMUNITY DEVELOPMENT DEPARTMENT

GRANITE STREET WORKFORCE HOUSING

DECEMBER 18, 2020

RNN architects

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TAB one

LETTER OF PROPOSAL AND COMMITMENT

RNN architects

December 18, 2020

Ms. Eva Henson
Town of Frisco, Colorado
1 Main Street
P. O. Box 4100
Frisco, Colorado 80443

Re: Request for Proposal – Professional Design Services

Dear Ms. Henson:

RNN Architects, Inc., a Denver architecture + planning firm, is pleased to submit our qualifications for the Granite Street Workforce Housing project. Our creativity, technical capabilities, sustainability expertise, and track record of outstanding housing projects uniquely qualifies us to be your partner on this upcoming project.

Our team includes:

- Rebeca Aristizabal, Principal of RNN Architects, Inc.
- Bryan Minster, Project Manager of RNN Architects, Inc.
- Jerry Boland, Project Architect of RNN Architects, Inc.
- Joshua Sloan, Interior Designer of RNN Architects, Inc.
- Adam Wood, Principal of Fortis Structural for structural engineering
- Brad Disner, Principal of Elevation Consultants for civil engineering
- Mina McCullom, Principal of SynEnergy for mechanical, electrical, and plumbing engineering
- Wendy Booth, Principal of Ivy Design for landscape architecture
- Renee Azerbegi, Principal of Ambient Energy for energy performance

We are an experienced team of architects and planners, thinkers and implementers. Our team has worked on a wide range of housing projects for the Denver Housing Authority and the Boulder County Housing Authority. We are highly skilled in the facilitation of the stakeholder process and have built a reputation for design inspiration and innovation. We have an on-going research process, looking into best practices and the latest technology for each project type. At the same time, we have highly skilled and well-organized project managers and provide outstanding construction administration services. Our in-house project management, design and drafting services makes RNN Architects, Inc., capable of handling this project while maintaining the high level of quality and responsiveness that the Town of Frisco requires. Our entire team is made up of locally Colorado-owned businesses and we are committed to this project for the duration of the project.

Thank you for the opportunity to introduce ourselves to you. We look forward to establishing a relationship with the Town of Frisco and are confident that our experience and expertise makes RNN Architects, Inc., a perfect fit for this project. Please consider this response as confirmation that we have read and understand the requirements of the request for proposal.

Sincerely,

Rebeca Aristizabal, AIA, NCARB

1391 Speer Blvd. Suite 830, CO 80204 P: 303.569.9914 www.rnnarchitects.com

TAB two

FIRM BACKGROUND AND PROJECT TEAM

RNN ARCHITECTS, INC.

CONTACT
Name: Rebeca Aristizabal
Email: rebeca@rnnarchitects.com

EXECUTIVE SUMMARY

RNN Architects, Inc. is a certified SBE/EBE/MBE/WBE Corporation that offers a full range of professional architectural services including Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration. We also provide assessment studies, programming services, interior design, building test fits, planning and design programming, concept design and space planning, furniture selection and furniture relocation, finishes and equipment selections, scheduling, budgeting and cost planning, and construction management.

Our firm has specialized in the design of multi-family mixed-use and affordable housing. RNN Architects, Inc. has assisted our clients' full organizations with the execution of public and subsidized housing management and operations. This includes analysis and strategies for building, developing, rehabilitating, acquiring, and preserving properties. We pride ourselves in exceeding our client's expectations. We work extensively with our clients, the local community and our client's management personnel to involve them in the design process. We allow as much time as needed to convert ideas into creative design that meets the client's needs and goals to achieve an effective and desirable environment.

Through the years, we have maintained an excellent working relationship with both owners and contractors. We visit the job site once a week minimum, with additional visits during critical construction periods. Since we are on the site often, we maintain close contact with the various contractors to find solutions on site, thus eliminating costly delays, problems, and change orders.

Our experience in affordable housing projects is excellent. Great design is about people. Our design philosophy always begins with that in mind. Our built environment influences our collective quality of life, whether it is access to daylight, fresh air, physical and mental activity, or simply deeper connections to nature and the community. It is important and exciting to collaborate with our community partners. Close interaction with our clients and the community is a critical step in identifying concerns, needs, and priorities regarding the vision of the project and local area. Our approach includes everyone in the process to identify important issues and deliver meaningful and complete solutions.

TEAM PROFILE

Our entire design team incorporates **SMALL, WOMEN, AND MINORITY BUSINESS** leaders in the community with experience in public and private projects. Each member of our design team has significant experience with multi-family mixed-use housing and affordable housing in both new construction and renovation. We've put together the best-of-the-best energy consulting firms for this project.

"As a team we work seamlessly together. We provide clear and concise drawings which save time and money."

RNN architects

WHY OUR TEAM?

Because:

- We care about our communities.
- We design projects on time and on budget.
- We are an experienced team especially for this contract.
- Sustainability influences all our practices.
- We provide the necessary support to the client, stake holders and community.
- We have the experience to make this project a success.
- We use the latest software – Revit, Sketch Up, V-Ray, Lumion, Photoshop, Illustrator and InDesign to facilitate planning and visualization.
- We provide excellent customer service.

THE CONSULTANTS

STRUCTURAL ENGINEER
FORTIS STRUCTURAL
7935 E Prentice Avenue, Suite 305
Greenwood Village, CO 80111
Contact: Adam Wood
Phone: (720) 593.3800
E-mail:
awood@fortisstructural.com

LANDSCAPE ARCHITECT
IVY DESIGN
1529 York Street, Suite 300
Denver, CO 80206
Contact: Wendy Booth
Phone: (303) 320.0362
Email:
wnb@ivystreetdesign.com

COST ESTIMATING
GILMORE CONSTRUCTION
4949 Ironton Street
Denver, CO 80239
Contact: Justin Gilmore
Phone: (303) 371.5700
Email:
jtgilmore@gilmorecc.com

CIVIL ENGINEER & SURVEYOR
ELEVATION CONSULTANTS
P O Box 280869
Lakewood, CO 80226
Contact: Brad Disner
Phone: (303) 913.3543
Email:
bdisner@elevationcivil.com

ENERGY PERFORMANCE
AMBIENT ENERGY
1449 7th St, Suite 440
Denver, CO 80204
Contact: Renee Azerbegi
Phone: (303) 278.1532
Email:
razerbegi@ambient-e.com

CODE CONSULTANTS
COLORADO CODE CONSULTANT
4610 S Ulster St, Ste 150
Denver, CO 80237
Contact: Steve Thomas
Phone: (303) 257.3572
E-mail:
sthomas@coloradocode.net

M/E/P ENGINEER
SYNENERGY
8725 W 14th Avenue, Suite 215
Lakewood, CO 80215
Contact: Mina McCollum
Phone: (720) 449.5129
E-mail:
mina.mccullom@synenergyllc.com

ENERGY PERFORMANCE
ENERGYLOGIC
1600 38th Street, Suite 101
Boulder, CO 80301
Contact: Aaron Scott
Phone: (720) 340.6980
E-mail:
aaron.scott@NRGLogic.com

ORGANIZATIONAL CHART

TOWN OF FRISCO

RNN Architects, Inc.
Management Team

Principal Architect
Rebeca Aristizabal

Project Manager
Bryan Minster

Project Architect
Jerry Boland

Interior Designer
Joshua Sloan

RNN Architects, Inc.

QA/QC
Rea Jackson

Architectural Associate
Michael Campagna

Building Code Liaison
Cara Grauer

TECHNICAL CONSULTANTS

Fortis Structural - Structural Engineer
Adam Wood
Principal-In-Charge and Project Engineer

Elevation Consultants - Civil Engineer
Brad Disner
Principal-In-Charge and Project Engineer

SynEnergy - MEP Engineer
Mina McCullom
Principal-In-Charge and Project Engineer

Ivy Design - Landscape Architects
Wendy Booth
Project Engineer

Ambient Energy - Energy Performance
Victoria Herrero-Garcia
Project Engineer

Energy Logic - Energy Performance
Aaron Scott
Sustainability Programs Manager

Gilmore Construction - Cost Estimating
Justin Gilmore
Project Manager

Colorado Code Consultant - Code Consultants
Steve Thomas
Project Manager

REBECA ARISTIZABAL

PRINCIPAL-IN-CHARGE/ARCHITECT

EDUCATION

Bachelor of Architecture 1994
Piloto University, Bogotá, Colombia

PROFESSIONAL AFFILIATIONS

AIA - American Institute of Architects
NCARB - National Council of Architecture Registration Boards
HCC Colorado's Diversity Leader
SAME - Society of American Military of Engineers

EXPERIENCE

Rebeca has been the Principal-In-Charge on multi-family mixed-use, affordable housing and governmental facilities projects. She has worked on new, major renovation and remodeling jobs. As Principal-In-Charge Rebeca's leadership and expertise allows for smooth and successful project management resulting in high-quality project implementation, expert coordination with governmental entities and extremely satisfied clients and end-users.

LICENSED IN:
COLORADO, TEXAS & NEW MEXICO

RELEVANT PROJECTS

- Santa Maria del Salitre, Affordable housing, seven 5 story buildings, 256 units, Bogota, Colombia.
- Bosques de Modelia, affordable housing, eighteen 5 story buildings, 750 units, Bogota, Colombia.
- Zaguanes townhomes, affordable housing, 45 townhomes, Calarca, Colombia.
- Memorial townhomes, affordable housing, 10 townhomes, Houston, TX.
- Ashley Manor, memory care assisted living, Lakewood, CO.
- Ashley Manor, memory care assisted living, Northglenn, CO.
- Mariposa Phase II, design team with OZ Architecture, Denver Housing Authority, 93 Units. Denver, CO.
- Denver Housing Authority variety of projects for the last 36 months, on-call.
- 518 Coffman Boulder County Housing Authority, 75 units and 240 parking garage, Longmont, CO.
- 175 PNA - Physical Needs Assessments for Denver Housing Authority, Denver, CO.
- Studebaker Apartments, Denver Housing Authority, 33 units, Denver, CO.
- 655 Broadway, Affordable Senior Living Apartments, 110 units, Denver, CO.
- Poplar Street, 30 affordable apartments, Denver, CO.
- U.S. Housing and Urban Development Overcoming Barriers to Innovation in the Homebuilding Industry

REBECA'S ROLE

Rebeca is the Principal-in-Charge on the contract.

BRYAN MINSTER

PROJECT MANAGER / ARCHITECT, AIA

EDUCATION

Bachelor of Architecture 1995
Southern Poly Technic State University

PROFESSIONAL AFFILIATIONS

AIA - American Institute of Architects
NCARB - National Council of Architecture Registration Boards
LEED - Leadership in Energy and Environmental Design

LICENSED IN:
COLORADO & NEW YORK

EXPERIENCE

Bryan is an experienced architect in planning, designing and managing low income housing, multi-family mixed-use and governmental facilities projects. He is passionate about valued design, strives to incorporate best business practices, promote environmentally sensitive solutions, integrate experiential design ideas and quality into architectural projects. Personally, Bryan's professional reward comes from the relationships developed, successful participation of every team member involved and satisfaction when goals-expectations have been achieved.

RELEVANT PROJECTS

- CDS Life Transitions Replacement Facility Housing for the developmentally disabled, Fairport, NY.
- CDS Life Transitions Senior Housing Community Campus, Webster, NY.
- Conifer-Volunteers of America (VOA) senior housing - PACE facility, Webster, NY.
- The Hive Properties Historic Adaptive New Use Mixed Use Housing, Rochester, NY.
- Elderwood Senior Living Housing, Grand Islands, NY.
- Railway Flats HUD Subsidized Housing Development, Loveland, CO.
- Sova HUD Subsidized Housing/Mixed Use Development, Denver, CO.
- Denver Housing Authority variety of projects for the last 36 months, on-call, Denver, CO.
- 518 Coffman Boulder County Housing Authority, 75 units and 240 parking garage, Longmont, CO.
- 175 PNA - Physical Needs Assessment for Denver Housing Authority, Denver, CO.
- Studebaker PCA - Physical Conditions Assessment for Denver Housing Authority, Denver, CO.
- 655 Broadway, Affordable Senior Living Apartments, 110 units, Denver, CO.
- Poplar Street, 30 affordable apartments, Denver, CO.
- U.S. Housing and Urban Development Overcoming Barriers to Innovation in the Homebuilding Industry

BRYAN'S ROLE

Bryan is the primary contact for this contract and will oversee schematic design, design development and construction documents, meet with client on project coordination. Bryan will handle the daily contract administration once the project starts. Bryan holds the "key role" in the daily operation of the project.

JERRY BOLAND

PROJECT ARCHITECT

EDUCATION

Bachelor of Architecture
Kansas State University 1976

PROFESSIONAL AFFILIATIONS

HCC Colorado's Diversity Leader
SAME - Society of American Military of Engineers

EXPERIENCE

Jerry has over 45 years of architectural design and construction on multi-family mixed-use affordable housing and governmental facilities experience. His attention to detail and mentoring attitude enables the production of the highest quality construction documents, allowing for a smooth construction process. His hands-on experience and exemplary talent of forming bonds with the construction management team results in a spirit of cooperation valuable to project success.

LICENSED IN:
COLORADO & TEXAS

RELEVANT PROJECTS

- O'Fallon Place Apartments 320 Units, Section 8 and market rate Apartments, St. Louis, MO.
- Bissell Apartments renovation, 8 Buildings Section 8 HUD apartments. 70 units, St. Louis, MO.
- Fenton Place, 24 two and three bedrooms townhomes, Lakewood, CO.
- Stapleton Row Homes, 42 two and three bedrooms townhomes, Denver, CO.
- Perrins Row, 24 two and three bedrooms townhomes, Wheatridge, CO.
- Hylands Village, 50 two and three bedrooms townhomes, Westminster, CO.
- Jersey Center, 5 story apartment tower with main floor retail, Denver, CO.
- Ashley Manor, memory care assisted living, Lakewood, CO.
- Ashley Manor, memory care assisted living, Northglenn, CO.
- Mariposa Phase II, design team with OZ Architecture, Denver Housing Authority, 93 units. Denver, CO.
- Denver Housing Authority variety of projects for the last 36 months, on-call.
- 518 Coffman Boulder County Housing Authority, 75 units and 240 parking garage, Longmont, CO.
- 175 PNA - Physical Needs Assessments for Denver Housing Authority, on-call, Denver, CO.
- Studebaker Apartments, Denver Housing Authority, 33 units, Denver, CO.
- 655 Broadway, Affordable Senior Living Apartments, 110 units, Denver, CO.
- Poplar Street, 30 affordable apartments, Denver, CO.
- U.S. Housing and Urban Development Overcoming Barriers to Innovation in the Homebuilding Industry

JERRY'S ROLE

Jerry will oversee building code conformance, and will assist on the production of the construction documents and contract administration.

JOSHUA SLOAN

INTERIOR DESIGNER, NCIDQ

EDUCATION

Bachelor of Interior Architecture 2000
Kansas State University

PROFESSIONAL AFFILIATIONS

ASID Crystal Awards, Honorable Mention
American Society of Interior Designers (ASID),
Colorado Chapter President
Colorado Interior Design Coalition (CIDC), ASID Liaison

LICENSED IN:
COLORADO

EXPERIENCE

Joshua has been working in the field of interior architecture for 20 years. His experience in low income housing, mixed-use and governmental facilities is unsurpassed. He implements a collaborative, client-focused design while serving in project roles as an interior designer, project manager, and design director. Joshua is a recipient of the ASID Crystal Award, served as the Colorado Chapter President of the American Society of Interior Designers (ASID), served as adjunct faculty for the Rocky Mountain College or Art & Design, and volunteered as a mentor for various Colorado High Schools' Career & Technical Education.

RELEVANT PROJECTS

- Jersey Center, 5 story apartment tower with main floor retail, Denver, CO.
- Ashley Manor, memory care assisted living, Lakewood, CO.
- Ashley Manor, memory care assisted living, Northglenn, CO.
- Denver Housing Authority variety of projects for the last 36 months, on-call, Denver, CO.
- 518 Coffman Boulder County Housing Authority, 75 units and 240 parking garage, Longmont, CO.
- Studebaker Apartments, Denver Housing Authority, 33 units, Denver, CO.
- 655 Broadway, Affordable Senior Living Apartments, 110 units, Denver, CO.
- Poplar Street, 30 affordable apartments, Denver, CO.
- U.S. Housing and Urban Development Overcoming Barriers to Innovation in the Homebuilding Industry

JOSHUA'S ROLE

Joshua will be responsible for interior design, finishes and FF&E.

ADAM WOOD
FORTIS STRUCTURAL
STRUCTURAL ENGINEER
PRINCIPAL-IN-CHARGE / PROJECT MANAGER

LICENSED IN:
COLORADO & MISSOURI

EDUCATION
Bachelor of Science in Civil Engineering, Minor Mathematics
Ohio University, 2003

EXPERIENCE
Adam has over 17 years of structural engineering experience, including the last 14 years in Denver, Colorado after beginning his career in Columbus, Ohio. Adam is a founding principal of Fortis Structural, LLC and has led the design of many of Fortis' most complicated projects. Adam is very adept technically, providing our clients with unique and creative solutions that allow architectural expression. He has a diverse portfolio of project experiences, including significant office & residential buildings and lead engineering responsibilities at the Denver International Airport Westin Hotel and South Terminal Expansion highlighted by the signature train and hotel canopy designs.

RELEVANT PROJECTS
- Denver Housing Authority Central Office, Denver, CO.
- Village Center Station Ii Office And Parking Garage, Greenwood Village, CO.
- Rangeview V Office Building, Loveland, CO.
- The Exchange, Salt Lake City, UT.
- Ambassador Hotel, Kansas City, MO.
- United Airlines (Various Projects), DEN, Denver, CO.
- 9th And Colorado Block 7 South (Theo), Denver, CO.
- 9th And Colorado Block 7 East (Milo), Denver, CO.
- 520 E Armour Apartments, Kansas City, MO.
- Mike Ward (Maserati - Alfa Romeo – Fiat), Littleton, CO.
- Hotel Transit Center (Various Projects), DEN – Denver, CO.
- X Den Apartments, Denver, CO.
- Univ. Of Colorado Denver (Various Projects), Denver and Aurora, CO.
- Auraria Higher Education Campus (Various Projects), Denver, CO.
- La Tela Workforce Housing, Denver, CO.
- Village Center Station I Office And Parking Garage, Greenwood Village, CO.
- Westin Hotel & South Terminal Expansion, DEN - Denver, CO.

ADAM'S ROLE
Adam will function as principal in charge, directing the work of engineering staff and being fully engaged with design and document production for the project.

BRAD DISNER
ELEVATION CONSULTING

CIVIL ENGINEER

PRINCIPAL-IN-CHARGE / PROJECT ENGINEER

EDUCATION

Colorado School of Mines, 1996
Bachelor of Science, Civil Engineering

LICENSED IN:
COLORADO

EXPERIENCE

Brad brings over 23 years of civil engineering experience with the development of Multi-family residential and affordable housing. His technical expertise includes low impact development/sustainable design, drainage analysis, storm detention and flood control facilities, utility design, street and parking lot design, stormwater quality management, erosion control, easement and right-of-way delineation, site grading and earthwork, preparation of engineering studies, technical reports, cost estimates, details and specifications from conceptual phases through final construction documents. Brad has extensive experience interfacing with and leading multidisciplinary design teams, as well as leading the many faceted review and approval processes associated with private, local, state, and federal jurisdictional agencies.

RELEVANT PROJECTS

- Edwards Affordable Housing (Tracts B and K), Edwards, CO.
- The Aubrey Apartments, Highlands Ranch, CO.
- 26th Avenue Apartments, Denver, CO.
- High Rise Apartments at Confluence, Denver, CO.
- Sloan's Lake Flats – Micro-Housing, Denver, CO.
- Denver Art Museum Residences, Denver, CO.
- Aria Denver Mixed-Use Development, Denver, CO.
- 17th and Emerson Lofts, Denver, CO.
- 1830 Gaylord Lofts, Denver, CO.
- Champa Square Lofts, Denver, CO.
- Stout Square Lofts, Denver, CO.
- Park Avenue Lofts, Denver, CO.

BRAD'S ROLE

Brad will be the civil project engineer and will represent Elevation Consulting in planning, design, coordination meetings, construction drawings, construction administration and direct the efforts of the civil engineering team project.

MINA MCCULLOM
CEM SYNENERGY

MECHANICAL ENGINEER

CEO / PROJECT ENGINEER

EDUCATION

Master of Science: Management Science
Stanford University
Master of Science: Mechanical Engineering Building Systems. University of Colorado at Boulder
Bachelor of Science: Aerospace Engineering
California State University at Long Beach

LICENSED IN:
COLORADO

EXPERIENCE

With over 18 years of experience in project management, business development and mechanical engineering, Mina brings her unique understanding of multidisciplinary expertise to deliver efficient building-systems solutions to projects from concept phase to execution. Mina conducted research in energy efficiency in commercial and residential buildings, as well as in effective project management at the National Renewable Energy Lab, the University of Colorado Boulder, and Stanford University.

She served as a Project Manager at Boeing on Cooperative Research and Development Agreements (CRADA) with NREL. These projects integrated cyber security, energy efficiency and renewable energy for Department of Defense–Microgrid Applications. Mina led a team of software, electrical and mechanical engineers to develop a tool that monitors energy consumption and power generation on military bases which can be switched instantaneously to “inland” mode.

RELEVANT PROJECTS

- Ashley Manor, memory care assisted living, Lakewood, CO.
- Ashley Manor, memory care assisted living, Northglenn, CO.
- Denver Housing Authority variety of projects for the last 36 months, on-call.
- 518 Coffman Boulder County Housing Authority, 75 units and 240 parking garage, Longmont, CO.
- 175 PNA - Physical Needs Assessments for Denver Housing Authority, Denver, CO.
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- U.S. Housing and Urban Development Overcoming Barriers to Innovation in the Homebuilding Industry
- 655 Broadway, Affordable Senior Living Apartments, 110 units, Denver, CO.

MINA’S ROLE

Mina will represent SynEnergy, in planning, design, coordination meetings, construction drawings, construction administration and direct the efforts of the MEP Engineering.

WENDY BOOTH
IVY STREET DESIGN

PRINCIPAL

LANDSCAPE ARCHITECT

EDUCATION

Bachelor of Landscape Architecture
College of Agriculture
Cornell University, Ithaca, NY

PROFESSIONAL AFFILIATIONS

Mayors Design Awards: Category: Active Spaces, Project: Backyard on Blake, 2018
Associated Landscape Contractors of CO, Board of Directors, 2004-2008; President 2007
Colorado Green Magazine (award winning trade publication with readership of 10,000), Editor 2012
Front Range Community College Urban Horticulture, Advisory Board, 2006 - 2013

EXPERIENCE

Ivy Street Design was founded in 1992, focusing on innovative landscape architecture that is practical to install and maintain. We have experienced steady company growth ever since. The company's work includes corporate, public, and residential work. Ivy Street Design delivers award-winning work with a positive, team oriented approach. Outside of Ivy Street Design, Wendy served as the lead design instructor at Front Range Community College in Westminster, Colorado from 2006 to 2013. She developed curriculum and taught landscape graphics, landscape/hardscape design and planting design. Wendy has also been a featured speaker for numerous garden clubs and Pro-Green Expo, the premier regional landscape trade show. Topics included history of landscape architecture, grading and drainage and an arm chair tour of Ivy Street Design's many successful projects.

RELEVANT PROJECTS

- Conservatory Metro District - Multi-Acre Subdivision- 2016-ongoing. Aurora, CO.
- Denver Housing Authority - Public Housing Restoration- 2015-ongoing. Denver, CO.
- Backyard on Blake. Denver, CO.
- Hudson Gardens. Littleton, CO.
- Conservatory Metro District. Aurora, CO.

WENDY'S ROLE

As a Landscape Architect, Wendy will work on Collaborative Master Planning, concept site and grading design, ecological and vegetation (landscape) design, entitlement assistance, public outreach, schematic design, design development, and construction documents.

VICTORIA HERRERO-GARCIA
AMBIENT ENERGY

LEED AP BD+C, ENV SP

PROJECT MANAGER / SUSTAINABILITY CONSULTANT

EDUCATION

Master of Science: Sustainable Design Philadelphia University
Philadelphia, P 2014
B.S. Architectural Building Engineering, La Laguna University
Canary Islands, Spain, 2003

PROFESSIONAL AFFILIATIONS

Co-Chair Carbon Leadership Forum Rocky Mountain Hub
Webinar Coordinator Carbon Leadership Forum Community

EXPERIENCE

Victoria facilitates green building certifications, performing daylight analysis, and whole-building life-cycle assessments (WBLCA). She loves wearing many different hats and is always up for a challenge. She has informed sustainability strategies for projects such as the Denver International Airport (DEN) Concourse Expansions, DEN LEED Campus, Denver Water, Denver Zoo, and National Institute of Standards and Technology, among many others. Victoria fulfills her passion for greenhouse gas (GHG) emissions reductions through completing WBLCA and informing design teams on how to select building materials based on their environmental impacts. Victoria has focused her education on building rehabilitation and GHG emissions in buildings.

RELEVANT PROJECTS

- Sunshine Springs, Boulder, CO.
- The Grand, Denver, CO.
- Falcon Ridge, Estes Park, CO.
- Windsor Meadows Phases I and II, Windsor, CO.
- Colorado State University, Aggie Village, Fort Collins, CO.

VICTORIA'S ROLE

Victoria will manage the LEED documentation and quality assurance on this project.

AARON SCOTT
ENERGYLOGIC
SUSTAINABILITY PROGRAMS MANAGER

EDUCATION
Master of Science City Planning
San Jose State University, San Jose, CA

PROFESSIONAL AFFILIATIONS
HERS Rater
ICC Energy Inspector
LEED Green Rater
LEED Quality Assurance Designee
WaterSense Quality Assurance Designee

EXPERIENCE
Aaron has worked at EnergyLogic for over eight years and oversees all sustainability program implementation (LEED, Enterprise Green Communities, NGBS) for EnergyLogic. This includes coordinating proposals with the sales department, providing guidance and expertise to clients on how to achieve sustainability program requirements, tracking sustainability program projects to milestones in the certification process, and overseeing the mentorship, training and ongoing work of our LEED Green Raters. In addition, Aaron serves as LEED Quality Assurane Designee, reviewing internal and external LEED projects for GBCI certification. He has rated over 1500 homes.

RELEVANT PROJECTS
- 1750 Jackson – 207 Units – LEED Platinum
- Resident Hall Six (Spruce Hall) – 250 Units – LEED Gold
- Market Station – 238 Units – LEED Gold
- Parc Mosaic – 236 Units – LEED Gold
- Riverfront (Phase 1) – 36 Units – LEED Gold
- 99 S. Broadway – 238 Units – LEED Gold
- Diagonal Crossings – 250 Units – LEED Gold

AARON'S ROLE
As a LEED Quality Assurance Designee, Aaron will be responsible for the submission of the LEED for Homes Workbook to Green Building Certification Inc. (GBCI) for registration and certification. He will manage the LEED process from design through construction. Aaron provides guidance and expertise to clients on how to achieve LEED program requirements and oversees the ongoing work of EnergyLogic's LEED Green Raters.

JUSTIN GILMORE
GILMORE CONSTRUCTION
PROJECT MANAGER

EDUCATION
Certified OSHA 30 hour and 10 hour
Certified Asbestos, Mold and Lead Awareness
LEAN Design and Construction Bootcamp
Water Mitigation Certification
LEED Training
Master Builder Accounting

EXPERIENCE
Justin brings 20-years of experience in the construction industry. During the preconstruction phase of the project, he will attend pre-design and design meetings, provide 3D and BIM software support for preconstruction personnel in the development of their project estimates, and assist project management in their development of schedules and construction phasing plans. He will provide cost estimating for the preconstruction phase of the project. During the construction phase of the project, Justin will assist the team throughout the project with coordination of architectural and structural drawings, review details and installations, review certain shop drawings for compliance with project documents, constructibility, and project close out.

RELEVANT PROJECTS
- Denver Water Operations Complex Redevelopment Project
- Green Valley Ranch Maintenance Services/Multi-purpose Building
- NREL Campus Exterior Site and Landscape Improvements
- DEN Westin Hotel and Transit Center DFH
- Sun Valley Homes Energy Conservation
- UCHealth Respiratory Radiology Oncology Offices
- DHA Energy conservation and on-call for North Lincoln Homes, 921 Bryant Unit Upgrade, 4031 Shoshone Street, 1355 Kalamath ADA Remodel
- Studebaker Apartments, Denver Housing Authority, 33 units, Denver, CO.
- Poplar Street, 30 affordable apartments, Denver, CO.

JUSTIN'S ROLE
Justin will work with the client and design team to estimate construction costs and ensure that the client's project requirements and deadlines are met during the construction phase.

STEPHEN L. THOMAS
COLORADO CODE CONSULTANT

EDUCATION

Community College of Denver at Red Rocks 1978
Lakewood, CO
Bachelor in Business Administration 1992
University of Phoenix

PROFESSIONAL MEMBERSHIPS AND COMMITTEES

International Code Council

- Codes and Standards Council (2012 – Present).
- Means of Egress Code Development Committee (2003- 2012).
- Means of Egress Code Development Chairman (2009 – 2012).
- Code Technology Committee ad-hoc Committee (2009-present).

International Conference of Building Officials

- Means of Egress Review Committee (1997 – 1999).
- Means of Egress Review Committee Chairman (1998 – 1999).
- Fire and Life Safety Code Development Committee (1995-1997).
- Chairman's Committee on Small Jurisdictions (1992 – 1995).
- Colorado Chapter, Inc. of International Code Council (1979 – Present).
- Code Changes Committee (1981 – Present).

Educational Institute Instructor.

- Chapter President – 1990.
- Board of Director (1979 – 1985).

PROFESSIONAL CERTIFICATIONS **International Code Council (All current)**

- Certified Building Official.
- Building Inspector.
- Building Code Official.
- Building Plans Examiner.
- Housing Code Official.
- Residential Plan Examiner.
- Plumbing Inspector.
- Mechanical Inspector.
- Accessibility Inspector/Plans Examiner.
- Property Maintenance and Housing Inspector.

EXPERIENCE

Stephen has over 40 years of experience in building codes including 21 years as a code official.

STEPHEN'S ROLE

Stephen will be the Building Code and ADA reviewer.

TAB three

QUALIFICATIONS AND REFERENCES

RNN ARCHITECTS' RELEVANT EXPERIENCE
(LAST FIVE YEARS)

- Denver Housing Authority Mariposa Phase II, Design Team with OZ Architecture. Scope: New building, 93 residential units. Denver, CO.
- Denver Housing Authority Thomas Connole - Scope: Selection of Interior Finishes. Denver, CO.
- Denver Housing Authority North Lincoln - Scope: Selection of Interior Finishes. Denver, CO.
- Denver Housing Authority Barney Ford - Scope: Selection of Interior Finishes. Denver, CO.
- Denver Housing Authority Williams - Scope: Residential rehabilitation. Denver, CO.
- Denver Housing Authority Vine - Scope: Residential rehabilitation in an historical area. Worked with Landmark Preservation. Denver, CO.
- Denver Housing Authority Quigg Newton - New playgrounds. Denver, CO.
- Ashley Manor Memory Care Assisted Living - Scope: New building, 16 beds. Northglenn, CO.
- Ashley Manor Memory Care Assisted Living - Scope: New building, 8 beds. Lakewood, CO.
- Boulder County Housing Authority 518 Coffman - Scope: Full Architectural services; New building, 75 residential units and 240 parking garage. 4% tax credit application submittal. Longmont, CO.
- Denver Housing Authority Studebaker - Scope: Full Architectural services on a complete interior renovation of 33 residential units and 4% tax credit application submittal. Denver, CO.
- Denver Housing Authority 655 Broadway - Scope: Complete interior renovation of 96 one-bedroom and 14 studio apartments, preliminary design only and 4% tax credit application submittal. Denver, CO.
- U.S. Housing and Urban Development Overcoming Barriers to Innovation in the Homebuilding Industry

RELEVANT EXPERIENCE - NEW CONSTRUCTION

SOUTH LINCOLN - MARIPOSA PHASE II. DENVER, CO.

Delivery method used: Design-Build
Total SF: 145,000 SF
Value: $17M
Scope of Work: Design team with OZ Architecture
Project Architect: Rebeca Aristizabal and Jerry Boland

Description of Project: The project consisted of four buildings designed to LEED Gold standards: Building "B", Building "D", and two buildings with three townhome units, all located in Denver, CO.

Building "B" was a new four-story building with one level of underground parking, approximately 47,600 total Sq Ft with 33-units. Building "B" also included a 1,600 Sq Ft residential lobby, and 4,000 Sq Ft of restaurant/market area.

Building "D" was a new four-story building with one level of underground parking, approximately 80,800 total Sq Ft, with 54-units. Building "D" also included a 1,550 Sq Ft residential lobby, a 700 Sq Ft art room, and 1,570 square feet of pottery studios.

The townhomes were located in a new three-story building, approximately 4,700 total Sq Ft, with 3-units. Two of the units are identical (and are mirrored) and had three-stories. The remaining unit is two-stories.

Neighborhood Impact:
Part of the Denver Housing Authority master planned community centered around Lincoln park and the Osage transit station. Retail gathering spaces and community outdoor gardens were integrated with the building community as well as the neighborhood community.

Public Outreach:
La Alma Community meetings included DHA residents, and stakeholders. To expedite the design process, the team began conducting a rigorous and comprehensive series of work session charettes; it explored alternatives, and efficiently achieved consensus on all issues from Project Goals, Programming of Arts, production, and display facilities, the character of commercial spaces, to materials and aesthetics of the buildings themselves.

Energy Strategies:
During the design phase. This project was going to be submitted for LEED Certification and Green Building Techniques to be incorporated based on the LEED ND scorecard. The scorecard was incorporated into the contract, and submittals and materials were provided in accordance with each accepted LEED Credit. Minimum energy target for townhomes was net zero and minimum energy target for apartments was 50% energy savings. Minimum water savings required was 20% from baseline. LEED Gold Certification was the minimum goal for the project. Certification included Construction Waste Management and Construction IAQ procedures. This project complied with LEED ND requirements for future certification of the entire neighborhood.

Owner:
Denver Housing Authority
1035 Osage Street
Denver, CO 80204
Contact Person: Ismael Guerrero
Telephone: 720.932.3105
E-mail: iguerr@denverhousing.org

RELEVANT EXPERIENCE - NEW CONSTRUCTION

THE SPOKE ON COFFMAN - HOUSING AND GARAGE STRUCTURE. LONGMONT, CO.

Delivery Method Used: Design-Bid-Build
Total SF: 1.3 Acres
Value: $19M
Scope of Work: Site Entitlement and Full Architectural Services
Project Manager: Bryan Minster **Project Architect:** Jerry Boland

Description of Project: "Boulder Housing Authority" was to develop 518 Coffman Street approximately 1.3-acres into a mixed-use facility and designs are to become an integral part of the City of Longmont's Coffman Street redevelopment-improvement project. The project site is located on the city block along Coffman Street between 5th and 6th Street in the Central Business District.

The "Mixed-Use" facility has an approximate building area of 180k Sq Ft, 240 parking garage spaces, approximately 10,000 Sq Ft of commercial/office space, 75 affordable housing dwelling units (one, two and three bedrooms), leasing office, community room, various resident amenities and building services functions.

The "Residence" portion of the building included a centralized courtyard open to the weather, providing daylight to internally located dwelling units surrounding the courtyard perimeter and provide a gathering space including amenities for residence and private groups to enjoy. This multi-family affordable housing portion of the project will be constructed with conventional wood framing four stories in height as a modular of panelized system.

The proposed structure was designed to accommodate solar panels (PV) integrated into the vernacular of the architecture. The project is in compliance with HUD Guidelines for accessibility and Enterprise Green Communities for sustainability.

The "Parking" structure (post tensioned concrete) is a total of five stories with three primary service areas including parking for residence, the City of Longmont and adjacent property owner. Future tenant occupancies are located on the ground floor level with direct access to the pedestrian alley. The parking deck was designed as a series of trays along Coffman Street to align with the levels of the adjacent residence providing convenient access for persons with a greater need of accessibility. Primary façades of the garage have integral decorative screens enhancing the structures appearance and ramps are located on East side of structure along the North East service alley were visibility is limited.

The primary focus of this facility is the "Pedestrian" and their interactive relationship to the City of Longmont. A key feature of this project is accessibility to the Central Business District providing convenient connectivity for all service areas of the parking garage (Public, Private Business and Residences) from Coffman Street to Main Street through the parking garage at ground floor level. This physical connection will be experiential as the pedestrians circulate both vertically and horizontally through the building and site. The features of the pedestrian connections are strategically planned to provide both a visual and physical relationship to the City of Longmont urban fabric downtown and surrounding features.

Neighborhood Impact:
This project is located immediately adjacent to downtown Longmont, close to County services, a vibrant job market within walking distance of transit stations. It was closely linked to, and extends an east-west pedestrian way, that links neighborhoods from the east and west to Main street. The link literally goes through this project development.

Energy Strategies:
Are based in "Enterprise Green Communities Criteria" and Energy Star with photovoltaic renewable energy.

Owner:
Boulder County Housing Authority
2525 13th Street, Boulder, CO 80306
Contact Person: Justin Lightfield
Telephone: 720.481.0151
Email: jlightfield@bouldercounty.org

RELEVANT EXPERIENCE - NEW CONSTRUCTION

655 BROADWAY - AFFORDABLE SENIOR LIVING APARTMENTS. DENVER, CO.

Delivery Method Used: Design - Bid - Build
Total SF: 87,000 SF
Value: $15 M
Scope of Work: Preliminary design and 4% tax credit application submittal.
Project Manager: Bryan Minster. **Project Architect:** Jerry Boland

Description of Project: DHA purchased a property located at 655 Broadway previously owned by Denver Health. This existing ten story medical office building was redeveloped to accommodate 96 one-bedroom and 14 studio apartments, common area functions, leasing office and connectivity to Cherry Creek Trail. Existing building systems and components are to be replaced including mechanical, plumbing, electrical, curtain wall/glazing façade (contains asbestos), roofing and interior partitions. The building's super-structure remained but required some structural remediation. Also, many of the existing project site features required reconfiguration to accommodate new programmatic elements, and/or removed/repaired/modified to be code compliant and/or functional.

Owner:
Denver Housing Authority
1035 Osage Street, Denver, CO 80204
Contact person: Chris Jedd
Telephone: 720.932.3155
e-mail: cjedd@denverhousing.org

Energy Strategies:
Are based in "Enterprise Green Communities Criteria." The Energy Star compliant.

RELEVANT EXPERIENCE - NEW CONSTRUCTION

ASHLEY MANOR, MEMORY CARE ASSISTED LIVING. NORTHGLENN, CO.

Delivery Method Used: Design-Bid-Build
Site Area: 0.98 Acres
Total SF: 12,000 SF
Value: $1.6M
Scope of Work: Flood plain mitigation, stormwater control, land entitlement process, re-zoning, PUD and full architectural services.
Project Manager: Rebeca Aristizabal **Project Architect:** Jerry Boland

Description of Project: The project consisted of two buildings. Each building had 16 beds, an office, ADA bathrooms, full kitchen, entertainment and dining areas, outdoor community area with an exercise loop, well landscaped.

Owner:
Ashley Manor
4334 N Bright Angel Ave
Meridian, Idaho 83646
Contact Person: Keith Fletcher
Telephone: 208.376.7298
Email: kfletcher@ashleycares.com

Energy Strategies:
Low consumption fixtures and luminaires. 2015 International Energy Compliance Code (IECC) compliant. Energy Star windows and appliances.

DENVER HOUSING AUTHORITY PLAYGROUNDS

QUIGG NEWTON HOMES. DENVER, CO.

Delivery Method Used: Design-Build
Total SF: 12,500 SF (total of four playgrounds of active play and fitness area)
Scope of Work: Full Architectural Services
Project Architect: Rebeca Aristizabal and Jeff Lakey

Description of Project: Denver Housing Authority's Quigg Newton Homes in Northwest Denver comprises 380 units of below market housing. Over several years, four primary children's playgrounds deteriorated until they had to be fully removed. RNN Architects, Inc. prepared construction and installation documents for replacement with current equipment provided by local manufacturer's representatives. The design included both rubberized safety surfacing and engineered wood fiber surfacing according to the activity and intensity of use.

Neighborhood Impact:
The community includes a large percentage of families with younger children. The grounds and landscape are flat and developed with lawns and trees, providing large activity areas for running, roaming, and free play. The new playground equipment is intended to foster 3D activities and develop different motor skills than open areas provide. It is expected that the fitness sites for adults and play sites for children will foster a sense of community pride, create a place for casual socializing, and develop physical skills and exercise in each resident.

Owner:
Denver Housing Authority
1035 Osage Street
Denver, CO 80204
Contact Person: Wayne Taunton
Telephone: 720.932.3094
E-mail: wtaunt@denverhousing.org

RELEVANT EXPERIENCE - NEW CONSTRUCTION

U.S. HOUSING AND URBAN DEVELOPMENT

Overcoming Barriers to Innovation in the Homebuilding Industry, Denver, Colorado and Washington, DC

Delivery Method Used: Consulting
Site Area: Various
Total SF: National
Value: $200,000
Scope of Work: Development of a more efficient and cost effective method of creating public housing
Project Manager: Rebeca Aristizabal **Project Architect:** Bryan Minster

Description of Project: This national project will influence federally funded public housing projects public policy within the United States and its territories for decades to come. RNN Architects, Inc. partnered with the U.S. HUD to bring the nation's foremost experts in construction technology to study and analyze the problem to develop and implemented at a faster, more efficient, cost effective method of public housing within the United States.

Project Elements:

- Education - Focus on the need for systemic education of the housing industry in conventional and innovative technologies within the public housing industry structure.
- Risk - Address and define potential liabilities that companies face when adopting or incorporating new technologies.
- Fragmentation of the industry - Define and isolate a fragmented system that restricts peer interaction resulting in inconsistent terminology that causes gaps in technical expertise and increases reluctance to that incentivize economic decisions in detrimental ways.
- Behavioral Factors and Biases - To address cognitive and behavioral factors that may cause homebuilders or consumers to make suboptimal decisions that then manifest in behavioral economics.
- Literature Review and Panel Preparation - Perform an extensive set of reviews of literature pertaining to barriers to innovation in residential construction innovations.
- Barrier Panels - Convene multiple panels of the most recognized public and academic experts within the building technology industry and coordinate and administer national panels and think-tanks.
- Final Report and Research Agenda - Recommend strategies for HUD to disseminate information on the project to interested parties in the industry and may be utilized for reasonable potential for HUD to influence through public policy interventions.

Owner:
HUD office of Affordable Housing Research & Technology Division
Contact Person: Luis F. Borray, AIA
Telephone: 202.402.5889

TAB four

METHODOLOGY AND APPROACH

RNN ARCHITECTS' APPROACH TO THE PROJECT

Our attention to detail, skilled planning and responsive nature has resulted in a heritage of success for our clients. At RNN Architects, Inc., we work with clients very directly and we tailor a project's approach to your specific situation and constraints.

RNN Architects, Inc. provides clients with expertise throughout the project life cycle, from feasibility studies and scope documents to design conception, construction management and post-construction evaluations.

Referrals, endorsements and repeat project work has earned us a level of trust we are grateful for. At RNN Architects, Inc. we work hard to preserve that trust. Our reputation for thorough planning, clear scope definition and diligent execution is earned on every project. This combination achieves success within budget and on schedule.

Integrated Architecture Experience at Work:
At RNN Architects, Inc., nothing is taken for granted. The needs of our clients demand a unique approach which yields a carefully tailored plan. We strive to build confident and trustworthy relationships with our clients. We believe that successful and trustworthy partnerships enhance the lives of those who are part of the project.

We constantly strive to understand, and work toward, our clients' project objectives and goal. The core values of our company are based on the belief that there is nothing more important than the long-term relationships we build with organizations that share the same values. We've applied these principles to every project for organizations including low income housing, multi-family mixed-use, and governmental facilities. Repeat business and referrals has been our most valuable measure of success.

A Passion for Problem Solving and a Desire for Details:
Each assignment is different and every client wishes to achieve the best quality project within a given budget and schedule.

We work with clients on very large and very small projects. The size is less important than our desire to bring value to the project. Building long-term relationships in which the client reaches their goals effectively and without compromise is of paramount importance.

"Currently, more than 90% of our work is from satisfied repeat customers."

RNN ARCHITECTS' APPROACH TO THE PROJECT

We take pride in the fact that our architects and sub-consultants have a clear appreciation of the client's challenges. With that understanding, background and experience, we have implemented a quality assurance system with checks and balances that has proven to be very beneficial and successful, for our team and our clients.

The Work to be Done:

The site of the future **Town of Frisco** Granite Street Workforce Housing was previously used as a mobile home park to provide affordable housing for CDOT employees. The property is located one block south of Main Street in downtown Frisco. It is approximately 0.58 acres and is located in the Central Core District with an alley along one side of the lot. As a result of it's location within the CC District, the property is subject to the Residential Development Standards which promote high quality development to enhance neighborhood character and overall walkable streetscape design. These standards outline minimums on scale, mass, architectural style, materials and design characteristics to reflect the established design style of the area. The size, setback and building height, as well as parking requirements are a primary focus for the design. Maximum density of the 25,300 sq. ft. property of 20-25 units will be considered, along with the parking requirement, visitor parking spaces, and accessible parking spaces. The Town zoning requirement of 40 feet building height, bulk plane and step back requirements also need to be considered in the planning.

The town's aesthetic goal is to design the facility to have a housing feel that fits the established town character. This is a facility that will have exposure to a large number of local and international guests as well as the full time residents, so its visual appearance and reflection of the town's mountain resort style is important.

Project Challenges:

- Affordable housing to combat the mountain resort communities high housing costs without compromising design style and quality.
- Achievement of LEED Gold from the **Town of Frisco's** Sustainable Building Code.
- Reduction of emissions from building energy use to 21% by 2030 and 35% by 2050.
- Achievement of 100% renewable energy sources by 2035.

Philosophical Approach to Teamwork:

Great design is about people. Our design philosophy always begins with that in mind. Teamwork makes the project a success. Teamwork with the Town and community, as well as teamwork with our consultants is especially critical in the preliminary phases of the project to identify concerns, needs, and priorities regarding the vision of the project and local area. Our approach includes everyone in the process to recognize important issues and deliver meaningful and complete solutions.

RNN ARCHITECTS' APPROACH TO THE PROJECT

Our Design Approach:

First, the RNN Architects, Inc. design team will re-confirm the design program of the client both for the building interiors and exteriors as well as for the site. A review of the Town's Unified Development Code will be made and compared to the program designed to fulfill the community future residents' needs.

Second, site development will be thoughtfully planned to assist proper drainage quality and quantity to mimic the mountain's surrounding aesthetic, and soften the overall effect of views into the site. The approach is to achieve an ecological aesthetic by creating an intact riparian corridor.

The arrangement of the building on the site will be considered. Large and small vehicle circulation and site storage of select vehicles will be thoughtfully arranged. RNN Architects, Inc. will explore planning opportunities to take advantage of the site's natural features for residents' amenities.

RNN Architects, Inc.'s design efforts will be closely coordinated with the **Town of Frisco's** planning department for stormwater management as well as utility management and traffic management for the best design practices for the site. The **Town of Frisco's** building department and the Copper Mountain Fire Department will be engaged early on for building design and systems coordination. RNN Architects, Inc. thinks establishing a good relationship with these agencies, from the start of design, will lead to an effective project outcome.

Third, the interiors of the building will be appropriate for the functions within: durable and sustainable with as little maintenance as possible, with areas that are comfortable and conducive to an efficient and enjoyable living environment. Lighting (including use of natural light), acoustics, heat/cool comfort and spaces that are pleasing to the eyes are important. Modern technologies for communication internally and externally and to support employee training will be built in.

Fourth, RNN Architects, Inc. and SynEnergy will design the best, most cost effective mechanical systems to provide a comfortable environment while using the most cost effective systems giving the **Town of Frisco** effective use of its budget.

"Our collaborative approach, team structure, and proven processes insure the Town of Frisco that, through our single point of contact, communication will begin and will remain clear, strong, and effective."

RNN ARCHITECTS' APPROACH TO THE PROJECT

RNN ARCHITECTS, INC.'S PROCESS

Pre-design Phase

- Lead a kickoff meeting with the design team and the **Town of Frisco** Town Council to ensure the team is integrated early in the process. This will enhance the project team's overall collaboration for the entire duration of the project.
- Assist in developing/documenting the owner's project requirements and crystallizing the scope of the project and process for the full team in a design charettes; goal is to understand the measurable outcomes as we begin our work.
- Review and identify any operational or management influences that can be favorably modified before design starts. The focus will include: level of usage, operational simplicity and clarity, long- term support required, impact on users or occupants.
- Develop a design schedule incorporating milestones to streamline tasks and integrate with the **Town of Frisco's** overall schedule.
- Present three schematic design options for the Town's review.

Design Phase

Successful projects require early planning and adherence to schedule. RNN Architects, Inc. will lead the design kick-off meeting and associated progress meetings to ensure the A/E team is following and meeting the requirements set forth by the Town's scope of work.

- Research relevant prior documents, plans, specifications, and design standards such as the Summit County Housing Needs Assessment, the CDOT Feasibility Analysis, and the **Town of Frisco** Unified Development Code to ensure compliance with the **Town of Frisco's** standards.
- Weekly coordination with cost estimator.
- Weekly A/E coordination meetings with the **Town of Frisco.**
- Daily in-house design staff coordination.
- Quality control maintained through meetings with in-house team of CAD/BIM operators and specification writer.

Cost Estimate, Quality Control and Quality Assurance

Cost Estimate: Our team conducts a construction cost estimate on each phase of the project. Feedback will be given to the cost estimator regarding the appropriateness of the items within the estimate.

"RNN Architects, Inc. is organized for responsive efficient delivery. We are cost effective and are able to mobilize quickly."

The draft review also serves as a tool to alert the team to specific items in the project that may unnecessarily add to the project cost, allowing changes to be made (or options considered) before a formal submission. This process aids in the overall budget control process.

Quality Control (QC): Technical reviews are completed by the senior discipline checker for each milestone. Our checkers also assess previous review comments to verify that they have been addressed.

Quality Assurance (QA): The Team's QA Process is integral to our way of doing business. We implement our quality policy by training our project/task order managers and personnel to conduct third party reviews.

Construction Phase

RNN Architects, Inc. routinely maintains open dialog and communication with the contractor and regularly visits the work sites. Keeping a good working relationship and rapport with the contractor enables the team to collaborate on issue resolution, which brings a more positive outcome to the project.

We insist that contractors follow our specifications and drawings without prior approval of deviations. If the contractor finds an alternate way to save money on the project, we are willing to listen to them, providing it can still accomplish the **Town of Frisco's** goals and objectives, at the level of quality and price desired. We promote open communication with the contractor through:

- Site visits and construction meetings to include representatives from the **Town of Frisco,** the general contractor and subcontractors, and the A/E team. This builds team collaboration, reveals new project insight, and ensures the likelihood that the project stays on schedule and on budget.
- Review of submittals, shop drawings, materials samples, as required in the construction contract and assist in identifying any areas or issues that do not conform to the design documents and specifications.

TAB five

UNDERSTANDING OF FRISCO

RNN ARCHITECT'S UNDERSTANDING OF FRISCO

The **Town of Frisco** has, in the last 30 years, become not only a gateway to the best recreation mountain areas of Colorado, but has become a "destination" in itself. The historic Downtown Core District with its great mix of retail, restaurants, entertainment, and housing, has become a favorite place to be. The town has maintained its rich architectural heritage and holds high standards for new development. Being inclusive of their residents in the design process only furthers these values.

The **Town of Frisco** recognized, years ago, that there was a lack of affordable housing in Summit County. As the **Town of Frisco** has become a year-round vacation/recreation destination and has, for some time now, seen an enriched economy, the availability of workforce and affordable housing is increasingly more in demand and less in reach. Along with CDOT, its partner in this development, the **Town of Frisco** has recognized that a service workforce, of average salary, cannot be attracted and retained long-term, and has led to highway maintenance and other service sector employment shortfalls. The **Town of Frisco** and the surrounding areas have become proactive in filling in this housing gap.

The **Town of Frisco** is on a rigorous path to reduce emissions and energy use to becoming a 100% renewable energy town by 2035. This project will have State-mandated LEED Gold as its minimum standard for energy use and environmental responsibility. Also, the **Town of Frisco** has set its own aggressive benchmarks for emissions reductions by 2035 and 2050.

We, as a design team, are fully committed to fulfilling the **Town of Frisco's** vision for this residential project. We believe in *Beautiful Architecture* that is durable, energy efficient, functional at the highest levels, and takes advantage of all the best building innovations that the industry has to offer. All assembled at a reasonable price. The **Town of Frisco** is one of our team's favorite places in Colorado. We not only appreciate these values but will to the best of our abilities to "deliver results beyond expectations."

Process

- First: "Listening carefully" to the Owners and Town Residents. Setting our goals to align with your goals and assist you in making the hard decisions, sound decisions with science to back it.
- Second: Publish a Working Plan of action that builds in Quality Assurance to measure the success of every step. We have reviewed the Town's Zoning Code, Unified Development Code, Strategic Plan, as well the Design and Development process to insure we thoroughly understand the necessary steps be followed.
- Third: We will take our queues from the Town's history and weave into that fabric a piece of appropriate, mountain architecture that the residents/owners can take pride in for years.
- Fourth: We have a wide assortment of tools at our disposal to aid in imaging what this project could be and the ability to share real-life visioning with the Planning Committee, Town Council and Community. As well, we have an exceptional team of designers/engineers that know well the

bones of a residential project like this that will build a platform to free us to imagine at a higher level.

- Fifth: We have brought into the team the best Building Performance, Applied Science and Energy Rating Companies in Colorado. Using real science, with over a hundred multi-family projects under their collective belts:,we will have at our shoulder the best of the best. With these members we can confidently analyze and measure energy use and water use as we craft schematic design options in the beginning of the process, and guarantee results with energy quality control measures during construction to the end of the build phase.

TAB six

ADDITIONAL ITEMS

ADDITIONAL ITEMS

MUNICIPAL AND PUBLIC OUTREACH EXPERIENCE

RNN Architects, Inc. has extensive experience working with municipalities and local constituents to achieve a collaborative design in the execution of public and subsidized housing management and operations. Close interaction with our clients and their end user community is a critical step in identifying concerns, needs, and priorities regarding the vision of the area. During the design process, the team conducts a rigorous and comprehensive series of work session charrettes to explore alternatives. We efficiently achieve consensus on all issues from project goals, programming of arts, production and display facilities, and the character of commercial spaces, to materials and aesthetics of the buildings. RNN Architects, Inc. has worked with the following agencies:

- Department of Commerce – NIST
- Denver Housing Authority
- Arapahoe County
- Boulder County Housing Authority
- Denver Public Schools

LEED GOLD CERTIFICATION

Sustainability through innovative and creative design influences our entire practice. Many of our projects have involved LEED Green or Gold, Enterprise Green Communities, and Green Globes design. RNN Architects, Inc. has worked with LEED certifications on a number of recent projects. Our process includes an early start on assigning responsibility throughout the team for meeting relevant criteria. In this conversation we estimate the achievability of key criteria and points on a team basis so we can give our client an estimate of the score that may be obtained in the standard. Our projects emphasize and integrate a sustainability approach and consider the building and its immediate environment. We review access to open space, public transportation, landscape as a building shelter, efficient irrigation, water re-use, and storm water management that extends drainage time-on-site for landscape use. In all our housing projects we challenge ourselves to improve building performance, and, at a minimum, pursue Energy Star program requirements.

RNN Architects, Inc. is presently designing several housing projects under the LEED ND scorecard. Our team has developed an “Integrated Project Delivery” approach to ensure we exceed the minimum requirements identified in the criteria. We then confirm it with the use of performance modeling software prior to construction. In each project, commission requirements are established to ensure the design is constructed, inspected, and tested to meet certification requirements. Post-occupancy energy consumption is monitored to reasonably evaluate long-term building performance.

Creative and Sustainable Project Design

RNN Architects, Inc. is the Architect of Record for many projects that involve innovative design with sustainable elements. We turn creative ideas into design that meets the client’s needs and goals to

ADDITIONAL ITEMS

achieve an effective and desirable environment. These elements can be found in every aspect of the design, from interiors, landscaping, water use, roofing and lighting products, to parking.

Examples of projects that included sustainable design are:

Boulder County Housing Authority - 518 Coffman Street, Longmont - Development of 1.3-acres into a mixed-use facility including multi-family affordable housing as an integral part of the City of Longmont's Coffman Street redevelopment-improvement project. Energy design strategies included elements to qualify for "Enterprise Green Communities Criteria" and *Energy Star.* Design elements included:

- Rain garden provides water for Green Gardens certification
- Rooftop solar panels
- No VOC products in carpeting/flooring
- Charging stations
- Higher level of accessibility
- Use of downlight fixtures to reduce light pollution
- Non-smoking facility
- Stormwater management and water quality solutions
- Energy Star appliances
- Low flow toilets
- Recycle coordination on demolition of existing facility

South Lincoln Mariposa II - Project consisted of four townhome and apartment buildings designed to LEED Gold standards as part of the Denver Housing Authority master planned community centered around Lincoln park and the Osage transit station. Sustainable design requirements included:

- Net zero energy for the townhomes, and 50% energy savings for the apartments
- Minimum water savings required was 20% from baseline
- LEED Gold certification included construction waste management and construction IAQ procedures
- Project designed to LEED ND requirements for future neighborhood certification

ADDITIONAL ITEMS

Gilpin Public Health and Human Services Building - Adaptation of an existing municipal building to an improved facility in order to qualify for Green Globes and DOLA requirements. Presentation of three design options was required to obtain the Green Globes certification. Sustainable design elements included:

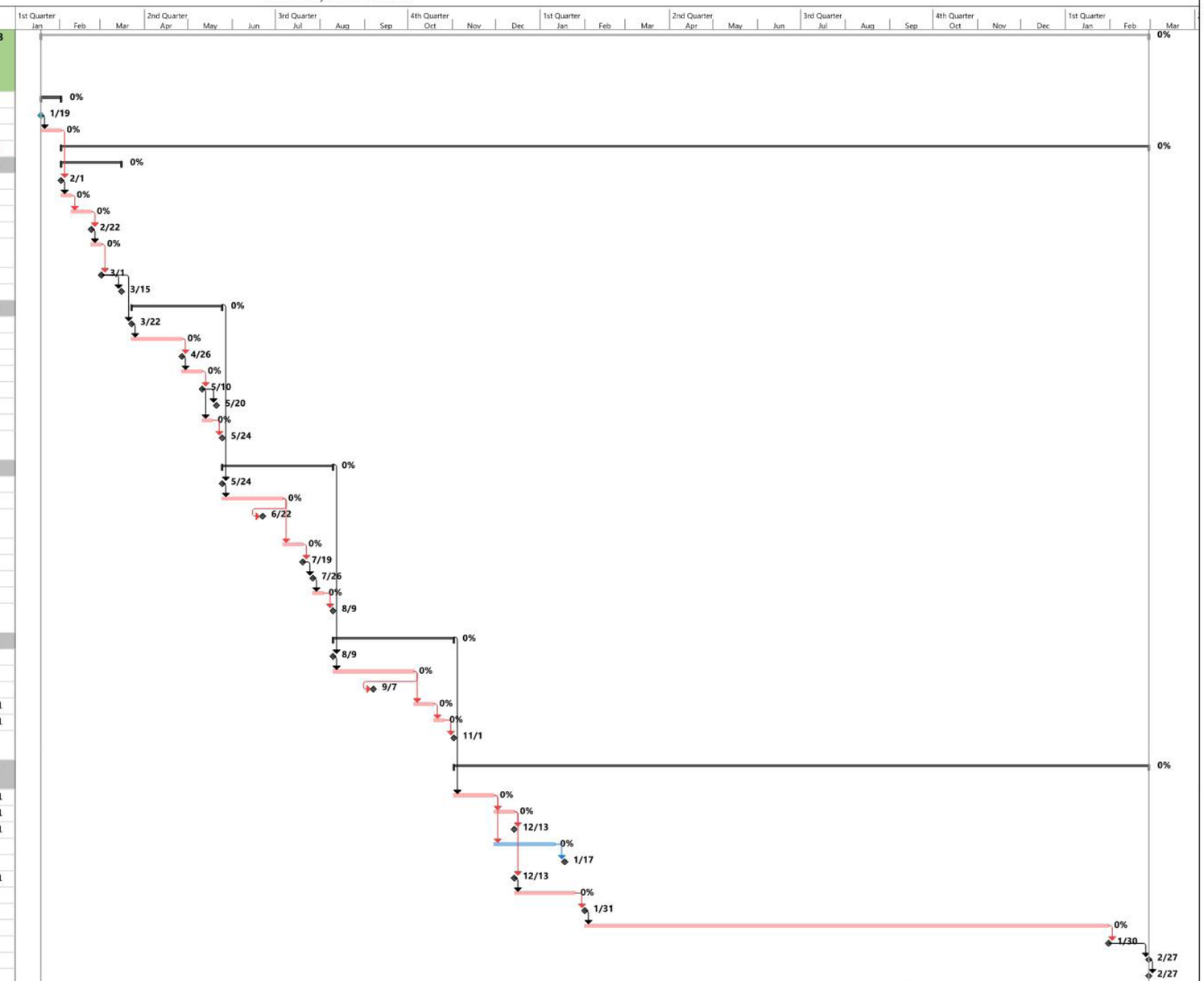
- Day lighting
- On-site septic for sanitary waste and gray water
- Onsite well for fire protection
- Covered adjacent parking for shuttle access
- Photo voltaic solutions on south facing side of the building
- High performance mechanical systems
- New lift system between the two levels
- Reused 50% of the existing natural materials from the site for retaining walls
- Minimized site demolition of existing natural landscape to maintain stormwater management system

TAB seven

SCHEDULE

Granite St Project Schedule 20-1218

ID	Task Name	Duration	Start	Finish
0	**Town of Frisco Granite Street Workforce Housing Tentative Project Schedule 20-1218 (Note: Duration column is based on work week being 5 business days per week)**	**550 days**	**Tue 1/19/21**	**Mon 2/27/23**
1	**CONTRACT PREPARATION AND PROJECT MOBILIZATION**	**10 days**	**Tue 1/19/21**	**Mon 2/1/21**
2	Anticipated Notice to Proceed Date	0 days	Tue 1/19/21	Tue 1/19/21
3	Execution of contracts	10 days	Tue 1/19/21	Mon 2/1/21
4	**DESIGN, PERMITTING, BIDDING, CONSTRUCTION TASKS**	**540 days**	**Mon 2/1/21**	**Mon 2/27/23**
5	**Task 1 - Conceptual Design Phase**	**30 days**	**Mon 2/1/21**	**Mon 3/15/21**
6	Kick-off meeting	0 days	Mon 2/1/21	Mon 2/1/21
7	Existing Conditions and Program Development Period	5 days	Tue 2/2/21	Mon 2/8/21
8	Prepare Conceptual Development Scenarios Period	10 days	Tue 2/9/21	Mon 2/22/21
9	Review Meeting	0 days	Mon 2/22/21	Mon 2/22/21
10	Prepare Summary of Project Goals and Housing Strategies Period	5 days	Tue 2/23/21	Mon 3/1/21
11	Presentation to Town Council	0 days	Mon 3/1/21	Mon 3/1/21
12	Community Outreach or Public Meeting - by Owners	0 days	Mon 3/15/21	Mon 3/15/21
13	**Task 2 - Schematic and Design Development Phase**	**45 days**	**Mon 3/22/21**	**Mon 5/24/21**
14	SD Phase Kick-Off Mtg (Task 1 Outcome Review)	0 days	Mon 3/22/21	Mon 3/22/21
15	Prepare Schematic Design Deliverable	25 days	Tue 3/23/21	Mon 4/26/21
16	Schematic Design Progress Review Meeting	0 days	Mon 4/26/21	Mon 4/26/21
17	PEER/Owner Review of Documents Deliverable Period	10 days	Tue 4/27/21	Mon 5/10/21
18	Submit Sketch Plan for Major Site Plan Review	0 days	Mon 5/10/21	Mon 5/10/21
19	Presentation to Planning Commission for Sketch Site Plan	0 days	Thu 5/20/21	Thu 5/20/21
20	Preliminary Construction Cost Estimating Preparation	5 days	Tue 5/11/21	Mon 5/17/21
21	Present to Town Council Preliminary Cost Estimate and Construction Strategies	0 days	Mon 5/24/21	Mon 5/24/21
22	**Task 3 - Final Design Development Phase**	**55 days**	**Mon 5/24/21**	**Mon 8/9/21**
23	DD Phase kick-off Meeting (Task 2 Outcome Review)	0 days	Mon 5/24/21	Mon 5/24/21
24	Develop Final Design Drawings Period	30 days	Tue 5/25/21	Mon 7/5/21
25	Progress Meeting to Review Major Site Plan Development	0 days	Tue 6/22/21	Tue 6/22/21
26	PEER/Owner Review of Document Deliverable period	10 days	Tue 7/6/21	Mon 7/19/21
27	Submit Plans for Major Site Plan Review	0 days	Mon 7/19/21	Mon 7/19/21
28	Presentation to Planning Commission for Major Site Plan	0 days	Mon 7/26/21	Mon 7/26/21
29	Update Construction Cost Estimate	5 days	Tue 7/27/21	Mon 8/2/21
30	Present to Town Council Updated Construction Cost Estimate	0 days	Mon 8/9/21	Mon 8/9/21
31	**Task 4 - Construction Drawings/Spec (80%) Phase**	**60 days**	**Mon 8/9/21**	**Mon 11/1/21**
32	CD Phase kick-off (Task 3 Outcome Review)	0 days	Mon 8/9/21	Mon 8/9/21
33	Develop 80% Construction Drawing/Specs Period	40 days	Tue 8/10/21	Mon 10/4/21
34	Progress Meeting to Review Construction Documents	0 days	Tue 9/7/21	Tue 9/7/21
35	PEER/Owner review period	10 days	Tue 10/5/21	Mon 10/18/21
36	Update Construction Cost Estimates	5 days	Tue 10/19/21	Mon 10/25/21
37	Present to Town Council Updated Construction Cost Estimate	0 days	Mon 11/1/21	Mon 11/1/21
38	**Task 5 - Construction Drawings/Spec (100%), Bidding Negotiation and Construction Administration Phase**	**345 days**	**Tue 11/2/21**	**Mon 2/27/23**
39	Develop 100% Construction Drawings/Specs Period	20 days	Tue 11/2/21	Mon 11/29/21
40	PEER/Owner Review Period	10 days	Tue 11/30/21	Mon 12/13/21
41	Issue Documents for Permitting	0 days	Mon 12/13/21	Mon 12/13/21
42	Anticipated Buidling Dept Review and Response Period	30 days	Tue 11/30/21	Mon 1/10/22
43	Anticipated Date to Receive Building Permit	0 days	Mon 1/17/22	Mon 1/17/22
44	Issue Documents for Bidding	0 days	Mon 12/13/21	Mon 12/13/21
45	Anticipated Bid Due Date	30 days	Tue 12/14/21	Mon 1/24/22
46	Anticipated Date to issue notice to proceed	0 days	Mon 1/31/22	Mon 1/31/22
47	Construction Administration Period	260 days	Tue 2/1/22	Mon 1/30/23
48	Substantial Completion Date	0 days	Mon 1/30/23	Mon 1/30/23
49	Final Completion Date	0 days	Mon 2/27/23	Mon 2/27/23
50	Certificate of Occupancy Date	0 days	Mon 2/27/23	Mon 2/27/23



Critical | Task | Manual Task | Duration-only | Baseline Milestone | Summary | External Tasks | Inactive Milestone
Critical Split | Split | Start-only | Baseline | Milestone | Manual Summary | External Milestone | Inactive Summary
Critical Progress | Task Progress | Finish-only | Baseline Split | Summary Progress | Project Summary | Inactive Task | Deadline

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TAB eight

RATE SCHEDULE

December 18, 2020

Ms. Eva Henson
Town of Frisco
1 Main Street
PO Box 4100
Frisco, Colorado 80443
E-mail: EvaH@TownofFrisco.com

Re: Architectural and Engineering Services for 619 Granite Street Workforce Housing, Town of Frisco, Colorado.

Dear Ms. Henson:

We appreciate the opportunity to provide a fee proposal for the referenced project. It is our understanding we will be providing architectural and engineering services for property development of approximately .58 acres to accommodate an CDOT workforce housing located within Frisco Central Core (CC) District.

A. General scope of services:

Provide architectural and engineering services for the following disciplines architectural, civil, traffic study, landscape/Irrigation, structural, mechanical, electrical, plumbing, LEED Gold sustainability coordination, interior design, acoustical, construction cost estimator, code compliance, HERS rater design reviews, and specifications. Basic Services to be provide included in this proposal are based on "TOF CDOT Housing RFP" dated November 17, 2020, "Addendum #1-Questions and Answers" dated December 11, 2020 and "Addendum #2 – Task 5 Scope" dated December 11, 2020.

Basic Services

- **Task 1** – Concept Design Phase:

  Outline of Tasks:

  1. Existing Conditions Analysis and Program Development – The Owner will provide existing conditions/topographical survey, geotech report, title report, zoning information, and other policy documents relevant to this project (town goals and CDOT goals) for review and analysis by the Consultant.
  2. Development Scenarios – The Consultant will develop project program options outlining the unit types, density, phasing, and other design

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considerations. Contractor will provide illustrative plans and perspective renderings to depict options for the project.

3. Summary of Project Goals and Housing Strategies – An outline of 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 Town Council.
4. Community outreach or public meeting – by Owners.

Deliverables:

1. Illustrative plans and renderings for up to three development scenarios.
2. Summary document outlining project goals and programing, key issues, etc.

Task 2 – Schematic and Design Development Phase

Outline of Tasks:

1. Develop Schematic drawings based on the approval and outcomes from Phase 1. Plans should be based on the approved Concept Plan and Project Program and incorporate feedback from Owners. Schematic drawings will be reviewed and approved by Owners prior to step 2, below.
2. Submit Sketch Plan for Major Site Plan Review – The Consultant will develop plans, in accordance with the submittal requirements, for a Sketch Plan review by the Planning Commission. Specific Requirements can be found in Unified Development Code §180-2.5. This is a required, informal review to 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 that may include the following a. Cost Estimate that includes building and site development costs b. Analysis of different construction materials and cost implications for design, such as wood, steel, or masonry c. High Performance Building strategies to achieve required LEED ratings and compliance with, or exceedance of, the Frisco Sustainable Building Code.

Meetings:

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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 Town Council of Preliminary Cost Estimate and Construction Strategies.

Deliverables:

1. Schematic Design Plan set for internal review.

Task 3 – Final Design Development Phase

Outline of Tasks:

1. Develop Final Design drawings based on the approval and outcomes from Phase 2. Plans should be based on the approved Sketch Site Plan and incorporate feedback from Owners.
2. Submit plans for Major Site Plan Review – The Consultant will develop plans, in accordance with the submittal requirements, for a Major Site Plan review by the Planning Commission. Specific Requirements can be found in Unified Development Code §180-2.5. This is a required, final review to 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 bedroom 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 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:

1. Major Site Plan set for internal review.
2. Submittal Plan Set and supporting documentation for Major Site Plan review.
3. Updated summary of estimate of probable construction costs.

Task 4 – Construction Drawings

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Outline of Tasks:

1. Develop 80% Construction Drawings and Specifications based on the approval and outcomes from Phase 3. Plans should be based on the approved Major Site Plan and incorporate feedback from Owners. 80% Construction drawings shall at minimum include the following:
   a. Civil Engineering Drawings that include site plan, grading plan, utility plans, storm water management plans, landscape plans, and associated details
   b. Architectural drawings that include floor plans, ceiling plans, elevations, wall sections and associated details. The design shall be in accordance with locally adopted building codes and ADA requirements
   c. Structural drawings that include foundation plans, framing plans and associated details
   d. Mechanical, Electrical and Plumbing drawings that include the HVAC system proposed for the project, plumbing plans including domestic water and sewer connections and proposed fixtures, and electrical plans including power and lighting plans and associated one-line diagrams and coordination with the electrical utility provider
   e. Outline Specifications that describe the products, materials, and equipment. These should be of sufficient detail to provide a detailed cost estimate for the project
2. Updated Cost Estimates. At this stage the cost estimate should consist of a division break out of costs using MasterSpec Format divisions, which is the standard that is used most often for formatting construction specifications (Construction Specifications Institute).

Meetings:

1. Progress meeting to review outcomes from Phase 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:

1. Progress meeting to review outcomes from Phase 3.
2. Progress meeting to review Construction Doc updates.
3. Final estimate of construction costs and implementation recommendations.

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Add Alternate to Basic Services

- **Task 5** – Construction Drawings 100%, Permitting, Bidding and Construction Administration. This task is presented as an add-alternate and fees have been itemized if fee schedule and are not included in the basic services. It is understood the Owners will consider award of Task 5 following the conclusion of Task 4.

  Outline of Tasks:

  1. Develop 100% Construction Drawings and Specifications, bid documents, and stamped permit drawings that address all code issues brought up during code review, including the following:
     a. Civil Engineering Drawings that include site plan, grading plan, utility plans, storm water management plans, landscape plans, and associated details
     b. Architectural drawings that include floor plans, ceiling plans, elevations, wall sections and associated details. The design shall be in accordance with locally adopted building codes and ADA requirements
     c. Structural drawings that include foundation plans, framing plans and associated details
     d. Mechanical, Electrical and Plumbing drawings that include the HVAC system proposed for the project, plumbing plans including domestic water and sewer connections and proposed fixtures, and electrical plans including power and lighting plans and associated one-line diagrams and coordination with the electrical utility provider
     e. Outline Specifications that describe the products, materials, and equipment.
  2. Construction administration including submittal review and addressing requests for information (RFIs).

  Deliverables:

  1. Permitting and Bidding Drawings and Specifications

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B. Items not Included (service identified can be provided as an additional service if requested):

- Any required material testing of any kind
- Onsite and or off-site stormwater detention designs
- Jurisdictional fees for entitlements and permitting
- ALTA Survey and or improvement Survey Plat
- Energy performance modeling
- Offsite stormwater detention, water quality, and or infrastructure system designs
- Pot holing of existing utilities
- Public sanitary capacity, public storm sewer capacity, traffic impact or potable water line hydraulic analysis, designs and or demand studies.
- Control/traffic signal designs
- Lift station/pump and or underground detention facility design
- Sand-oil interceptor or grease trap designs
- Plan and profile drawings of existing utilities
- Detailed life-cycle cost analysis
- Utility application processing and impact fees
- Geotechnical Soils Report
- Blower Door Testing
- Environmental Assessments, surveys and or remediation
- Division 28 system designs (Security, low voltage, communications)
- Specialty radon consultant preparatory designs and design fees. Integration of preparatory design by Radon Consultant into construction documents is included.
- Efforts required to produce record drawings at the completion of construction.
- Any post construction and post occupancy services

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C. BASIC SERVICES FEES: Based on trends the RNN Architect team for purposes of understanding, estimate the rough order of magnitude construction costs to be approximately, based on maximizing density of site for 25 dwelling units, to be $6.5 million.

We propose for the basic service fee $ 296,492.00 (Two hundred ninety-six thousand four hundred ninety-two dollars and zero cents) to complete task 1 through 4.

Fee Summary Schedule	
Basic Service Fees	
Task 1 through 4	$ 296,492
Add Alternate to Basic Services	
Task 5 – Add Alternate	$ 126,278

Note: Reimbursable expenses are not included in fees and to be invoiced based on rates identified in "Exhibit B - RNN Architects reimbursable rates".

D. Schedule

- RNN Architects has prepared tentative project design schedule located in section 7. Scope of services to commence upon receipt of written authorization to proceed.

If you have any questions on the above proposal, please do not hesitate to contact. We are all looking forward to working with you on this project.

Sincerely,

Rebeca Aristizabal, AIA
RNN Architects

Attachments:

- Exhibit A - RNN Architects Hourly Rates (1 page)
- Exhibit B - RNN Architect Reimbursable Expense Rates (1 page)

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Exhibit A - 2020 RNN ARCHITECTS HOURLY RATES

Principal	$150.00 per hour
Project Manager	$130.00 per hour
Project Architect	$130.00 per hour
Architectural Associate 3	$ 90.00 per hour
Architectural Associate 2	$ 80.00 per hour
Interior Designer	$ 100.00 per hour
Specification writer	$ 90.00 per hour
CAD Operator	$ 70.00 per hour
Building Code Liaison	$ 80.00 per hour
Clerical	$ 60.00 per hour

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RNN architects

Exhibit B - 2020 RNN ARCHITECTS REIMBURSABLE EXPENSE BILLING RATES

Mileage		$0.575/Mile
In-House Reproduction		
Xerox Copies	(8 ½" x 11")	$0.50
Xerox Copies	(11" x 17")	$1.00
Xerox Copies	(12" x 18")	$1.20
Xerox Copies	(13" x 19")	$1.40
Color Prints	(8 ½" x 11")	$0.70
Color Prints	(11" x 17")	$1.50
Color Prints	(12" x 18")	$1.80
Color Prints	(13" x 19")	$2.00
In-House Plotting		
Paper Plots	(24" x 18")	$2.00
Paper Plots	(24" x 36")	$3.00
Paper Plots	(30" x 42")	$6.00
Color Paper Plots	(24" x 18")	$4.00
Color Paper Plots	(24" x 36")	$6.00
Color Paper Plots	(30" x 42")	$8.00
Mylar Plots	(24" x 36")	$15.00
Mylar Plots	(30" x 42")	$20.00

Outsourced Reproductions and Printing

To be invoiced at 1.2 times costs