



January 31, 2025

Town Of Palmer Lake
Dawn Collins, Town Administrator
42 Valley Crescent
Palmer Lake, CO 80133

RE: REQUEST FOR PROPOSAL - PUBLIC SAFETY FEASIBILITY STUDY FOR TOWN OF PALMER LAKE

Dear Dawn and Evaluation Team,

This Proposal is submitted for the Feasibility Study for the Combined Public Safety Facility to be located in the Town of Palmer Lake. Thank you for your thoughtful consideration.

Architvity is an established architecture firm practicing in the Colorado Springs area with experience designing commercial, educational, and residential projects. Ron Conder, leading the design team, is a licensed architect in the state of Colorado practicing for more than 35 years. Ryan Koeniger is an associate architect with 25 years of design practice in Colorado and abroad, and will work directly with Ron on the Feasibility Study. Our relevant experience is based on designing similar building types for Ellicott School District, the Independence Center in Colorado Springs, and several industrial businesses in Monument, among numerous other projects over the years. We are not a large corporate firm, but rather just a two-person association. We believe the Town will receive the best possible service from Architvity because we will be doing the work ourselves, and it will not be delegated to junior staff with only cursory senior review (as other, larger firms may do).

Our understanding of the project goals for the Feasibility Study for the Combined Public Safety Facility are to:

- 1) **Conduct a professional assessment and comparative evaluation** of three potential building sites.
- 2) **Research** each proposed site with consideration of future development set forth in the accompanying Scope Outline.
- 3) **Provide recommendation** on the merits and limitations of each site.
- 4) **Equip the Town with information** to determine the best possible location for a combined public safety facility.

The requirements of the Feasibility Study will include physical visits to each proposed site location, research regarding the sites based on the existing conditions and proposed use, and a written report with diagrams that document our findings and recommendations.

We appreciate the opportunity to offer this design proposal and hope we can work with you on this important project.

This proposal is valid for 60 days from the submittal deadline.

Sincerely,

Ron Conder, Architect

14405 River Oaks Drive
Colorado Springs, CO 80921
719.661.9250.ph
719.481.6463.fax

www.architvity.com

BILLING RATES:

The following Billing Rates shall be applied to the project based the staff person/role:
Owner/ Principal - \$190/hr
Associate Architect: \$95/hr

PROPOSED SCOPE OF WORK FOR PUBLIC SAFETY FEASIBILITY STUDY:

The Feasibility Study will evaluate three potential building sites for the combined Public Safety Facility using the following criteria as a Scope of Work:

- **Vehicular access:** emergency services and general use to the site and within the site
 - Research the existing adjacent street capacity, angle of approach, turning radii, and maneuvering for existing trucks (Type 1 Engines, Rescue, Type 3 Wildland, and/or other specific equipment as provided by the Town.)
 - Analyze parking requirements and space availability per site
 - Consideration for public access and typical vehicle circulation within each site

- **Traffic impact analysis** (*not to include a full traffic study*)
 - Evaluate the impact to typical town road / highway traffic during normal operations as emergency vehicles exit and enter the site (identifying potential congestion issues or safety concerns when emergency equipment is deploying or returning to the site)
 - Suggest possible mitigation for impacts with road improvements, signaling, or access point adjustments

- **Comparing Undeveloped vs Developed land**
 - Create a comparative matrix for the pros and cons of each site based on criteria from the Scope of Work outline
 - Quantify development considerations for three properties - new or rehabilitated infrastructure, demolition and/or site preparation, site grading and drainage, environmental impacts (*See below for further descriptions of some of these areas.*)
 - Evaluate the future financial implications to maintain ongoing use of each property (purchase, long-term lease, existing ownership, etc.)

- **Utility service availability:** options for all public utilities such as water, sewer, electric, gas, fiber optic, etc., and anticipated public safety communications
 - Evaluate the availability, accessibility, and limitations of utilities and services for each property
 - Determine which properties will require additional improvements and associated costs to access services that are not currently available



- **Site analysis:** physical, environmental, social, historical, and infrastructure characteristics
 - Analysis of each site's physical properties - topography, orientation, geology, existing vegetation, existing structures or man-made features
 - Evaluate potential noise disruption for each site - caused by normal operations
 - Provide site analysis diagrams of prevailing wind, solar exposure, water erosion/drainage potential, site characteristics and aesthetics, visual impact to neighboring properties
 - Research any governmental agencies that may have requirements, submittals, or fees associated with each site. (For example, environmental impact study, rezoning, geohazard reports)
 - Seek to understand the historical nature of each site and its bearing on new development
 - Document existing or required infrastructure for each site

- **Site security:** equipment and facility protection against vandalism and acts of violence
 - Discuss possible scenarios of safety, security and visibility and potential vulnerabilities of each property
 - Consider viability of mitigation strategies for each site

- **Site improvement cost estimates**
 - Utilize consultants within our network who are familiar with the type of project to obtain rough budget for some of the infrastructure development costs
 - Evaluate the development cost differences between each site

- **Planning, zoning and code implications for each site**
 - Research easements, geological hazards study/report requirements, potential re-zoning implications, and Palmer Lake Zoning Code for possible impacts and considerations for development of each property





RESUME FOR ARCHITIVITY LIMITED

Ron Conder, Architect

EDUCATION:

- Accredited Bachelor of Architecture University of Kentucky 1981 (masters equivalent)

MILESTONES:

- Licensed in the state of Colorado 1991
- Founded Architvity in June 2004

WORK EXPERIENCE:

- Worked in various architecture firms from 1981-1992
Scope of experience ranged from large projects such as schools, hospitals, churches, and multi-story housing to smaller projects such as retail, and office buildings.
- MCI facility manager and project manager from 1993 to 2004
Scope of responsibilities included managing 10 staff and 12 contracts for services to support the facility such as space management, HVAC maintenance, control over lab, security, systems furniture design and management, mailroom services.
- Self employed as President of Architvity Limited 2004-present

SELECT COMMERCIAL PROJECTS EXECUTED BY ARCHITIVITY LIMITED:

- Remodel Bear Trap Ranch lodge COS 2010
- Shaw GMC as built drawings COS and Denver 2010
- USAA Employee Quick Grab Store 1855 Telstar COS 2011
- Goodwill concept for Possibilities COS 2011
- Drake Power Plant interior fire separation COS 2011
- Cedar Springs Hospital Housing Remodel COS 2012
- Altitude fitness Center 6015 Valley Rd. COS 2012
- 2 Men & A Truck storage facility COS 2013
- The Independence Center (TIC) feasibility & program for increased occupancy COS 2013
- Remodel of the TIC 729 S.Tejon St. 2013
- Goodwill Adult Recreation facility COS 2015
- Goodwill Financial University Training Center COS 2015
- Metro interior clubhouse remodel Denver Lo Do area 2015
- Feasibility for expansion of TIC campus and land purchase 2015
- TIC program & concept for infill & campus expansion 2016
- Asian Market Warehouse & Dock Addition COS 2016
- Ride in Luxury Limousine services COS 2016
- Pikes Peak Area Council of Governments ADA compliance remodel 2018
- Le Hing Market and liquor store expansion 2019
- TIC feasibility and concept studies to sublease 711 building suites. 2021
- Peak Equipment retail, office and warehouse Monument CO 2021
- Ellicott School District Grades 3-5 Classroom Building 2024
- Ellicott School District Vo-Tech Classroom Building 2024

CURRENT:

- TIC elevator addition, exterior and interior remodel of 711 building for purposes of leasing the space
- Rivera Electric Headquarters Office and Warehouse Facility Monument CO
- Expansion of Peak Equipment Rental Monument CO

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Colorado Springs, CO 80921
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www.architvity.com

RYAN KOENIGER

| 720-878-6797 | ryan@architettods.com | www.architettods.com |

PROFESSIONAL EXPERIENCE

- 25 years architecture design experience, (US and South Asia)
- AutoCAD, SketchUp, Photoshop, InDesign, Word, Excel
- Intern Architect: Jung|Brennan Associates (1999); ArchitectureDenver (2000-2001); Engineering Ministries Intl. (2002)
- Associate Architect: SEM Architects (2001-2002); Engineering Ministries Intl. (2003-2015); Echo Architecture (2015-2019); Affinity Consulting Group (2019-2021)
- Associate Architect / Owner: Architetto Design Studio 2021- Present

EDUCATION

- 1997 - 2000, BENV (Architecture), University of Colorado - Boulder, CO
- 1996 - 1997, George Fox University - Newberg, OR

SELECTED PROJECTS

- Ellicott School District - Grades 3-5 Classroom Building [2024]
- Ellicott School District - Vo-Tech Classroom Building [2024]
- Palmer Ridge Builders Feasibility Study for Crossfit / Office Warehouse Campus [2022]
- 211 Costilla Live-Work interior and exterior remodel [2021]
- Green Line Grill Tenant Improvement [2022]
- Rock Family Church Interior Remodel [2022]
- Dream Centers of Colorado Springs, Mary's Home Family Life Center [2018]
- Exponential Impact Business Incubator Center Tenant Improvements [2019]
- Hilltop Ranch - Feasibility Study for Adaptive Reuse for Group Home [2023]
- Engineering Ministries Intl. Office Tenant Improvement and Change of Occupancy [2022]

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List of Relevant Projects for Architivity Limited

Ellicott School District

- Vocational Training Center: adaptation of metal building to educational use
- Elementary School Expansion: Addition to existing school with common room and classrooms

Contact: Josh Green
Ed Green Construction Company
Phone: (719) 475-0922
josh@edgreenconstruction.com

The Independence Center

- Program Development for increasing Existing building occupancy
- Existing facility remodel
- Feasibility study for campus expansion
- Program Feasibility and Concept Development infill to combine campus buildings

Contact: Patricia Yeager
(Former CEO The Independence Center)
Phone: (970) 396-5808
patricia.yeager@gmail.com

Indy Frazee
(Current CEO the Independence Center)
Phone: (719) 471-8181
ifrazee@theindependencecenter.org

Riviera Electric Corporate Offices

- Planning & Zoning Site Development Analysis and Review
- Building design for offices and shop

Contact: Brian Braaten
Phone: (719) 464-5786
bbraaten@rivieraelectricllc.com

Palmer Lake Construction Office/Warehouse Suites

- Feasibility Study for Site Development
- Planning and Zoning Analysis through Town of Monument
- Concept building design

Contact: Chad Fieber
Phone: (719) 368-0824
chad@palmerridge.net

