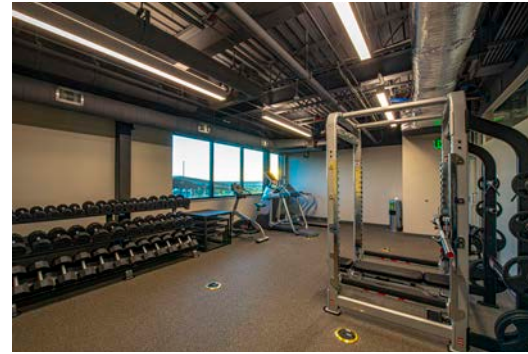


TOWN OF PALMER LAKE JOINT PUBLIC SAFETY FACILITY



Request for Qualifications
Feasibility Study
03 February 2025

D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

03 February, 2025

Dawn Collins, Town Administrator
dawn@palmer-lake.org
Town of Palmer Lake
PO Box 208, Palmer Lake, CO 80133

RE: Request For Proposal – Public Safety Feasibility Study

Dear Ms. Collins, Fire Chief Vincent and Police Chief Smith;

D2C Architects is excited about the opportunity to partner with the Town of Palmer Lake on the feasibility study for a joint police and fire facility. We understand the significance of this project for your team, the overall campus, and the broader community—and **we want to be part of YOUR team in bringing this vision to life!**

Our Commitment

D2C recognizes that Palmer Lake's feasibility study aims to evaluate three potential sites for a joint facility. Our team—including D2C (architects) and our engineering partners providing civil, traffic, mechanical, electrical, and plumbing engineering will assess site accessibility, zoning, utilities, security, and environmental considerations. A third-party cost estimator will provide detailed cost analyses to inform decision-making. We prioritize shared resources, stakeholder input, regulatory requirements, and long-term operational efficiencies to create a study that serves as a reliable roadmap for stakeholders and leadership.

Why D2C Architects?

- **PROVEN PUBLIC SAFETY EXPERTISE**

With decades of experience designing police, fire, and municipal facilities across the U.S., D2C is a Colorado-based firm that brings national best practices to local projects. Our collaborative planning process ensures every facility aligns with operational needs, budgets, and long-term growth initiatives.

- **MAXIMIZING VALUE FOR EVERY DOLLAR**

We are committed to cost-effective, practical solutions that optimize space, minimize expenses, and ensure long-term efficiency and operational savings.

- **A PIVOTAL COMMUNITY PROJECT**

This project represents a once-in-a-lifetime opportunity for Palmer Lake. The D2C team is dedicated to making it a success. By drawing on national law enforcement and fire trends, incorporating industry standards, implementing site provisions that support the long term plan of the future facility, as well as addressing how the agencies operate, and prioritizing safety measures; we'll ensure the new facility represents the Town, the police and fire departments, as well as the community.

D2C understands the unique challenges of a shared public safety facility and will deliver practical, future-ready solutions. We appreciate the opportunity to support this investment for Palmer Lake and welcome the chance to discuss how we can help bring your vision to life. Please reach out with any questions or to schedule a discussion.

Sincerely,



Eric Combs, AIA, LEED AP
Vice President | Project Executive
ecombs@D2Carchitects.com | d:303-929-9121 | o. 303-929-4802 ext. 805

“ Our staff could not be happier or more satisfied with how they (D2C) have supported our design and construction needs with expertise, creativity, and open honesty. We hired them over other Architects with similar experience, that we had interviewed, because of the passion and creativity they showed for our project. We are confident that no one else could have delivered on resolving all our challenges. ”

~ Randy Trost, Deputy Fire Chief (Retired), Monument Fire District



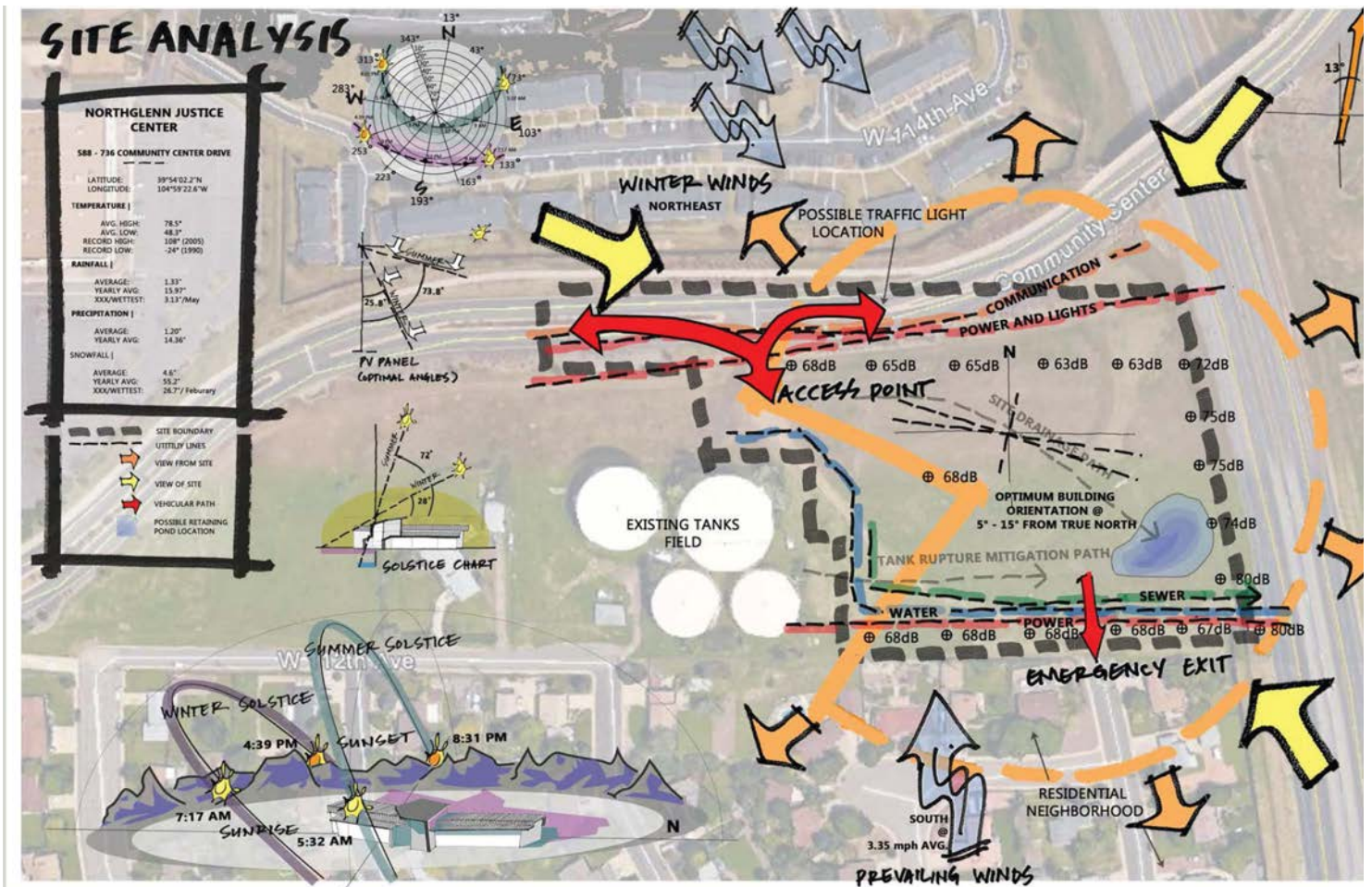
Fire Station 1 was an occupied renovation of 4,000 SF of the existing 8,124 SF facility and a 1,550 SF addition. Final spaces include: new dormitory/bunkrooms and fitness area, offices and training/community room.

TABLE OF CONTENTS

COVER LETTER	01
1 KEY PERSONNEL	
FIRM INTRODUCTION.....	05
TEAM ORGANIZATION CHART.....	06
RESUMES.....	07
2 RELEVANT PROJECTS.....	17
3 DETAILED REQUIREMENTS	
OUTLINE OF THE SCOPE.....	39
BILLING RATES.....	41
INDEMNIFICATION CLAUSE.....	42

“ The team at D2C Architects has never failed to get involved from the very beginning. Their commitment to the project was obvious, their level of expertise, knowledge and professionalism is above reproach and since groundbreaking they have been intimately involved with OAC’s and the on time completion of the required ASI’s and other documentation. ”

~ John T. Rosecrans, Support Commander, Northglenn Justice Center



Above includes initial site analysis diagrams for the potential site for a new Justice Center including police, courts, and administrative services. The facility was completed in 2018.



Hudson Public Safety Site Rendering, including police and fire.

D2C Architects (D2C) is an **innovative architectural and interior design studio recognized for its collaborative excellence**. Specializing in the expansion, renovation, and development of new cutting-edge facilities for government, municipal, federal, military, and private sectors. With a strong focus on Public Safety and secure campus projects — including EMS, Fire, Joint Public Safety, Police, Sheriff, military installations, and Search & Rescue (S&R) — we design spaces that balance operational efficiency with environmentally responsive, sustainable solutions.

At D2C, collaboration drives everything we do. We work closely with clients and design teams to deliver visionary projects that exceed expectations. Our dynamic team and multifaceted approach ensures cost-effective, high-quality outcomes.

Integrity, transparency, and lasting client relationships define our practice. We are passionate about creating meaningful connections between people and architecture, delivering solutions that stand the test of time.

1 | KEY PERSONNEL | TEAM ORGANIZATION CHART

Organizational chart for proposed team, including subconsultants.

EFFECTIVE FUNCTIONAL INTEGRATION

As the prime consultant and contract holder with Palmer Lake, D2C Architects will lead the project team. We will ensure seamless integration of our subconsultants through methodical management, including scheduling, team meetings, QA/QC checks, and budget reviews. Open, consistent communication and detailed coordination will be central to our process. We will regularly engage Palmer Lake leadership, stakeholders, user groups and the project design team to drive the project toward a successful outcome.



D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY

PROJECT EXECUTIVE

Eric Combs, AIA, LEED AP

ARCHITECT OF RECORD

Brian Duggan, AIA, NCARB, CDT

PROJECT MANAGER | DAY TO DAY CONTACT

Andrew Martin

o. 303-952-4802 x 822 | c. 323-983-3153 | e. amartin@D2Carchitects.com

JOB CAPTAIN | BIM | 3D MODELER

Michael Schauble, NCARB

CAD | BIM TECH | SUPPORT

Kris Diaz; Reagan Baughman;
Anthony Gaglia; Whitney Newell; Renee Railsback

CONSULTANT TEAM

TRAFFIC ENGINEERS

LSC Transportation Consultants

CIVIL ENGINEERS

Conterra Engineering

MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS

BCER Engineering

COST ESTIMATOR

Cumming

OPTIONAL SERVICES

ENVIRONMENTAL

Kumar & Associates

1 | KEY PERSONNEL | RESUMES

ERIC COMBS, AIA, LEED AP PROJECT EXECUTIVE

BIOGRAPHY: Eric's career as an Architect spans more than 20 years of professional services in all phases of programming, site evaluation and planning, design, project management and construction administration. He specializes in public safety and municipal facilities including justice centers, law enforcement, fire stations and administrative office workspaces.

Eric champions sustainability efforts for D2C, working closely with the design team and integrating eco-friendly practices and solutions to support Platteville's environmental goals.

ROLE AND RESPONSIBILITIES: As the Project Executive, Eric will oversee the Town's contract and our team's services on the Joint Public Safety project. Eric will work hand-in-hand with the Project Architect, and Project Manager, to define the fee, schedule, approach for the project and sustainability goals, ensuring quality is maintained throughout.

EXPERIENCE:

- **Hudson Public Safety Campus**, CO - A new joint campus to include a 28,490 Sf police department and court facility, and a 25,623 SF fire department.
- **Northglenn Police Dept. & Justice Center**, Northglenn, CO - Planning and design for a new 47,600 SF state-of-the-art Justice Center, Police Dept., and Municipal Courts.
- **Frederick Town Hall, Police Department, and Courts Facility**, Frederick, CO - A 58,500 SF Police and Courts facility needs assessment, planning, programming, site assessment and validity study to determine a joint location to consolidate services.
- **El Paso County, Falcon Sheriff's Substation**, Falcon, CO - A new 16,000 SF Sheriff's substation including secure and public access. Spaces include: concealed handgun permits, records, patrol, investigations, internal affairs, a community meeting room, as well as space for the Clerk and Recorder, Treasurer and Assessor.
- **Fire | Crash Station**, Illinois Air National Guard (ILANG), Peoria, IL - Principal in Charge of a new 17,800 SF Fire Crash / Rescue Station including: bunkrooms, control/alarm room, administrative offices, training room, kitchenette and dining area, day room, physical fitness room, technical services area, equipment maintenance areas, support space, decontamination room, apparatus bays, secure and non-secure storage rooms.
- **Fire Station #4**, Vandenberg Air Force Base, Vandenberg AFB, CA - Principal in Charge of a facility assessment and design for a new 10,700 SF fire station to reduce response time.
- **Fort Lupton Shooting Range and Police Training Facility**, Fort Lupton, CO - Planning efforts and design of an outdoor shooting range facility and police training facility. Provide project programming, prepare design and preliminary construction schedules, assist in public meetings, prepare design and construction documents and perform construction cost estimate validation.
- **Commerce City Police Station**, CO - A new 38,270 SF police substation, organized by department for both police and municipal court. The program also includes a dispatch center, anticipated to be built after the new facility is operational, as well as a shell space and a municipal court expansion.
- **Evans New Police Station and Renovation Project**, Evans, CO - Planning, design and construction for a new 41,000 SF police operations building to accommodate population and staffing growth for 20 years. Following completion of the new police building the team will renovate the vacated 9,000 SF police portion of the Evans Community Complex to better accommodate the City Administration services.



EDUCATION:

Arizona State University, Tempe
Bachelor of Science in Design,
Architectural Studies,
Magna Cum Laude

CERTIFICATIONS:

Registered Architect:
Colorado

LEED Accredited Professional
(US Green Building Council)

AFFILIATIONS:

American Institute of Architects
(AIA) Member

American Public Works Association,
(APWA) Member

BRIAN DUGGAN, AIA, NCARB, CDT

ARCHITECT OF RECORD

BIOGRAPHY: Brian's diverse project experience includes municipal projects such as joint public safety facilities and campuses. His design philosophy is to integrate the owner's needs with the community's demands while ensuring the authenticity of the project. Brian's devotion to linking available funds to operational requirements ensures a carefully thought out solution that results in a feasible and efficient community facility for all. This design philosophy is what separates D2C Architects from our competition.

ROLE AND RESPONSIBILITIES: Brian, as the Architect of Record, holds a pivotal role in steering the project towards its objectives and design vision. His responsibilities encompass leading the feasibility process, ensuring the project aligns with its goals, and maintaining the integrity of the design. Brian's role involves close collaboration with various stakeholders, including the Town, Police and Fire user groups, and the consultant team, ensuring a fully integrated approach.

EXPERIENCE:

- **Hudson Public Safety Campus, CO** - A new joint campus to include a 28,490 SF police department and court facility, and a 25,623 SF fire department.
- **Crested Butte Emergency Services Buildings Assessment, Crested Butte, CO** - Facility Condition Assessment, Site Feasibility and Programming/Concept Design to create a Basis of Design Plan for the Marshal's office, Fire Protection District, and Search and Rescue.
- **Northglenn Police Dept. & Justice Center, Northglenn, CO** - Planning and design for a new 47,600 SF state-of-the-art Justice Center, Police Dept., and Municipal Courts.
- **Edgewater Civic Center, Edgewater, CO** - Programming and bridging documents for a 58,000 SF Civic Center with Police, City Administration Offices (Headquarters), a Courtroom, Gym/Fitness Center and Library.
- **El Paso County, Falcon Sheriff's Substation, Falcon CO** - A new 16,000 SF Sheriff's substation including secure and public access. Spaces include: concealed handgun permits, records, patrol, investigations, internal affairs, a community meeting room, as well as space for the Clerk and Recorder, Treasurer and Assessor.
- **Commerce City Police Station, CO** - A new 38,270 SF police substation, organized by department for both police and municipal court. The program also includes a dispatch center, anticipated to be built after the new facility is operational, as well as a shell space and a municipal court expansion.
- **Evans New Police Station and Renovation Project, Evans, CO** - Planning, design and construction for a new 41,000 SF police operations building to accommodate population and staffing growth for 20 years. Following completion of the new police building the team will renovate the vacated 9,000 SF police portion of the Evans Community Complex to better accommodate the City Administration services.
- **Fire | Crash Station, Illinois Air National Guard (ILANG), Peoria, IL** - Principal in Charge of a new 17,800 SF Fire Crash / Rescue Station including: bunkrooms, control/alarm room, administrative offices, training room, kitchenette and dining area, day room, physical fitness room, technical services area, equipment maintenance areas, support space, decontamination room, apparatus bays, secure and non-secure storage rooms.
- **Fire Station #4, Vandenberg Air Force Base, Vandenberg AFB, CA** - Principal in Charge of a facility assessment and design for a new 10,700 SF fire station to reduce response time.
- **Northfield Fire Station Needs Assessment & BOD, Denver, CO** - A facility needs assessment, site planning, and basis of design for a new LEED Gold, 12,000 SF fire station. Including: shop workspace, 2 drive through apparatus bays, administrative offices, a large conference room, break room and a training/community room.



EDUCATION:

University of Tennessee,
Knoxville
Bachelor of Architecture, Cum
Laude

University of Oregon,
Portland Studio

CERTIFICATIONS:

Registered Architect:
Colorado, Wyoming, Illinois

National Council of Architectural
Registration Boards (NCARB)

AFFILIATIONS:

American Institute of Architects
(AIA) Member

American Public Works Association,
(APWA) Member

ANDREW MARTIN, NCARB
PROJECT MANAGER

BIOGRAPHY: Andrew's experience in architecture spans a variety of project types, including high-tech, large-scale government campuses and high-end interiors. He has extensive experience managing secure government campus projects in Denver, Montana, and San Francisco.

Andrew's architecture career has allowed him to cultivate holistic and detail-oriented project management skills. He ensures routine oversight, systematic approaches, deliberate project tracking, and a clearly defined scope while strengthening project marketability and value.

ROLE AND RESPONSIBILITIES: Andrew will work closely with the Town, Police and Fire departments, as well as the entire design team to accommodate short and long term goals of the feasibility study. Andrew will work through the process with Palmer Lake to identify a site that accommodates all users. He is responsible for leading and accomplishing the project objectives, and quality constraints. He will serve as the day-to-day contact. By funneling all primary day-to-day contact through Andrew, we can ensure that the project continually benefits through a single voice to build clarity and confidence while streamlining the distribution of accurate information to all involved.

EXPERIENCE:

- **Commerce City Police Station**, CO - A new 36,660 SF police substation, organized by department for both police and municipal court. The police station includes a lobby, police administration, patrol operations, and support services. The municipal court has a lobby, screening, a municipal courtroom, court administration, and jury services. The program also includes a dispatch center, anticipated to be built after the new facility is operational, as well as a shell space and a municipal court expansion.
- **Commerce City Swat Storage and Wash Bay**, CO - A new single story, conventional construction structure that includes up to four (4), 22'x40' bays.
- **Johnstown Police Department**, Johnstown, CO - D2C is working closely with Johnstown to identify PD spatial needs and assess how those solutions can be accommodated in the existing PD. The facility will include secure detention, administrative offices, booking, evidence rooms, training room, victim services, sally ports, investigations, patrol rooms, and records room.
- **Louisville Fire**, Louisville, CO - Renovations and modernization of original fire station building.
- **Grand County EMS Headquarters**, Granby, CO - Needs assessment, planning, programming, design through construction for a new 23,900 SF headquarters to house ambulances, emergency response vehicles, and staff.
- **Grand County EMS Satellite Station**, Fraser, CO - New 2 story satellite station's primary function is to provide housing for field crews and on-call staff, as well as shop space for ambulances and emergency response vehicles.
- **Colorado Parks and Wildlife Fort Collins Area Office Relocation**, Fort Collins, CO - Full architectural services for the design and construction of a new 14,461 SF office building, one 1,080 SF Maintenance Building and nine storage buildings. The space consists of office spaces, conference/classrooms, kitchen, restrooms, visitor contact area, general and a secured storage spaces, equipment storage and maintenance facilities.
- **EEOC***, Denver, CO - New 15,000 SF central office located in Denver. Designer and owners' construction manager rep.
- **FBI***, Centennial, CO - Design and execution of a highly secure 5,000 SF office for detainees and other highly sensitive personnel.



EDUCATION:

Wentworth Institute of Technology, Boston, MA - Bachelor of Science in Architecture

CERTIFICATIONS:

National Council of Architectural Registration Boards (NCARB)

* Individual experience

MICHAEL SCHAUBLE, NCARB
JOB CAPTAIN | BIM | 3D MODELER

BIOGRAPHY: With 12 years of experience, Michael is skilled in space planning, programming, design, and facility management. He specializes in public safety projects, creating functional spaces that enhance daily operations and provide law enforcement agencies with the resources they need to effectively serve their communities. Michael is known for his strong work ethic, attention to detail, and client-focused approach, he is passionate about delivering thoughtful, efficient solutions that improve workflow and support the user needs.

ROLE AND RESPONSIBILITIES: Michael will use his expertise in BIM, Revit, AutoCAD, and other software to create meaningful visuals for the Board of Trustees presentation(s), user group sessions, and, if needed, community meetings, enhancing the design and user experience.

As Job Captain, he will oversee daily project operations, ensuring deliverables meet drafting standards, client guidelines, and project requirements. Michael ensures milestone documentation is clear, coordinated, and complete, driving seamless project execution.

EXPERIENCE:

- **Hudson Public Safety Campus**, CO - A new joint campus to include a 28,490 SF police dept. and court facility, and a 25,623 SF fire dept.
- **El Paso County, Falcon Sheriff's Substation**, Falcon CO - A new 11,180 SF Sheriff's substation including secure and public access. Spaces include: concealed handgun permits, records, patrol, investigations, internal affairs, a community meeting room, as well as space for the Clerk and Recorder, Treasurer and Assessor.
- **Commerce City Police Station**, CO - A new 38,270 SF police substation, organized by department for both police and municipal court. The police station includes a lobby, police administration, patrol operations, and support services. The municipal court has a lobby, screening, a municipal courtroom, court administration, and jury services. The program also includes a dispatch center, anticipated to be built after the new facility is operational, as well as a shell space and a municipal court expansion.
- **Erie Police Department Expansion**, Erie, CO - Program refinement, validation, design through construction observation services for a 32,000 SF expansion and 18,000 SF remodel of the existing police department.
- **Evans Police Station**, Evans, CO- Planning, design and construction for a new 36,000 SF police operations building to accommodate population and staffing growth for 20 years. Following completion of the new police building the team will renovate the vacated 9,000 SF police portion of the Evans Community Complex to better accommodate the City Administration services.
- **Archuleta County Justice Center***, Pagosa Springs, CO - 20 Year Master Plan
- **Costilla County Detention Center***, San Luis, CO - Programming and Concept Design
- **Custer County Justice Center***, Westcliffe, CO - 20 Year Master Plan
- **Elbert County Justice Center***, Kiowa, CO - Renovation and Addition Sheriff, Detention, Evidence Storage, Courts, Probation, DA.
- **Gilpin County Justice Center***, Central City, CO - 20 Year Master Plan
- **Grand County Government Services**, Hot Sulphur Springs, CO - 20-year master plan for Sheriff, EMS, Human Services and Public Health community services.
- **Lake County Community Justice Center***, Leadville, CO - Courts, Sheriff Law Enforcement, Detention, Future Probation.



EDUCATION:

Ferris State University, Bachelor of Architecture and Sustainability, Minor in Facilities Management

University of Colorado - Denver, Master of Architecture

AFFILIATIONS:

National Council of Registration Boards (NCARB)

PUBLICATION:

5280 Architect Magazine
Mark Magazine, d'a no.250

* Individual experience

JEFFREY C. HODSDON, P.E.
TRAFFIC ENGINEER



BIOGRAPHY: Jeffrey Hodsdon is a Principal with LSC and has been practicing in the field of traffic engineering and transportation planning for over 30 years and managing projects for 25 years. He supervises the transportation engineers and technical support personnel. Jeff joined the staff of LSC Transportation Consultants, Inc. at its main office in Denver in 1993. In 1994, Mr. Hodsdon transferred to the Colorado Springs office.

Prior to joining LSC, Mr. Hodsdon served in the United States Army as a First Lieutenant for three years.

During the time he has been with LSC, Mr. Hodsdon has performed and managed many types of traffic engineering and transportation planning studies including traffic impact and access analyses for a variety of land development engineering projects in the Colorado Springs/Denver metropolitan areas, as well as other communities and rural areas in Colorado.

ROLE AND RESPONSIBILITIES: Jeff will serve as the traffic engineer on the project to provide traffic impact analysis.

EXPERIENCE:

- **Santa Fe TIS**, Monument Town Hall, Monument, CO
- **Pikes Peak Regional Development Center/Regional Building**, Colorado Springs, CO
- **El Paso County Judicial Building Expansion**, CO
- **Westcott Fire Station**, Colorado Springs, CO
- **Woodmen Hills Fire Station**, Colorado Springs, CO
- **Lakeview Heights**, Palmer Lake, CO
- **Elephant Rock Villa**, Palmer Lake, CO
- **E470 Maint Support Site A Expansion**, Parker (with D2C)
- **Harmony**, Aurora, CO
- **Horizon Uptown**, Aurora, CO
- **Superior Town Center**, Superior, CO
- **Primetech**, Centennial, CO
- **Woodland Park Aquatic Center**, Woodland Park, CO
- **Pikes Peak Regional Medical Center**, Teller County, CO



EDUCATION:

University of New Hampshire,
Bachelor of Science in Civil
Engineering

University of Colorado, Master of
Science in Civil Engineering

CERTIFICATIONS:

Professional Engineer, State of
Colorado #31684

Institute of Transportation
Engineers

BIOGRAPHY: Erik has worked as a civil engineer on many large, high profile and complex engineering projects across the country. His expertise includes all aspects of civil site design associated with renewable energy, infrastructure, transportation and utilities including, grading and drainage, erosion control, stormwater analysis and treatment, water, sanitary and dry utilities and roadway design. Erik has served as project manager and lead engineer to successfully realize client's goals and adhere to agency standards.

ROLE AND RESPONSIBILITIES: As the civil engineer Erik will work closely with the entire team including identifying utility service availability and options for all public utilities for each site, assisting with the site analysis as needed.

EXPERIENCE:

- **Loveland Fire Station No. 6**, Loveland, CO - Project manager and engineer of record for a new fire station for the Loveland Fire Department. Coordinated the full building drive through capabilities with multiple access points to the surrounding roadways. Analyzed the site using computer aided turning software to ensure existing and future fire fighting equipment can navigate through the site freely. Provided onsite detention and water quality with retaining walls to maximize site space and pond volumes.
- **Weld County Coroners Building Addition**, Greeley, CO - Project manager for a substantial building addition to the existing coroner's facility. The site required modifications and additions to the existing parking lot, added a drive through lane into the building for secure and private drop off, new driveway and ADA accesses to M Street, and brought the site up to current stormwater standards by designing a water quality and detention pond to serve the site.
- **CORE Electric Cooperative Facilities Building and Substation**, Pine Junction, CO - Project manager and engineer of record for CORE's new administration, maintenance, storage, training facility. This large project on the side of a steep mountain required extensive grading design and retaining walls to balance the site while maintaining access to multiple levels and installation of a new 38,000 sf admin and maintenance building, detached enclosed garage and parking areas. A new substation was also installed on the south side of the site requiring retaining walls, multiple access points, T-Line relocation and specialized drainage design.
- **Elbert County Public Works Facility**, Kiowa, CO - Project Manager for the public works facility at 11330 State Hwy 86, Kiowa, CO, involved civil design for a ~27-acre greenfield site. The project included a new ~38,000 sq. ft. building, infrastructure connections, two detention ponds, a parking lot, and partial over lot grading for future development. Key challenges addressed included offsite waterline improvements, grading adjustments to meet traffic sight triangle safety criteria, and resolving complex drainage issues.
- **Larimer County Road & Bridge Maintenance Facilities**, Estes Park and Livermore, CO - Project Manager and engineer of record for the design of two of the County's satellite road and bridge maintenance facilities in Livermore and Estes Park. Livermore required the analysis of different sites to choose the most appropriate site in terms of site use and impacts to the neighbors and roads. The final Livermore site required significant earthwork to balance the site, new onsite water wells and waste water treatment systems in accordance with EPA Class V injection wells.



EDUCATION:

Colorado State University
Bachelor of Science, Civil
Engineering

CERTIFICATIONS:

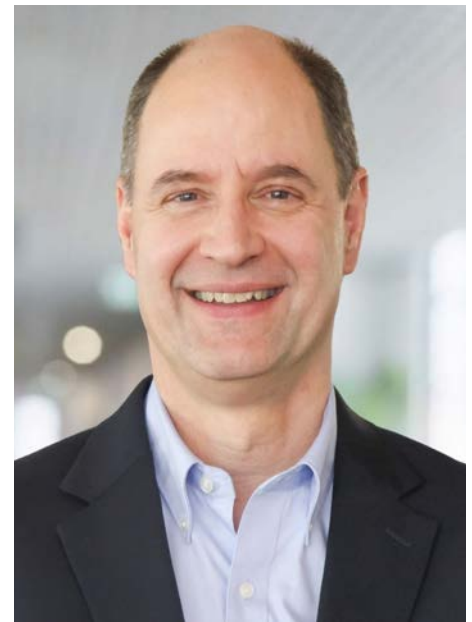
Professional Engineer:
Colorado

BIOGRAPHY: Paul is a recognized expert in mechanical engineering for campus-oriented projects. His nearly 40 years of experience coupled with his meticulous approach to projects and sound judgment make him an invaluable asset to any project team. His extensive experience on the mechanical and plumbing design side gives him unique expertise in project management. The happiness of the end users gives his work meaning.

ROLE AND RESPONSIBILITIES: Paul will evaluate the utility service availability and options for gas, fiber optic, etc., and anticipated public safety communications.

EXPERIENCE:

- **Administration Building**, Jefferson County, CO - New Facility for Multiple Jefferson County Services and a Workforce Development Career Center, 133,000 SF
- **Aurora Water Southeast Area Maintenance (SEAM) Campus**, City of Aurora, CO - New Construction with Fleet Maintenance & Administration Buildings; Scope Included Admin Building with Underground Vehicle Parking, Water Quality Lab, Shop Workspaces, Drive-through Operations & Maintenance Bays; Warehouse & Trades Building with Drive-through Bay, Welding Shop, Loading Dock, & Admin Offices; 400,000 SF, \$108.4M
- **City and County of Denver**, Denver District 3 Police Station - New 2-Story Facility, Administrative, Holding Cells, Locker & Exercise Areas, Vehicle Processing Bay, Community Meeting Room, 41,000 SF, LEED Certified.
- **City and County of Denver**, Webb Building Renovations, CO (with D2C) - Renovation projects in the Webb building.
- **City Hall**, Arvada, CO - 5,000 SF Renovation & 5,600 SF Core & Shell Addition, \$2.2M
- **Colorado Department of Corrections, CO** - Data Center - Feasibility Study for Move, Clean-Agent Fire Extinguishing System
- **Denver District 3 Police Station**, City & County of Denver, Denver, CO - New 2-Story Facility, Administrative, Holding Cells, Locker & Exercise Areas, Vehicle Processing Bay, Community Meeting Room, 41,000 SF, LEED Certified
- **Denver International Airport**, CO - Multiple Projects Under an On-Call Contract Police Station & Canine Kennel - New Facility, 4,000 SF
- **Sheriff Sub-Station**, Douglas County, CO - Mechanical & Electrical Consulting for New Facility, High-Tech Crime & Special Investigations Units, Backup Dispatch & Emergency Operations Center for Douglas County, LEED Silver, 36,000 SF, \$6.5M
- **Western Colorado University Fleet & Transportation Services**, CO - New Facility, Also Serves Western's Mountain Rescue Team, Multiple Garages, Wash Bay, Lifts, Hoists, Welding Station, Training Classroom, 16,000 SF, \$3.6M



EDUCATION:

Michigan Tech University - Bachelor of Science in Mechanical Engineering

CERTIFICATIONS:

Licensed as a Professional Engineer in CO

AFFILIATIONS:

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

BIOGRAPHY: Bryan excels at managing projects through open communication, creative thinking, and creating excellent rapport with clients and end-users. In addition to being a project manager, he is an experienced electrical engineer with experience on many large-scale commercial and residential projects for BCER. Clients benefit from his dedication to innovation in the engineering field; he is always working to find the best solution.

ROLE AND RESPONSIBILITIES: As the Electrical Engineers, Bryan will evaluate the Utility service availability and options for electric, gas, fiber optic, etc., and anticipated public safety communications.

EXPERIENCE:

- **City of Thornton, Public Safety Facility, CO** - New Fire Station & Police Substation in a Shared Facility, Security, Emergency Generators, Living Quarters, Locker Rooms, Evidence Processing & Storage, \$14.5M.
- **Lafayette Fire Department, Fire Station, CO** - New Facility with Apparatus Bay, Fitness Center, Offices, Support Areas, Sleeping Area, Kitchen & Decontamination Area, 9,700 SF.
- **Lake County, Justice Center, Leadville, CO** - New 56,000 SF Facility, Scope Includes: Courts, Lake County Sheriff & Jail, Leadville Police, Coroner Facilities, Shared Dispatch, Training Space, & Administrative Offices.
- **Aurora Water Southeast Area Maintenance (SEAM) Campus, Aurora, CO** - New Construction with Fleet Maintenance & Administration Buildings; Scope Included Admin Building with Underground Vehicle Parking, Water Quality Lab, Shop Workspaces, Drive-through Operations & Maintenance Bays; Warehouse & Trades Building with Drive-through Bay, Welding Shop, Loading Dock, & Admin Offices; 400,000 SF, \$108.4M.
- **Town of Silverthorne, Public Works Facility, CO** - New Facility with Offices & Vehicle Maintenance Bays, 10,200 SF.
- **Town of Breckenridge, Public Works Facility, CO** - Addition of Battery Electric Bus Chargers to Bus Barn Building.
- **Duncan Aviation, Battle Creek Hangar 9, MI** - New Service Hangar with 2 Support Buildings, New Vehicle Maintenance Facility, & Small Addition to Paint Hangar #6, Total of 117,680 SF.
- **Rocky Mountain Metropolitan Airport, Sheltair Hangar B, CO** - New 29,000 sf Aircraft Storage Hangar & 6,200 sf Lean-to that Contains a Tenant Office, Breakroom, Fire Protection Equipment Room, & a Parking Canopy for 17 Vehicles.



EDUCATION:

University of Kansas, Bachelor of Science in Architectural Engineering

CERTIFICATIONS:

Licensed as a Professional Engineer in CO, TX

AFFILIATIONS:

American Society of Healthcare Engineers (ASHE), Colorado Association of Healthcare Engineers & Directors (CAHED)

BIOGRAPHY: Lucas is a highly skilled cost management professional with a background in Civil Engineering. Since joining Cumming in 2015 he has successfully managed teams of various sizes on projects ranging from \$50,000 to \$2 billion. He has managed projects from conceptual design through construction and project closeout. He puts a strong focus on making sure all cost management deliverables are provided promptly and accurately

ROLE AND RESPONSIBILITY: Lucas will provide cost estimates based on the final scope of work to assist in educating the process and budget requirements. His focus on your project with one goal: assist in managing the cost.

EXPERIENCE:

- **Fort Lupton Shooting Range and Police Training Facility, CO (with D2C)** - Planning efforts and design of an outdoor shooting range facility and police training facility. Lucas provided cost estimate validation. In charge of compliance with Department of Energy, Office of Health, Safety and Security, Range Design Criteria.
- **Grand County EMS Headquarters, Granby, CO (with D2C)** - Needs assessment, planning, programming, design through construction for a new 23,900 SF headquarters to house ambulances, emergency response vehicles, and staff.
- **Grand County EMS Satellite Station, Fraser, CO (with D2C)** - New 2 story satellite station's primary function is to provide housing for field crews and on-call staff, as well as shop space for ambulances and emergency response vehicles.
- **Thornton Police Training and Administration Facility, CO (with D2C)** - A new 17,269 SF Thornton Police Training Facility.
- **Town of Winter Park Police Department and Administration Services, CO (with D2C)** - Needs assessment and options to relocate their police department.
- **City of Alameda, Fire Station 5 Historic Rehabilitation/Renovation Feasibility Study, CA**
- **CalFire/San Mateo Co., Fire Station No. 17 Replacement Study, CA**
- **City of Palo Alto, New Public Safety Building and California Avenue Parking Garage Design Phases, CA**
- **City of Palo Alto, New Public Safety Bldg. Concept Programming, CA**
- **City of Palo Alto, Fire Station No. 3 Replacement, CA**
- **Contra Costa County, New Public Safety Building and Emergency Operations Center, Martinez, CA**
- **Oakland Police Dept., New Administration Bldg. Feasibility Study, CA**
- **Oakland Police Dept., New Administration Bldg. Feasibility Study, CA**
- **San Francisco Police Dept., New Traffic Company & Forensic Services Division Facility, CA -New 911 Facility Assessment/Study, Everett, WA**



EDUCATION:

California Polytechnic State University, San Luis Obispo
Bachelor of Science, Civil Engineering

// I am very impressed [with] Mr. Martin and the D2C Architects' staff, with their knowledge, professionalism, and attention to detail. I am very please with the quality of work and service that D2C Architects has provided. As Fire Chief, I found Andrew very easy to work with and would have no problem recommending D2C Architects for any Fire Station projects. //

~ John Wilson, Fire Chief, Louisville Fire Protection District



D2C rendered professional architectural building renovation of an existing fire station.

2 | RELEVANT PROJECTS

TOWN OF HUDSON

PUBLIC SAFETY CAMPUS



D2C assisted the Town of Hudson on renovating their existing facility to assist with growth expansion to modify the current facility that were not immediately working for their needs.

The long term goals of the project is to create a Public Safety Campus to fulfill the Town's police, courts and fire needs for the long-term plan. D2C assisted the Town with a needs assessment, graphic illustrations of the layout and general aesthetics and a cost opinion to present to their Town Board. The efforts originally started at a \$40 million police facility and a \$30 million fire facility on a joint campus. Helping the City D2C found efficiency and operational reductions to accommodate a more feasible \$25 million budget.

PROJECT STATS:

- Size: 35,000 SF police
30,000 SF Fire
- Construction Cost: \$25,000,000
- Completion Date: TBD

CLIENT CONTACT:

Scott Sedgwick, Chief of Police
303-536-4889 | ssedgwick@hudsoncolorado.org

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Michael Schauble NCARB (D2C)

CHARACTERISTICS:

- Joint Public Safety complex (Fire and Police)
- Evaluation of existing facility
- Similar studies that arrived at a preferred solution.
- Multiple concept design options
- Planning and user group meetings to determine the best use of the space
- Phased design process
- Multiple services on one campus
- D2C's Project Scope: Architect of Record, full service architecture programming, planning, coordination, design through construction observation.

TOWN OF CRESTED BUTTE

CRESTED BUTTE EMERGENCY SERVICES



D2C Architects worked collaboratively with the Town of Crested Butte’s Marshal’s Office, Fire Protection District and Search and Rescue for the Emergency Services Building projects. Both the Fire District and Marshals are facing inefficiencies with their respective community services and response times. In addition, their current facilities are in great need to modernize and expand so they can overcome current deficiencies.

The purpose of the project was to create a Basis of Design Plan for the Emergency Services facilities in downtown Crested Butte. The scope of work included a needs analysis, planning and design services to determine the best options for each department. D2C analysed several options including renovating existing space for each department, repurposing the current Fire Districts location for a new Marshal’s Police Station and new sites within the downtown area.

The recommended options for the facilities include: Renovating the existing Fire Station One to convert into a police station for the Marshal’s Office and building a new Crested Butte Fire Protective District and Search and Rescue Headquarters facility.

PROJECT STATS:

- Size: Marshal’s Police Station - 8,775 SF
Fire District Headquarters - 26,203 SF
- Construction Cost:
Marshal’s Police Station - \$ 5.5 million
Fire District Headquarters- \$15.6 million
- Completion Date: TBD | Conceptual Only

CLIENT CONTACT:

Michael Reily, Chief Marshal
970-349-5231 | mpreily@crestedbutte-co.gov

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Joint Public Safety complex (Fire and Marshal)
- Initial Programming, Conceptual Design and cost definition for board budget confirmations.
- Multiple concept design options
- Phased design process
- Assisted the Town determining the best needs for each department and Town services.
- Designing for the context of the neighborhood
- D2C’s Project Scope: Basis of design, needs analysis, planning and design services.

CITY OF AURORA POLICE HEADQUARTERS



D2C completed the Aurora Police Headquarters Remodel including addition and demolition of walls and doors, additional soundproofing, HVAC system replacements and additions, paint, flooring, new plumbing fixtures, electrical improvements, and lighting changes.

The new headquarters meeting rooms had custom audio-visual systems and a green room. The remodel included locker rooms, break rooms, lounge, CSI, property and evidence, homicide, interview rooms, health and wellness, press room, and administrative offices. Project work was completed in this 75,427 SF occupied building.

PROJECT STATS:

- Size: 17,269 SF
- Construction Cost: \$2,200,00
- Completion Date: March, 2020

CLIENT CONTACT:

Elly Watson, Project Manager
303-739-7109 | elwatson@auroragov.org

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Law enforcement, police headquarters and administration
- On a tight campus with City Hall and the Municipal Service Center
- Interior renovations to a secure, occupied facilities
- Previously completed programming and concept designs analyzed to identify missing efficiencies
- Owner integrated successfully into design process
- Multiple user groups to accommodate
- Maintained public access during construction
- D2C's Project Scope: Architect of Record, full service architecture program review, planning, coordination, design through construction observation.

TOWN OF BENNETT MUNICIPAL OFFICES & TOWN HALL



The Town of Bennett's new Town Hall heralds a significant improvement to the availability, efficiency and functionality for the Town of Bennett. Employees of the Town were working out of three different buildings, some of which did not adequately serve their staff or residents for day to day use. The new 8,300 SF building services the Town's community services in one central location. The space has ample room for growth in the future and was constructed with energy efficiency as the primary focus. The building is a steel/CMU structure with metal panels and wood elements on the outside. A grant from DOLA in the amount of \$25,000.00 was awarded to the Town of Bennett to help pay for the design and engineering.

PROJECT STATS:

- Size: 8,300 SF
- Construction Cost: \$1,750,000
- Completion Date: April, 2018
- Award: "Best of Government Building Award" Varco Pruden VP Buildings Hall of Fame - 2019

CLIENT CONTACT:

Daymon K. Johnson, PMP, LEED AP, BD&C
Director of Public Works
303-644-3249 x. 1005 | djohnson@bennett.co.us
*Please note this client is hard to get a hold of.

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Joint facility
- Campus setting with multiple functions on one site
- Similar size studies that arrived at a preferred solution.
- Multiple concept design options
- Planning and user group meetings to determine the best use of the space
- D2C's Project Scope: Master Planning, programming, conceptual design, community outreach, design, develop bridging documents.

TOWN OF CASTLE ROCK OFFICE BUILDING AND MAINTENANCE CENTER



An addition and renovation to the Town of Castle Rock Public Works headquarters. Their facilities were no longer accommodating the needs of the users or the community. Staff members were spread out, conference room space was limited, and offices and shops were overflowing resulting in wasted time and inefficient operations.

D2C assisted the Town through efforts that maximized the efficient use of the existing building and new addition to meet the existing and future needs of the department. D2C conducted numerous partnering meetings, user interviews and careful documentation to accommodate the new addition, renovate the existing vehicle storage and maintenance bays and provide flexibility for the current staff use.

PROJECT STATS:

- Size: 10,000 SF renovation, 6,292 SF addition for Administration and 4,054 SF service bay addition
- Construction Cost: \$5,295,349
- Completion Date: Feb., 2020

CLIENT CONTACT:

Brian Peterson
Public Works Project Manager for Construction
720-733-2265 | bpeterson@crgov.com

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Similar location
- Large vehicle bays and administrative support services
- Campus setting
- Planning and user group meetings to determine the best use of the space
- D2C's Project Scope: Needs Assessment / Programming, Site Planning, Interior Design, Design Development, Phased Planning to Minimize Impact on Operational Facility and Campus, Contractor Selection Assistance and Construction Observation

CITY OF COMMERCE CITY POLICE STATION



A new 38,270 SF police substation is organized by department for both police and municipal court.

The police station includes a lobby, police administration, patrol operations, and support services. The municipal court has a lobby, screening, a municipal courtroom, court administration, and jury services.

The program also includes a dispatch center, anticipated to be built after the new facility is operational, as well as a shell space and a municipal court expansion.

PROJECT STATS:

- Size: 38,758 SF
- Construction Cost: \$36,592,859
- Completion Date: Est. April 2026

CLIENT CONTACT:

Darrel Guadnola, Chief of Police
7887 E. 60th Avenue Commerce City, CO 80022
303- 727-3919 | dguadnola@c3gov.com

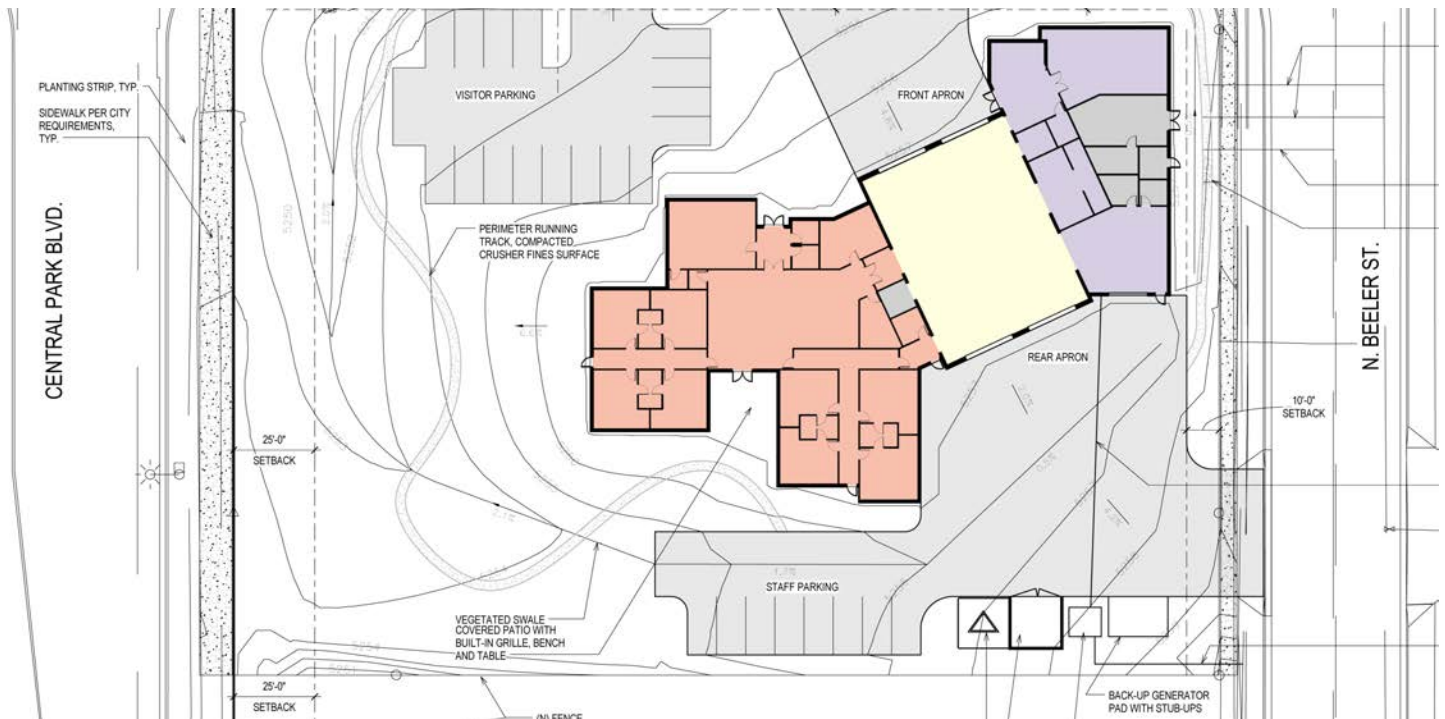
PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Andrew Martin (D2C)
- Michael Schauble NCARB (D2C)

CHARACTERISTICS:

- Law enforcement, police headquarters and administration
- Campus setting with multiple functions on one site
- Multiple concept design options
- Planning and user group meetings to determine the best use of the space
- Owner integrated successfully into design process
- Multiple user groups to accommodate
- D2C's Project Scope: Master Planning, programming, conceptual design, community outreach, design, develop bridging documents.

CITY AND COUNTY OF DENVER NORTHFIELD FIRE STATION



Needs assessment, site planning and basis of design for a new, LEED Gold 12,000 SF fire station.

Based on the assessment, D2C provided the City and County of Denver with a final report detailing the necessities and budget the new station would require including: a shop workspace, 2 drive through apparatus bays, administrative offices (open and closed), a large conference room, break room and a training/community room.

Multiple sites and configurations were analyzed to determine traffic flow, infrastructure assessments, cost, pros and cons for each location

PROJECT STATS:

- **RENOVATION SIZE:** 12,000 SF
- **CONSTRUCTION COST:** \$7,500,000
- **COMPLETION DATE:** TBD; D2C work is complete

CLIENT CONTACT:

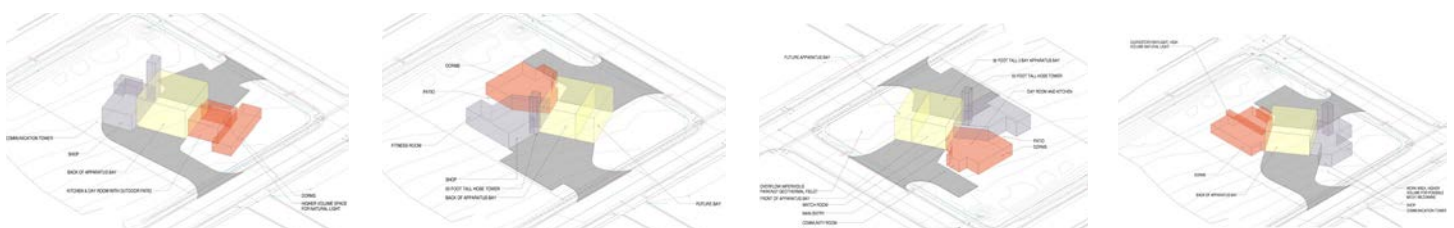
Adam Phipps, City and County Project Manager
720-865-3044 | Adam.Phipps@denvergov.org

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Fire Station Facility
- Space Needs Assessment
- Balance community and station priorities
- Municipal functions and processes followed
- Reviewed growth and future capacity
- Multiple site options analyzed, final site selection
- D2C's Project Scope: Needs assessment, site planning and basis of design.



CITY OF EDGEWATER CIVIC CENTER



"My staff commented positively on the level of commitment the D2C Team had to support our own thoughts and design ideas."

~ Retired Police Chief John Mackey

D2C Architects in collaboration with the City and the City's Owner's Rep carried out programming, a community-based design process and developed bridging documents for a 58,000 SF multi-purpose building. The Civic Center and Police Headquarters facility was programmed to account for city hall, council chambers, police headquarters, library, gymnasium, and fitness center, along with public meeting rooms all connected by an atrium museum / gathering space.

D2C carried out programming, community-based design, an extensive public outreach and bridging documents. We stayed on the project with the owner's rep to confirm the program and design was carried out through construction.

The goal of the Edgewater community outreach was for input on the program and design of the Civic Center. To address and ease concerns, as well as to help the City of Edgewater determine what is important to their community for this new facility. D2C lead the public process and developed the design solutions based on input from the public.

PROJECT STATS:

- Size: 58,000 SF
- Construction Cost: \$13,000,000
- Completion Date: Nov. 2018

CLIENT CONTACT:

John Mackey, Retired Chief of Police
Coloradomackey1@gmail.com

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Campus setting with multiple functions on one site
- Law enforcement, police, administration
- Initial Programming, Conceptual Design and cost definition for City Council budget confirmations.
- Multiple concept design options
- Successful public outreach, community concerns addressed during design
- Designing for the context of the neighborhood
- Phased design process
- Multiple user groups to accommodate
- D2C's Project Scope: Programming, community outreach, design, develop bridging documents.

ERIE POLICE DEPARTMENT EXPANSION



The new 50,000 SF Town of Erie Police Department is designed to accommodate the town's growth over the next 25 years, blending seamlessly with the existing 18,000 SF facility through thoughtful space planning.

Located at the boundary of Boulder and Weld counties, the police department had outgrown its original space, prompting a 32,000 SF expansion. The design prioritizes the department's functional needs while integrating the original structure, resulting in a bright, open, and cohesive workspace. With numerous intersecting spaces throughout the building, the layout fosters interdepartmental collaboration, promoting a dynamic environment where teamwork and camaraderie can thrive, reflecting the daily operations of Erie PD.

PROJECT STATS:

- Size: 32,000 SF expansion
- Construction Cost: TBD, in process
- Completion Date: July 2027 (est.)

CLIENT CONTACT:

Lee Mathis, Chief of Police
Phone 303-936-2811 | lmathis@erieco.gov

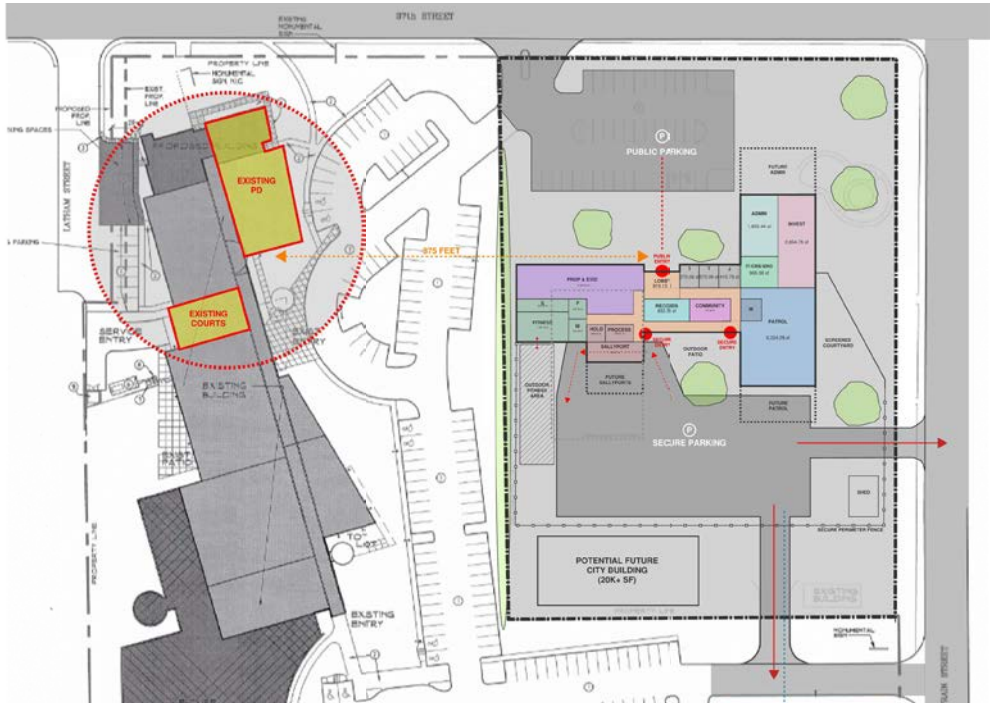
PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Michael Schauble NCARB (D2C)

CHARACTERISTICS:

- Campus setting with multiple functions on one site
- Law enforcement, police, administration
- Program validation and Conceptual Design that led to a full design project
- Initial Programming, Conceptual Design and cost definition for Town budget confirmations.
- Initial costing efforts to determine budgets.
- Multiple concept design options
- Phased design process
- Multiple user groups to accommodate
- D2C's Project Scope: Architect of record, programming, planning and design through construction observation for the expansion of the facility.

CITY OF EVANS POLICE STATION



D2C is providing the City of Evans and the Evans Police Department planning, design and construction observation services. The new facility will be a stand-alone structure which will meet or exceed established industry best practices for a public safety building. The new facility will include: Administration, Patrol, Evidence Storage, Investigations and community space.

Following completion of the new police building, city administration will expand into the 9,000 square foot space vacated by the Police Department at the Evans Community Complex.

PROJECT STATS:

- Size: 32,000 SF Police Station
9,000 SF Renovation of Vacated Police
- Construction Cost: \$20,000,000 (est.)
- Final Completion Date: 2026 (est.)

CLIENT CONTACT:

Brian Stone, Interim Economic Development Director, City of Evans' Project Manager
970-415-0207 | bstone@evanscolorado.gov

Rick D. Brandt, Chief of Police
970-339-2441 | rbrandt@evanscolorado.gov

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Michael Schauble NCARB (D2C)

CHARACTERISTICS:

- Campus setting with multiple functions on one site
- Law enforcement, police, administration
- Program validation and Conceptual Design that led to a full design project
- Initial Programming, Conceptual Design and cost definition for City Council budget confirmations.
- Initial costing efforts to determine budgets.
- Tight site combined with City Hall
- Multiple concept design options
- Phased design process
- Designing for the context of the neighborhood
- Multiple user groups to accommodate
- D2C's Project Scope: Architect of record, programming, planning and design through construction observation.

CITY OF FALCON EL PASO COUNTY SUBSTATION



The goal of this project is to design and construct a new 11,180 SF new Sheriff's Office and Substation to service the Northeastern part of unincorporated El Paso County. The facility will service concealed handgun permits, records, patrol, investigations, internal affairs, a community meeting room, clerk and recorder, treasurer and assessor's offices.

The new facility is designed to conform and compliment the Fire Station located on the east of the shared site.

PROJECT STATS:

- Size: 11,180 SF
- Construction Cost: \$13,500,000 (est.)
- Completion Date: March, 2025

CLIENT CONTACT:

Joe Roybal, Sheriff

719-520-7100 | josephroybal@elpasoco.com

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Michael Schauble NCARB (D2C)

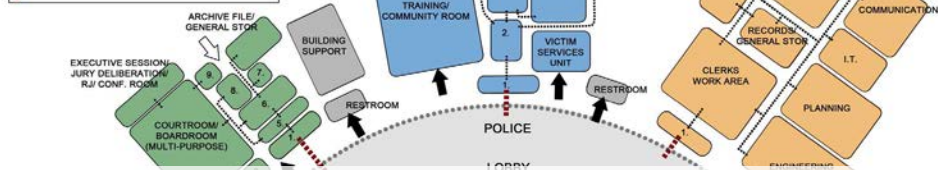
CHARACTERISTICS:

- Multiple County services in one building
- Law enforcement, police, administration
- Similar location
- Tight site with safety, line of sight and other operational factors to consider.
- Multiple concept design options
- Studies that arrived at a preferred solution.
- Initial Programming, Conceptual Design and cost definition for board budget confirmations.
- Flexibility for future growth
- Multiple user groups to accommodate
- Planning and user group meetings to determine the best use of the space
- D2C's Project Scope: Architect of record, programming, planning and design through construction observation.

TOWN OF FREDERICK TOWN HALL, POLICE & COURTS



KEY		
COURT	POLICE	TOWN HALL/ ADMINISTRATION
1. COURT CLERKS COUNTER	PD CLERKS COUNTER	TOWN HALL CLERKS COUNTER
2. PUBLIC DEFENDER	CLERKS WORK AREA	TOWN HALL MANAGER
3. PROSECUTOR	INVESTIGATION	
4. COURT WAITING ROOM	CRIME ANALYSIS	
5. CLERKS WORK AREA	PROFESSIONAL STANDARD	
6. COURT STAFF	TRAFFIC SUPPORT DIVISION	
7. RECORD STORAGE/ CONFIDENTIAL		



"D2C Architects were excellent at capturing our current needs and future challenges that is taking place in our community. They were responsive to our questions, and were willing to work together as a team to accomplish our vision." ~ Todd Norris, Chief of Police

The Town of Frederick's current Town hall, police department and courts facilities are no longer accommodating the spatial needs required to effectively operate or accommodate flexibility or growth. D2C worked with the Town by analyzing and evaluating their current facilities, face-to-face user interviews to understand daily activities needs and wants. We assisted in defining current staffing and programmatically captured spatial needs for current and future staff, defined expected growth of the town and costs evaluations. The final program included spatial relationship illustrations, adjacencies, secure vs. private spaces, site evaluations for the final solution of a joint facility.

The final needs analysis determined the Town Hall, Police Department and Courts currently operates out of a total of 15,254 SF; however needs 58,580 SF to successfully service their community. The series of site development / spatial relationship "options" tests the major components associated with this project's program, its relative size in comparison to other spatial departments and its relationship to the existing Frederick PD/Courts/Town Hall site. In addition it compares various configurations of site layout, building and parking placement, structure heights and orientation. At a high level, the purpose is to determine the validity of the site and the spatial impacts of the site relative to the programmatic requirements.

PROJECT STATS:

- Size: 58,580 SF
- Construction Cost: \$37m (estimated)
- Completion Date: TBD

CLIENT CONTACT:

Todd D. Norris | Chief of Police, FBINA 232nd
720-382-5700 | tnorris@frederickco.gov

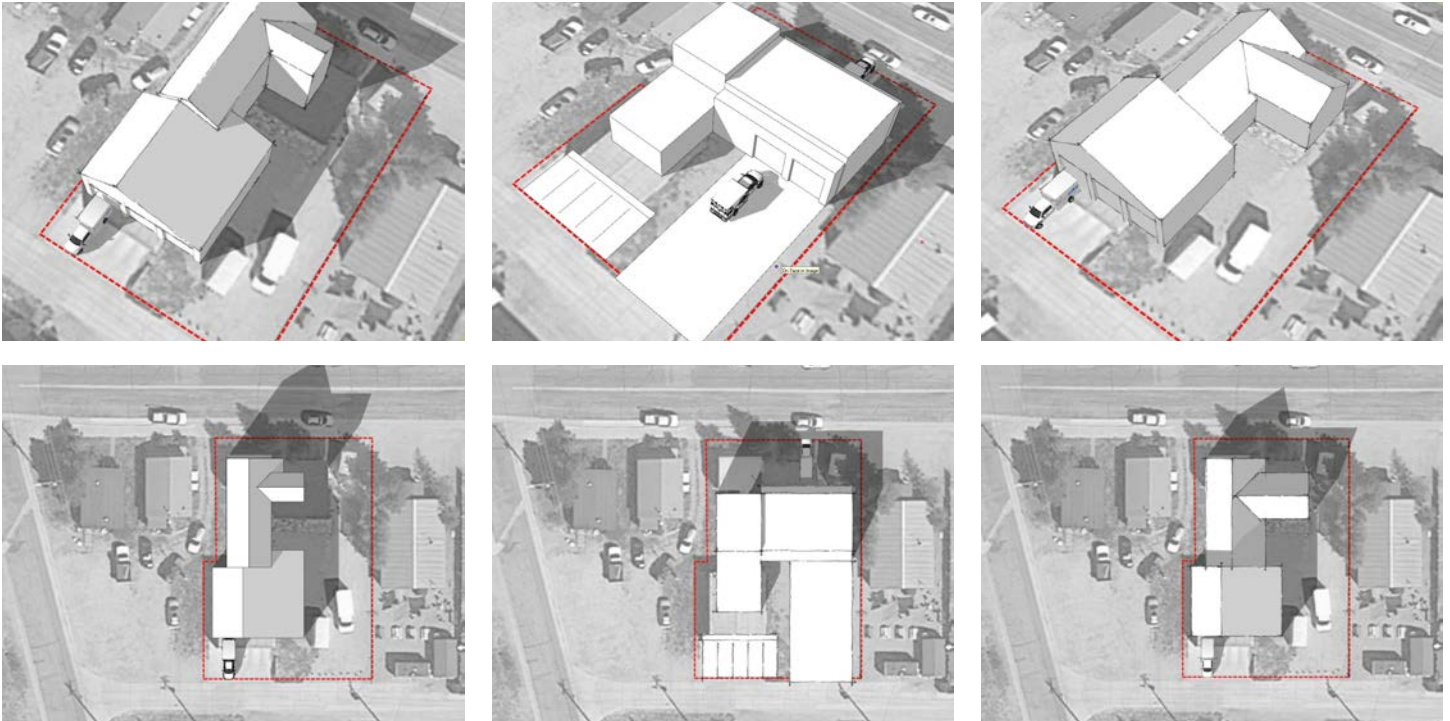
PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Multi-use joint campus
- Law enforcement, police, administration
- Campus setting with multiple functions on one very tight/small site.
- Multiple concept design options to show "what things might look like".
- Initial Programming, Conceptual Design and cost definition for Town Council budget confirmations.
- Evaluation of existing facilities
- Growth projections and infrastructure accommodations
- Implementation factor definition
- Phased design process
- D2C's Project Scope: Site feasibility analysis, space needs assessment and programming.

GRAND COUNTY, FRASER EMS SATELLITE STATION



The new 2 story satellite station's primary function is to provide housing for field crews and on-call staff, as well as shop space for ambulances and emergency response vehicles. The mountain terrain and high-altitude conditions must be incorporated early in the design to accommodate wind, snow and ice to preserve the life span of the EMS vehicles as well as the safety of the crew. Above is a representation of site studies being performed to accommodate the site.

PROJECT STATS:

- Size: 6,400 SF
- Construction Cost: \$6,000,000 (estimate)
- Completion Date: TBD
- Delivery Method: CM/GC

CLIENT CONTACT:

Robert Good*
EMS Chief
970-887-2732 | rgood@co.grand.co.us
*Please note this client can be hard to reach.

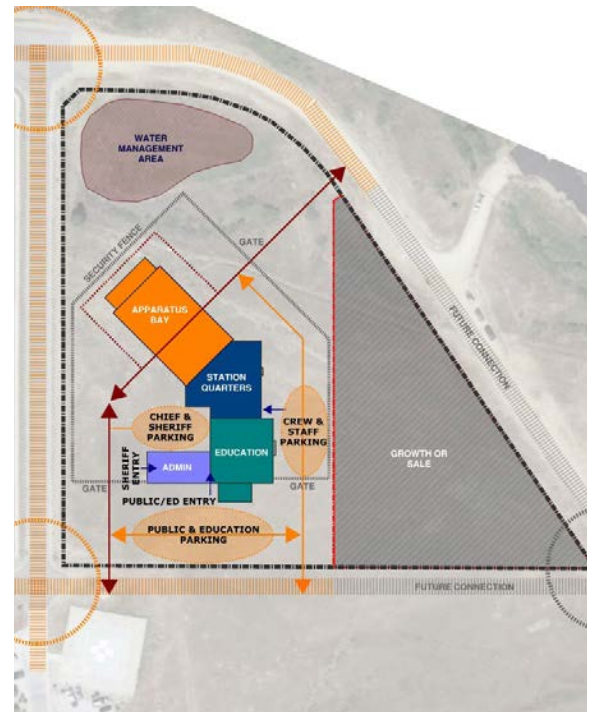
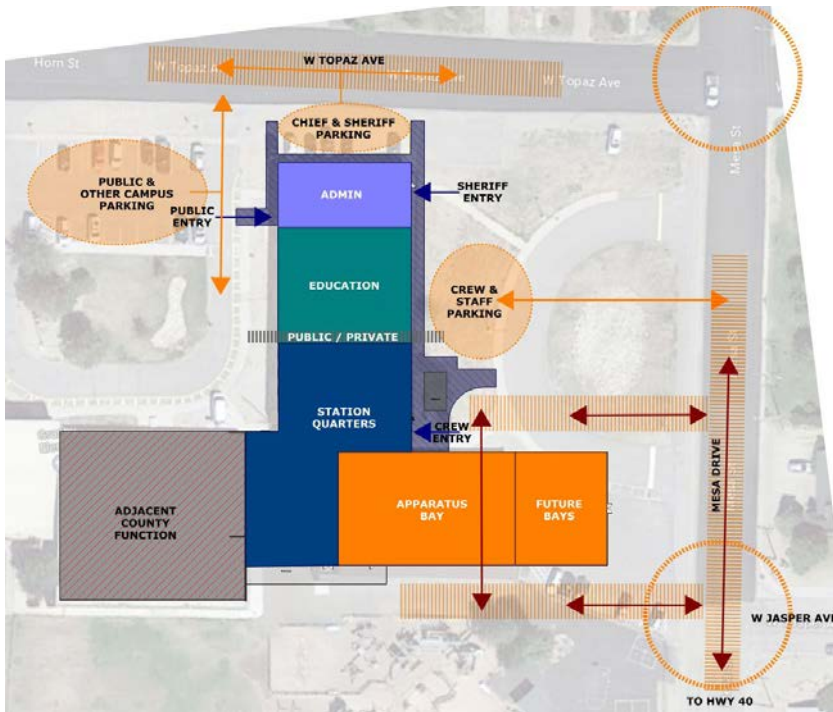
PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Lucas Stover (Cumming)

CHARACTERISTICS:

- Rapid Deployment/ First Respondent Facility
- Drive Through Bays, Vehicle Storage, Decontamination Room, HAZMAT Storage
- Administration office space
- Field Staff Sleeping/Dorm Rooms, Living Area/Day Room
- Exercise/Fitness Room
- Kitchen/Dining
- Bunker Gear Room (PPE), Lockers/Toilet/Showers, Laundry
- Conference / Education/ Training Room
- Utilizes Current Technology
- Sustainable Designed
- D2C's Project Scope: Full architectural design including site feasibility analysis, space needs assessment and programming.

GRAND COUNTY, GRANBY EMS HEADQUARTER STATION



D2C is assisting Grand County on the planning and design to determine the best solution to accommodate the growing needs of the department and the dilapidated facility. Grand County is working with D2C to obtain a fresh perspective on a previously completed needs assessment. Grand County and D2C are partnering to complete an updated need assessment, design through construction to accommodate current needs including a fleet of 33 ambulances and emergency response vehicles and 55 staff members, as well as the future needs of an EMS Headquarters facility.

PROJECT STATS:

- Size: 23,900 SF
- Construction Cost: \$14,600,000 (estimate)
- Completion Date: TBD

CLIENT CONTACT:

Robert Good*
EMS Chief
970-887-2732 | rgood@co.grand.co.us

*Please note this client can be hard to reach.



PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Andrew Martin (D2C)
- Lucas Stover (Cumming)

CHARACTERISTICS:

- Rapid Deployment/ First Respondent Facility
- Drive Through Bays, Vehicle Storage, Decontamination Room, HAZMAT Storage
- Administration office space
- Field Staff Sleeping/Dorm Rooms, Living Area/Day Room
- Exercise/Fitness Room
- Kitchen/Dining, Patio
- Bunker Gear Room (PPE), Lockers/Toilet/Showers, Laundry
- Large Conference / Education/ Training Room
- Utilizes Current Technology
- Sustainable Designed
- D2C's Project Scope: Full architectural design including multiple site feasibility analysis, space needs assessment and programming.

ILLINOIS AIR NATIONAL GUARD (ILANG), PEORIA, IL FIRE | CRASH STATION



"It gives us a state-of-the-art facility with adequate space, and now we can house all our emergency response equipment in one location, whereas before it was spread throughout the base. It allows us to reach our full potential in staffing, which allows us more flexibility to respond to the community." - Clifford Otto, SMSgt, ANG, Installation Fire Chief

A new, LEED Gold Targeted Fire/Crash and Rescue Station in Peoria, Illinois. The new facility replaced the existing steel framed masonry building structure currently operated out of by the 182nd Airlift Wing who supports flying operations for 8 PAI C-130 Aircraft. The new station is state-of-the-art with the latest technologies issued by the federal government. The new functional areas include bunkrooms, control/ alarm room, administrative and office areas, training room, kitchenette and dining area, day room, physical fitness room, technical services area, equipment maintenance areas, support space, decontamination room, apparatus bays as well as secure and non-secure storage rooms.

PROJECT STATS:

- Size: 17,800 SF
- Construction Cost: \$7,900,000
- Completion Date: May, 2021

CLIENT CONTACT:

Clifford Otto, SMSgt, ANG
Installation Fire Chief
182d Airlift Wing/Peoria Int'l Airport
309-633-5186 | clifford.a.otto.mil@mail.mil

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Rapid Deployment/ First Respondent Facility
- 5 Drive Through Bays, Work Room, Heated Bays, Vehicle Storage, Decontamination Room, HAZMAT Storage, SCBA Maintenance, Equipment Maintenance and Storage
- Administration office space, copy/work area/ records storage/office storage
- Alarm Control Room
- Watch Room/Radios
- Field Staff Sleeping/Dorm Rooms, Living Area/Day Room
- Exercise/Fitness Room
- Kitchen/Dining, Patio
- Bunker Gear Room (PPE), Lockers/Toilet/ Showers,PPE and Personal Laundry
- Large Conference / Education / Training Room
- Utilizes Current Technology
- LEED Gold Target / Sustainable Designed
- Designing for the context of the area.
- D2C's Project Scope: Full architectural design services under an IDIQ contract.

TOWN OF JOHNSTOWN POLICE DEPARTMENT



The Johnstown Police Department needs a building renovation to meet the department's and community's current and future demands.

The city and police leadership team prioritized the facility and site based on the needs assessment. D2C assisted the Town and Johnstown police department with planning, design, and potential phasing to accommodate funding and maintaining a secure campus and facility during construction. The facility is undergoing a complete renovation and addition to include: secure detention, administrative offices, booking, evidence rooms, training room, victim services, sally ports, investigations, patrol rooms, and a records room.

PROJECT STATS:

- Size: 14,700 SF Total; 9,860 SF Renovation; 4,851 SF Addition
- Construction Cost: \$6,278,659
- Completion Date: March, 2025

CLIENT CONTACT:

Matt LeCerf, Town Manager
c. 720-202-6556
mlecerf@townofjohnstown.com

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Andrew Martin (D2C)

CHARACTERISTICS:

- Campus setting with multiple functions on one very tight/small site
- Law enforcement, police headquarters and administration
- Multiple concept design options
- Initial Programming, Conceptual Design and cost definition for board budget confirmations.
- Architecture to blend with existing facilities
- Phased design process
- Planning and user group meetings to determine the best use of the site and space
- D2C's Project Scope: Architect of Record, full service architecture programming, planning, coordination, design through construction observation.

CITY OF LONE TREE CIVIC CENTER REMODEL



Partnering with the City of Lone Tree, D2C assisted with space planning and conceptual design options to maximize the space and adhere to ADA compliance and security upgrades. Working with the user groups to understand daily tasks, the team developed space planning efforts to make interior and exterior modifications added a secured vestibule, and revamped the breakroom, sound booth, and community room to accommodate the immediate and future needs of the city. A successful presentation to the City Council, included drawings, conceptual 3D renderings, interior design with material selection, and a cost estimate to provide the city with what they need to go to voters for funding.

PROJECT STATS:

- Size: 6,482 SF interior, 10,250 SF site improvements
- CONSTRUCTION COST: \$2,557,659
- Completion Date: February, 2024

CLIENT CONTACT:

Justin Russell, Facilities Manager
720-509-1268 | justin.russell@cityoflonetree.com

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Municipal multi-functional, secure spaces
- Initial Programming, Conceptual Design and cost definition for board budget confirmations.
- Similar Size studies that arrived at a preferred solution.
- Phased design process
- Community use with secure access
- Secure public/private entrances
- Acoustical provisions
- Exterior facade and community spaces developed
- Energy efficient design solutions
- D2C's Project Scope: Architect of Record, full service architecture programming, planning, coordination, design through construction observation.

LOUISVILLE FIRE PROTECTION DISTRICT, LOUISVILLE FIRE STATION



D2C rendered professional architectural building renovation of an existing fire station. Upgrades include updates to the gym including new windows, new AC system and new finishes, Changes to watch room and emergency access to the apparatus bay, New sleeping rooms and updated admin space

PROJECT STATS:

- Size: 13,512 SF total / 1,315 SF Renovations
- Construction Cost: \$174,754
- Completion Date: August, 2024

CLIENT CONTACT:

Fire Chief John Willson
Louisville Fire Protection District
jwillson@louisvillefire.com
303-666-6595 Ext 201 (Office) | 303- 877-5089 (Cell)

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Andrew Martin (D2C)

CHARACTERISTICS:

- Fire Station
- Rapid Deployment / First Respondent Facility
- Evaluation of an Existing Fire Station
- D2C's Project Scope: Needs Assessment / Site Planning

MONUMENT FIRE DISTRICT, MONUMENT FIRE STATION RENOVATION/ADDITION



"Brian, Eric, and their team continue to show flexibility and were highly responsive in dealing with our changes to site programming and an evolving discussion about budget. We hired them over other Architect's with similar experience... because of the passion and creativity they showed for our project" - Randy Trost, Deputy Fire Chief (retired), Tri-Lakes Monument FPD

D2C worked with Tri-Lakes Fire Protection District shortly before they combined into Monument Fire District to determine the necessity to potentially remodel 3 Fire Stations that includes over 12,000 SF of fire station improvements.

The assessment determined that Fire Station No. 1 was most urgent. This single story fire station built in 1999 comprised of approximately 8,200 SF and at the time was the only fire station for the Tri-Lakes Fire Protection District. The station was built to accommodate the few paid employees which was a small office staff and anywhere from two to five firefighting employees, a few career and some volunteer. As initially constructed, the living space included a Board room, 5 offices, a kitchen, lounge area, bunkroom, utility room, 2 separate male/female bath/shower combinations, a half bath and a few storage spaces.

Station 1 houses two shifts with provisions to go to three shifts of six career firefighters. The offices have been converted to bunkrooms, the bunkroom to a weight room and the Board room to a training room, amongst a major renovation to update finishes, improve response time from bunk to truck (engine), and future growth accommodations.

PROJECT STATS:

- Size: 4,242 SF renovations, 1,550 SF addition
- Construction Cost: 2,000,000
- Completion Date: December, 2021

CLIENT CONTACT:

Randy Trost, Deputy Fire Chief (Retired)
Monument Fire Protection, formerly Tri-Lakes
Monument Fire Department
Cell: 719-641-5503

PROJECT TEAM:

- Eric Combs - Project Executive (D2C)
- Brian Duggan - Project Architect (D2C)

CHARACTERISTICS:

- Fire Station
- Rapid Deployment / First Respondent Facility
- Evaluation of an Existing Fire Station
- D2C's Project Scope: Full architectural services including needs assessment / site planning, design through construction observation

POLICE DEPARTMENT & JUSTICE CENTER



"Looking at this building, you can't help but be in awe."

~ Mayor Carol Dodge, Northglenn City Mayor

The City of Northglenn's new 2-story, 47,600 SF Justice Center is designed to meet the needs of the community for the next 100 years. The state-of-the-art landmark facility incorporates best practices in safety and civic design principles such as community integration, technological adoption, workplace innovation and stress reduction. The facility creates a welcoming, community-centered atmosphere, while still providing occupant safety. The facility houses: administrative functions, crime analysis, police investigations, a victim services unit, property and evidence storage, patrol/operations bureau, a police training unit, records, a community resource unit, police holding/booking, municipal courts, court clerk's office, a common shared public lobby, 120 secure parking spaces and 80 public parking spaces.

The City had begun programming on this publicly funded project years earlier, it was imperative to have a public outreach program early in the process and throughout the project to involve the neighboring communities to minimize the impact of construction and subsequent operations on the surrounding neighborhoods.

PROJECT STATS:

- Size: 47,600 SF
- Construction Cost: \$20,505,288
- Completion Date: Sept. 2018

CLIENT CONTACT:

Jim May, Chief of Police, Northglenn PD
303-450-8967 | Jmay@Northglenn.org

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Law enforcement, police, municipal courts, city offices, administration
- Initial Programming, Conceptual Design and cost definition for board budget confirmations.
- Similar sized municipality and population
- Program Validation that identified missing space
- Successful public outreach, community concerns addressed during design
- Similar studies that arrived at a preferred solution.
- Multiple user groups to accommodate
- Under budget, the design team completed permitting efforts in-house in lieu of the city hiring a third party.
- D2C's Project Scope: Local architect, program validation, exterior architecture, site analysis, coordination, construction observation.

SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT, COMMERCE CITY VEHICLE MAINTENANCE FACILITY



D2C had the opportunity to work closely with the South Adams County Fire Protection District on an addition and renovation to their facility in Commerce City. Services included planning, design and construction observation.

The scope of the project including a 5,600 SF addition to the existing building. The addition matches the exterior of the existing building comprised of a single-story, high bay, masonry building with 3 apparatus bays. The project also included expanding the existing building to incorporate 3 additional apparatus maintenance and fleet bays. The site and services successfully remain operational during construction.

PROJECT STATS:

- Size: 14,796 SF Addition, 5,600 SF Renovation
- Construction Cost: \$2,743,333.00
- Construction Dates: June, 2021

OWNER'S REPRESENTATIVE/ CLIENT CONTACT:

John Sattler, Owner's Representative
NV5
303-818-7802 | JohnSattler@nv5.com

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)

CHARACTERISTICS:

- Multi-use, joint campus
- First responder, municipal facility
- Expansion and renovation
- Space Needs Assessment
- Designing for the context of the surrounding campus
- Administration spaces in a secure facility

CITY OF THORNTON POLICE TRAINING FACILITY



"It has been a great pleasure working with the D2C team!"

~ Marilee Bella, Former City of Thornton Commander, Professional Standards Unit

The new 17,269 SF Thornton Police Training Facility combines aspects of physical, mental, and technological training for the modern officer. The facility contains a shoot house, two state-of-the-art simulation rooms, two flexible training classrooms that can be combined into one space, K-9 training yard, skills pad for vehicular training, two fitness rooms and locker rooms.

Innovation in technology and architectural design will assist upcoming cadets. The two scenario rooms will provide situations catered towards hands-on, critical thinking, that will assist the new and seasoned officers in the field. The safety of the community, and those who serve it, is at the forefront of the design of this facility.

PROJECT STATS:

- Size: 17,269 SF
- Construction Cost: \$16,557,400
- Completion Date: Sept. 2022

CLIENT CONTACT:

Gregory J. Reeves
Deputy Chief (Patrol Division)
720-977-5020 | greg.reeves@thorntonco.gov

PROJECT TEAM:

- Eric Combs, AIA, LEED AP (D2C)
- Brian Duggan, AIA, NCARB, CDT (D2C)
- Lucas Stover (Cumming)

CHARACTERISTICS:

- Municipal client, law enforcement, administration
- Initial Programming, Conceptual Design and cost definition for board budget confirmations.
- Similar sized municipality and population
- Similar studies that arrived at a preferred solution.
- Successful public outreach
- Owner integrated successfully into design process
- Designing for the context of the neighborhood
- Planning for a future expansion
- D2C's Project Scope: Architect of Record, full service architecture programming, planning, coordination, design through construction observation.

3 | DETAILED REQUIREMENTS | OUTLINE OF THE SCOPE

Below you will see our proposed scope of work, broken down into five (5) Tasks. We consider each Task a “major” milestone in successfully completing the feasibility study. We did propose a potential 6th Task to conceptually capture proposed solutions (if desired).

Under each Task, you will see a number of sub-tasks that sequentially outline the steps to be completed and when meetings/trips will occur. While this is our proposed scope of work, we do seek your input and approval. If there are any items you don’t want, don’t need or if there are any items you desire that aren’t listed, please let us know so that we can “right size” our approach and scope to ensure alignment.

DESCRIPTION		Trip(s)
TASK 1	THE GOAL OF THE D2C TEAM ON EVERY PROJECT IS TO MAKE THE ENTIRE PROCESS OF PLANNING FOR PUBLIC FACILITIES PREDICTABLE AND ENJOYABLE. OUR APPROACH TO PROGRAM DEVELOPMENT INCLUDES A PROCESS FOR ENGAGING THE USERS AND STAKEHOLDERS IN AN INTERACTIVE PROCESS THAT PRODUCES A HIGH LEVEL OF OWNERSHIP OF THE FINAL REPORT AND ITS RECOMMENDATIONS. WE BELIEVE THAT IT IS MOST EFFECTIVE TO COMPILE ALL OF THE AVAILABLE INFORMATION ABOUT THE POTENTIAL SITES (THREE), DEPARTMENT/DISTRICT/AGENCIES AND OPERATIONS AND REVIEW THE INFORMATION WITH THE STAFF WHO WILL UTILIZE THE NEW SITE/FACILITY. THIS INCLUDES THE REVIEW OF EXISTING DOCUMENTATION AND THE REQUEST OF ADDITIONAL INFORMATION WHICH MAY BE CRUCIAL TO THE PROJECT'S SUCCESS.	
1	Collect and Review any previously completed documentation (Property Assessments, Surveys, Geotechnical Reports, Drainage Reports, HOA or other governing bodies, Adopted Master Plan(s) and/or other available documentation) and establish Goals and Objectives	
2	Partnering Kick Off Meeting	1
3	Establish desired Standards, if any (office sizes based on position/rank)	
4	Creation of Space Standards	
5	Standards Meeting	1
6	Establish Rules/Guiding Principals for Site Evaluation	
7	Create Site Evaluation Scoring Matrix	
TASK 2	ENGAGEMENT OF THE CLIENT AND USERS IN AN INTERACTIVE PROCESS THAT PRODUCES A HIGH LEVEL OF INVOLVEMENT AND "OWNERSHIP" IN THE PROGRAM DEFINITION. OUR PROGRAMMING PROCESS MAXIMIZES CLIENT/USER AND LEADERSHIP INPUT AND UNDERSTANDING. PRELIMINARY PROGRAMMING AND VALIDATION MEETINGS ASSURE THAT ALL NEEDS ARE ACCURATELY DEFINED AND THAT ANY POLICY AND OPERATIONAL ISSUES ARE IDENTIFIED EARLY IN THE PROCESS.	
1	Program Creation (starting with a "preloaded" program based on our years of experience - broken down by Fire and Police separately)	
2	Police Questionnaires	
3	Fire Questionnaires	
4	Police Department User Interviews - Questionnaire follow up and Programming Review	1
5	Fire Department User Interviews - Questionnaire follow up and Programming Review	1
6	Programming Meeting (with Police)	1
7	Programming Meeting (with Fire)	1
8	Programming Meeting (Combined) for shared spaces	1
9	Program Refinement and Finalization	
10	Space Needs Confirmation	
TASK 3	AS YOU CONSIDER FACILITY OPTIONS, IT IS IMPERATIVE THAT YOU BE EXPOSED TO ALL RELEVANT, POTENTIAL AND CURRENT TRENDS AFFECTING THE SERVICES THIS FACILITY WILL YIELD. MUCH CAN BE LEARNED REGARDING THE NEEDS AND DESIRES OF A STAFF WHILE TOURING RECENTLY COMPLETED FACILITIES AND DIALOGUING WITH PEERS. WHILE WE REALIZE THERE ARE A NUMBER OF ISSUES IN COMMON FOR FACILITIES ACROSS THE COUNTRY, IT ALSO RECOGNIZES THAT EACH MUNICIPALITY, JURISDICTION AND REGION AND ITS FACILITY NEEDS ARE UNIQUE AND THAT THE MOST APPROPRIATE SOLUTION FOR ONE AGENCY IS OFTEN VERY DIFFERENT FOR THE NEXT. EACH AGENCY HAS VERY SPECIFIC REQUIREMENTS AND CONSTRAINTS THAT RELATE DIRECTLY TO ITS OPERATIONAL STRUCTURE AND OBJECTIVES.	
1	Tour Similar Facilities (assumed to be all in state / local)	
2	Refinements to the Program based on Tours	
TASK 4	SITE EVALUATION IS A CRITICAL PROCESS THAT ASSESSES THE SUITABILITY OF A PARTICULAR SITE FOR A SPECIFIC PURPOSE; FOR A JOINT PUBLIC SAFETY FACILITY IN THIS CASE. IT INVOLVES EXAMINING FACTORS SUCH AS SOIL QUALITY, TOPOGRAPHY, ENVIRONMENTAL IMPACT, ZONING LAWS, AND INFRASTRUCTURE AVAILABILITY. CONDUCTING A THOROUGH SITE EVALUATION ENSURES THAT POTENTIAL CHALLENGES ARE IDENTIFIED EARLY, REDUCING THE RISK OF COSTLY MISTAKES AND DELAYS DURING PROJECT IMPLEMENTATION. MOREOVER, IT HELPS OPTIMIZE THE USE OF THE SPACE, ENSURING THAT RESOURCES ARE UTILIZED EFFICIENTLY WHILE MINIMIZING NEGATIVE EFFECTS ON THE ENVIRONMENT.	
1	Site 1	
2	Site 2	1
3	Site 3	
4	Efforts associated with each site include:	
5	Property Size Definition	
6	Site Location Determination (Geographical Location Considerations - Response Times, Travel Time for Staff, etc.)	
7	Planning, Zoning, Allowable Use and Code Analysis	
8	Vehicular Access (Emergency Services as well as General Use)	
9	Traffic Impact Analysis / Traffic Impact Study	
10	Existing vs. Needed Infrastructure (Power, Water, Sewer, Gas, Communications, Fiber, etc.)	
11	Utility Service Availability	
12	Site Security Considerations (Sight lines, vandalism, etc.)	
13	Cost Opinions on Site Development Costs	

DESCRIPTION

TASK 5	DELIVERABLES	
1	Preliminary Report	
2	Review Report with Client/Users/Leadership	
3	Work with Leadership to understand and help plan potential funding methods	
4	Refined Report based on one (1) round of staff comments	
5	Final Report	
6	Report Presentation to the Board	1
ON-GOING / GENERAL COORDINATION EFFORTS		
1	Owner Coordination (Telephone, Email, Questions)	
2	Project Coordination (Telephone, Email, Questions)	
3	Project Management	
4	Scheduling (Creation, Maintenance, Updating, etc.)	
5	Public Outreach Preparation and Graphic Creation	
6	Public Outreach Meeting	
7	Team Meetings / Owner Progress Meetings + Meeting Minutes	Virtual

Additional potential scope not in the RFQ/P

DESCRIPTION

TASK 6 IF DESIRED	ASSESSMENT OF YOUR SPACE NEEDS AND FUNCTIONAL OBJECTIVES WILL DRIVE THE DEVELOPMENT OF GRAPHIC OPTIONS. WHEN THESE OPTIONS ARE EVALUATED BY YOUR TEAM THROUGH THE LENS OF THE ESTABLISHED GOALS AND CRITERIA, THE RIGHT OPTION WILL PRESENT ITSELF. PRELIMINARY OPTIONS DEVELOPMENT WILL INCLUDE SITE PLANS AND FLOOR PLAN DIAGRAMS TO TEST THE PROGRAM AND DEVELOPMENT PARAMETERS.	
1	In-House Site Concept Creation/Documentation (Site 1 - 2-3 Concept Layouts)	
2	In-House Site Concept Creation/Documentation (Site 2 - 2-3 Concept Layouts)	
3	In-House Site Concept Creation/Documentation (Site 3 - 2-3 Concept Layouts)	
4	Design Partner Coordination	
5	Civil Coordination	
6	In-House Building Floor Plan Concept Creation/Documentation (2-3 Concept Layouts)	
7	Design Partner Coordination	
8	Structural Coordination	
9	MEPF Coordination	
10	In-House Building Massing Creation/Documentation (2-3 Concept Layouts)	
11	Charrette / Workshop	1
12	Meeting Documentation	
13	Single Concept Refinement / Preferred Scheme for both Site and Building (Creation, Documentation, etc.)	
14	Cost Opinion	
		10

Footnote:

- 1 All items in grey are not included at this time, but maybe future tasks depending the outcome of this first phase effort
- 2 All Drawings in Revit|AutoCad, D2C Architects standards
- 3 Assumes owner has existing PDF or drawings of existing facilities
- 4 Assumes Owner will identify particular geographical areas and/or specific sites for consideration. No Real Estate efforts are accounted for in this proposal.

3 | DETAILED REQUIREMENTS | BILLING RATES

ARCHITECTURE | PRIME | D2C ARCHITECTS

Principal Project Executive	\$193
Project Architect	\$171
Sr. Project Manager / Lead Planner	\$182
Project Manager	\$160
Designer	\$155
Specification Writer	\$190
BIM / Technology Manager	\$160
Job Captain BIM Tech Production Lead	\$155
BIM Tech Production Support	\$120
Clerical	\$ 94

TRAFFIC ENGINEERS | LSC TRANSPORTATION

CONSULTANTS	
Principals	\$255
Associates	\$200
Senior Engineers	\$180
Planners	\$150
CAD Designers	\$100
CAD Technicians	\$ 95
GIS Technicians	\$ 95
Administrative Assistants	\$ 90
Traffic Count Manager	\$ 80
Traffic Count Technician	\$ 65
Computer and Specialized Software	\$ 15
Turning-Movement Traffic Keyboard	\$ 3
Automatic Traffic Counter (per day)	\$ 25

CIVIL ENGINEERS | CONTERRA ENGINEERING

Principal	\$230 - \$270
Senior Project Manager	\$202 - \$218
Project Manager	\$183 - \$195
Project Engineer	\$146 - \$179
Design Engineer	\$131 - \$142
CAD Designer	\$131 - \$146
Administrative	\$103 - \$124

MECHANICAL, ELECTRICAL & PLUMBING

ENGINEERS | BCER ENGINEERING

Principal	\$265
Director	\$240
Program Manager	\$230
Sr. Project Manager II	\$210
Sr. Project Manager I	\$200
Project Manager I	\$180
Sr. Engineer/Designer/Consultant III	\$235
Sr. Engineer/Designer/Consultant II	\$200
Sr. Engineer/Designer/Consultant I	\$180
Engineer/Designer/Consultant III	\$160
Engineer/Designer/Consultant II	\$135
Engineer/Designer/Consultant I	\$120
Engineer/Designer/Consultant Intern	\$ 85
Sr. Construction Administrator II	\$200
Sr. Construction Administrator I	\$180

Construction Administrator II	\$160
Construction Administrator I	\$135
Sr. BIM/3D Specialist	\$175
Sr. BIM/CAD Specialist II	\$140
Sr. BIM/CAD Specialist I	\$125
BIM/CAD Specialist III	\$105
BIM/CAD Specialist II	\$ 90
BIM/CAD Specialist I	\$ 80
Project Coordinator III	\$110
Project Coordinator II	\$100
Project Coordinator I	\$ 85
Clerical	\$ 80

COST ESTIMATOR | CUMMING

Director	\$260
Associate Director	\$230
Senior Cost Manager	\$210
Cost Manager	\$178
Associate Cost Manager	\$140

REIMBURSABLE RATES

(Rates are per unit based)

Photography	\$0.19
Photocopies (B&W - 8.5" x 11")	\$0.15
Photocopies (B&W - 11" x 17")	\$0.25
Photocopies (Color - 8.5" x 11")	\$0.55
Photocopies (Color - 11"x 17")	\$1.00
Preliminary Reports (Lam/Binding)	\$15.00
Long Distance Phone / Fax	\$0.06
Postage and Deliveries	\$35.00
Plots (B&W - Large Scale Format)	\$2.50/SF
Plots (Color - Large Scale Format)	\$5.00/SF
Mileage	\$IRS
Rate/mile	
Airfare	Direct
Expense	
Airport Parking	Direct
Expense	
Hotel Accommodations	Direct
Expense	
Rental Car	Direct
Expense	
Meals (3 Meals Per Day)	Direct
Expense	
Printed/Burned CD/Flash Drive	\$10. ea.

* All multi-year contracts/projects will require a re-evaluation of rates each year or incur a standard 7% increase to all reimbursable rates shown above.

* All reimbursables will incur a standard 15% Overhead and Profit charge.

* All direct expenses will be billed based on actual expense.

3 | DETAILED REQUIREMENTS | INDEMNIFICATION CLAUSE

RFQ page 3

Indemnification

The firm agrees to indemnify and hold harmless the Town of Palmer Lake, its officers and employees, from and against ~~all liability, claims, demands, and expenses—damages~~ adjudicated to the percent negligent to have been caused by D2C including court costs and reasonable attorney fees, on account of any injury, loss or damage, which may arise out of or are in any manner connected with the work to be performed, if any injury, loss or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the negligent act of omission, error, professional error or mistake, accident or other fault of the consultant, or any officer, employee or agent of the consulting firm.



D2C working closely with our police and fire user groups through feasibility studies, site and building planning services.

D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

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