



O'BRYAN PARTNERSHIP
ARCHITECTS - A.I.A.

December 18, 2020

Town of Frisco
1 Main Street, Frisco, CO 80443
970.668.5276
Attn: Eva Hensen
EvaH@TownofFrisco.com

RE: Response to the RFP for Granite Street Workforce Housing

Dear Eva,

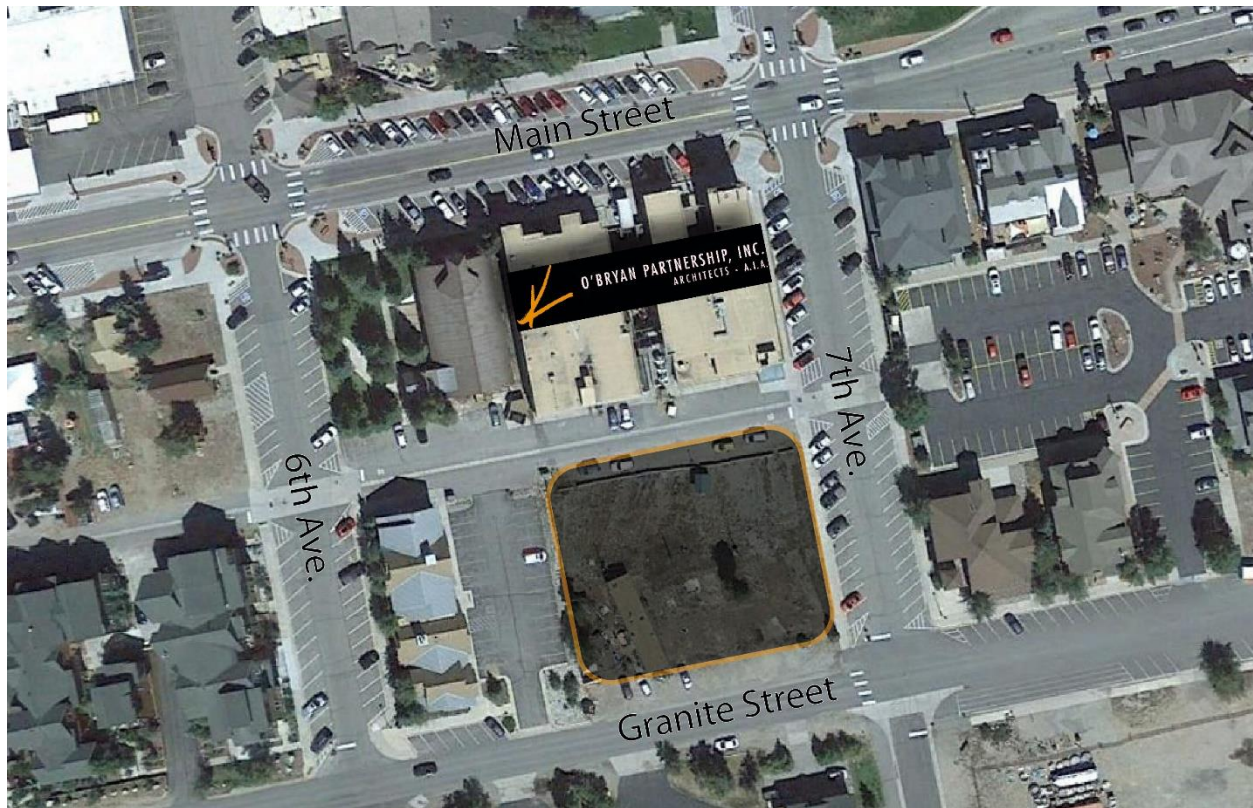
On behalf of O'Bryan Partnership, Inc – Architects, A.I.A. and its consultants, IMEG Corp., Tetra Tech, Inc., and Norris Design, we are pleased to provide you with the following response to the Granite Street Workforce Housing Request for Proposal. We have assembled an exceptionally talented, integrated design team with extensive mountain experience to help develop and guide your future project from inception, through construction and well into occupancy.

We are excited to have the opportunity to propose on a project literally “outside our back door”, as we have called Frisco our home for the past 20+ years with involvement in many local town projects since O'Bryan Partnership's inception. Our passion and care for the Town - our mountain lifestyle, it's unique character and culture - have been part of what has inspired our continual commitment and service to the Town and surrounding communities. Likewise, the housing challenges being faced and met by both CDOT and the Town of Frisco have also impacted us as prospective and even new hired staff have had to turn down positions at OPI as they were unable to find adequate affordable housing for their families. This is felt through our community as all business's and municipalities struggle to find this balance. As we put this response together and to further emphasize our commitment to our local community, OPI has initiated conversations with a receptive local landowner to develop appropriate housing for OPI employees and others to help us meet this need.

OPI has put the following project team together in consideration with an extensive background and history of working together in the county. We will put together a sound program and design that will lead the project to success for all parties involved. The enclosed response shall illustrate our team's unique qualifications to perform the necessary design and analysis for this project, as well as our ability to balance the often-conflicting requirements between aesthetics, budget, schedule, program and quality. O'Bryan Partnership Architects has worked with the selected consultants for over 20 years on many projects and have had great success with them in the past as well as the present. The following documents will introduce your team to the overall project team, their extensive experience both in mountain architecture and multi-family design; as well as qualified and experienced individuals from each firm. Together, this team provides not only a variety of experiences, but a well-integrated standard of care developed from the long close relationships we have formed from years and projects shared.



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Our offices are located directly adjacent to the project site. We look forward to seeing the site being brought up to its full potential and bring life to this growing and active Main Street corridor. We believe that our familiarity with the area and our long-time investment in the Town of Frisco would serve us well in integrating this design and program of the block corner into the unique character of the community.

We are looking forward to discussing our qualifications with you, but more importantly we are anxious to discuss your program needs and developing your project goals into a very successful complex for the Town of Frisco and CDOT team. Our response to this RFP is both our commitment to provide the best services throughout the project timeline as well as confirmation that the project team has read/understood the requirements set forth by the RFP and the Town of Frisco.

Additional company information regarding O'Bryan Partnership Architects can be found on our website at www.oparch.com.

Best Regards,

Dan Farber, A.I.A.
Vice President

O'Bryan Partnership Architects – A.I.A.
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Organizational Information

Mission Statement

O'Bryan Partnership, Inc – Architects – A.I.A. is a multi-faceted architectural firm, founded on years of experience and a construction background, recognized in a variety of markets as having a constructability and technical oriented approach to design and detailing. Our design talents, combined with our technical ability to create a program specific to our client's need that can be executed not only beautifully, but efficiently, sets us apart from the average architectural firm. O'Bryan Partnership operates not only as a partnership within the firm, but forms partnerships with owners, developers, contractors, and consultants alike with enhanced communication and coordination to ensure all project elements meet the clients' needs and expectations. No matter the project size, from conception to completion O'Bryan Partnership is committed to providing a well-rounded standard of care that displays our expertise and strong background for a variety of project types.

Firm Background

Originally founded in 1999 by Ken O'Bryan, O'Bryan partnership began a long history of resort and mountain architecture and planning across the county and neighboring counties. Current owners Ken Robertson, President, and Dan Farber, Vice President both have over 25 years of experience in the construction and architectural industry and have worked with and been shareholders in O'Bryan Partnership since its beginning. Over the past 20 years, O'Bryan Partnership has had the pleasure to be involved in planning, designing and providing construction/contract documents, specifications and construction administration for a variety of projects within Summit County along with many of the local consultant firms. Currently the majority of the staff works in the Frisco office off of Main Street, but last year the firm expanded to form a Denver satellite office, organized by previous members of the Frisco office.

While the firm has recently completed a number of projects located outside the state, our main client base and project types have always had roots with local developers and communities.

Resort/Hospitality and multi-family products being the majority of our portfolio, our firm has extensive experience with local businesses and county work; including Wintergreen, Basecamp Shops and Residences Campus, 4th Street Crossing complex, and Keystone Science School Instructor cabins to name a few located in Summit County. Not only does our firm's background in living and working in the county help us meet the needs of our clients, but it demonstrates our knowledge of county standards and processes to ensure that we are creating a better project for our community. Our firm's extensive background in residential projects include a variety of products from single-family housing to multi-family housing of all types. Coincidentally, many of our hospitality or free market housing products end up incorporating affordable housing into their overall site designs due to municipality request and desire to help curve the struggles that many communities are experiencing with finding AHU's within their city limits. One such was the One Aspen development where while the development focused on a large 5-Plex and three triplex units free market units, the site also housed two other AHU buildings with a total of 15 units between them. O'Bryan Partnership worked closely with the developer to provide a product that both met the budget, yet was able to fit the luxurious, contemporary aesthetics of their neighboring properties.

Please refer to the following list of project references for a description of some of these local projects and projects that demonstrate our background in multi-family and residential design.

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Firm Project Experience

Wintergreen Village Affordable Housing – Keystone, CO



Affordable Housing
Final Phase in Construction
28,000 sqft
40 Units
21771 U.S. Highway 6
Keystone, CO 80435

Part of a 10-building residential “village” campus with 196 units total, the LIHTC building consists of 40 Affordable housing units – a mix of one, two, and three bedroom units, becoming one of the only projects in Colorado to reach LIHTC status. O’Bryan Partnership acted as design architect on the project with both Tetra Tech and Norris Design. Each LIHTC unit has a balcony and patio to exterior with shared laundry, playground, green space, dog park and daycare facility.



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One Aspen Affordable Housing – Aspen, Co



Affordable Housing
Completed - 2018
6,360 – 13,268 sqft
17 Units
3 Buildings
South Aspen Street
Aspen, CO



One Aspen, at the base of the Aspen ski slopes, is a 17-unit AHU complex providing a mix of studio, 1 bedroom, 2 and 3-bedroom affordable units spread out in 3 buildings on one site as required for the 14 free market units also on site. This project was developed within APCA guidelines and approvals with affordable unit sizes ranging from 450 -1,500 SF in a contemporary architectural style and each unit having their own private deck/balcony. Most of these units are connected through an underground parking structure providing resident parking and storage as well as 37 parking spaces for Aspen SkiCO.

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Telluride School District Employee Housing – Telluride, CO



Employee Housing
Completed - 2019
6,522 sqft + 2,000 sqft
4 Units + 2 Private Residences
Two Rivers Drive
Telluride, CO 81435



Fourplex Townhomes to be used as affordable housing units for the Telluride School District Teachers. Each unit consist of 3 bedrooms/3baths, full kitchen, garage, laundry, storage and private deck. Each unit is about 1,600 sqft, including the single car garage. The overall complex is thoughtfully staggered so each unit deck has its own privacy and unobstructed view of the beautiful backdrop.

Two individual affordable private family homes are located on adjacent lots to the fourplex unit. Sized similarly to the Fourplex units, these provide all the same amenities with the addition of an adjacent carport.

This project team included IMEG, Corp as the MEP engineers on the project.

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Base Camp Campus – Shops and Residences – Frisco, CO



Deed Restricted Housing
Completed Mult-Phase: 2012 - 2019
5,000 -26,000 sqft
266 Lushner Court
Frisco, CO 80443

A complete masterplan for the shopping center right off of I-70 for a mixed-use of commercial and residential buildings. When complete, the project yielded the Whole foods, the In-Line building with various retail shops, Gateway building with a restaurant and brewery, the Wellness center with retail and Kaiser medical office buildings, and finally the Basecamp Shops and Residences complete with 25 residential lofts over commercial space. Each loft had a private garage and storage use as well.

OPI was brought onto the project after schematic design to work with the team to coordinate all building systems and work with the developer to ensure the project met all scope and budgetary requirements. In addition to coordinating with the town through approvals, OPI also performed Construction Administrative services for all buildings on site. OPI worked with the developer to bring their master plan and design to life and guide them through pricing and detailing.

Keystone Science School Instructor Cabins – Keystone, CO



Employee Housing
In process
511 sqft / 4 cabin "Pods"
1053 Soda Ridge Road
Keystone, CO

As part of a campus renovation, the Keystone Science School requested some new instructor cabins for their staff to live in that would replace some of the older and simpler ones currently in use. OPI designed a phased plan to eventually build 4 cabin "Pods", consisting of 2 individual cabins under one roof. The 2-bedroom cabin layouts promote efficiency with 4 beds, bathroom with shower, and kitchen in only 511 sqft footprints.

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4th Street Crossing – Silverthorne, CO



Free Market Multi-Family
Currently in Permitting
50,763 sqft
24 Unit
381 Blue River Parkway
Silverthorne, CO 80498

A part of a larger Master Plan development, these two mixed-use buildings each have retail space and covered garages on the main level and 12 multi-bedroom units with private decks on the upper levels. The two buildings are connected via a bridge serving as a rooftop deck with spectacular mountain views. OPI worked with the developers and Town of Silverthorne to bring a modern mountain aesthetic to the project while keeping the neighboring sites and communities in mind.

Willits Townhomes – Basalt, Co



Completed 2020
18,302 sqft
7 Units
Lewis Lane
Basalt, CO

Located on the south side of Willits Town Center, a separate 7-plex rowhome structure with private garages accessed by alley. Each rowhome is three stories with decks at the front on main and loft levels. O'Bryan Partnership collaborated early on in design with both the developer and the General Contractor to establish an efficient design to meet all goals of the project. OPI provided multiple renders and design schemes that assisted in discussions finalizing overall design and project direction.

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Frisco Conoco – Frisco, CO



Completed 2017
2,443 sqft
940 Ten Mile Drive
Frisco, CO 80443

Remodel of existing office spaces from O'Bryan Partnerships original design above the Wendy's Restaurant and Exxon Convenience Store into 3 free market apartments. The apartments are arranged with a mix of 1 and 2-bedroom units, ranging from 700 -950 sqft units. Each has a full kitchen and plenty of views to the surrounding mountain ranges.

Frisco Peninsula Maintenance Facility –Frisco, CO



Completed
3,860 sqft
452 Recreation Way
Frisco, CO 80443

A 4-Bay maintenance garage for the Frisco adventure park equipment. Project is a metal building frame construction with enlarged garage doors and a car lift provided. OPI worked with the town of Frisco to develop their program and studied a few variations with key stakeholders before a final design was put in place.

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Multi-Family Project Experiences



One Skill Hill Place Condominiums – Breckenridge, CO

Crystal Peak – Breckenridge, CO

Mountain Thunder Lodge and Townhomes – Breckenridge, CO

See Forever Lodge – Telluride, CO

Red Hawk Lodge and Townhomes – Keystone, CO

Expedition Station – Keystone, CO

Dancing Bear – Aspen, CO

One Aspen – Aspen, CO

Mill District – Healdsburg, CA

Purgatory Lodge – Durango Mountain Resort

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COLORADO HOUSING EXPERIENCE



CHEYENNE VILLAGE, COLORADO SPRINGS, CO

DENVER HOUSING AUTHORITY, DENVER, CO

MYRON STRATTON HOME, COLORADO SPRINGS, CO

U.S. DEPARTMENT OF VETERANS AFFAIRS, MULTIPLE LOCATIONS

VAMC Nursing Home - Rifle, CO

VAMC 50-Bed Nursing Care - Denver, CO

1ST AND STEELE, DENVER, CO

17TH AND PARK AVENUE APARTMENTS, DENVER, CO

25 DOWNING, DENVER, CO

85 S. UNION APARTMENTS, DENVER, CO

AMBASSADOR APARTMENTS, DENVER, CO

ARROWHEAD CONDOMINIUMS, VAIL, CO

ASPEN HEALTH CLUB AND TOWNHOMES, ASPEN, CO

ASPEN HIGHLANDS BASE VILLAGE COMPLEX, ASPEN, CO

BALL PARK LOFTS, DENVER, CO

CEDAR WEST APARTMENTS, DENVER, CO

CHATEAU TERRACE RESIDENCES, BEAVER CREEK, CO

CHART HOUSE CONDOMINIUMS, ASPEN, CO

CHERRY CREEK TOWERS, DENVER, CO

COLFAX AVONDALE APARTMENTS, DENVER, CO

COLUMBIA PLACE CONDOMINIUMS AND BASE FACILITY, TELLURIDE, CO

CRESTED BUTTE CONDOMINIUMS, CRESTED BUTTE, CO

DENVER HOUSING AUTHORITY, MULROY APARTMENTS, DENVER, CO

EASTMOOR CONDOS, DENVER, CO

ELEMENT 52 RESIDENCES, TELLURIDE, CO

GOVERNOR'S PLACE CONDOS, DENVER, CO

LAKE CLIFFE CONDOMINIUMS, DENVER, CO

LAKESIDE II AT KEYSTONE, KEYSTONE, CO

LOGAN APARTMENTS, DENVER, CO

LOHI CITY VIEW APARTMENTS, DENVER, CO

LOWRY APARTMENTS, ENGLEWOOD, CO

MAPLE TERRACE APARTMENTS, SOLAR THERMAL SYSTEM, LOVELAND, CO

MCCOY PEAKS RESIDENCES, BEAVER CREEK, CO

NORTHGATE APARTMENTS, DENVER, CO

ACHA - ORCHARD CROSSING APARTMENTS, WESTMINSTER, CO

ONE RIVER RUN, KEYSTONE, CO

ONE SKI HILL PLACE CONDOMINIUMS, BRECKENRIDGE, CO

PARK LANE CONDOMINIUMS, DENVER, CO

POKOLODI CONDOMINIUM, SNOWMASS, CO

RIVERWALK ADULT CONDOMINIUMS, DENVER, CO

ROOSEVELT PARK APARTMENTS, DENVER, CO

SHERIDAN GLENN APARTMENTS, DENVER, CO

SHERMAN TOWERS, DENVER, CO

TELLURIDE EMPLOYEE HOUSING, TELLURIDE, CO

THE MERIDIAN AT THE LANDMARK CONDOMINIUMS, GREENWOOD VILLAGE, CO

THE RESIDENCES AT LITTLE NELL, ASPEN, CO

**MONROE & NEWELL ENGINEERS, now IMEG
HOUSING PROJECTS**

City Park South, Denver, CO. Four level 160,000 sq. ft. apartment buildings above one-level of below grade parking. Roof above parking level is post-tensioned concrete slab and beam. The apartment floors are constructed with prefabricated wood I-joists. Project also included rehabilitation of existing parking garage, rehabilitation of an existing office building into an apartment building, and a new three story 30,000 square foot, wood frame building.

The Breakers, Denver, CO. Two and three story, wood frame, multifamily apartment buildings. Project consisted of four separate building types with a total of over fifteen buildings. Foundations were post-tensioned concrete slabs. Project also included a steel frame, two story recreation center, pool houses and boat docks.

Kentucky Circle Village, Denver, CO. 37,000 sq. ft. two and three story, wood frame elderly housing building with fifty-two units.

Covenant Village, Westminster, CO. A three level, 50,000 sq. ft. residential building with wood framing above post-tensioned concrete garage roof.

Burlingame Employee Housing, Aspen, CO. This project consists of 42,000 sq. ft., three building types, wood framed construction with two levels and composite steel framing to support common plazas and features with parking below.

Covenant Village, Westminster, CO. 75,000 sq. ft. three story, wood frame elderly housing with sixty-five units. The ground floor slab is a post-tensioned concrete slab above below grade parking structure.

Lee Hill Housing, Boulder, CO. 40,000 square ft. A three-story apartment building located on the corner of Lee Hill and Broadway in north Boulder with 31 fully-furnished one bedroom apartments. First community operated as a collaboration between Boulder Housing Partners and the Boulder Shelter for the Homeless. This is a Housing First development which aims to support the chronically homeless.

Alameda Station, Denver, CO. 275,000 square ft. A two five-story apartment building 275 units. It is located at park-n-ride stop and is the first transit station in the city being redesigned using the TOD (Transit Oriented Development) pilot program guidelines created by the RTD (Regional Transportation District) and the City and County of Denver.

Apex Meridian Apartments, Arapahoe County, CO. 128,000 square foot 8 building apartment complex. Wood framed construction over a post - tensioned concrete slab on grade.

Village Park, Grand Junction, CO. 72 unit multiple building wood framed 3 story apartment complex. Foundation is a ribbed concrete mat foundation.

Lamar Station Crossing, Lakewood, CO. 100 unit 3 story wood framed apartment building adjacent to a light rail station. The building achieved the rating of LEED GOLD.

Redwood Village, Fort Collins, CO. 60 unit, 13 building 3 story wood framed apartment complex.



PROJECT DESCRIPTION

Tetra Tech completed the civil engineering design for the Denison Placer Affordable Housing project located north of downtown Breckenridge, Colorado on the Block 11 Development Site. The Workforce Housing project includes 116 units of affordable housing including a variety of apartment and townhome-style units on 7 acres of land. The site is bordered by the Blue River to the east, Colorado Mountain College to the north, and existing commercial development along Airport Road to the west.

Tetra Tech's service began with the initial conceptual development of a master plan for the proposed project including preliminary design of roadways, utilities, and drainage infrastructure. One of the Town's goals for the plan was to lower a portion of the site to tie in better with the Blue River located to the east of the development. Tetra Tech worked through various options for the site grading to achieve this goal. The excavation of dredge soil on site was also an opportunity to crush the material on-site to generate road base and pipe bedding material to save money and trucking to import this material to the site.

After the development of the master plan, the implementation of the project has been phased. The initial phase of construction included a \$2 Million infrastructure package that was fast-tracked starting in February 2016 to take advantage of the 2016 construction season and support the development of the first phase of the project, D-2. Tetra Tech's design included roadways, storm sewer, water quality ponds, erosion control, sanitary sewer, and water infrastructure. Tetra Tech has also developed the civil site design plans for the D-2 project, D-1 Phase 1, and future phases planned to start construction in 2017.

CLIENT

Town of Breckenridge
Corum Real Estate Group

LOCATION

Project Location –
Breckenridge - CO

DURATION

2015 – 2018

PROJECT TEAM

Chris Durluo, P.E. Project
Manager

Chad McFarland, Project
Engineer

Keaton Scanlan, P.E.
Engineer 3

REFERENCES

Town of Breckenridge,
Public Works
1095 Airport Road
PO Box 168
Breckenridge, Colorado
80424

Shannon Smith
Town Engineer
Phone: 970.453.3196
Email:shannons@townofbre
ckenridge.com



KEY FEATURES

- 70 Unit Workforce Housing Development
- PUD
- Trail connections to Town of Frisco and Peaks Trail
- Utility, Drainage and Roadway Masterplan
- Phasing Plans

PROJECT DESCRIPTION

The Peak One Neighborhood project consisted of 70 units of single-family homes and townhomes constructed in the Town of Frisco, Colorado. The project was completed to address a need for workforce housing for the Town of Frisco. Tetra Tech's civil engineering services included the site planning for the project, design of the roadway network, water system, sanitary sewer system, drainage infrastructure, overlot, and detailed grading plan design.

Tetra Tech's design services started during the initial planning for the project including sketch plan, master plan, and detailed site plan for the project site. Initially, during the design process, conceptual designs for civil infrastructure were prepared through collaboration with the project architect, Town of Frisco, and Construction team. After development of the concepts, more detailed plans were developed, including breaking out phases of the development and identifying infrastructure requirements to service each phase.

There was extensive coordination during the master planning of this project with the Town of Frisco for street design requirements and to meet the Town of Frisco Drainage standards. Tetra Tech also coordinated with the Frisco Sanitation District to evaluate sanitary sewer servicing options for the development, Xcel Energy for electric and gas planning, and the Town of Frisco for water system improvements.

CLIENT

Peak One Neighborhood,
LLC/ Town of Frisco

LOCATION

Frisco, CO

DURATION

Engineering:

Final: 2009 - 2011

COST

Engineering

Final: \$300,000

PROJECT TEAM

Jim Lenzotti, PE
Project Manager

Steve Tice, PE
Project Engineer

REFERENCES

Dan McCreery
Traditional Neighborhood
Builders
Phone: 970.668.5075



KEY FEATURES

- Storm Water and Drainage Design
- Utility Design
- Design coordination of Future Solar Panels

PROJECT DESCRIPTION

Tetra Tech was the civil engineer for the 2.8-acre site for the North Alpine Housing project at Copper Mountain. The first phase of the project consists of two condominium-style buildings with a total of 44 units, to be used for employee housing. The second phase will include the construction of additional employee housing with several buildings TBD. Tetra Tech was responsible for designing the roadways, parking, grading, domestic water system, sanitary sewer system, and storm sewer/water quality design.

Given the proximity of the project to West Ten Mile Creek, special design consideration was given to the storm sewer system to provide adequate water quality. On-site stormwater runoff is captured through a series of pipes and inlets that convey runoff to on-site detention areas, before being discharged to the existing golf course ponds and ultimately, West Ten Mile Creek. Designing the capacity of these detention areas was challenging due to the spatial constraints of the project.

With the infrastructure improvements of this project, it was necessary to upgrade an older, existing storm sewer line that cuts through the western side of the site and captures runoff from the existing Alpine Parking Lot to the south. This storm sewer upgrade should reduce a possible need for future maintenance/repair to the storm line and an impact on the current site improvements as a result.

As part of this project and in conjunction with green energy initiatives, Copper Mountain decided to incorporate a row of solar panels along the south side of the project. These solar panels will provide energy back to Copper Mountain. Tetra Tech worked with Copper Mountain and the solar panel manufacturer to provide an appropriately designed space for these solar panels.

Client/Owner:

Powdr Corp – Copper Mountain

Project Duration:

Original:

1/2019 – 10/2020

Final:

1/2019 – 10/2020

Project Staff:

Kyle Cross, PE
Project Manager

Chad McFarland, PE
Project Engineer

Reference:

Powdr Corp - Copper Mountain
209 Ten Mile Circle
Unit 008
Copper Mountain, CO 80443

Graeme Bilenduke
Director of Development & Construction
Phone: 970.968.2318
ext: 38804
Email: gbilenduke@coppercolorado.com



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

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

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

PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

“We can
say **YES**
every time!”

Wintergreen Workforce Housing

Keystone, Colorado

Norris Design worked with Gorman and Company to complete a major PUD amendment to reallocate density on site and change permitted occupancy to allow workforce from anywhere within Summit County. The Wintergreen Neighborhood is to be a multi-family community intended to provide a spectrum of affordable rental housing types with opportunities for occupants to stay in the neighborhood as they advance their careers. To create a livable neighborhood, Norris Design is working to create on-site parks and amenities, connections to adjacent US Forest Service land and multi-modal transportation opportunities.

SERVICES PROVIDED

- Landscape Architecture
- Branding
- Conceptual Design
- Construction Documents
- Development Coordination
- Entitlements
- Land Planning
- Schematic Design



Block 11 & McCain Property Planning

Breckenridge, Colorado

Norris Design is working with the Town of Breckenridge on the 128-acre McCain Property master plan. The McCain property is Town-owned and slated to accommodate a variety of governmental uses including overflow parking, recycling center, solar gardens, public works storage, snow storage, water treatment plant and land banking for a potential future water storage reservoir. Another primary goal for the master plan is to thoughtfully integrate the Blue River revitalization effort that is ongoing, healing the site ecologically and providing open space, trails and improved wildlife habitat. Studying the current alignment of the bicycle / recreation path and improving its safety was also a priority for the plan. Through the development plan process it was recognized that land area was available for workforce housing, which is being thoughtfully planned in its location and future relationship to the Town. Norris Design worked with a variety of Town departments, had multiple meetings with the Town Council and held public meetings in order to develop a plan that was supported by the community.

SERVICES PROVIDED

- Conceptual Designs
- Construction Documents
- Cost Estimation
- Land Planning
- Master Planning
- 3D Visualizations



Lake Hill Affordable Housing Master Plan

Summit County, Colorado

Norris Design is working with Summit County Government on the 45-acre Lake Hill master plan to design an affordable workforce housing neighborhood for Summit County residents. The master plan's goal: provide a high-quality neighborhood with a variety of housing types for a range of income levels, access to open space and trails and enhanced connections to surrounding towns. All proposed homes are planned around a 5-acre greenbelt with amenities such as community gardens, a dog park, traditional and nature play, looped trail system and gathering areas. Norris Design worked with County officials, local towns and completed public outreach to develop a plan that is supported by the community.

SERVICES PROVIDED

- Planning
- Community/Public Engagement
- Conceptual Design



NORRIS DESIGN

Smith Ranch Workforce Housing

Silverthorne, Colorado

Norris Design and jv DeSousa are collaborating on Smith Ranch, a large parcel of land owned by the Town of Silverthorne. The site will contain mixed-use commercial space in structures constructed on the lower portion of the site alongside Highway 9. The Town has partnered with a local housing developer to design and construct a new neighborhood with a variety of housing types to meet the broad demand for affordable workforce housing. The neighborhood will contain single-family, duplex and townhouse units for sale to Summit County residents. Residential structures have a primary linear volume marked by a primary gable roof recalling ranch barn forms common throughout the mountain west. These primary volumes are supplemented by one-story volumes with shed roofs that recall outbuildings and additions constructed alongside original structures. Norris Design worked to create the guiding zoning document for the neighborhood which included development of an overall master plan through a successful public outreach process.



Denison Commons | Blue 52

Breckenridge, Colorado

Located on Airport Road in Breckenridge, Denison Commons/ Blue 52 is an inclusive workforce housing development created by incorporating diverse unit types and a wide range of target income levels. The community features 48 rental apartments and 52 ownership townhomes near open space, recreation amenities and the Blue River. The neighborhood is designed as a part of Breckenridge, and is connected through a variety of multi-modal transportation options for its residents. Norris Design provided conceptual design, landscape architecture, irrigation and construction services.



NORRIS DESIGN

Roaring Fork Workforce Housing

Carbondale, Colorado

Norris Design and jv DeSousa worked together on this affordable workforce housing project in Carbondale, Colorado. Twenty units dedicated to teacher and staff housing were constructed on district-owned land adjacent to an alternative high school and district offices. Buildings are organized according to principles identified in the Town of Carbondale's Unified Design Code (UDC), a form based code. A central gathering space provides nearby outdoor recreation and relaxation areas for residents. The project includes a variety of unit types and sizes. Two buildings contain flats of one-, two- and three-bedroom units. Other buildings contain two and three bedroom townhouses. The units are designed to be flexible in the living arrangements they support. Thus units will work for a family or multiple single persons living together. Multiple bathrooms were included to accommodate these arrangements — essentially one per bedroom. The architecture of the units works within the form guidelines of the UDC and reflects the vibrant and funky vernacular of Carbondale.



Eagle Ranch Apartments

Eagle, Colorado

Norris Design and jv DeSousa collaborated on this infill project aiming to put a parcel of land into service and alleviate the housing shortage in this mountain town. The project is unique in that it is being designed as workforce housing for the near term while in the long term it will be used as independent senior housing. The design must accommodate this shift in demographics with minimal renovation and change at the anticipated turnover in seven years.

The project team has created an innovative set of unit plans, primarily one bedroom “plus” units that can be used in the near term as an affordable two bedroom equivalent unit. In the long term, they will convert to one-bedroom plus den units for market rate senior residents. At that point, the “plus” space provides a place for seniors to sew, paint and take part in other hobbies that help keep their lives active and vibrant.

The project is sited alongside a developing senior care facility and in between the urban core of Eagle Ranch and the single family residential developments that ring it. As a result, the building adopts a hybrid form and architectural character. The west end of the site features an urban character and material palette, while the east end boasts a residential townhouse character and material palette.



NORRIS DESIGN

Lakota Ridge Senior Housing

New Castle, Colorado

Norris Design and jv DeSousa worked together on this 3-acre senior affordable housing project in New Castle, Colorado. The neighborhood is designed to fit the active lifestyle of many seniors while also providing accessible routes into all of the apartment homes to create a comfortable age-in-place community. While the site has a significant grade change, the project design turns this challenging situation to its benefit by nestling buildings into the hillside to create a series of tiered parking and garden areas. A central pedestrian spine descends the site through a varied series of gardens, from a wild meadow with views up the valley to a formal courtyard garden, and terminates at the terrace alongside the community building. The pedestrian path becomes the heart of the community where residents meet and interact. The architecture of the project is dictated by design covenants on the land that call for an “Adirondack” or “mountain modern” aesthetic. All 50 units have a private outdoor space, whether a balcony or garden. Unit plans all contain a small nook for a sewing machine, painting easel or other activity equipment for residents. The project will have a substantial solar photovoltaic array and achieve Enterprise Green Communities certification.



Huron Landing

Breckenridge, Colorado

The Town of Breckenridge and Summit County partnered to create a new affordable rental community at the former County Recycling Center site in Breckenridge. Norris Design worked with a team of consultants to develop a site plan that accommodated 26 two bedroom multi-family units, each one with an outdoor space that takes advantage of the excellent mountain views from the site. Other significant site plan considerations included balancing the number of parking spaces with units, solar access, snow storage, public trail access and alignment, bicycle parking and gear storage. There are a mix of uses surrounding the property including townhomes, self-storage, single family residential and industrial, and it was critical to develop a plan that allowed the new residential community to integrate seamlessly into the neighborhood. Creating safe pedestrian and bicycle connections was an important consideration, and Norris Design worked with the client team to ensure that the appropriate linkages will be made as a part of this effort.



ADDITIONAL NORRIS DESIGN AFFORDABLE HOUSING EXPERIENCE

1029 Santa Fe
Denver, Colorado

14th & Independence
Lakewood, Colorado

1701 Paris Street
Aurora, Colorado

5280 Residences
Denver, Colorado

Adams County Housing Authority ALTO at 71st & Federal | Westminster Station Phase I & II
Westminster, Colorado

Alta Verde
Breckenridge, CO

Aurora Housing Authority Villages at Westerly Creek
Aurora, Colorado

Baseline
Broomfield, Colorado

Block 11 Master Plan Update
Breckenridge, Colorado

Brunetti Lofts PLAYground
Denver, Colorado

Boulder County Housing Authority Emma Street Housing
Lafayette, Colorado

Crosstown Station
Las Cruces, New Mexico

Denver Connection
Denver, Colorado

Denver Housing Authority Globeville Townhomes
Denver, Colorado

Denver Housing Authority Sustainability Park
Denver, Colorado

Dillon Ridge Apartments
Dillon, Colorado

Eastbank
Garfield County, Colorado

Falcon Ridge | Housing Charette
Estes Park, Colorado

Homes on Havana
Aurora, Colorado

Inverness Apartment Homes
Centennial, Colorado

Lake Creek Village Apartments Landscape Renovations
Edwards, Colorado

Lakota Ridge | Housing Charette
New Castle, Colorado

Loveland Housing Authority Meadows Apartments
Loveland, Colorado

Mary Ruth Place
Frisco, Colorado

Mile High Ministries Affordable Housing
Denver, Colorado

Mt. Calvary Senior Housing
Boulder, Colorado

Mulberry Metropolitan Districts
Fort Collins, Colorado

Normandy Gardens
Lamar, Colorado

North Alpine Affordable Housing
Copper Mountain, Colorado

Oklahoma Housing Authority Northeast Duplexes Study
Oklahoma City, Oklahoma

Panorama Pointe
Westminster, Colorado

Parker Hilltop Apartments
Parker, Colorado

Parkside Terrace
Hobbs, New Mexico

Pikes Peak Phase I & II
Colorado Springs, Colorado

Renaissance Village
Longmont, Colorado

Stratton Flats
Gypsum, Colorado

Summit Cove Recreation Feasibility Analysis
Summit County, Colorado

The Meadows at Dunkirk
Aurora, Colorado

Willoughby Corner
Lafayette, Colorado

Windcrest Women's Crisis & Family Outreach Center
Douglas County, Colorado





Statement of Qualification

Architect Team and Qualifications

The representation of projects listed above show just a small variety of Affordable Housing and Multi-family projects O'Bryan Partnership has in recent years. These projects reflect on our variety of program experience as well as an understanding of local aesthetics and requirement of building development within the County from 20 plus years of working in the county. Our continued success on such a wide variety of building programs is large in part to the technical background we bring to developing a constructible and well-coordinated product. Working closely with our project team throughout the project, and in many cases a contractor team, we continually are using our expertise in detailing and constructability to value engineer a project; providing a quality project which fits within budgetary restraints.

The other part is the strong partnerships we have with our design team, including consultants, contractors and most importantly, our clients. This care and strong working partnership creates an environment which allows us to integrate a whole-building design approach; ensuring a product that meets all of the clients' needs. Particularly with Wintergreen Village, One Aspen, and Telluride School District Housing, each of these projects display our familiarity with affordable housing products and the unique design elements these projects

Project Team Collaboration

Over the course of the 20+ years which O'Bryan Partnership has been in the building and construction industry, it has developed close-knit, long lasting relationships with their consultants and development teams. O'Bryan would attribute their years of success behind these relationships; integrative, cost effective, and efficient designs are all indicative of these relationships and a well integrative design team effort.

The project team assembled, IMEG, Tetra Tech and Norris Design, has a long history working together. Our partnership has developed through our continued focus on building system coordination; bringing all parties to the table to help solve each projects' unique challenges. Together we look at creating solutions that find a balance between providing an attractive final product and ensuring a cost-effective product for the client.

Resumes follow for the proposed O'Bryan Partnership Team. Dan Farber, who has been a principle in the firm since its inception, will be the acting Principle for the project. His list of experiences in the county speaks for itself and his building and technical skills is paramount in assisting his project teams throughout the project documentation process. Andy Berry, Senior Project Manager, will be the day-to-day face of the project, working closely between the project team and stakeholders to provide a beautiful and efficient end product. He is well versed in working with various trades and working closely with contractors to bridge the gap between all stakeholders during the early design and construction phases. Brittany Taylor, Project Manager, has been developing a long list of credentials as well, including a LEED Accredited Professional certificate. Brittany's strengths lay with her eye for detail and ability to coordinate and lead a project team through all phases of a project, including Construction



O'BRYAN PARTNERSHIP
ARCHITECTS - A.I.A.

Administration. Daniel Jentch, Production Manager, will be hands on early on in the project through Conceptual Design and SD's providing massing models and renderings essential in developing the project style and direction. Daniel's experience has led him to be the firms leading BIM specialist and continually brings new technologies to the table to assist with project collaboration.

Proposals from the following consultants are included within the design team fees. All consultants listed have worked on some of the largest projects with O'Bryan Partnership. Craig Watts of IMEG, Corp, formally known as MKK Engineers, has been working with Ken O'Bryan and the rest of OPI since before the company was founded. As previously mentioned, all consultants have been partners with O'Bryan Partnership for years as well as project experience with each individual of the OPI design team.

Please refer to the following list of team resumes for a description of some of these local projects and projects that demonstrate our background in multi-family and residential design.



O'BRYAN PARTNERSHIP
ARCHITECTS - A.I.A.

Daniel L. Farber

Vice President | danf@oparch.com | Frisco, CO



Education

Roger Williams University, 1995
Bachelor of Architecture

Certifications

Licensed Architect
Colorado, Vermont, Nebraska, Iowa
Missouri, Texas, Hawaii

AIA, NCARB

Professional Reference

Randy May
RS May & Associates
(970) 333-9980

Mike Dillon
Hyder Construction
(303) 825-1313

JF Hodges
JFH Consulting
(304) 550-7584

Professional Profile

Dan is a licensed architect with over 25 years of experience in Architecture and Computer Technology. He has worked with O'Bryan Partnership since 1997 where he has worked closely with many project teams on several large mountain projects. Dan has a broad range project experience, with projects in multiple states and a wide variety of building types. His extensive background in building brings a unique level of constructability and technical approach to all projects in order to ensure they meet every client's needs and expectations.

Responsibilities

Dan will be the Principle in charge for the Design Team, overseeing all aspects of the project and guiding the team through both the initial design and coordination processes.

Relevant Project Experience

Red Hawk Lodge & Townhomes – Keystone, CO
104 Lodge Condominiums and 36 Townhome units for Keystone Real Estate Development/Intrawest/Keystone LLC

See Forever Village, Phase I & II – Telluride, CO
28 High End Condominium units and skier services in the Mountain Village.

Crystal Peak Lodge & One Ski Hill Place – Breckenridge, CO
Including multiple Ski-In Ski-Out hospitality and skier services buildings for Vail Resorts Development Co.

Frisco Public Works Building – Frisco, CO
Building expansion/addition for additional office space and two new employee housing units.

Basecamp Shops and Residences – Frisco, CO
Commercial shops, Restaurant space, wellness center and multi-use condominium building.

Stanley Fairgrounds Stall Barn – Estes Park, CO
95 stall metal building multi-use barn with public lobby space.

4th Street Crossing – Silverthorne, CO
12 multi-bedroom condominiums over retail and garage.

Breckenridge Distillery– Breckenridge, CO
Manufacturing, storage, restaurant and retail buildings to for full-service distillery production.

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www.oparch.com

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O'BRYAN PARTNERSHIP
ARCHITECTS - A.I.A.

Andrew T. Berry

Senior Project Architect | a.berry@oparch.com | Frisco, CO



Education

University of Wisconsin, Platteville
Bachelor of Science – Building
Construction Management
University of Minnesota, Minneapolis
Bachelor of Arts
University of Colorado, Denver
Master of Architecture

Certifications

AL, AZ, CO, CT, IL, IN, IA, KS, LA, MD,
MI, MO, NJ, NY, NC, OH, OR, PA, SD,
TN, TX, UT, VA, WI, NCARB, AIA

Professional Reference

Daylene Stroebe
Kalahari Resorts, Wisconsin Dells, WI
(608) 434-2099
dstroebe@kalahariresorts.com

Danny Holzem
Kalahari Resorts, Wisconsin Dells, WI
dholzem@kalahariresorts.com

Michael Zehnder
Bavarian Inn Lodge, Frankenmuth, MI
Michael@bavarianinn.com

Professional Profile

Andy has over 20 years of experience in design with over 8 years in the construction industry. That blend of architectural creativity with construction savvy translates into plan sets that are highly detailed, accurate and buildable, resulting in on-time, on-budget delivery of innovative and successful projects.

He brings to the firm an extensive knowledge of high end, large scale projects in Colorado and across the Country. He has worked on landmark projects such as Dancing Bear Aspen in Aspen, One Ski Hill Place in Breckenridge and Kalahari Resorts properties across the country.

Andy's track record for successful outcomes of large, complex projects is a testament to his management expertise.

His extensive portfolio has also diversified into designing and managing a variety of project types including affordable housing, libraries, restaurant and convention centers.

Responsibilities

Andy currently handles everything from Project Management and Lead Designer to Construction Administration Services. His experience finds him valuable throughout the entire design process and continues throughout the Construction phase of the project. He will be the day to day face on the project and behind the scenes he will be the one coordinating with consultants and product representatives to assure every aspect of your project has been properly handled and accounted for.

Relevant Project Experience

Kalahari Employee Housing – Pocono Manor, PA

This project was just under 43,000 S.F. and housed 83 Employee Housing Apartment units with group communal areas.

Kalahari Employee Housing – Round Rock, TX

This project was just under 38,000 S.F. and housed 74 Employee Housing Apartment units with group communal areas.

Stepping Stone Permanent Supportive Housing – Wisconsin Dells, WI

This project was a 10 Unit Apartment Complex comprised of 2, 3 and 4 Bedroom Affordable Housing units.

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ARCHITECTS - A.I.A.

Brittany K. Taylor

Project Architect | brittanyt@oparch.com | Denver, CO



Education

University of Colorado, Boulder, 2010
Bachelors of Environmental Design

University of Colorado, Denver, 2012
Masters of Architecture

Certifications

Licensed Architect, 2019

AIA, 2020

LEED AP, 2012

Professional Reference

Ed Mace
Silverwest Hotel Partners, Denver, CO
720.443.6480
emace@silverwesthotels.com

Tim Belinski
IND Ventures LLC, Basalt, CO
970.277.1100
tbelinski@indventure.com

Sam Meyer
Shaw Construction, Grand Junction, CO
303.825.4740
sammeyer@shawconstruction.net

Professional Profile

Brittany has 8 years of experience in architecture. While her project experience varies from schools, healthcare, and manufacturing facilities, the majority of her focus and experience has been with Residential and Hospitality across the country. Brittany has taken the role of Project manager on multiple projects with O'Bryan Partnership over the years and recently has earned her Architecture License. Brittany's main role within the company is detailing, consultant coordination, and Construction Administration.

Responsibilities

Brittany will be the Project Manager for the Design Team and will work closely with the client stakeholder groups for initial design/programming as well as with consultants to coordinate all building systems.

Relevant Project Experience

Four Seasons Napa Valley Resort and Residences – Calistoga, CA
A hospitality campus with 16, 20 Residences, Pool, Vineyards, Event Barn and full-service Lodge over parking garage.

Element Hotel – Basalt, CO
113 room extended stay hotel and pool located in the Aspen Valley. This project was LEED accredited.

Basecamp Shops & Residences–Frisco, CO
Mixed-Use building in Basecamp Center with 24 residential condos with lofts above 6 commercial spaces

Boomerang Lodge Hotel – Aspen, CO
Renovation and addition to the Historic Boomerang Lodge just outside Downtown Aspen. New design included 54 units over parking garage and a restored exterior pool.

Vail Marriott Residence Inn– Vail, CO
187 room extended stay hotel located right across from the Vail Valley Ski. Built into a hillside, shoring was required to accommodate the hotel and large underground garage.

Element Hotel– Silverthorne, CO
147 room extended stay in Summit County with quick access to multiple ski resorts. Project is currently in design phase with Summit Hotel Partners.

Keystone Science School Instructor Cabins – Keystone, CO
Improved cabins laid out in pods with shared living spaces.

Shock Hill Cottages – Breckenridge, CO
A small community of 14 private residences.

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O'BRYAN PARTNERSHIP
ARCHITECTS - A.I.A.

Daniel Jentsch

BIM/Production Manager | daniel.jentsch@oparch.com | Frisco, CO



Education

University of Colorado, Boulder, 2009
Bachelors of Environmental Design

Certifications

Autodesk Certified Revit Professional

Professional Reference

Tim Belinski
IND Ventures LLC, Basalt CO
970.277.1100
tbelinski@indventure.com

Tim Fredregill
Milender White, Arvada CO
303.216.0420
tim.fredregill@milenderwhite.com

Luke Dokken
Travis Construction, Silverthorne, CO
luke@travisconstruction.us
970.485.0342

Professional Profile

Within his 6+ years with O'Bryan Partnership, Inc., Daniel's focus has been working on single and multi-family residence and hospitality around Colorado and across the country. Before joining the OPI team, he has worked on various projects ranging from the New Doha Zoo in Qatar to Google's Bay View in San Francisco. All of which were preceded by two years working on the construction side of the industry. As the company's IT/BIM manager, Daniel has aided in keeping OPI ahead with today's technical practices, while serving as Production Manager on multiple projects. Daniel's main roles within the company include 3D modeling and visualization rendering, as well as creating and implementing BIM practices.

Responsibilities

Daniel will be heavily involved in the concept design studies and renderings as well as assisting with details and documentation during the DD/CD phases.

Relevant Project Experience

4th Street Crossing – Silverthorne CO

12 multi-bedroom condominiums over retail and garage.

Willits, Block 11 – Basalt, CO

Seven 3- or 4-bedroom, single-family rowhomes in the middle of the Willits Town Center

Wintergreen Affordable Housing, LIHTC Units – Keystone, CO

40 long or short term 1-, 2-, or 3-bedroom affordable rental units for use by Vail Resorts employees.

Hyatt Place – Keystone, CO

Renovated from the original Inn at Keystone built in 1990, all public spaces and 103 units were updated to the flag's standards.

Element Hotel – Des Moines, IA

110 room extended stay hotel and pool located in the growing sub-division of West Des Moines.

Keystone Science School Instructor Cabins – Keystone, CO

Improved cabins laid out in pods with shared living spaces.

11, 51 and 75 Independence Lane – Keystone, CO

Separate projects, all custom single-family homes in the Estates at the Alders sub-division.

O'Bryan Partnership Architects – A.I.A.

www.oparch.com

970.668.1133

Craig Watts, PE, LEED AP

PRINCIPAL-IN-CHARGE



Craig's broad background includes knowledge in the mechanical design, management, and construction of building systems. Craig has been involved with the design of all types of mechanical systems including HVAC, plumbing, fire protection and controls. He is experienced in the preparation of specifications and construction documents for fast track and phased construction for renovation, retrofit, and new facilities.

A LEED Accredited Professional, Craig has provided engineering design support on numerous projects seeking LEED certification. His experience in this field includes mechanical design support for building systems, as well as consulting services for clients seeking sustainable design solutions.

PROJECT HIGHLIGHTS

- Avalon Governor's Park High-Rise Apartments, Denver, CO, 13 story high-rise apartment complex in Denver CO. 340K sf of residential, 2K retail, 160K parking
- 17th & Park, Denver, CO, High-Rise Apartment Complex
- Fraser's Crossing and Founders Pointe, Winter Park, CO
- Riverfront, Avon, CO, 173,000 SF condominium project
- The Meridian at Landmark Mixed-Use Tower, Greenwood Village, CO
- Lohi City View Apartment Complex, Denver, CO
- The Sanctuary Golf Clubhouse, Snowmass Village, CO – LEED for New Construction, Silver Certification
- Aspen Health Club and Townhomes, Aspen, CO
- Elkhorn Lodge, Beaver Creek, CO
- One Ski Hill Place Breckenridge, CO
- Snowmass Village Center Redevelopment, Snowmass, CO – LEED Neighborhood Pilot Program
- Four Seasons Calistoga Resort, Calistoga, CA
- Front Range (Elizabeth) Hotel, Fort Collins, CO
- Half Moon Bay Hotel, Antigua
- Cherry Hills Country Club, Cherry Hills, CO, 45,000-sf remodel and addition with 9,000-sf new fitness center and major pool amenities remodel
- The Lodge at Aspen Grove Apartments, Due Diligence, Denver, CO
- Aspen Health Club and Townhomes, Aspen, CO
- Residences at Little Nell, Aspen, CO

Experience

28 Total, 28 with IMEG

Education

Bachelor of Science, Architectural Engineering, University of Wyoming, 1992

Registrations

Professional Engineer (Alabama, Arkansas, Arizona, Colorado, Delaware, Florida, Georgia, Idaho, Missouri, Nevada, New Mexico, Oklahoma, South Dakota, Utah, and Wyoming)

LEED Accredited Professional

Professional Affiliations

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

American Council of Engineering Companies of Colorado (ACEC) Board of Directors

International Ground Source Heat Pump Association (IGSHPA) Accredited Installer

University of Wyoming Advisory Board Member for College of Architectural and Civil Engineering

Mike Kissane

LEAD MECHANICAL DESIGNER



Mike rejoined MKK now IMEG in 2012 as a Mechanical Designer after spending several years pursuing work in various markets. Mike brings over 17 years of industry experience predominately in retail and commercial facilities, hospitality and residential projects. He has an unique understanding of his client's needs and expectations and creates comfortable living environments for their residents and guests.

Mike has extensive knowledge of building mechanical HVAC, plumbing and fire protection systems, including building temperature controls systems and design of ground source heat pump systems. He possesses an advanced knowledge regarding design of LEED certified buildings. With cost estimating, project construction documents, site commissioning and project management experience, Mike is a great asset to the firm and his clients.

PROJECT HIGHLIGHTS

- 17th & Park, Denver, CO, High-Rise Apartment Complex
- 85 S. Union Apartments, Denver, CO
- 16 Market Square Condominiums, Denver, CO
- Wynkoop Lofts 1420, Denver, CO
- Residences at Little Nell, Aspen, CO
- Tallgrass Creek Senior Living, Overland Park, KS, 183,000-sf Independent Living Project consisting of multiple residential units, underground parking, common area lounge, dining room, multi purpose room and bar.
- Aspen Highlands Village, Aspen, CO, Building 7 Remodel
- Aspen Highlands Village, Aspen, CO, Building 4 New Restaurant and Pub
- Aspen Highlands Village, Aspen, CO, Building 8 Lower Level Remodel
- Aspen Highlands Village, Aspen, CO, Base Village
- Boomerang Lodge, Aspen, CO
- Bureau of Land Management California National Historic Trail Interpretive Center Assessment, Elko, NV
- AT&T – Cell Sites and Data Centers, Digital and Landline Facilities, Multiple Locations, Mission Critical Tier 2,3,4 Design Requirements

Experience

26 Total, 8 with IMEG

Education

Associate Degree of Applied Science - Mechanical Design, Denver Institute of Technology, 1993

Professional Affiliations

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
Ground Source Heat Pump (GSHP) Certified Designer
International Ground Source Heat Pump Association (IGSHPA) Certified Installer

Matt Demery

ELECTRICAL DESIGNER



Matt joined IMEG in 2007 as an Electrical Designer in our Denver office. His responsibilities include engineering and design of lighting, power, and special systems. He has designed power distribution, general and specialty lighting, power generation, grounding and lightning protection, PA and intercom systems, security systems, fire alarm and emergency mass notification systems, and telephone and data systems.

Matt has extensive experience in designing for commercial facilities. Since joining IMEG, Matt has completed several commercial projects, which have varied in size from small remodels to large additions and new construction. His experience includes residential, hospitality, education and commercial buildings.

PROJECT HIGHLIGHTS

- Avalon Governor's Park High-Rise Apartments, Denver, CO, 13 story high-rise apartment complex in Denver CO. 340K sf of residential, 2K retail, 160K parking
- Fraser's Crossing and Founders Pointe, Winter Park, CO
- Four Seasons Resort at Calistoga, [New Construction w/Geothermal, Calistoga, CA
- Riverfront, Avon, CO, 173,000 SF condominium project
- 1700 Lincoln, Tenant Improvements, Denver, CO - Various Projects
- Regus Tenant Improvements, Multiple Locations Across the U.S.
- MWH Global ,Tenant Improvement, Broomfield, CO
- Google, Tenant Improvements, Multiple Locations
- Aspen Headquarters Fire Station, Aspen, CO
- ANB Bank Remodels, Multiple Locations
- Aurora Vision Center, Aurora, CO
- Boulder County Annex Remodel, Boulder, CO
- Boulder County Kaiser Building Upgrades, Boulder, CO
- Denver Botanic Gardens, Denver, CO
- Denver Mint Chiller Upgrade, Denver, CO
- Enterprise Thornton, Tenant Improvements, Denver, CO
- Galleria, Multiple Tenant Improvements, Glendale, CO
- Hertz Rental Car Renovations, Multiple Locations Across the U.S.

Experience

20 Total, 13 with IMEG

Education

IESNA, Lighting Studies, 2009

Avatech Solutions, AutoCad Certificate, 2008

Mid-West CAD, Certificate, Computer Aided Drafting, 1999

Professional Affiliations

Member American Council of Engineering (ACEC)



CRAIG CARROLL, P.E.
PRINCIPAL

EXPERIENCE

Monroe & Newell Engineers, Inc., now IMEG, Corp., Denver, Colorado
1987 to present

Principal of consulting structural engineering firm providing complete project management and engineering services including preliminary design, construction documentation and construction administration. Projects include The Arrabelle at Vail. This precast and steel structure contains 300,000 sq. ft. of parking, commercial and residential space on nine levels. Georgia Pacific, Arapahoe County, CO. is a 75,000 sq. ft. office building. Other projects include The Viceroy Hotel, Snowmass Village, CO; One Ski Hill Place, Breckenridge, CO.; The Sanctuary Golf Clubhouse, Douglas County, CO.;

Affordable Housing project experience includes: Residences at Nevada Place, Littleton; CO; Water Tower Village, Arvada, CO; Apex Meridian Apartments, Arapahoe County, CO.; VOA Housing, Durango, CO.; Del Norte Housing, Denver, CO.; Village Park, Grand Junction, CO.; Aria Townhomes, Denver, CO.; Burlingame Affordable Housing, Aspen, CO.; Washington Park Station, Denver, CO.

Richard Weingardt Consultants, Inc., Denver, Colorado
1984 to 1987

Structural Engineer responsible for all aspects of design, production, and construction administration for various residential and commercial projects. Notable projects include the Westin Hotel Addition, Vail, CO; Concourse B Expansion at Stapleton Airport, Denver, CO; Cook Street Residences, Denver CO; Jefferson County Human Resources Center, Golden, CO; and Gateway Medical Center, Aurora, CO.

Design Experience includes buildings of wood, structural steel, masonry, and concrete (precast, post-tensioned, and cast-in-place).

EDUCATION

B.S. Civil Engineering, 1983 University of Colorado, Boulder

REGISTRATION

Professional Engineer in Colorado

Mr. Durloo is a civil engineer with Tetra Tech. He has experience in the design of water distribution systems, wastewater collection systems, transportation, storm drainage analysis, and site planning. Mr. Durloo's experience includes projects with municipalities, industrial projects, and commercial and residential developments. He is experienced in all phases of design and construction including the preparation of construction documents, bidding, construction management, and contract administration through all phases of construction. Mr. Durloo works on various types of projects throughout the mountain region and has specialty design expertise working in the high alpine environments.

Mr. Durloo serves as senior engineer and project manager on many projects for private, municipal, and commercial clients. He worked on projects through all phases of development from base mapping and conceptual design to final design, construction management, and as-builts. Mr. Durloo completed civil engineering work on state highways, urban streets, parking lots, ski resort facilities, condominiums, hotels, government facilities, multi-family housing, single-family homes, and subdivisions.

EXPERIENCE

Denison Placer Affordable Housing, Town of Breckenridge, Breckenridge, CO.

2015-2017. Project Manager. Mr. Durloo is the project manager for the proposed affordable housing project located in Breckenridge, Colorado. The affordable housing project included 60 townhome units, 30 multi family units and was broken up into 5 phases of development. Tetra Tech is provided master planning for the site, overall infrastructure planning, and detailed design for project.

North Alpine Workforce Housing, Powdr-Copper Mountain, LLC, Copper Mountain, CO. 2017-2020. Project Manager. Mr. Durloo was the project manager and provided design quality reviews for the 2.5-acre development site, located at Copper Mountain Ski Resort. The project included 44 units in two building, and the site engineering was completed for up to two additional future buildings and 44 units. The project included the design of water mains, sanitary sewer service, water system hydraulic modeling and detailed site grading and drainage design.

Lake Hill Property Master Development Plan, Corum Real Estate, Summit County, Frisco, CO. 2016. Project Manager. Mr. Durloo was the project manager for the civil engineering design associated with the 40 acre master plan for the Lake Hill project. This site is owned by Summit County gained from a recent land trade with the United States Forest Service. Mr. Durloo provided civil engineering design for the master plan including roadways, grading, drainage and utility design to support the development of this project including over 400 units of housing.

Wintergreen Workforce Housing, Gorman & Company, Keystone, CO. 2018-2020. Project Manager. Mr. Durloo is the project manager for the workforce housing project located on a 16 acres site near Keystone Ski Resort. The project included 196 multifamily units in 10 buildings, and planning for a future childcare facility tract. Tetra Tech completed planning for Summit County PUD and Site Plan approvals, and construction documents issued for construction permit with Summit County. Tetra Tech also completed the highway access improvement plans for the new access to US Highway 6 including deceleration lane improvements. This plan package required CDOT review and issued Notice to Proceed for the Highway Access Permit.

Peak One Neighborhood, Ten Mile Partners, Frisco CO. 2009-2011. Technical Review. Mr. Durloo provided technical review for the civil engineering design of this 72 unit affordable housing site of 11 Acres in the Town of Frisco. The project included master planning for the overall project for Town approvals, and detailed design including roadways, water mains, sewer mains, storm sewer, erosion control, grading plans, and drainage design.

Valley Brook Townhomes, Town of Breckenridge, Breckenridge, CO. 2008-2011. Project Manager. Mr. Durloo provided project oversight and quality assurance for the design of the 50-unit affordable housing project located in Breckenridge, Colorado. The residential project is located on a 4.5-acre parcel and involved roadway design, water mains, sewer mains, storm sewer, erosion control, grading plans, and drainage design. During the phased construction period for the project, Mr. Durloo was the project manager for the completion of the project.

Copper Point Workforce Housing, Powdr-Copper Mountain, Copper Mountain, CO, Project Manager. 2015 -2017. Project Manager. Mr. Durloo was the project manager for the development of a 15 unit affordable housing project located

Education:

BSCE - University of Maine,
1995

Registrations/Certifications:

Professional Engineer:
Colorado #35216; 2001
Texas #117543; 2014

LEED AP Building Design +
Construction, 2011

Professional Affiliations:

American Society of Civil
Engineers

Office Location:

Breckenridge, CO

Total Years of Experience:

(05/1996) 24

Years with Tetra Tech:

(05/1996) 24

at Copper Mountain Ski Resort. This project included the design of civil infrastructure to support the new housing including a new access road, water mains, sewer mains and drainage design for the development. This project also included extension of a 42 inch storm sewer line to improve the outlet capacity of the adjacent East Lake.

Summit County Commons and Senior Housing, Augustana Care/Summit County, Frisco, CO. 2015. Project Manager. Mr. Durloo was the project manager and lead designer for the evaluation of the Summit County Commons site for future development, including the proposed 100-unit senior housing facility. Design included the evaluation of water servicing, wastewater servicing, roadway access, and cost estimating for infrastructure requirements to service future development.

Silverthorne Performing Arts Center, OZ Architecture, Silverthorne, CO. 2015-2017. Project Manager. This project included the civil engineering services for a new Performing Arts Center for the Lake Dillon Theater Company. The civil engineering design associated with the new 12,000-square-foot building included parking lots, driveways, drainage, utilities, site planning, and civil site design. The project was a design-build project with Adolfson & Peterson as the general contractor.

Ten Mile Canyon Recreation Path, Summit County Open Space and Trails Department, Summit County, CO. 2009–2014. Project Manager. Mr. Durloo was the project manager overseeing the project design and construction for the Ten Mile Canyon recreation path extension near Copper Mountain, Colorado. The project included moving the existing recreation path to a new alignment along Ten Mile Creek. The pathway included approximately 2 miles of pathway and two bridge crossings. The design of the pathway was completed in coordination with the future plans for re-aligning and restoring Ten Mile creek through this corridor. The pathway is adjacent to wetland areas so the pathway design was completed to minimize wetland disturbance and promote water quality. This project has required extensive coordination with the U.S. Forest Service (USFS) and CDOT.

Union Creek Parking Lot, Powdr-Copper Mountain LLC, Copper Mountain, CO. 2009–2010. Project Manager. Mr. Durloo was the project manager and provided oversight of the project design for the parking lot design at the Union Creek base area of Copper Mountain Resort. The project includes a new 90-stall parking lot, diagonal parking on Beeler Place, and upgrades to the drop-off area. The project includes design of the parking lot, roadways, drainage, and utility modifications. Mr. Durloo was involved with the project starting with the preparation of conceptual design options, site plan review with Summit County, cost estimating, and construction document preparation.

Hampton Inn and Suites, Mace Pacific Holding Co., Silverthorne, CO. 2013-2015. Project Manager. Mr. Durloo is the project manager for the 88-room hotel in Silverthorne, Colorado, providing design oversight for the project. The civil design includes the site plan, parking lot design, drainage, grading plan, and utility design. Mr. Durloo has also provided conceptual design options for improvements to Meraly Way to improve public access for the hotel project and adjacent existing commercial properties.

Summit Boulevard Improvements, Town of Frisco, Frisco, CO. 1998–1999. Project Engineer. Design of this project included approximately 1 mile of highway realignment with the addition of turn lanes, center medians, and intersection realignments. Storm sewer systems were also added to the highway, which included the completion of a Drainage Report for the project. A bike path system was also improved along the highway for a heavily used recreation bikeway.

Frisco Sanitation District, Frisco, CO. 1998-2000. Design Engineer. Mr. Durloo has been the design engineer for five sewer main extension and new collection system construction for the Frisco Sanitation District. In total, the projects have added over 12,000 feet of sewer main to the Frisco Sanitation District's system. Mr. Durloo also administered contracts for the projects and performed inspection services during construction.

Staunton State Park – Visitor Center, Studio Insite, Colorado Division of Parks & Wildlife, Conifer, CO. 2014-2017. Project Manager. Mr. Durloo was the project manager for the civil engineering design of the new Visitor Center for Staunton State Park. The civil engineering included the design of access road improvements, site planning, parking lots and plaza areas around the new building.

4th Street Crossing, Milender White, Silverthorne, CO. 2018-2019. Project Manager. Tetra Tech is providing civil engineering design services the 4 Acre redevelopment in the Downtown Core of Silverthorne, Colorado. The project includes a new hotel, marketplace, parking structure, multi-use buildings and townhomes. Civil Engineering design services include Town Streets, water infrastructure, sanitary sewer, storm drainage and on-site design. One of the challenges with this project is the limitation of offsite drainage infrastructure and on-site stormwater infiltration components has been designed for this site.

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

EXPERIENCE

Engineering

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

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

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

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

Education:

BS - Civil Engineering,
University of Minnesota, 2011

Registrations/Certifications:

Professional Engineer:
Colorado, #0051745, 2016

Professional Affiliations:

American Water Works
Association

Office Location:

Breckenridge, CO

Total Years of Experience:

(01/2012) 8

Years with Tetra Tech:

(07/2014) 6

Silverthorne Performing Arts Center, Town of Silverthorne, Silverthorne, CO. 2016-2017. Design Engineer. Mr. Cross provided design and project management services for the 20,000 SF performing arts facility for the Lake Dillon Theatre Company and the local community. Mr. Cross was responsible for the development of the site grading and drainage plan, as well as the utility design. Mr. Cross performed a drainage analysis for the site and designed the necessary detention facilities to meet the Town of Silverthorne drainage criteria. Mr. Cross worked jointly with multiple consultants, local government, and private entities to ensure that project milestones and stakeholder goals were met.

River's Edge Condominiums, 4th On 4th LTD, Silverthorne, CO. 2016-2017. Design Engineer. Mr. Cross provided civil design services for the 30-unit complex adjacent to the Blue River in Silverthorne, Colorado. The project included analyzing pre/post-development runoff conditions and writing a drainage report for town approval. Mr. Cross designed sanitary sewer, water, and stormwater networks, which included the relocation of existing water and sewer mains. Mr. Cross performed site grading to efficiently convey water to stormwater collection structures. Mr. Cross provided QA/QC services on behalf of the Town of Silverthorne for the installation of water and sewer lines.

Frisco Wastewater Treatment Plant (WWTP) Effluent Outfall Relocation, Frisco Sanitation District, Frisco, CO. 2015. Design Engineer. Mr. Cross provided civil design and permitting services for several improvements at the 2.0-million-gallons-per-day (mgd) Frisco WWTP. The project included a new wetland discharge channel into the Dillon Reservoir and an effluent pump station to move tertiary treated wastewater to the outfall channel. The civil design for the project included site grading for a building pad, two wetland ponds, outfall channel, and access road.

The Collective - Snowmass Base Village, East West Partners, Town of Snowmass Village. 2017-2019. Design Engineer. The Collective is an 8,701 square foot LEED Gold certified community-use space located in Snowmass Base Village. 2,314 square feet of the bottom floor will be set aside for the Ice Age Discovery Center which will display fossils from the 2010-11 dig at Ziegler Reservoir. The Collective community space will offer a collection of art, music, culture, eateries, activities, and more. This project involved design coordination efforts with multiple consultants. Tetra Tech's civil engineering services include design services from the conceptual design through construction document preparation for the project including the preparation of construction plans and technical specifications. The design for the project included detailed grading plans, drainage design, and shallow utility coordination. Mr. Cross worked with the architect and landscape architect in designing the site to achieve the aesthetic goals established while still meeting ADA standards for accessible design.

Beaver Creek Fire Station, Beaver Creek Metropolitan District, Avon, CO. 2015-2016. Design Engineer. Mr. Cross provided civil design services for the new fire station in Avon, CO. The project included detailed turning analysis of fire apparatus and emergency equipment vehicles. Worked effectively with other consultants to ensure the functionality, flexibility, and flow of the new fire station exceeded stakeholder expectations. Mr. Cross designed sanitary sewer, water, and stormwater networks. Performed site grading to efficiently convey water to stormwater collection structures.

Mr. Peoples is a civil engineer experienced in the design of municipal, residential, and commercial projects in Summit County. Mr. Peoples has developed engineered plans for site design, grading design, stormwater infrastructure, potable water, and sanitary sewer design. He has the knowledge to utilize the latest in AutoCAD Civil 3D software to generate clear and concise construction plans.

EXPERIENCE

Engineering

North Alpine Workforce Housing, Powder – Copper Mountain LLC, Copper Mountain, CO 2018 – 2020. Design Engineer. Mr. Peoples helped to provide engineering services for the North Alpine Housing Project. He utilized AutoCAD Civil 3D to aid in the design and preparation of plans for this project. Mr. Peoples helped to design and set-up plans for existing conditions, demolition and erosion control, and various utility plan and profile sheets for the site.

Village at Wintergreen, Gorman & Co., Keystone, CO 2018 - 2020. Design Engineer. Mr. Peoples provided engineering design services for the Wintergreen Workforce Housing project. He utilized AutoCAD Civil 3D to design and prepare plans for this project. The development includes 196 multifamily rental units (10 buildings), with a child care building on approximately a 16-acre site. The site improvements include the development of roads, parking lots, main access off of Highway 6, a road connection to the existing Antlers development to the west, a road connection to the existing Sunrise Condominium development to the east, and associated utility and drainage infrastructure.

Denison Placer Affordable Housing, Town of Breckenridge and Corum Real Estate Group, Breckenridge, CO 2018. Design Engineer. Mr. Peoples provided engineering design services for the affordable housing project in Breckenridge, Colorado. The project includes 116 units of affordable housing through a variety of townhomes and apartments. The design services began with the initial conceptual development of a master plan for the proposed project including preliminary design of roadways, utilities, and drainage infrastructure. After the development of the master plan, the design and construction of the project were phased. The project's initial phase was an infrastructure package to support the first phase of buildings, D-2 apartments. The design included roadways, storm sewer, water quality ponds, erosion control, sanitary sewer and water infrastructure. Additionally, the site design for three 10-unit apartment buildings was a part of the initial package. The second phase would include detailed site design of building pads and parking lots to support 52 townhome units and two 17-unit apartment buildings.

4th Street Crossing, Milender White, Silverthorne, CO 2018 – Present. Design Engineer. Mr. Peoples provided engineering design services for a new downtown development in Silverthorne, CO. He utilized AutoCAD Civil 3D to aid in the design of sanitary sewer, water distribution, and stormwater networks to work with the existing infrastructure surrounding the site. Mr. Peoples also helped in the design of an erosion control plan and to set-up various utility plan and profile sheets for roadways, driveways, and any proposed utilities including storm, water and sanitary sewer.

Maryland Creek Ranch, Maryland Creek Ranch, LLC, Silverthorne, CO 2018 - Present. Design Engineer. Mr. Peoples utilized AutoCAD Civil 3D to aid in the design of the Maryland Creek Ranch project that includes 240 units across a 400-acre site in Silverthorne, Colorado. The project included the master planning for infrastructure and preparation of construction documents for the subdivision. Infrastructure design includes town and private streets, water mains, sewer mains, drainage, and grading for the subdivision. The project also includes offsite infrastructure improvements including highway access improvements, pump station, and a new force main.

Wastewater Treatment Plant Access Improvements, Frisco Sanitation District, Frisco, CO 2020. Design Engineer. Mr. Peoples assisted in the design of access improvement into the existing Wastewater Treatment Plant in Frisco, CO. He utilized AutoCAD Civil 3D to aid in the design and preparation of plans for this project. Site improvements included site grading, design of a new entry driveway, and associated drainage infrastructure.

Education:

B.S., Civil Engineering, Ohio Northern University, 2019

Registrations/Certifications:

Engineering Intern, Colorado, #0076269, 2019

Office Location:

Breckenridge, CO

Total Years of Experience:

(2018) 2

Years with Tetra Tech:

(06/2018) 2



ELENA SCOTT PRINCIPAL, LEED® AP
escott@norris-design.com

EDUCATION

Bachelor of Science in Landscape Architecture
Minor in Regional/Community Planning
Kansas State University, 2003

WORK EXPERIENCE

Norris Design
2003 – Present

PROFESSIONAL CERTIFICATION

LEED® Accredited Professional

PROFESSIONAL AFFILIATIONS

Town of Frisco Housing Task Force, Policy Team, 2017

PUBLICATIONS & SPEAKING ENGAGEMENTS

Colorado Real Estate Journal, Affordable Housing:
Welcome Home For All, 2019

AFFORDABLE HOUSING PROJECT EXPERIENCE

Alta Verde, Breckenridge, CO
Block 11 Master Plan, Breckenridge, CO
Blue 52, Breckenridge, CO
Breckenridge 365, Breckenridge, CO
Colorado Housing Now! Charrettes, Falcon Ridge, Estes Park, CO
Colorado Housing Now! Charrettes, Lakota Ridge, New Castle, CO
Copper Mountain North Alpine Employee Housing, Copper Mountain, CO
Denison Commons, Breckenridge, CO
Denver Housing Authority Mariposa Phase IV, Denver, CO
Denver Housing Authority Sustainability Park, Denver, CO
Dillon Ridge Apartments, Dillon, CO
Eagle Ranch Workforce Housing, Eagle, CO
Granite Park Community Outreach, Frisco, CO

A landscape architect and planner, Elena's concepts and vision enhance towns and communities throughout Colorado. With a broad range of experience in urban and rural communities with both public and private sector clients, Elena's ability to communicate the complexities of planning and design make her an effective project champion, able to resolve challenges from both the technical perspective and the viewpoint of the community. Elena excels at creating a thoughtful planning framework that results in creative solutions that are practical to implement. Her deep experience with land planning, entitlements, the approval process and public engagement is key to achieving success.

As the Principal of Norris Design's mountain region office in Frisco, Colorado, Elena is skilled at integrating development into sensitive natural environments, affordable housing initiatives, infill and redevelopment, downtown revitalization and the incorporation of sustainable design practices.

AFFORDABLE HOUSING PROJECT EXPERIENCE (CONTINUED)

Huron Landing, Breckenridge, CO
La Bonte Sail Lofts, Dillon, CO
Lake Creek Village Apartments, Eagle County, CO
Lake Hill Workforce Housing Master Plan, Summit County, CO
Lakota Ridge Senior Affordable Housing, New Castle, CO
Mary Ruth Place, Frisco, CO
McCain Property Master Plan, Breckenridge, CO
McCain Property Net Zero Affordable Housing, Breckenridge, CO
New City Plaza, Salt Lake City, UT
Normandy Gardens, Lamar, CO
Roaring Fork School District Workforce Community Housing, Carbondale, CO
Shops at Smith Ranch, Silverthorne, CO
Smith Ranch, Silverthorne, CO
Town of Dillon USFS Housing Charette, Dillon, CO
Wintergreen Workforce Housing, Keystone, CO

ADDITIONAL RELEVANT PROJECT EXPERIENCE

A-Lift Hotel, Copper Mountain, CO
Breckenridge F-Lot, Breckenridge, CO
Breckenridge Medians & Roundabouts, Breckenridge, CO
East Peak 8 Hotel, Breckenridge, CO
Element 29 Hotel, Copper Mountain, CO
Flight For Life Mahany Heroes Park, Frisco, CO
Floyd Hill Master Plan, Clear Creek County, CO
Foote's Rest, Frisco, CO
Frisco Main Street, Frisco, CO
Frisco Peninsula Recreation Area Master Plan Update, Frisco, CO
Glenwood Springs Downtown Mixed-Use Vision, Glenwood Springs, CO
Gondola Lots Parking Structure, Breckenridge, CO
Keystone Neighborhood Company Mapping, Summit County, CO
One River Run Hotel, Keystone, CO
Parking Inventory & Expansion, Frisco, CO
Ski Times Square Roundabout, Steamboat Springs, CO
Step Up Main Street, Frisco, CO
Strategic Housing Plan, Frisco, CO



NORRIS DESIGN



LINDSAY NEWMAN SENIOR ASSOCIATE

lnewman@norris-design.com

EDUCATION

Bachelor of Science in Landscape Architecture
University of Massachusetts, 2008

WORK EXPERIENCE

Norris Design
2014 – Present

Neils Lunceford, Inc.
2013 – 2014

db Landscaping LLC
2012 – 2013

Land Designs by Ellison
2011 – 2012

PROFESSIONAL AFFILIATIONS

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

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

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

AFFORDABLE HOUSING PROJECT EXPERIENCE

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

ADDITIONAL RELEVANT PROJECT EXPERIENCE

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



NORRIS DESIGN



Design Methodology and Approach

Excellence from Inception

O'Bryan Partnership's name has become synonymous with constructability and in-field experience. This is a trait that we hold as a key to our success on the many projects we've completed. Looking at a project from this point of view in the early stages of inception is invaluable as it allows our collaborative project team to design in real time with real constraints – understanding the real challenges every project face; be it a tight site, budgetary restraints and in many cases schedule and construction challenges. Our team will use Task 1 to identify all of these constraints and how they may or may not align with the project goals. From this point forward, the team will review all aspects of these challenges and work with all building systems and program to find the ideal solution in moving forward with a well-integrated design which tracks with all initial goals. During the following phase, the team would provide multiple scenarios with alternate building systems and compare all factors, price, schedule, feasibility, sustainability, etc., to find the ideal design.

Integrative Design

As mentioned throughout the response, collaboration and trade coordination in a project is paramount in providing high quality designs that meet all the goals of a project. This in turn is why O'Bryan Partnership values their long history with the selected consultants as our ability to seamlessly provide a well integrative design; a design that is detailed with the understanding of all building systems and elements, a design that can answer to all the project requirements while still providing a pleasing product that integrates well with the community character and goals.

Our team takes extra care and consideration throughout the design process to look at the whole project and how it's design compares to the value and goals of the client. We view Value Engineering differently than many designers, instead focusing on "Value Creation" during the initial design stages. Value Creation goes beyond scope reduction or exchanging cheaper materials for though originally specified. Value Creation strives to provide the same scope for less cost, or alternately, more scope or quality for no additional cost. Through thoughtful and creative teamwork we can challenge ourselves to go beyond what the industry accepts as standard Value Engineering. O'Bryan Partnership, in conjunction with the other members of the design team and various construction companies, work diligently at creating real value on our projects.

Typically, Value Engineering starts at the completion of Construction Documents, and after a General Contractor has been selected. We encourage our clients to negotiate a contract with a G.C. as early in the project as possible. This helps the design team stay on track as they work through design and detailing the systems of the building. OPI has included Shaw construction as a construction cost consultant to assist during this project and provide insight on the overall cost of the current design. Similarly, as our other consultants, Shaw Construction has a long history working with OPI on many of our mountain projects and has always been a huge asset in providing efficient and well-constructed products. Through regular meetings during the entire design process, ideas are discussed and alternate methods are researched and implemented by the entire design team.



Technology

Over the years it has been O'Bryan Partnership's philosophy to provide the best services possible, within the time frame given at a competitive fee. The experience of our firm and the ability of our people working as an integral part of a Project Team helps Owners/Developers reach their goals. One of our most valuable assets is our active problem-solving capabilities during all phases of the project. OPI uses Revit, a Building Informational Modeling software, to ensure we can look critically at the entire structure and building systems and their abilities to work together seamlessly. Implementing BIM software into all of our projects allows our team to produce Construction Documents more efficiently in less time, while also producing a better and more complete set. Our team will use the tool's ability to combine other trade's models into one, providing an elevated level of coordination using clash detection, which in turn minimizes in field challenges/adds and can identify areas for cost savings. In the current world where so much of our daily work has taken to remote and virtual processes, these tools have allowed for a seamless transition in communication from consultant to consultant.

Using the BIM model, our team also has the ability to create photo-like renderings that are very instrumental in assisting with the initial design phase and collaboration with the client on the overall building aesthetics, scale and integration into the community character. The use of these renderings and massing studies will be integral during Task 1 as well as providing a clear design intent for the series of public, Town Council and Planning Commission meetings. OPI has provided the fees to include these renderings and studies into our proposal for the Granite Street Affordable Housing RFP.

Sustainability

Along with having LEED accredited staff, O'Bryan Partnership's design team has completed multiple projects with both LEED and Green Globes certifications. While not every projects' goals may include green certifications, we feel that sustainable architecture both benefits the environment and enhances our communities. OPI feels it is the responsibility of designers to look at ways to incorporate the basis of these design principles into our buildings and when integrated during the initial stages of the design process, these design principles can pull all the building systems together and enforce a whole-building design approach. Creating a product that benefits global green initiatives as well as making sure our clients have a product that will meet their needs for years to come is always a priority during design

Following both the LEED sustainability strategies and those provided by the Town of Frisco, OPI will apply these principles in the design process early on to ensure the project meets all client expectations. Our design team will work with all stakeholders during Task 1 to determine which strategies are preferred as well as obtainable and in line with the overall project budget. The project team's knowledge and experience with local materials and building systems which promote efficiency and assist in reducing operation/maintenance costs will provide a great base in which to build the rest of the project off of. OPI project team member, Brittany Taylor and the MEP team at IMEG, Corp will work closely during each phase of the project to ensure the overall project performance is staying in line with the initial goals set by the team. Included in the proposal, IMEG will perform all energy modeling to measure building performance and efficiencies and a consultant will be included to assist with all LEED admin processes.



O'BRYAN PARTNERSHIP
ARCHITECTS - A.I.A.

Understanding Frisco

While we put together our own project team who has experience with us on our mountain projects, we in turn also have a close working relationship to those who work and live in the Town. We are familiar with the projects, with contractors and other trades, as well as the design review boards in town. We are friends with Main Street Restaurateurs and other business's and have done our best to support these business's during the past months of uncertainty.

In addition to our knowledge of Town expectations. Our mountain architecture experience has always set us apart from many other firms. Coupled with the climate challenges, a lack of workforce in mountain communities can take a toll on a projects overall budget, timeline and overall quality. Our project team and consultants always take this into consideration when picking building systems, materials and detailing. While a wood building may come in favor of a tight budget, some modular and prefabbed products may save in schedule and benefit in overall construction costs by getting dried in faster and avoiding weather delays/damages.



Proposed Schedule

Task 1 – Programming/Concept Design 7 Weeks

January 25 th	Begin Conceptual Design
February 8 th (week of)	Kick-off Meeting / Design Charrette with Ownership
	Summary of Project Goals
February 22 nd (week of)	Progress/Coordination meeting with Ownership
March 9 th	#1 Town Council work Session
March 12th	Issue Final Scheme / Renders to Ownership

Task 2 – Schematic Design 11 Weeks

March 15 th	Begin Schematic Design/Coordination
March 22 nd	Meeting with Ownership
April 5 th (week of)	#1 Public Meeting / Feedback
May 20 th	Outline Preliminary Pricing
May 20 th	#1 Planning Commission - Sketch Plan Review
May 31st	Issue Schematic Design Package to Ownership

Task 3 – Design Development 13 Weeks

June 1 st	Begin Design Development
June 7 th (week of)	Meeting with Ownership
June 28 th	#2 Public Meeting / Feedback
July 13 th	#2 Town Council Work Session
July 26 th (week of)	Meeting with Ownership
August 30th	Issue Design Development Package
August 30th	Preliminary Pricing Estimate – Construction Cost Update

Task 4 – Construction Documents 80% 12 Weeks

August 30 th	Begin Construction Documents
August 30 th (week of)	Meeting with Ownership
September 2 nd	#2 Planning Commission – Major Development Application
September 14 th	#3 Town Council Work Session
Sept 20 th (week of)	Meeting with Ownership
November 22nd	Issue 80% Construction Documents
December 1st	Final Estimate of Construction Costs



Fee Schedule: Summary

The following fees are for Architectural, Structural Engineering, MEP Engineering, Civil, Landscaping, LEED Certification, Construction Cost analysis and an allowance for a traffic study to obtain approvals from The Town of Frisco. These fees are calculated for up to 80% Construction Documents and Specifications. The additional 20% CD's and 100% CA for the project is calculated separately below as an Add Alternate. The fees listed below are based upon the scope of the project as outlined in the RFP. General assumptions are as follows; 20 work force housing units at 1000 sq. ft. each = 20,000 sq.ft. Construction cost is figured at \$250 / sq.ft. or \$5,000,000 project cost.

Architectural Design Fees to 80% CD's:

Conceptual Design (5%)	\$ 11,250.00
Schematic Design (15%)	\$ 33,750.00
Design Development (30%)	\$ 67,500.00
Construction Documents (35% to 80% CD's only)	<u>\$ 63,000.00</u>

Total Architectural Fees to 80% CD's: \$175,500.00

Add Alternate: 20% CD's + 100% CA (15% Total Project) \$ 49,500.00

Architectural fees include; 4 meetings with ownership, 3 Town Council Work Session Meetings, 2 Planning Commission Meetings, and 2 Public Meetings. Coordination with LEED certification consultant is included. Up to 3 Design Options with plans and perspective renderings are included. Coordination with the Contractor performing pricing is included. Reimbursables such as plotting / printing are not included. Travel expenses will not be necessary.

Interior Design Fees: (If Needed)

Allowance: \$ 3,000.00

Structural Design Fees: IMEG

Structural Design to 80% CD's	\$ 23,000.00
Structural Design: 20% CD's + 100% CA (Add Alt.)	\$ 9,000.00

M.E.P. Design Fees: IMEG

M.E.P./ Acoustic Design Fees to 80% CD's	\$ 48,000.00
M.E.P. Design: 20% CD's + 100% CA (Add Alt.)	\$ 30,000.00



Landscape / Planning Design Fees: Norris Design

Landscape Design Fees to 80% CD's	\$ 37,300.00
Landscape Design: 20% CD's + 100% CA (Add Alt.)	\$ 14,800.00

Civil Engineer: Tetra Tech

Civil Engineering Design Fees to 80% CD's	\$ 35,000.00
Civil Engineering Design: 20% CD's + 100% CA (Add Alt)	\$ 20,100.00

Construction Cost Analysis: Shaw Construction

Outline, Preliminary and Final Costing Analysis: Allowance	\$ 12,000.00
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LEED Gold Certification:

LEED Modeling / Commissioning: IMEG	\$ 58,000.00
LEED Administration:	\$ 27,000.00

<u>Traffic Study Allowance:</u>	\$ 5,000.00
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Detailed consultant proposals can be provided upon request. The fees above are a summary of proposals provided to OPI.



O'BRYAN PARTNERSHIP
ARCHITECTS - A.I.A.

O'Bryan Partnership Architects Hourly Rate Schedule

<u>Classification</u>	<u>Hourly Rate</u>
Principal	\$200.00 per hour
Associates	\$160.00 per hour
Architects	\$120.00 per hour
Project Managers	\$105.00 per hour
Draftsperson III	\$ 95.00 per hour
Draftsperson II	\$ 85.00 per hour
Draftsperson I	\$ 75.00 per hour
Technical Clerical	\$ 96.00 per hour

The hourly rates shall be adjusted in accordance with normal salary review practices of the Architect of Record.



2020 STANDARD HOURLY RATES - SMEPT/MEQ/Cx
(rates adjusted annually)

Client Executive / Market Director	\$250
Project Executive	\$225
Senior Engineer Technical Specialist	\$210
Senior Engineer III	\$200
Senior Engineer II	\$185
Senior Engineer	\$160
Project Engineer II	\$150
Project Engineer	\$130
Engineer	\$120
Senior Designer Technical Specialist	\$190
Senior Designer III	\$180
Senior Designer II	\$165
Senior Designer	\$150
Project Designer II	\$140
Project Designer	\$130
Designer IV	\$120
Designer III	\$115
Designer II	\$110
Designer	\$100
Senior Medical Equipment Planner	\$195
Medical Equipment Planner	\$140
Sr. Commissioning Authority/Engineer	\$185
Project Commissioning Authority/Engineer	\$140
Commissioning Authority/Engineer	\$120
Senior Construction Administrator	\$155
Construction Administrator	\$125
Senior Virtual Design Coordinator	\$105
Virtual Design Coordinator	\$100
Virtual Design Technician	\$85
Administrative Assistant	\$75

*These rates are for staff located in the office providing the rates. Staff based in one of IMEG's other offices may have different billing rates. These rates can be provided upon request.

Hourly Rate Schedule

Client Executive	\$250.00
Principal / Project Executive	\$225.00
Senior Project Engineer	\$185.00
Project Engineer	\$130.00
Engineer	\$120.00
Virtual Design Specialist	\$100.00
Virtual Design Technician	\$ 85.00
Administrative	\$ 75.00

Reimbursable Rate Schedule

Photocopies	\$0.25 per copy
Plotting Large Document Bond	\$0.75 per square foot
Plotting Large Document Vellum	\$2.06 per square foot
Mileage	Current government rate
Shipping & Vendor Charges	Our cost plus 10%

December 2020

Hourly Billing Rates for: IEW

Rates Effective Starting: January 1, 2020

Personnel	Hourly Rate
Management	
Operations Management	
Principal in Charge	\$350.00
Project and Program Management	
Project Manager 1	\$190.00
Project Manager 2	\$210.00
Sr Project Manager	\$250.00
Program Manager	\$275.00
A/E Services	
Engineers	
Engineer 1	\$100.00
Engineer 2	\$115.00
Engineer 3	\$130.00
Project Engineer 1	\$150.00
Project Engineer 2	\$180.00
Sr Engineer 1	\$225.00
Sr Engineer 2	\$230.00
Sr Engineer 3	\$260.00
Principal Engineer	\$340.00
Engineering Designers	
Engineering Technician	\$70.00
Engineering Designer 1	\$90.00
Engineering Designer 2	\$110.00
Engineering Designer 3	\$130.00
Sr Eng Designer 1	\$155.00
Sr Eng Designer 2	\$165.00
Sr Eng Designer 3	\$180.00
Architects	
Arch Technician	\$60.00
Architectural Designer 1	\$85.00
Architectural Designer 2	\$95.00
Architectural Designer 3	\$130.00
Architect 1	\$140.00
Architect 2	\$150.00
Sr Architect 1	\$190.00
Sr Architect 2	\$210.00
Architectural Program Mgr	\$260.00
Interior Designers	
Interior Designer 1	\$85.00
Interior Designer 2	\$95.00
Interior Designer 3	\$105.00
Sr Interior Designer 1	\$190.00

Hourly Billing Rates for: IEW

Rates Effective Starting: January 1, 2020

Personnel	Hourly Rate
Sr Interior Designer 2	\$200.00
Sr Interior Designer 3	\$230.00
Landscape Architects	
Landscape Designer 1	\$75.00
Landscape Design 2	\$85.00
Landscape Designer 3	\$100.00
Landscape Architect 1	\$115.00
Landscape Architect 2	\$140.00
Planning	
Planner 1	\$90.00
Planner 2	\$100.00
Planner 3	\$115.00
Sr Planner 1	\$140.00
Sr Planner 2	\$160.00
Sr Planner 3	\$180.00
Principal Planner	\$200.00
Information Technology	
Sys Analyst / Programmer 1	\$105.00
Sys Analyst / Programmer 2	\$120.00
Sr Sys Analyst / Programmer 1	\$165.00
Sr Sys Analyst / Programmer 2	\$265.00
Sci Svcs	
Scientists	
Scientist 1	\$75.00
Scientist 2	\$95.00
Scientist 3	\$120.00
Sr Scientist 1	\$135.00
Sr Scientist 2	\$165.00
Sr Scientist 3	\$210.00
Principal Scientist	\$260.00
Field Services	
Construction Observation	
Construction Project Rep 1	\$80.00
Construction Project Rep 2	\$100.00
Sr Constr Project Rep 1	\$140.00
Sr Constr Project Rep 2	\$150.00
Construction Administration	
Construction Administrator	\$90.00
Sr Construction Administrator	\$116.00
Construction Management	
Construction Manager 1	\$170.00
Construction Manager 2	\$200.00

Hourly Billing Rates for: IEW

Rates Effective Starting: January 1, 2020

Personnel	Hourly Rate
Sr Construction Manager	\$235.00
Construction Director	\$280.00
Surveying	
Survey Tech 1	\$65.00
Survey Tech 2	\$95.00
Survey Crew Chief	\$105.00
Surveying Specialist	\$130.00
Land Surveyor	\$135.00
Sr Land Surveyor	\$155.00
Plant Operations	
Plant Operator 1	\$85.00
Plant Operator 2	\$95.00
Plant Supervisor	\$110.00
Technical Services	
Technicians	
Technician 1	\$65.00
Technician 2	\$80.00
Technician 3	\$100.00
Sr Technician 1	\$140.00
Sr Technician 2	\$140.00
Sr Technician 3	\$145.00
Project Support	
Computer Aided Design (CAD)	
CAD Technician 1	\$65.00
CAD Technician 2	\$75.00
CAD Technician 3	\$95.00
CAD Designer	\$110.00
Sr CAD Designer 1	\$135.00
Sr CAD Designer 2	\$150.00
CAD Director	\$160.00
Geographic Information Systems (GIS)	
GIS Analyst 1	\$70.00
GIS Analyst 2	\$100.00
Sr GIS Analyst	\$115.00
GIS Application Developer	\$130.00
Sr GIS Application Developer	\$170.00
Business Support	
Project Administration	
Project Assistant 1	\$65.00
Project Assistant 2	\$80.00
Project Administrator	\$95.00
Sr Project Administrator	\$115.00

Hourly Billing Rates for: IEW

Rates Effective Starting: January 1, 2020

Personnel	Hourly Rate
Contracts / Legal	
Contract Administrator	\$85.00
Sr Contract Administrator	\$120.00
Finance / Accounting	
Project Analyst 1	\$80.00
Project Analyst 2	\$115.00
Sr Project Analyst	\$155.00
Project Accounting Director	\$240.00
Technical Writers	
Technical Writer 1	\$95.00
Technical Writer 2	\$100.00
Sr Technical Writer	\$125.00
Sr Technical Writer 2	\$150.00
Graphics	
Graphic Artist	\$130.00
Consulting	
Consultant 1	\$80.00
Consultant 2	\$110.00
Sr Consultant 1	\$160.00
Sr Consultant 2	\$190.00
Sr Consultant 3	\$200.00

NORRIS DESIGN HOURLY RATES

STANDARD HOURLY RATES	
Principal	\$120-170/hour
Senior Staff	\$90-120/hour
Staff	\$70-90/hour
Clerical	\$65/hour

REIMBURSABLE EXPENSES	
Photocopies	\$0.20/each
Color Xerox 8 1/2 x 11	\$1.55/each
Xerox 11 x 17	\$0.45/each
Color Xerox 11 x 17	\$2.80/each
Black & White Plots	\$0.50/sq. ft.
Color Plots	\$6.00/sq. ft.
Outside Materials/Services/Supplies	Cost + 10%

Custom printing solutions can be arranged on an as-needed basis.



NORRIS DESIGN