

SUBMITTED BY



DECEMBER 18, 2020

RFP Response for

GRANITE STREET WORKFORCE HOUSING

Photo: Germantown Commons



Photo: Silver Sage Cohousing

Submitted by



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Eva Henson, Housing Coordinator
Community Development Department
Town of Frisco
1 Main Street
P.O. Box 4100
Frisco, Colorado 80443

Mrs. Henson,

Caddis Collaborative is excited to provide a proposal for the Granite Street Workforce Housing Project. Our experience and commitment to community building, affordability, and sustainability align perfectly with the goals and mission of the project.

Caddis designs many project types in addition to affordable housing which inform and advance our expertise, knowledge, and skillfulness. This includes mixed-income and market-rate cohousing, pocket neighborhoods, co-ops, micro-units, urban infill, restaurants, retail, winter resorts, employee/workforce housing, adaptive reuse of existing structures, student housing, and new net-zero and beyond single-family homes. The common thread in all of this is pragmatic and effective design for human experience, beauty, and sustainability. In our way of thinking, sustainability includes cost effectiveness, ease of maintenance, and low cost of ownership as well as energy efficiency, high indoor air quality, and low embodied energy.

Caddis Collaborative has assembled a uniquely qualified team for your project. JVA; civil engineering. Connect One; landscape architecture. Big Horn Engineering; MEP engineering. Backcountry Engineering; structural engineering. EnergyLogic; LEED Green Rater. Traffic engineering; Fox Tuttle. Cost estimating; Faurot Construction. Refer to section 2 for key personnel for each of these firms.

Repeat client Betsey Martens, formerly the Executive Director of Boulder Housing Partners, past president of NAHRO, and current Executive Director of Bringing School Home, says of her experience working with Caddis:

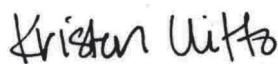
“If you want to have a truly great experience in the sometimes-difficult process of imagining, funding and implementing your housing project, then you want to work with this team. They have brought exceptional design solutions to Boulder Housing Partners and helped us create spaces that will really get used because they’re intuitive and welcoming. This team is also very practical when it’s time to make changes. Most importantly to me, they’re so fun to work with. Life is way too short for grouchy, high-maintenance partners.”

Our primary objective in the design of the Granite Street Workforce Housing Project is to create an environment that brings people together to connect, engage, thrive, and allows CDOT to have a productive and content workforce. We have read and understand the requirements of the RFP, look forward to any questions you may have, and are thankful for the opportunity to help contribute to the social and aesthetic fabric of the Town of Frisco.

Thank you,



Bryan Bowen, Caddis PC



Kristen Uitto, Caddis PC



2) FIRM BACKGROUND AND PROJECT TEAM

Caddis is a multidisciplinary design collaborative that explores ways of living more lightly upon our earth in beautiful, healthy environments. Caddis has teamed up with knowledgeable and capable consultants, all very familiar with the particular opportunities and challenges of developments in high mountain small towns in Colorado, to form a strong team fully capable of delivering a great project to the Town of Frisco and CDOT partnership.

A leader in sustainable design, zero net energy homes, and livable communities for over 18 years, Caddis Collaborative applies attention, sophisticated design, and creative solutions to every project. In addition to our skills in architecture, our expertise in grassroots community engagement is essential for large-scale projects, especially multifamily housing and institutional projects. At Caddis Collaborative, we reflect our core values in all of our work, striving to create sustainable communities through sustainable building practices. Not only do we have the capacity to ensure a project's success, but we also have the talent and expertise to do it elegantly and artfully. If it's worth building, it's worth doing it well. Our extensive experience with affordable housing gives us insight into the unique challenges of small compact design.

Caddis has consistently demonstrated its ability to deliver exceptional projects with excellent customer service. Evidence of this is the fact that a large portion of our business is from repeat clients. Many of our larger clients and end users, such as Powdr, Boulder Housing Partners, Markel Homes, Wonderland Hill Development Co., Boulder Housing Coalition, Habitat for Humanity, and Naropa University have contracted for additional projects, as a result of their positive experiences with us on their first project.

The common thread of our work is designing for human experience and sustainability of our planet. We are skilled project managers on very large development projects with over 100 years combined experience.

We design for the climate and the natural environment, or the urban/cultural context that our buildings will occupy. We create delightful, uplifted spaces and lively outdoor places. We choreograph the movement of life between the buildings to build community, offering

opportunities for casual social interaction without it feeling forced. We excel at creating a structured and logical design process that steps our clients through important decisions at the right time.

Caddis Collaborative – Architects: Boulder, CO

Bryan Bowen – Architect, Principal, NCARB, LEED AP

Bryan Bowen will be one of your primary team members. He is dedicated to the design of livable neighborhoods and eco-buildings, all with the vision of making meaningful progress towards a sustainable planet.



Bryan approaches work with a sense of humility and humor and clients comment on his ability to distill the chaos of construction and development in a logical and insightful way. His partners and staff at Caddis will provide expertise, design input, peer review, production oversight, and added capacity.

Bryan is a licensed architect with about 23 years of experience. He graduated from Carnegie Mellon University and specializes in community-based design, cohousing, affordable housing, urban infill and mixed-use, active community engagement, sustainable design, net-zero homes, resilient/sustainable communities, and regenerative single-family design. He received the award for the AIA Colorado Northern Chapter Architect of the Year in 2015.

Kristen Uitto - Architect- Principal, LEED AP

Since obtaining her Bachelor of Architecture from Virginia Tech, Kristen Uitto has assembled over fifteen years of professional experience in residential buildings at all cost levels, including single-family, multi-family,



affordable housing, and cohousing. While at Caddis, she has broadened her experience to include deep energy-retrofits, eco-tenant finishes, and community

master planning. Her passion for building science and sustainable design led to becoming a LEED-AP and Certified Passive House Consultant. She is also a licensed architect in Colorado and Pennsylvania. Now a partner at Caddis, Kristen is well-trained in the art of bringing quality design work into clear and accurate construction documents, and is a skilled communicator in working with clients and coordinating consultants and trades. Her strong design sense and technical expertise enables her to carry a project through from concept design to construction. Kristen is committed to a small eco footprint and lives in a walkable neighborhood in Boulder with her husband and three young daughters. She enjoys exploring this beautiful region with her family.

Jesus Bendezu - Project Architect, NCARB, LEED AP

Jesús Bendezú is a licensed architect and will be the main point of contact and project manager for the project for day-to-day process. He contributes 20 years of experience and in-depth knowledge of sustainable design, issues and strategies in different project types, from residential and institutional to corporate and commercial. He brings to project teams his expertise in specialized aspects of architecture, such as energy efficient, passive solar and natural daylighting design, natural and non-toxic sustainable materials and methods, and healthy building specifications, in addition to standard architectural project management work. Jesus has worked on over 40 LEED certification projects in a previous capacity as a green building consultant. His easy-going nature, skillfulness, and reliability make him a pleasure to work with.



SELECTED MULTI-FAMILY PROJECTS

MAPS SENIOR LIVING, MOAB, UT: A 25,000 square feet building with thirty-six units in three stories served by a stretcher compatible elevator intended to allow for independent and affordable senior living in Moab. Amenities include a computer room, rooftop deck, fitness room, and a community lounge with couches, TVs, and facilities for basic food preparation,

mail room, shared laundry, covered parking, and a landscaped courtyard with exterior activity spaces. Developed by the Housing Authority of Southeastern Utah (HASU) on a 1.92-acre property and funded in part by low-income housing tax credits (LIHTC). The design included compliance with Fair Housing Act, incorporated fully accessible ADA units, and is Energy Star and Enterprise Green Communities certified. Total construction cost was \$5.5 million.

WOODWARD PARK CITY MAINTENANCE AND EMPLOYEE HOUSING, PARK CITY, UT: A two story, 12,000 sf maintenance and workforce housing building supporting Pwdr's Woodward Gorgoza action sports park and indoor 66,000 sf training facility. The project included eight dwelling units for Woodward employees and was part of a negotiated entitlement and development agreement with Summit County and Park City by Pwdr for Woodward. The building included a fully accessible ADA unit. Both projects were designed by Caddis. Total construction cost was \$2.4 million.

PARK AVE POCKET NEIGHBORHOOD, PARK CITY, UT: A creative and highly energy efficient pocket neighborhood in Park City that includes two historic homes fronting Park Avenue and six additional small single-family homes. Designed as a net-zero energy ready project. \$2.8 million construction cost.

CINEMA COURT, IN MOAB: This project was especially successful in that it was able to incorporate strong social/community design with great aesthetics and high energy performance. Cinema Court was built on a brownfield site along a creek in cooperation with The Housing Authority of Southeastern Utah, the Utah Non-Profit Housing Corporation, and Lotus Community Development. The project inherited a long history of acrimony both in the community and between municipal entities. One of the primary reasons Caddis was brought in as the architect and planner was our ability to diffuse thorny community engagement problems.

PONDEROSA COMMUNITY STABILIZATION, BOULDER, CO: The Ponderosa Mobile Home Park is located in North Boulder on approximately 6.29 acres and comprised of 68 mobile homes. The City purchased the Ponderosa property in 2017 and initiated the Ponderosa Community Stabilization program to engage with Ponderosa residents in generating a long-term stabilization program to annex the

county enclave in order to improve Ponderosa's infrastructure, provide flood protection, introduce a variety of affordable housing options to the residents, and ensure individual and community needs are met. The project includes the phased installation of utility and transportation infrastructure and redevelopment of the property while maintaining all residents (zero displacement goal). Even though the total number of units will be increased, due to the new configuration and creating pocket neighborhoods, additional community amenities are proposed such as a 2,000 sf community building, community gardens, unit storage, and open green spaces.

BHP MADISON: Site and dwelling units' rehabilitation of a Boulder Housing Partner's affordable housing project in 4 multifamily buildings with 33 units. Enterprise Green Communities certification, units and site ADA accessibility, conversion of a unit to a common meeting space, stair structural assessment and repairs, new guardrails, mechanical and envelope upgrades. Total project cost \$6 million.

WOODLANDS: Site amenities upgrades and dwelling units' minor improvements, cosmetic changes and minor repairs in a Boulder Housing Partner's affordable housing project in 4 multifamily buildings with 35 units. Total project cost \$2 million.

OSTARA CO-OP DEEP ENERGY RETROFIT, BOULDER CO: With the support of the City and County of Boulder, the Boulder Housing Coalition bought its third property: a run-down 8-unit apartment complex called North Haven. The building was transformed into an energy efficient 26-member family-oriented housing cooperative renamed Ostara, and in the process nearly doubled the membership of their co-op system.

PEOPLE'S CLINIC HABITAT FOR HUMANITY 4 PLEX AND 5 PLEX, BOULDER, CO: This 4-plex and 5-plex that helped satisfy inclusionary zoning for the project that also houses EFFA followed the Habitat approach, and were designed for constructibility by volunteers. Exceptionally green for their time, they trended near HERS 50 with no renewables.

PROJECT RENOVATE, BOULDER CO: In 2014, Boulder Housing Partners undertook a \$32 million effort to radically improve 320 rental units on seven sites throughout the city through a public housing conversion process, with special attention to energy performance, operational and maintenance costs, and

community generating design. These LIHTC funded sites include advanced energy monitoring, family and senior housing, senior centers, and I Have a Dream Foundation Magnet Centers. The project won a YIMBY Award at the Mountain Plains NAHRO Conference.

CONSULTANTS

JVA Consulting Engineers – Civil Engineering: Glenwood Springs, CO

JVA, Incorporated is a consulting engineering firm with offices in Boulder, Fort Collins, Winter Park, Glenwood Springs, and Denver, Colorado. Since 1956, JVA has provided engineering services to architects, owners, building departments, and general contractors in Colorado and nationwide. Our Structural, Civil, and Environmental engineering departments offer highly skilled services that complement our experience and allow us to fully meet your design and construction needs. We take pride in our commitment to providing excellent service.

Our team believes in active involvement in all phases of design and our focus on sustainable site design and high-performance buildings is reflected throughout all of our projects. Residential construction makes up a significant portion of JVA's portfolio, and these projects include multi-family and single-family for homeowners, private developers, and institutions in Colorado and the western U.S. JVA has completed numerous employee and affordable housing projects.

JVA's staff includes LEED Accredited personnel and we understand the importance of resource and energy stewardship. We are actively involved in more than 25 industry-leading organizations and our staff holds professional registrations across the country. JVA has developed a professional culture that values sound judgment, creative thinking and design sensitivity. We offer excellent technical skills with high quality documentation and we foster effective communication with our entire staff.

Kevin Vecchiarelli, P.E., President

Kevin is a Vice President out of JVA's Winter Park office. He currently provides client coordination, civil design, document control, and construction administration for numerous civil site and municipal projects



at JVA. Kevin has over 34 years of experience as a project engineer and manager with experience in both civil site and municipal infrastructure. His experience includes long-term planning and design for utility infrastructure of stormwater, sanitary, water supply systems and culvert/bridge hydraulic design, as well as streetscape design and site development that include drainage, utility, and roadway design improvements.

J.R. Spung, P.E., Project Manager

J.R. is responsible for our Western Slope civil projects from our Glenwood Springs Office. J.R. has 15 years of experience on providing services for municipalities like Frisco. He has been the project engineer or manager



on many public and private infrastructure projects throughout the Western Slope of Colorado. J.R. has led numerous design and construction projects involving drainage design and pays particular attention during design to aesthetics and the user experience. J.R. will lead the JVA team in managing and coordinating services related to utility engineering, roadway, drainage, stormwater management, and erosion control on the project. He will work closely with the Town of Frisco staff to make an effective design team and assure communication is the highest priority.

SELECTED MULTI-FAMILY PROJECTS

EMPLOYEE HOUSING, ROARING FORK SCHOOL DISTRICT, CARBONDALE, CO

KEYSTONE EMPLOYEE HOUSING, KEYSTONE, CO

VAIL MOUNTAIN SCHOOL EMPLOYEE HOUSING, CASCADE VILLAGE, VAIL, CO

CASCADE VILLAGE EMPLOYEE HOUSING, VAIL, CO

DEVIL'S THUMB RANCH EMPLOYEE HOUSING, TABERNASH, CO

PITKIN CREEK EMPLOYEE HOUSING, ASPEN, CO

PH I GLACIER EMPLOYEE DORMS, GLACIER NP, MT

PH II GLACIER EMPLOYEE DORMS, GLACIER NP, MT

OLD BALDY CLUB EMPLOYEE HOUSING, WY

CINEMA COURT AFFORDABLE HOUSING, MOAB, UT

CANYON VILLAGE HOUSING, YELLOWSTONE NATIONAL PARK, WY

DENVER HOUSING AUTHORITY AFFORDABLE HOUSING

TOBY'S LANE AFFORDABLE HOUSING, BOULDER CO

Connect One – Landscape Architecture: Basalt, CO

Landscape architecture and land planning firm focused on delivering superb value for our clients, while planning and designing landscapes that regenerate our human, financial and natural capital. collective experience in planning, design, and construction anchors our solutions in financial reality and provides added value at every step. Connect One Design is dedicated to making sound, actionable, and environmentally conscious design decisions on all of our projects, regardless of scale. We consider the conservation of resources to make both environmental and financial sense. We follow a design process that establishes critical sustainable design strategies early in the course of a project and tracks the progress of those ideas throughout the design stages into implementation and beyond. At Connect One Design, we believe that by listening carefully, communicating effectively, and designing for generations to come, we will exceed expectations on every project.

Heather Henry, Principal in Charge

Heather has worked across the United States creating award winning designs that solve social, environmental, economic and aesthetic issues, solutions grounded in a sound approach to public and political involvement.



Her clients have included public, quasi-public, non-profit and private sector groups seeking thoughtful approaches to complex problems. She is an accomplished speaker, trained facilitator and engaged volunteer in her community. Heather arrived in the landscape architecture field interested in putting her background in environmental sciences and passion for communication to better use.

Christine Shine, RLA, Project Manager

Christine's curiosity of people and their interaction with space, love of the Rocky Mountain region and desire to preserve her back for her kids and adventures inspired her pursuit of landscape design. Although



Christine is fascinated with the potential of landscape as an indicator of policy, cultures and natural ecologies, it is her love of checklists that ultimately gets the job done. She is committed to developing more inspired, sincere and sustainable operations that integrate a sensitive and meaningful exchange between culture and nature. Christine's professional experience ranges in scale from high-end residential landscapes to hotels to large-scale master planning.

SELECTED MULTI-FAMILY PROJECTS

ASPEN AFFORDABLE HOUSING, ASPEN, CO: Public-private partnership to develop three separate sites with distinct design challenges: Main St, Castle Creek Rd, Park Circle

AVON WORKFORCE MICRO-HOUSING, AVON, CO: Outdoor entertainment areas and planting palette

reflecting mountain character for a 4-building employee housing development

SNOWMASS MASTER HOUSING PLAN, SNOWMASS VILLAGE, CO: Identifying locations and planning for future affordable housing units

BASALT VISTA AFFORDABLE HOUSING, BASALT, CO: Minimalist landscape design for a 27-unit Habitat for Humanity development

ASC BASALT CAMPGROUND TINY HOME RETROFIT, BASALT, CO: Master plan to determine size, location, and layout of each home type

ASPEN COUNTRY INN RENOVATION PROJECT, ASPEN, CO: Landscape design services adhering to Green Communities criteria for an inn-turned-workforce housing

RFTA BRT, ROARING FORK VALLEY, CO: Design of inviting and durable hardscape and softscape improvements associated with new BRT stations adhering to CDOT design specifications

Backcountry Engineering – Structural Engineering, Silverthorne, CO

Backcountry engineering is a company focused on mountain residential work in the Colorado high country and to provide clients with a high level of reliable, cost effective solutions to all their projects. I have a portfolio of completed projects throughout the Western U.S. and a strong working relationship with many architectural clients. Patrick Giberson's experience includes a strong history in high-end mountain residential projects, resort work, and workforce housing. Backcountry engineering anticipates and attack challenges early in the design, is technically strong and complements its structural engineering ability with real world problem solving, informed by the high mountain setting of its residential projects.

Backcountry engineering has invested time and knowledge in the premier Building Information Modeling software, Revit Structure, to produce design documents. Using Revit Structure, three-dimensional modeling allows Mr. Giberson to achieve a high level of coordination and detail in the drawings, thus minimizing change orders and conflicts with other professional disciplines. The close proximity to the project will allow Patrick to easily coordinate with the team and monitor the project often during construction.

Patrick Gibson, P.E., President

Patrick brings to the team knowledge and experience of the high mountain environment and its unique challenges. His focus is in analysis and design of structures involving conventional and alternative building materials, and production and coordination of construction documents. His extensive practical and applied experience and knowledge, both in the field and as project and design engineer, allow him to provide pragmatic, efficient and cost-effective structural engineering solutions to his projects.

SELECTED MULTI-FAMILY PROJECTS

MARY RUTH PLACE, FRISCO, COLORADO: 7,500 sf workforce residential housing by TC3 Architecture, 2017

SUMMIT SKY RANCH, SILVERTHORNE, COLORADO: 250 single-family new residence with modern architecture by Craine Architecture, 2014-Present

RIVER'S EDGE, SILVERTHORNE, COLORADO: 31-unit condo building with steel transfers over covered parking by Eric Smith Associates, P. C., 2015-2017

Big Horn Consulting Engineers – MEP Engineers, Grand Junction, CO

Bighorn Consulting Engineers is a mechanical, electrical and plumbing engineering firm dedicated to providing the highest quality consulting engineering services for commercial, educational, institutional, and residential building clients. Our personnel have over 100 years in the industry with experience not only in consulting engineering, but also equipment sales, temperature controls, contracting, and facilities management. The principals have been involved on multi-discipline design teams involving architects, engineers, owners, and contractors on projects ranging up to \$90 million.

Bighorn Consulting Engineers has completed a large number of multifamily projects over the past 17 years. These multifamily projects range from affordable housing developments to high end condominiums, located all the way from the low valleys to mountain ski towns. In addition to the true multifamily projects, we have completed hotel, lodge, and senior living facilities that contain a lot of the same code requirements and design decisions.

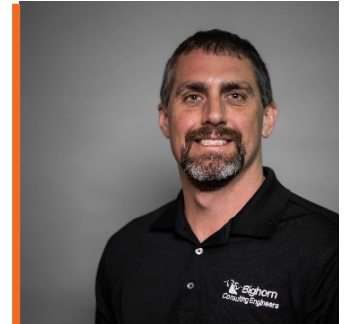
All construction drawings are produced either using

AutoCAD or Revit software programs as produced by Autodesk. Bighorn is well versed in the usage of Revit BIM software for producing mechanical, electrical, and plumbing (MEP) drawings to portray these systems in a collaborative 3D model.

Mark Harrington, P.E., LEED AP

Mark is a mechanical consulting engineer, LEED Accredited Professional, and Vice-President of Bighorn Consulting Engineers. He has 21 years of experience designing HVAC systems for commercial,

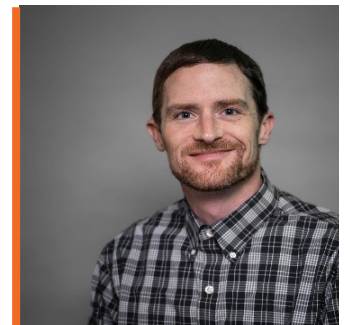
educational, and institutional buildings. He produces construction drawings and specifications, as well as performs field reviews. Other functions include generating construction cost estimates and performing energy and life-cycle cost analysis.



Drew Brown, P.E.

Drew is an electrical engineer with two degrees from Colorado School of Mines. He is a licensed professional engineer in the state of Colorado, New Mexico, and Utah. Drew spent the beginning of his career using his degree

and professional engineering license in the field and practical experience. He worked in the ski industry on ski lifts and other apparatus as a field engineer. This gives Drew the unique skill of taking what he knows from the field and applying it to the design of power systems in buildings. He knows what the electrician needs and how they need to see it as he has installed most of what he is currently designing.



SELECTED MULTI-FAMILY PROJECTS

SOLSTICE APARTMENTS, BASALT: 40 units

COFFEY PLACE HOUSING, TELLURIDE: 32 Units

HOO DOO APARTMENTS, MOAB: 24 Units

ALPENGLOW HOUSING, RIDGWAY: 30 Units

BUFFALO VALLEY, CARBONDALE, 2 BUILDINGS: 136 Units

TELLURIDE LOT B, TELLURIDE: 24 Units

THE LOFTS, GRAND JUNCTION, 5 BUILDINGS: 48 Units

BURLINGAME RANCH, ASPEN, 15 BUILDINGS: 96 Units

RATEKIN TOWERS, MECHANICAL REMODEL: 120 Units

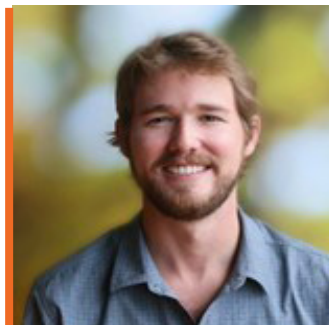
Energy Logic – LEED Green Rater, Denver, CO

EnergyLogic is the largest energy rating and applied building science company of its kind in Colorado. We combine building science and systems thinking to help building professionals discover cost-effective ways to save energy. From custom and production homes to large-scale multi-family and commercial projects, we are passionate about pursuing our vision; a world where all buildings are efficient, healthy, and resilient. EnergyLogic has inspected and rated over 40,000 homes and since beginning to focus on multifamily buildings in 2010 have worked on over 40 large multifamily projects.

EnergyLogic worked with the USGBC to pilot the Department of Energy Zero Energy Ready Home Alternative Compliance Pathway (DOE ZERH ACP) program. The program helps production builders bridge the gap between ENERGY STAR® and LEED v4 certification, banking points from ENERGY STAR and other energy efficiency programs to come nearer to LEED's benchmarks.

Zach Dewolfe, Multi-Family Project Manager

The Multi-Family Project Manager facilitates successful delivery of inspection, consulting, and program qualification services for EnergyLogic's Multi-Family clients. The MF Project Manager uses project management



tools to organize information, track project tasks against objectives, and ensure timely communication among all key players. Zach will act as a liaison between the multifamily client and EnergyLogic after the proposal

has been signed, coordinate onsite trades' training, create sample sets per RESNET standards and/or code requirements, and coordinate inspections with the logistics team, client, and multi-family technical leads.

Aaron Scott, Sustainability Program Manager

The Sustainability Programs Manager oversees all Sustainability Program implementation (LEED, Enterprise Green Communities, NGBS, Etc.) for EnergyLogic. This includes coordinating proposals



with the Sales department, providing guidance and expertise to clients on how to achieve sustainability program requirements, tracking sustainability program projects to milestones in the certification process, and overseeing the mentorship, training, and ongoing work of our LEED Green Raters. In addition, they serve as LEED Quality Assurance De-signee, reviewing internal and external LEED projects for GBCI certification.

SELECTED MULTI-FAMILY PROJECTS

MHCD ANDERSON APARTMENTS, DENVER, CO: 60-unit supportive housing, LEED Platinum certification

TRAILS AT TIMBERLINE, FT. COLLINS, CO: 312-unit, 300,000 sf multi-family project, LEED Silver certification

LAKE VISTA, LOVELAND, CO 313-unit, multi-family project achieving LEED Silver certification

LOVELAND HOUSING AUTHORITY MIRASOL 3, LOVELAND CO: 60-unit, multi-family EnergyStar V3.0

Fox Tuttle Transportation Group – Traffic Engineering, Denver, CO

A Colorado firm that was formed in 2001 to provide high quality, innovative transportation consulting services to local governments and private sector clients. The firm has highly qualified engineering and planning professionals who are committed to providing exceptional client service. Fox Tuttle only commits to projects that are compatible with their staff's expertise, will implement safe streets for all modes of travel, and fit with staff's availability.

Fox Tuttle's engineers have been implementing multimodal transportation plans for over three decades in Colorado. Their staff include appointed members of national committees and local organizations working to advance safe and multimodal transportation policy. Many of the team members hold prestigious awards from local and national organizations for their prior projects and volunteer work. Key members of Fox Tuttle's staff are among a small group of Professional Traffic Operations Engineers (PTOE) that have been working for a decade, in Colorado, to apply new federal "complete streets" standards to transportation projects. This includes award-winning work from the Institute of Transportation Engineers (ITE) on safety performance measures, accountability, and liability.

Bill Fox, P.E., Principal

Bill Fox has supported transportation planning and engineering projects across Colorado for over 30 years. His unique background in transportation engineering and planning has been critical in constructing



multimodal transportation improvements in Boulder County for the last two decades. Bill is best known for presenting transportation engineering in a non-technical format that is understandable to a wide range of audiences. He is one of the regions most recognized multimodal transportation engineers and is known for his tireless work on national committees rewriting engineering performance standards to implement safe and cost-effective complete streets. Bill has been a longstanding member of the NCUTCD Bicycle Technical Committee. Bill will assist with project

solutions and quality control.

Cassie Slade, P.E., PTOE, Senior Transportation Engineer

Cassie Slade is an accomplished transportation engineer that has worked on high-profile projects across the state of Colorado. She was recognized in 2012 as the "Emerging Leader of the Year" by the Colorado Chapter



of the Women's Transportation Symposium (WTS). Cassie is well known for both her strong technical acumen and collaborative project management skills. She frequently works with public and private sector clients to envision and implement state of the art transportation solutions that reduce traffic congestion and build safer roadways for all travelers. Cassie is currently working with several developers and municipalities to provide homes for all people from permanent supportive housing to market rate. She is a graduate of the University of North Carolina at Charlotte's Master of Civil Engineering program. Cassie will be the project manager and conduct the traffic analysis for this project.

SELECTED PROJECTS

LAKE HILL WORKFORCE HOUSING TRAFFIC IMPACT STUDY, SUMMIT CO. AND TOWN OF FRISCO, CO

TRAFFIC IMPACT STUDY REVIEW SUPPORT, SUMMIT CO., CO

DILLON MEDICAL CENTER TRAFFIC IMPACT STUDY, DILLON, CO

PROVIDENCE OF THE HEIGHTS AFFORDABLE HOUSING TRAFFIC IMPACT STUDY, AURORA, CO

BROADWAY AFFORDABLE HOUSING TRAFFIC IMPACT STUDY, ADAMS COUNTY CO

TREE FARM MIXED-USE DEVELOPMENT TRAFFIC IMPACT STUDY, BASALT, CO

HAYMEADOW TRAFFIC IMPACT STUDY, EAGLE, CO

DEVELOPMENT REVIEW AND TRAFFIC ENGINEERING SUPPORT, EAGLE, CO

ALPINE RENOVATION FOR WORKFORCE HOUSING TRAFFIC STUDY, STEAMBOAT SPRINGS, CO

ALPENGLOW VILLAGE FOR YAMPA VALLEY HOUSING AUTHORITY TRAFFIC STUDY – STEAMBOAT SPRINGS

Faurot Construction – Cost Estimating, Boulder, CO

Faurot Construction was established in 1971 as a 3-man residential company. We have transitioned from high-end residential to primarily commercial construction. In our early years, all aspects of our custom home projects were self-performed. This was excellent preparation for commercial construction management of all trades and our continuing excellence in custom residential. Since the beginning we have focused on education, high quality and productivity, and on-time construction completion. Today, Faurot has grown to become one of the largest family-owned commercial construction companies in Boulder, Colorado. We cover all aspects of commercial construction, and specialize in class “A” offices, medical care facilities, laboratories, mixed use, retail, schools, multi-family, and historical preservation.

Faurot offers pre-construction, due-diligence, full project scope pricing, critical path schedules, proactive value engineering and complete electronic project files. We provide a great construction environment for our clients, architects, consultants, and municipal officials. Over the years our projects have been showcased in Better Homes and Gardens, Colorado Homes, Architectural publications, and many local media presentations. We have won 2 Boulder Historic Society awards, and many AIA awards.

Faurot Construction is defined by a customer-first attitude based on collaboration, integrity, and solution-oriented service which has earned the trust and respect of many repeat clients. We have broad experience with collaborative design assist projects on tight budgets and utilize a unique approach to maximize value beginning with preconstruction and continuing through implementation.

Jason Goode, President, Executive Project Manager

Jason Goode, President and Owner of Faurot Construction, has over 25 years of construction and design experience. Having split his time almost equally between working as a designer in two architecture firms and working in the field as a project manager for Faurot Construction, he has a uniquely wide perspective. Jason’s experience, along with a background in fine arts, gives him a high degree of appreciation for the design process. This valuable skill set is beneficial when budget constraints force design modification giving him the ability to find affordable alternatives that preserve design integrity.



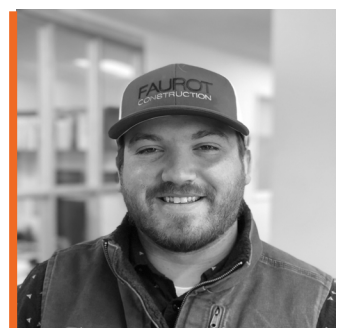
Trevor Ruser, Project Manager

Trevor Ruser joined the Faurot Construction team in 2014 with 8 years of experience. He has an extensive range of abilities from assistant project manager, project engineer, and estimator on a wide range of projects. Trevor has a proven ability to meet deadlines and work with the team to develop the best solutions for each specific client’s needs. His knowledge of the pre-construction process, willingness to take on challenges and attention to detail is quite an asset to the Faurot Construction team. Trevor is currently working on obtaining a CAPM and LEED certification.



Joe McNeil, Estimator

Joe McNeil joined the Faurot Construction team in 2018 bringing six years of construction experience with him. He has the skills needed to manage multiple estimates at one time with projects ranging from \$10K to \$67MM.



His attention to detail and extensive preconstruction knowledge makes him a great asset to our team. Joe has experience over a range of market sectors from healthcare, community, commercial, retail, tenant improvements and residential/multi-family projects. He works with clients and architects throughout various stages of the preconstruction life cycle from conceptual drawings, design drawings and construction documents to ensure the client has a full understanding of their project costs and expectations

SELECTED MULTI-FAMILY PROJECTS

ATTENTION HOMES AFFORDABLE HOUSING MULTIFAMILY: \$12.4MM budget

BOULDER COUNTRY CLUB: \$8.2MM budget

THE CAMERON MULTIFAMILY: \$67MM budget

RIDGEGATE MULTIFAMILY: \$42MM budget

STANLEY MARKETPLACE MULTIFAMILY: \$28MM BUDGET

33RD & TEJON MULTIFAMILY: \$7.5MM BUDGET

3) QUALIFICATIONS AND REFERENCES

Caddis has consistently demonstrated its ability to deliver exceptional projects with excellent customer service. Evidence of this is the fact that a large portion of our business is from repeat clients. Many of our larger clients and end users, such as Powdr, Boulder Housing Partners, Markel Homes, Wonderland Hill Development Co., Boulder Housing Coalition, Habitat for Humanity, Housing Authority of Southeastern Utah, and Naropa University have contracted for additional projects with us as a result of their positive experiences with us on the first project.

We co-create many project types beyond housing which inform and advance our design work, knowledge, and skillfulness. This includes affordable housing, pocket neighborhoods, restaurants, retail, resorts, adaptive reuse of existing structures, student housing, and new single-family homes. The common thread in all of this is designing for human experience and sustainability of our planet. We are skilled project managers on very large development projects with over 100 years combined experience.

Our work reflects our shared core values, creating sustainable communities through sustainable building practices. We have the capacity, talent, and expertise to elegantly and artfully support this project's success.

REFERENCES

MAPS Senior Living Cinema Court Affordable Housing Ben Riley

Executive Director
Housing Authority of Southeastern Utah
benriley@frontier.com
435.259.5891
321 East Center St.
Moab, UT 84532

Project Renovate BHP Madison Laura Sheinbaum

Project Manager
Project Renovate Affordable Housing
Boulder Housing Partners
sheinbauml@boulderhousing.org
303.579.6590
4800 N. Broadway
Boulder, CO 80304

Woodward Park City Employee Housing Tom Butz

Director of Operations
Woodward Park City
tbutz@woodwardparkcity.com
801.301.1265
3863 Kilby Rd
Park City, UT 84098

4) METHODOLOGY AND APPROACH

INITIAL STEPS

We excel at a structured design process that steps the clients through important decisions at the right times. We understand that although we offer our own preferences, this is your project. Since the scope of the project is in process the next step is to engage in an iterative process with Housing Catalyst, to develop that scope. Working closely with an estimator during this time will allow us to get quick responses on cost control measures to ensure the project stays within budget.

We know that well-coordinated and clear preliminary design documents have a positive effect on your budget and schedule. Before we leap into producing the documents, we will make sure Caddis, all consultants, the client, and a consulting building contractor, all have the same expectations with schedule and budget. The client will receive review sets at each of the major design production milestones and we will review with you and your consultants for budget and schedule.

DESIGN RESPONSIVENESS

We hear our clients. We design for the climate and the natural environment, or the urban/cultural context that our buildings will occupy. We create delightful, uplifted spaces and lively outdoor places. We choreograph the movement of life between the buildings to build community, offering opportunities for casual social interaction without it feeling forced. We excel at creating a structured and logical design process that steps our clients through important decisions at the right time.

We understand that these are affordable dwelling units and will be future residences for CDOT personnel. Our projects want to feel natural to the place and as homes to the residents. We believe we're successful in this.

COMMUNICATION

Communication is at the heart of a successful project. We try to be as responsive as possible, knowing that quick communication can save everyone time, money, and stress. It builds trust.

We like to schedule regular (weekly, biweekly, or

monthly) meetings with the group as part of a strong approach to project management. Bryan or Kristen will be the main point of contact through the life of the project.

We're always available when you need us. Our focus is to always be responsive to our clients, and we always answer our phones when we are in the office.

BUDGET CONSCIOUS

Keeping your project on-budget is critical. We are quite successful at creating construction and bid documents that are clearly understandable and coordinated to avoid miscommunication in the bidding process or in the field, minimizing change orders and cost over runs.

During the design process, we know how to evaluate potential building systems for efficacy, sustainability, and cost to yield a well thought out building package that fits the budget. With experience in the affordable housing, commercial, and high-end eco-home world, we're familiar with all levels of construction. Each realm of experience informs the others.

After construction is complete, low energy bills are a part of the long-term operational viability and stability of housing. We can increase building performance while concurrently accomplishing major goals, including affordability.

THOUGHTFUL DESIGNERS

We are thoughtful designers and thrive on creative collaboration. We're pragmatic, open minded, and curious. We have an in-depth understanding of how buildings work and adapt over time. We know how to design buildings that are inspiring and fit their environment. Our creativity is rooted in proficiency.

SUSTAINABILITY

Climate responsive design is at the heart of our work and we know how to make a community fit hand-in-glove with its broader cultural, aesthetic, and built context. Our design aesthetic adapts to appropriately fit different places rather than following a simplistic pattern book or set architectural style. We will provide the Town of Frisco a LEED certified building as is the requirement of this RFP. In addition, we will make the project compliant with DOE's Zero Energy Ready Home and abide by the Summit Sustainable Building Code.

Caddis has always been ahead of the curve in energy efficient design, and we remain so. At the core of all our work are deep sustainable strategies that we incorporate as a base level of service. Caddis has numerous net-zero energy buildings. We have a strong background in passive solar, daylighting, and conservation-driven design which makes goals of Net-Zero Energy and Carbon Neutrality all the more attainable. Several staff members are certified passive house consultants and our key personnel for this project are LEED APs. Bryan Bowen was actually part of the original USGBC Pilot Program beginning in 1997, and has completed a number of LEED Certified projects over the years. Caddis has won awards for energy efficiency on several relevant projects such as Silver Sage Cohousing and Wild Sage Cohousing as well as others. We have also completed a net-energy producing home in Fraser, CO, which has a HERS Rating of -26, and produces enough energy for the families two electric cars in a climate that's incredibly cold.

We approach sustainable design with a holistic, integrated team effort. Simplicity in detailing, form and construction, durability, balance of scale, use of local and low-impact materials, and passive solar design all integrate into one cohesive, well-designed building. By engaging architects, planners, contractors, engineers, energy specialists, as well as the clients, we can help ensure that the end result of the process is a high-quality project that carefully accounts for the user's experience, and minimizes its impact on the environment. We also understand sustainability on a larger level, making sure that the entire site is considered to utilize solar, wind and water reclamation. Lastly, we ensure that any development is done with minimal impact to the land. This includes smart planning and engineering to minimize cuts, reduce runoff, and maximize passive solar siting.

We can perform energy modeling in-house and dovetail our services with third party HERS or LEED Green raters or others as required. We are currently working on projects that are using Energy Star, Passive House, or The Living Building Challenge as a basis of design.

Part of our success has been in our ability to target an energy budget early on:

- **Cost Neutral:** Why do anything less? These buildings save in energy bills the same dollar amount that the mortgage increases to cover the additional construction cost. A HERS rating of 50-60 has historically been the basic level of energy savings we provide to our most constrained clients such as Habitat for Humanity. On some projects we've been able to utilize grant money to bump up the building performance. In these situations, we're able to exceed HERS 50 and ESTAR 5+ standards. We can back this up with post occupancy analysis and monitoring to verify results, and can use predictive software such as BEopt.
- **Low Energy Buildings:** Achieving a high level of performance generally through passive solar or sun tempering and super insulation. Often these buildings have a solar thermal system and might have PV. These are net-zero ready buildings.
- **Net-Zero Energy:** Buildings that produce as much energy as they consume on an annual basis. Primary issues are building size, conservation, passive solar/cooling, and reduced loads to allow PV or other on-site generation to make up the difference between supply and demand patterns, peaks, and values.
- **Carbon Neutral:** Net-Zero operationally, but in addition, carbon emissions resulting from construction are also offset.
- **Passive House Certification:** A performance-based certification that involves buildings designed with a highly insulated envelope and very air tight construction combined with passive solar design in order to "maximize your gains and minimize your losses". This results in minimal mechanical loads for space conditioning systems. The idea is to be able to heat and cool the space with the same amount of energy required to light a 100W incandescent light bulb. So, you design the envelope to match the energy usage, rather than size the mechanical equipment to match the envelope. Buildings designed and built to the PHIUS+ 2015 Passive Building Standard consume 86% less energy for heating and 46% less energy for cooling (depending on climate zone and

building type) when compared to a code-compliant building

- **Living Building Challenge:** Certification is based on the actual performance of the building rather than the anticipated performance ratings. Water, energy and materials are typically the focus, but other categories such as site, health, equity and beauty are also included.

Low Impact Design is a driving factor in nearly all of our projects. By mimicking the natural systems of storm water drainage and site design, Caddis can offer smart building solutions that focus on long-term building performance and preservation of site qualities. As building professionals of the built environment, it is critical to incorporate natural systems in all of our work, learning from existing eco systems and striving for development that preserves the qualities of the natural world. In addition to addressing the greater site, buildings should incorporate flexibility within the design, allowing the spaces to evolve over time with use and users. Flexibly is the key ingredient to a successful project that incorporates a long-term vision for the building.

5) UNDERSTANDING OF FRISCO

Frisco is a unique town in Summit County, and though it shares common demographics, needs, and an economy focused on tourism and outdoor recreation with nearby communities, it is hemmed in by national forest, natural topography and a large body of water, presenting development challenges. The 2018 Town of Frisco Housing Task Force Report provides an excellent view of the challenges, opportunities and possible strategies to pursue to help alleviate the shortage of affordable housing units. This project presents a great opportunity for the Town to support those supporting the local economy by way of providing affordable for-rent homes for CDOT workforce personnel and others as deemed by the Town of Frisco. Increasing density of affordable units next to Main Street in the downtown core is key to making it attractive to families and individuals who would otherwise not be able to afford to live there while at the same time providing them with greater economic opportunities and upward mobility in the long run. It really is a win-win opportunity for the community of Frisco as a whole.

The need for workforce housing in recreation-oriented communities presents a growing gap in the West that must be addressed. This will allow local communities to retain full time residents, maintain vibrancy and resilience, attract tourists and house everyday service and skilled workers who are the backbone of any local economy. Reducing the number of vehicular trips by service workers, who must usually live outside of a town to afford a place to live, by providing in-town affordable rental units, will help reduce the traffic impact of additional vehicular trips. Having a diversity of people live next to Main Street will have a greater impact on the vitality and quality of life, year-round, on the downtown core of Frisco. Communities are only as resilient as their diversity is.

Caddis has worked with communities in the West to come up with innovative solutions to their affordable housing problems. As a case in point: Caddis has worked with the City of Boulder and Boulder Housing Partners to not just make new affordable housing but to actually maintain existing affordable housing by re-developing an existing mobile home park. This type of housing is one of the last remaining affordable housing types in the West, but is quickly disappearing since growth of cities has made these tracts more attractive to market-rate housing developments.

Caddis will listen, understand and deliver on the needs of the Town of Frisco. We are highly motivated to help you with your affordable housing projects. Environmental, economic and social sustainability is one of our primary mission drivers.

6) ADDITIONAL ITEMS

Caddis Collaborative, by way of its sister company, Caddis Community Partners, has helped local communities in the West obtain Low Income Housing Tax Credits for affordable housing projects. Should the need arise for this project to procure LIHTC as an added source of funding, Caddis Collaborative can provide these services to make for a successful application and granting of the credits. Pursuing LIHTC is best attempted early on in a project as there are several specific spatial programmatic requirements, and application deadlines for projects to qualify for these credits. We are available to have a conversation during the selection process should the Town of Frisco/CDOT partnership need to consider going the route of LIHTC for the project.

At the end of the proposal, we have included some select portfolio images so that you can see the level of projects that we have designed.

7) SCHEDULE



Granite St. Workforce Housing
12/18/2020

Preliminary Working Project Schedule

2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Architecture and Consultants Services												
Task 1 - Conceptual Design												
Kick off Mtg	★											
LEED Kick-off	★											
Development Scenarios		★										
Presentation to Town Council		★										
Community Outreach		★										
Task 2- Schematic & Design Development												
Progress Review Schematic Plan Development				★								
Progress Review Sketch Plan Submittal				★								
Presentation to Planning Commission Sketch Site Plan				★								
LEED Review				★								
Presentation to Town Council				★								
Task 3 - Final Design Development												
Progress meeting Major Site Plan development						★						
Progress meeting Major Plan Submittal						★						
Presentation to Planning Commission Major Site Plan						★						
LEED Energy Model							★					
Presentation to Town Council							★					
Task 4 - 80% Construction Documents												
Progress meeting outcomes from Phase 3										★		
Progress meeting Construction Doc updates and program goals										★		
LEED Final										★		
Presentation to Town Council										★		
Task 5 - 100% Construction Documents												
General Contract Negotiation + Permitting												
Task 5 - Construction Contract Administration												
LEED Certification												

Preliminary Working Project Schedule

2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Architecture and Consultants Services												
Task 1 - Conceptual Design												
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Progress meeting Construction Doc updates and program goals												
LEED Final												
Presentation to Town Council												
Task 5 - 100% Construction Documents												
General Contract Negotiation + Permitting												
Task 5 - Construction Contract Administration												
LEED Certification												★

8) RATE SCHEDULE

Caddis tries very hard to establish fair and reasonable fees for all parties - our firm, consultants, and the Client. If the Town of Frisco feels that Caddis is the right fit for the project, yet would like to negotiate the fee or fee structure approach, we welcome the opportunity. We practice an open-book policy with our clients, so every dollar is accounted for and understood.

FEE STRUCTURE

Caddis proposes to perform the scope of work defined in this proposal under a lump sum fixed fee, based on our understanding of approximately 20 to 25 dwelling units of finished residential space at between 800 to 1,000 sf each on three floors, with tuck-under parking and surface parking. Consultants' fees, if Town of Frisco advises they wish to contract directly with them, would result in a 15% savings from the fees listed below, and the Town of Frisco would be responsible to manage their scope of work.

Architect proposes to be reimbursed for all out-of-pocket third-party expenses incurred relating to services performed for the Project, such as printing, plotting, couriers, postage, mileage, travel expenses, or plans examination fees. Engineering and other consultant fees, per industry standard for professional services, are billed as a reimbursable expense when contracted through the architect. Costs will be invoiced to Client on Architect's monthly invoices, with copies of the documentation available upon request, and with a 15% mark-up. The figures for consultants' fees in this proposal do not include this mark-up. Costs shall not include Architect's office overhead, payroll, or other internal administrative expenses.

ADDITIONAL SERVICES

Additional services are those services outside the architect's typical scope of work for the phases and services in the initial proposal. For this project, additional services may include additional renderings, modifications to previously approved/accepted design drawings, additional charrettes, public presentations, re-inspections, re-testing, no-notice visit cancellations, etc. Additional services require written authorization by the Town of Frisco authorized representative prior to commencement of the work and may take the form of hourly services or an amendment to the lump sum fee.

ARCHITECTURE, CONSULTANTS FEES	FIXED LUMP SUM TASK 1, 2, 3, 4 (80% CD)	FIXED LUMP SUM ADD ALT. TASK 5 (100% CD + CA)
Architecture Fee	\$99,000	\$46,000
Civil Engineering Fee	\$33,900	\$6,500
Landscape Architecture Fee	\$22,780	\$9,000
Structural Engineering Fee	\$25,000	\$20,000
MEP	\$18,500	\$7,000
LEED Green Rater	\$6,000	\$18,000
Traffic Study	\$11,270	
Estimating	\$20,000	
Total Fee	\$236,450	\$106,500

ESTIMATED USGBC FEES (CLIENT RESPONSIBILITY)	
LEED for Homes Registration	\$1,200
LEED for Home Certification Fee*	\$10,600+/-
Total Fee	\$11,800

*assumes 20 units @ 1,000 sf ea. + gross to net factor total square footage, may vary depending final sf

HOURLY RATES

Caddis Collaborative - Architecture

Principal Architect:	\$175/hr
Project Architect:	\$165/hr
Job Captain:	\$135/hr
Production Staff II:	\$115/hr
Production Staff I:	\$105/hr
Illustration & Modeling:	\$95/hr
Administrative:	\$65/hr

Connect One – Landscape Architect

Principal:	\$200/hr
Project Manager:	\$125-\$140/hr
Landscape Architect:	\$90-\$125/hr
Landscape Designer:	\$75-\$90/hr
Administrator:	\$55/hr

JVA Consulting Engineers – Civil Engineers

Principal:	\$160 – \$208/hr
Senior Project Manager:	\$156 – \$172/hr
Project Manager:	\$132 – \$148/hr
Senior Project Engineer:	\$124 – \$128/hr
Project Engineer:	\$112 – \$120/hr
Design Engineer:	\$108 – \$112/hr
Senior Designer:	\$124 – \$132/hr
CAD Designer:	\$116 – \$120/hr
Administrative Support:	\$88 – \$116/hr

Backcountry Engineering – Structural Engineering

Principal:	\$150/hr
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Energy Logic – LEED Green Rater

Rater:	\$120/hr
Re-Inspections:	\$175/instance

Fox Tuttle – Traffic Engineer

Principal II:	\$210/hr
Principal I:	\$200/hr
Sr. Transportation Engineer:	\$170/hr
Transportation Engineer II:	\$155/hr
Transportation Engineer I:	\$135/hr
Sr. Transportation Planner:	\$160/hr
Transportation Planner II:	\$135/hr
Transportation Planner I:	\$100/hr
Administrative:	\$80/hr
Field Technician:	\$65/hr

Faurot Construction – Cost Estimating

Exec Project Manager:	\$151/hr
Project Manager:	\$115/hr
Estimator:	\$115/hr

PROJECT PORTFOLIO

We have selected a handful of past projects that demonstrate our experience with cohousing, master planning, affordable housing, mixed-income, custom homes, mixed-use, retail, and public spaces. The work of the past doesn't dictate the work of the future – our approach is focused on serving each client's individualized needs. Our goal is for every client to feel like the project we did for them is our best work.



FLATIRONS HABITAT FOR HUMANITY

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



FLATIRONS HABITAT FOR HUMANITY

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



BOULDER HOUSING PARTNERS, PROJECT RENOVATE: KALMIA COMMUNITY

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



BOULDER HOUSING PARTNERS, PROJECT RENOVATE: WALNUT COMMUNITY

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



BOULDER HOUSING PARTNERS, PROJECT RENOVATE: MANHATTAN COMMUNITY

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



BOULDER HOUSING PARTNERS, PROJECT RENOVATE: DIAGONAL COURT

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



WILD SAGE COMMUNITY

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



SILVER SAGE VILLAGE COHOUSING

Boulder, CO | Full Services - Design, Management, Permitting, Construction Administration



GERMANTOWN COMMONS COHOUSING

Nashville, TN | Full Services - Design, Management, Permitting, Construction Administration



30TH + PEARL COHOUSING & CO-OP

Boulder, CO | Conceptual Design, Master planning



LYONS VALLEY VILLAGE COHOUSING

Lyons, CO | Design



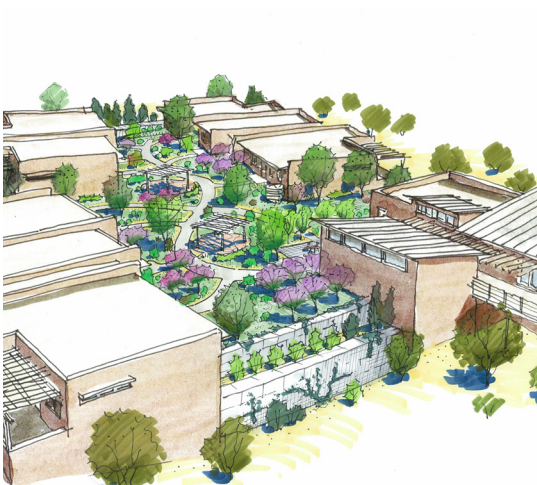
QUAILS NEST COHOUSING

Longmont, CO



PLACITAS SAGE COHOUSING

Sandoval County, NM



1450 & 1460 PARK AVENUE AFFORDABLE HOUSING COMMUNITY

Park City, UT



PONDEROSA

Boulder, CO



CINEMA COURT AFFORDABLE HOUSING

Moab, UT | Full Services - Design, Management, Permitting, Construction Administration





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