

**ADAMS COUNTY TASK ORDER
FOR SOUTH PLATTE CROSSING RENOVATION DESIGN**

Date: July 25, 2019
Master Contract #: 2019.306

Task Order # 1
Project # 2019.071


In accordance with the above referenced Master Contract between Adams County Colorado, and D2C Architects, dated May 14, 2019, the provisions of the Contract and any Amendments thereto affected by this Task Order are modified as follows:

1. **Task Order Description.** Contractor shall perform the task(s) listed in Contractor's Task Order Proposal dated July 3, 2019, which is incorporated by reference herein in accordance with the provisions of the Master Contract (#2019.306).
2. **Price/Cost.** The maximum amount payable by the County for performance of this Task Order is \$44,532.00. The total Contract value including all previous Amendments, Task Orders, etc., is \$44,532.00.
3. **Performance Period.** Contractor shall complete its obligations under this Task Order on or before September 30, 2020.
4. **Effective Date.** The effective date hereof is upon approval of the County or the Board of County Commissioners, whichever is later.

IN WITNESS WHEREOF, the County and the Contractor have caused their names to be affixed.

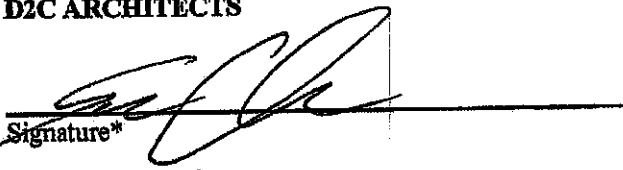
*Person's signing for Contractor hereby affirm that they are authorized to act on Contractor's behalf and acknowledge that the County is relying on their representations to the effect.

**ADAMS COUNTY, COLORADO
COUNTY MANAGER**


Raymond H. Gonzales


6/11/19
Date

D2C ARCHITECTS



Signature*
ERIC COMBS
Printed Name

JULY 31, 2019
Date
VICE PRESIDENT
Title

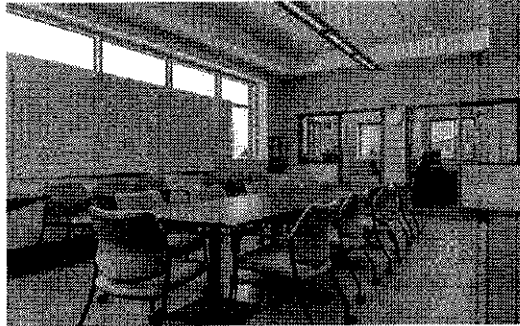
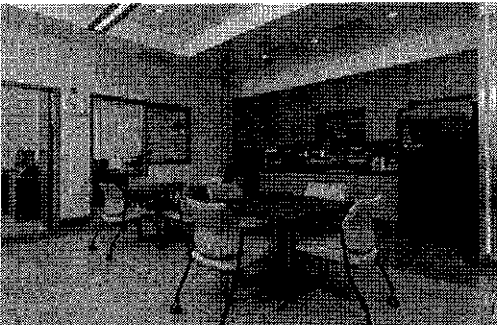
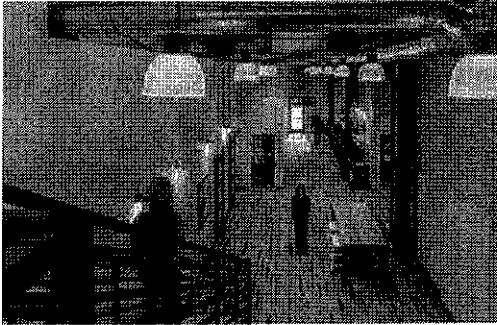
Attest:
Josh Zygielbaum; Clerk and Recorder


Deputy Clerk

APPROVED AS TO FORM:
Adams County Attorney's Office


Attorney's Signature

ADAMS COUNTY SOUTH PLATTE CROSSING BUILDING



Professional Design Services
3 July 2019

D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

3 July 2019

Cyndi Stringham
Project Manager, Facilities and Fleet Management
Adams County, Colorado
cstringham@adcogov.org

RE: Adams County Government Center South Platte Building Renovation

Dear Ms. Stringham and Members of the Selection Committee:

D2C Architects, Inc. (D2C) understands the importance this renovation provides to the variety of department users and community members that will utilize the South Platte Building. **We want to be part of your team to assist in this exciting renovation!** It is important to improve the current facility, update deficiencies for the new users group who will be occupying the facility, and to create flexibility, efficiency, security and adaptability for years to come. As your architect, we will provide creative and innovative design solutions to stretch the project's dollar. We will work collaboratively with you to provide solutions to ensure we arrive at the most efficient and economical solutions. With so many moving pieces and parts to this project, it is important to establish and maintain fluent and constant communication throughout the project by all parties (D2C and our Design Partners, Adams County, user groups and other key stakeholders).

Your project deserves a high level of service as well as quality solutions as every municipal building and its respective operational requirements and security considerations are unique. As a result, this project requires an extremely knowledgeable team who has past and proven success on similar projects. While we possess an intimate and extensive knowledge of design and construction renovation techniques related to municipal facilities, administrative offices and community services, we bring these lessons learned and work collaboratively with you to bring solutions that are tailored and specific to your needs and your daily routine.

We will approach your project with commitment, dedication and management excellence, while offering timely and cost effective solutions. Our team looks to support you and this project through:

- A team with **in-depth experience working on Administrative Office driven projects for Municipal clients that are either Renovation, Tenant Improvement (TI) or Modernization based.**
- A team that **understands occupied facilities and minimizing disruptions to other tenants.**
- A **hands-on, collaborative environment** where **we listen to you and your needs.**
- A team that has **worked together before on complicated tenant improvements for multiple user groups who serve the public and have drastically different daily routines.**
- A team who is **fully committed** to meeting and exceeding your goals and requirements.

Thank you for the opportunity to submit our fee proposal for this task order. We look forward to providing you the premier customer service you deserve.

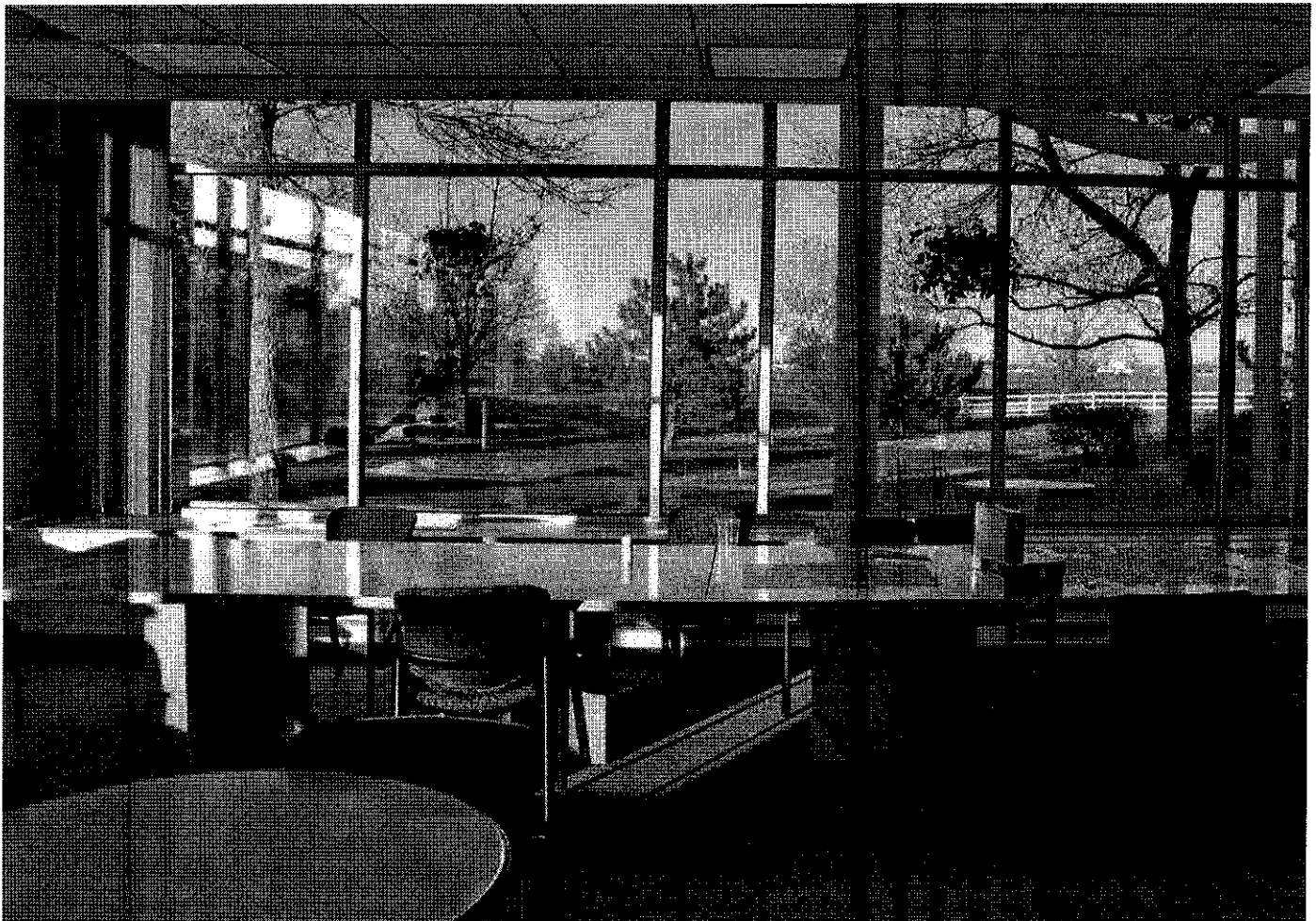
Sincerely,



Eric Combs, AIA, LEED AP
Principal, D2C Architects, Inc.
ecombs@D2Carchitects.com | d.(303)929.9121

// Here we are 2 years after the building opened, talking about how its performing and all I can say is it's great. In thinking back on what I would change...I can't think of a single thing to do differently. //

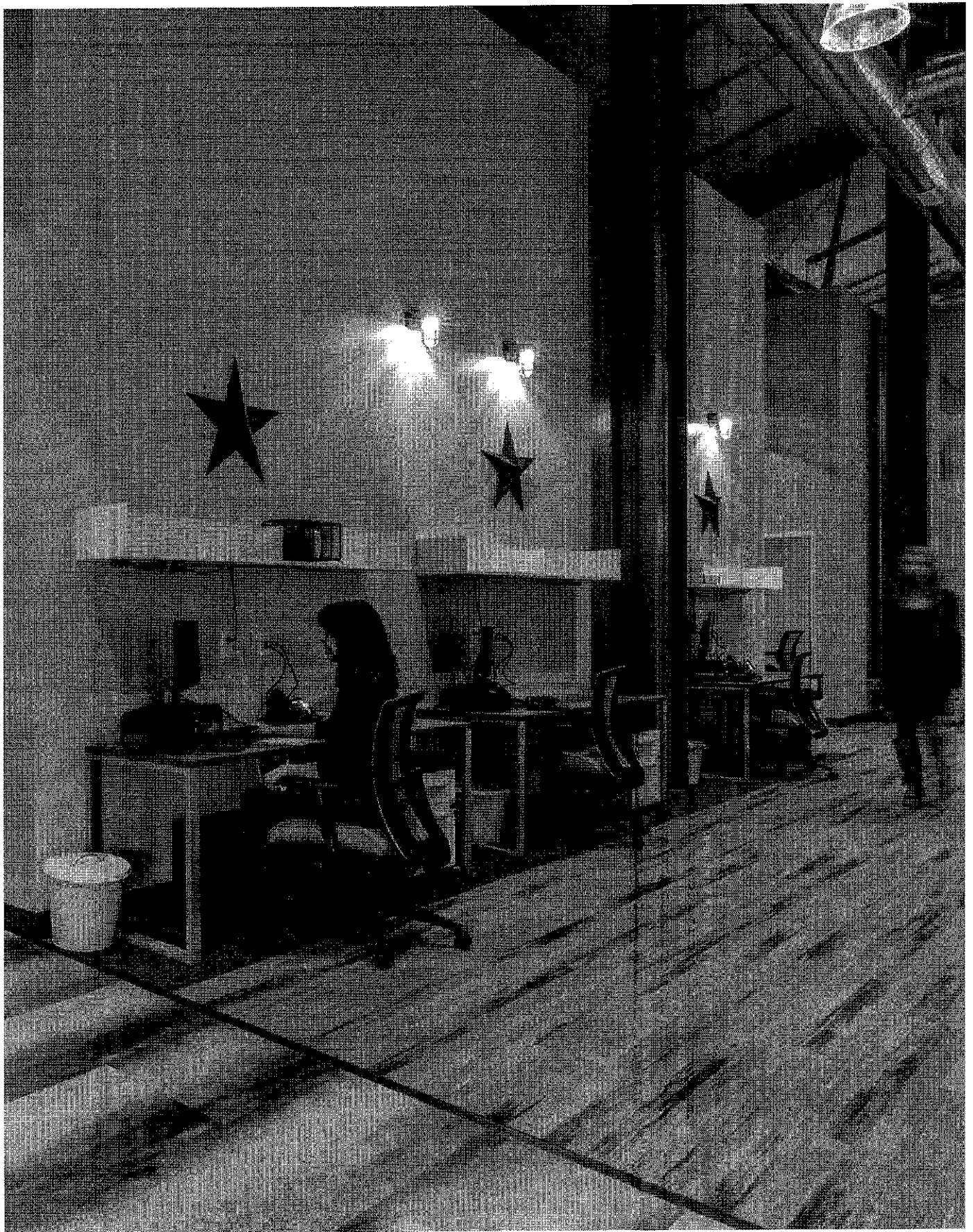
- Orin Padgett, Metro Wastewater Rec. District



Metro Wastewater Reclamation District needed to accommodate 12 different departments in one renovated facility. D2C worked with the user groups to identify department locations, adjacencies and efficient work space.

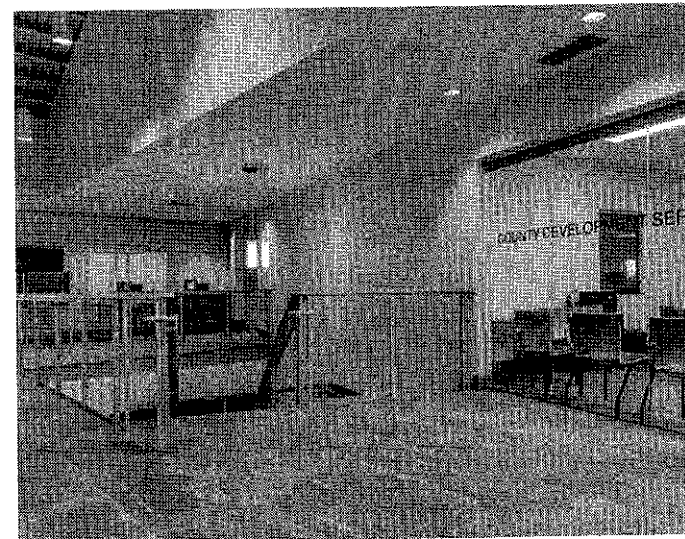
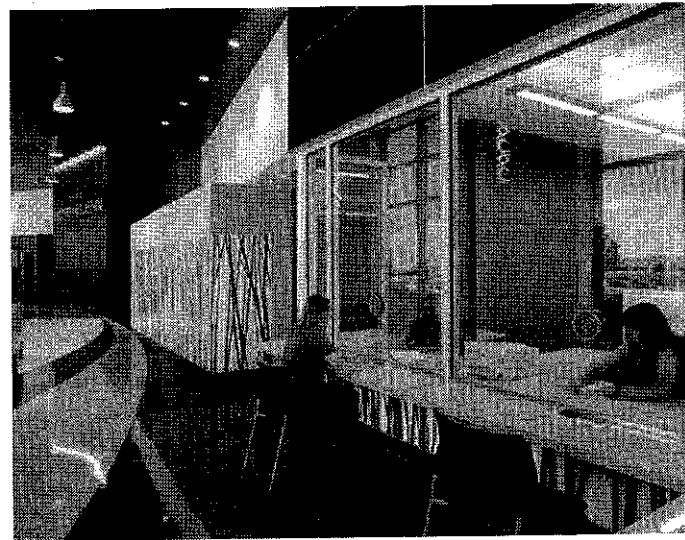
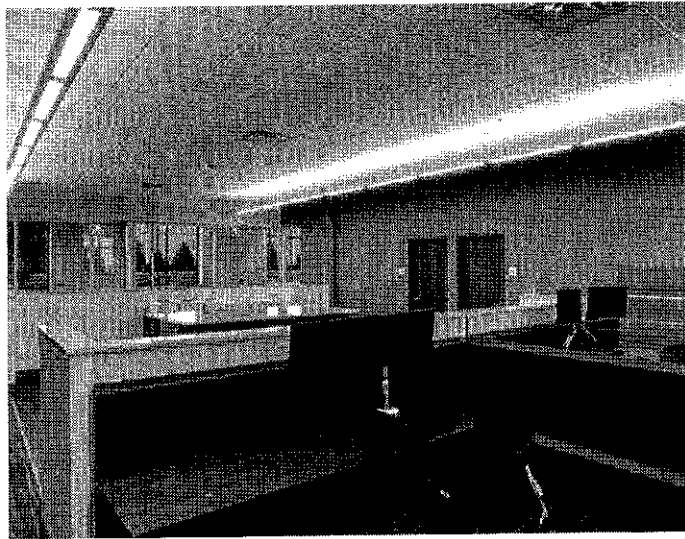
TABLE OF CONTENT

COVER LETTER	1
1. UNDERSTANDING OF THE PROJECT	8
2. SIMILAR PROJECT EXPERIENCE	14
3. DESIGN TEAM	24
4. GENERAL ITEMS	36
5. FEE PROPOSAL	38



1. UNDERSTANDING OF THE PROJECT

1 | UNDERSTANDING OF THE PROJECT



■ We understand the importance of working closely with your leadership staff to **ensure the feasibility of the user groups desired floor plan renovations can be reached.**

■ Our team has extensive experience understanding the complexity and importance of renovation and specifically **tying into existing HVAC systems;** ensuring a balanced system with appropriate temperature control for the existing space as well as the renovated office areas.

■ We understand Adams County **has worked diligently with their team to determine a fit plan and accommodating the best use of the South Platte Building space.** We understand the importance of eliminating inefficiencies and tailoring the spatial layout to the new user's daily functions.

■ We understand **working in an occupied building.** We will work with the County and awarded contractor to **minimize disruptions including noise and vibration** for the current building user groups during construction.

■ We understand **working with a large number of user groups and departments, deciphering needs vs. wants, preparing for the goals of the future and needs for today.**

■ **We have done this before!** We understand government facilities, we have assisted the City of Aurora, Aurora Police Department, Buckley Air Force Base, City and County of Denver, Denver City Attorney, Greeley City Center, Greeley City Hall, Metro Wastewater, and the City of Westminster on similar workflow, efficient, security focused renovations in occupied facilities.

■ We understand the **importance of budgets and we know how to stretch your dollar.** As such we will consider the reuse of materials as deemed appropriate, as necessary and available.

■ We understand **your need for a fully committed team to meet and exceed your goals and requirements.** Our team has worked together and understands the importance of having a dedicated team to your project. D2C's approach includes principal involvement to ensure accountability throughout the project's life. Who you see in our proposal (staff, etc.) is who you will work with on a day to day basis. **Our philosophy is to build the strongest team with the greatest attributes and skills necessary to complete the project as described.**

D2C ARCHITECTS
INTEGRATION | INNOVATION | SUSTAINABILITY

SOUTH PLATTE CROSSING BUILDING
ADAMS COUNTY PROFESSIONAL SERVICES

1 | WORK PLAN

D2C Architects has a strong history of collaboration with municipal agencies and contractors on a diverse array of tenant improvement projects.

In this area of design, each client's programmatic goals must be understood and efficiently integrated into the finished space to achieve workplace efficiencies. We work closely with owners and users to understand daily specifics and workflow to develop ideal working environments for your staff, work products and the community. These variables are merged with an appropriate aesthetic response that will integrate Adams County brand and customer commitment into the space.

We have worked with a number of municipalities and understand the work needed to be done yesterday. We will work with Adams County to coordinate improvement efforts so the project is moving in line at a quick pace. We will work with the building tenants and Market Street Management to minimize construction disruptions, noise, vibration and dust.

Integrity, collaboration and ease will define your experience with D2C. We are diligent in our efforts to eliminate complications during construction by developing detailed design documentation and maintaining an active presence throughout construction administration. We value long-term relationships and will work hard to guide your team smoothly through the design and construction process.

To provide high quality services to Adams County, D2C suggests an **ALL INCLUSIVE APPROACH**. Our suggested process consists of 6 steps:

- 1: KICK-OFF | PRE-DESIGN SERVICES
- 2: PROGRAMMING
- 3: DESIGN
- 4: DOCUMENTATION
- 5: BIDDING | NEGOTIATION
- 6: CONSTRUCTION ADMINISTRATION

1: KICK-OFF | PRE-DESIGN SERVICES

D2C starts with a kick-off meeting including introductions between the design team, Adams County Departments leadership and stakeholders. In this meeting we become acquainted with each other and start forging the long lasting and trusting relationship. We also **partner** to identify project goals (what is important to you, what makes this project a success, etc.), define the schedule as well as the scope and clarify the limits of construction, confirm understanding of the scope/limits and plans that have been completed to date and identify the critical aspects of this project.

With a clear understanding and a **confirmed scope of work**, the design team will review Adams County's provided documents (past studies, utility infrastructure documentation, scanned PDF drawings etc.) With this information in hand, and understanding there are CAD electronic drawings, the team will review and conduct an in-field observation/validation trip to document and confirm the documents provided, dimensioning of the existing spaces, and define what we need to account for in our documentation.

It has been our experience that field verifying actual conditions **reduces risk** for not only you but our design as well. It reduces the possibility of unforeseen conditions, while allowing the team to ask questions before issues arise. All information gathered will be translated to the final documents prepared for the construction team.

2: PROGRAMMING

D2C will lead a program development and validation process to determine the optimal space needs for current and future operations for each department.

Tasks include:

■ User Interviews:

Conducting interviews with users to determine current and future needs.

■ AHJ Coordination:

Working with the various authorities with jurisdictions/departments and their requirements. Understanding the applicable building codes to establish a foundation for design and complication-free construction, while formulating a relationship through pre-submittal meetings with the various entities to ensure a smooth review, permitting and approval process.

■ **Service Demand Analysis:**

Review of current needs forecast and the future demand for services to define effective resource allocation.

■ **Functional Programming:**

Consensus-based program development considering the possibilities of combining like efforts to reduce redundancy, service centralization vs. decentralization strategies, and how to efficiently organize assets, resources, and staff.

■ **Program Development:**

Adjacency diagrams and other tools illustrate the physical relationships of different spaces and uses within the program and how the design responds to client objectives such as security concepts, operational requirements, staffing, and building circulation patterns.

■ **Building Program:**

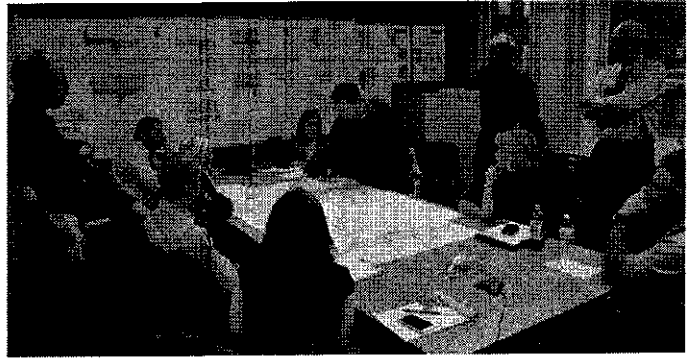
A comprehensive program detailing the required square footage and allocation of space within the facility, as well as any necessary site allocations, (specifically the additional entry door for motor vehicles), is developed and refined along the way. This program becomes a living document that tracks the spatial needs and requirements for each department, while also projecting the long-term needs. This living vehicle becomes an avid avenue for informed decision making.

3: DESIGN

After the program is approved, the team goes to work creating conceptual options. These options can be as simple as finish alternatives, or operational layouts or as complex as a new floor plan layout. Either way, these options will be used to ensure we extract your thoughts and operational characteristics to deliver **effective** and **efficient solutions**.

We know we must present options that explore the best way to allocate your budget. That means options need to **maximize efficiency** (i.e. combine like program/common spaces) and **yield a safe environment for staff**.

Our goal is to **right size the design to meet your schedule, budget and needs**. Our team will present options to the appropriate County staff, leadership and stakeholders during a charrette/workshop; a hands on/interactive process where each option is broken down individually to discuss potential cost impacts, design pros and cons, security, operational improvements and weaknesses, etc. Each option can be treated as a potential solution that may work on its own or in part with other options.



: Charrette / Workshop Process

4: DOCUMENTATION

Throughout the design process, D2C Architects utilizes many tools to deliver a complete, coordinated and concise, set of documents.

At each submittal phase, the contract documents will be submitted for design buy-in, review and approval. Prior to moving forward onto the next phase, the design team will conduct a "page turn" of the documents with you in an **"over the shoulder review"**, ensuring that you understand what you are looking at, while granting you an opportunity to ask questions and obtain clarity. This is an opportunity for Adams County leadership, staff and other stakeholders to review the documents, make comments and confirm direction. We anticipate that comments will be generated, which will be responded to and carried throughout until the documents are complete.

Prior to each submittal, the contract documents (drawings and specifications) are back checked by the project manager as well as the architect of record. This repetitive review is conducted to ensure all comments are addressed and incorporated, all discipline documents are accurate, complete, coordinated, concise and clear and that the set accurately reflects the intended solution. Time is built into the design teams internal schedule to allow for such reviews, redlines and/or markups to be made prior to each submission, granting Adams County a quality set of documents every time.

5: BIDDING | NEGOTIATION

D2C extends its resources and relationships through the partnering with local contractors. By utilizing our established relationships with local contractors, we are able to gain valuable insight on available trades work, state and local considerations, locally manufactured quality products and other aspects only a local contractor would know. With this knowledge in mind, D2C and our team will strategically implement that knowledge into the project; resulting in more favorable bids. D2C will also actively pursue contractors who are a good fit

to the project and request their involvement in the bidding process. We understand that the greater number of contractors bidding the work, typically results in a more competitive environment.

We will work hand-in-hand with Adams County to develop the final schedule as the end date for design typically affects when bidding occurs and when construction can start.

6: CONSTRUCTION ADMINISTRATION

Care, commitment and attention to detail are extremely important aspects of construction administration. D2C sees quality construction as an inherent responsibility and leverages our role in construction administration as a critical link between the design documentation and the contractor's performance. **Having the Architect of Record and other same design team members available to observe and review construction as it progresses has proven invaluable to D2C and our clients.** We verify quality without compromise and commit to ensuring your investment is built as intended.

Our responsibility is to ensure the accurate, effective, timely execution of the design without unnecessary compromise by being a resource to you and the contractor. D2C will help resolve issues as quickly as possible with the ambition of eliminating the need for change orders. D2C's Project Manager and Brian Duggan the Project Architect will act as the construction administration representatives who will visit the project(s), at times appropriate to ensure the overall progress. **We expect progress meetings in person every week or every other week. With constant communication, we ensure everyone is moving in the same direction, questions can be asked and key topics can be discussed and answered in timely manner thereby avoiding delays.**

Our representatives will be accompanied by our same design team partners when necessary to verify that systems, assemblies, equipment and materials are all being integrated per the contract documents.



Construction Administration Site Visit

Our representatives will complete weekly field observation reports, review shop drawings, answer contractor RFIs, review sample products/mock-ups, review contractor cost adjustments (adds + deducts) validate payment requests, review O&M Manuals and provide record drawings. We will process sign-off requirements for final acceptance recommendation (if desired).

BUDGET | COST CONTROL

Careful selection of the entire team is crucial for budgeting and cost control. Our selected team of industry leaders in their respective discipline, encompasses a **strong track record** for established and maintained budgets, especially on new and renovation projects for municipalities. Our proven success on past projects ensures that we have the knowledge and skill set to be **good stewards to the tax-payers** on publicly funded projects, such as this one.

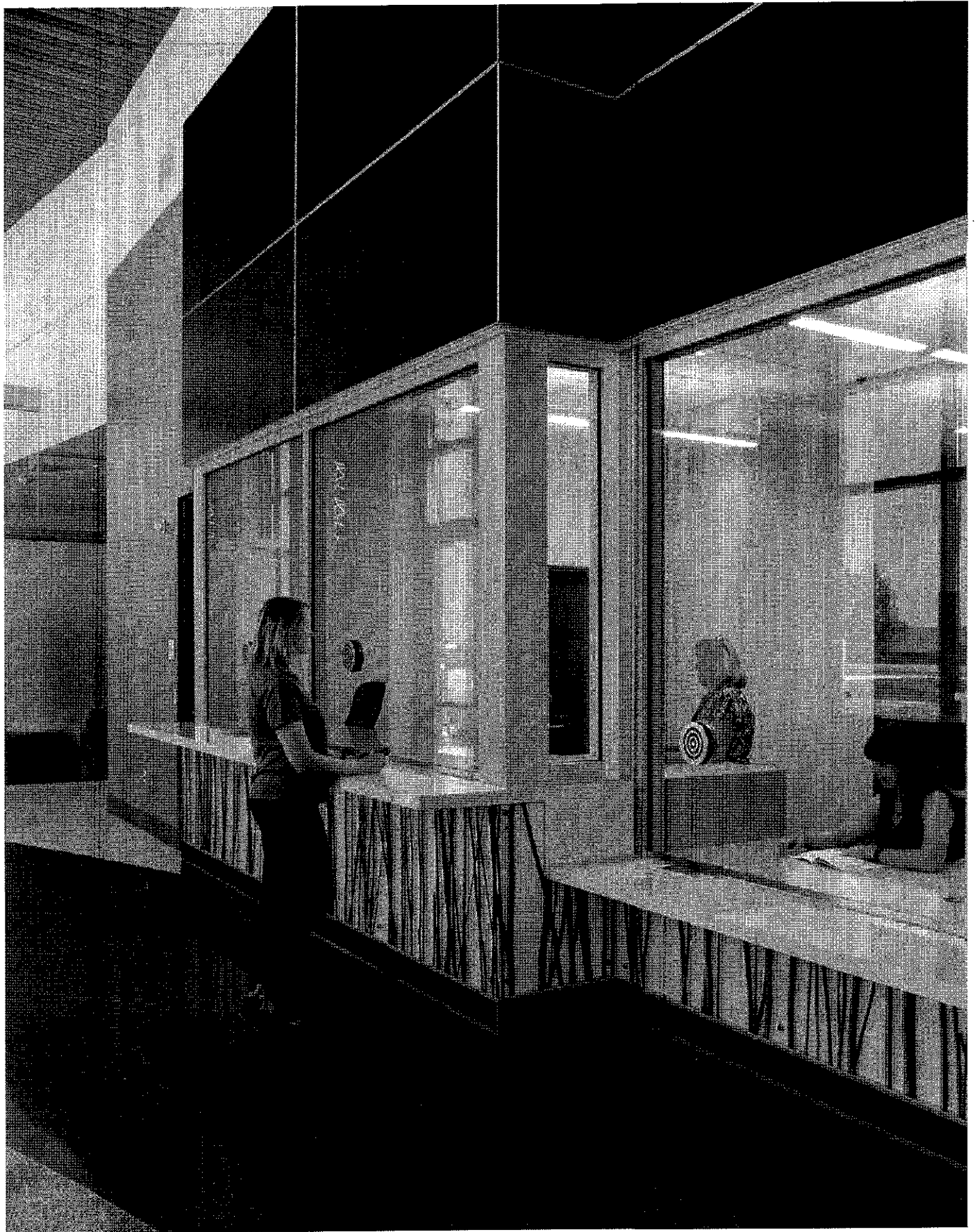
At the projects conception, our team will assist you in defining the overall project budget based on initial analysis, planning and design discussions. The initial budget will be formulated by D2C Architects' cost estimator, who contains experience with similar renovations of similar size, possess comparable systems, finishes, materials and products and understands the impacts of the construction methods, labor and current market factors/trends. The resulting budgeted number will be considered a "firm" value that shall be maintained through the project's life.

SCHEDULE MANAGEMENT

D2C Architects has reviewed the proposed estimated project schedule noted in the RFP and have confirmed the staff proposed and our current workload accommodates a project kick-off the week of July 22nd and availability through construction in August, 2020. We look forward to continuing our working relationship with Adams County and think this is an obtainable schedule.

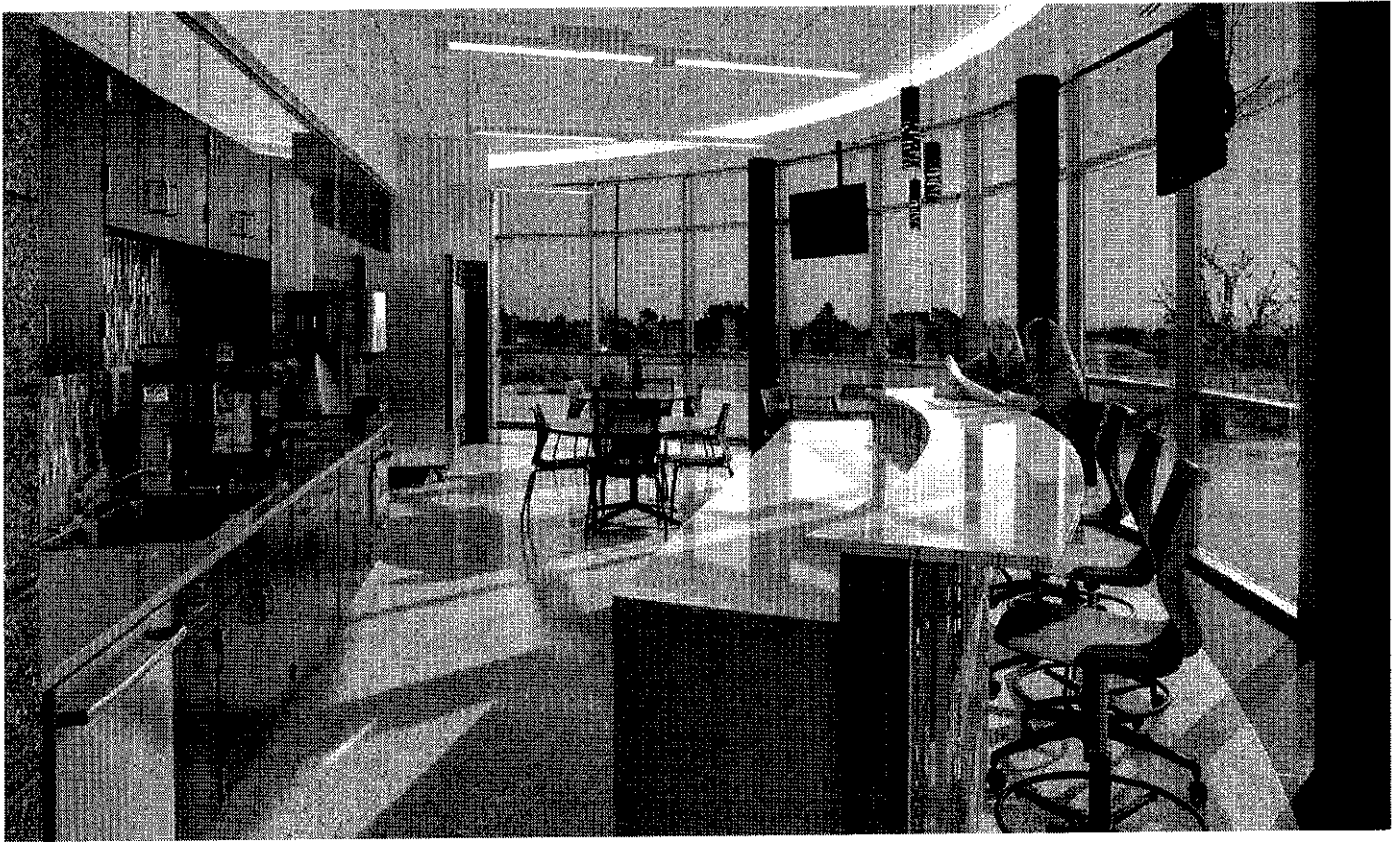
Once approved, we will start your project with the creation of a detailed schedule which will be carried through design and construction as a tool for managing the process and ensuring adherence to the overall schedule.

By utilizing a schedule format built in Word or Microsoft Project we are able to track changes and identify opportunities to keep the project on track at all times. Our experience working on renovation projects has taught us the importance to incorporate float/contingency time to account for potential unknowns and aspects should they come up on the existing building. This approach ensures we remain on schedule.



2. SIMILAR EXPERIENCE

2 | SIMILAR EXPERIENCE



D2C has an extensive history associated with renovations and tenant improvement surrounding municipal agencies. We have provided a high level of quality architectural and interior design services including programming, planning, design, preparation of construction documents through construction administration and closeout, project management and client coordination.

Over the years, we've coupled our expertise with what we've learned on every project to deliver knowledgeable leaders, experienced personnel, flexible solutions and adaptive resources; while being responsive. As a result, our firm emphasizes **principal involvement in every project** while placing an emphasis on **dedicated staff from inception to closeout**. This approach ensures that each project's inherent properties and characteristics are understood throughout the project's life by the staff working on them.

In the following pages, we have featured projects which are relevant to the scope, size, function and/or complexity to the Adams County South Platte Building renovation.

CITY OF GREELEY CITY HALL AND CITY CENTER NORTH

■ **COMMUNITY DEVELOPMENT**
- BRAD MUELLER - DIRECTOR OF COMMUNITY DEVELOPMENT

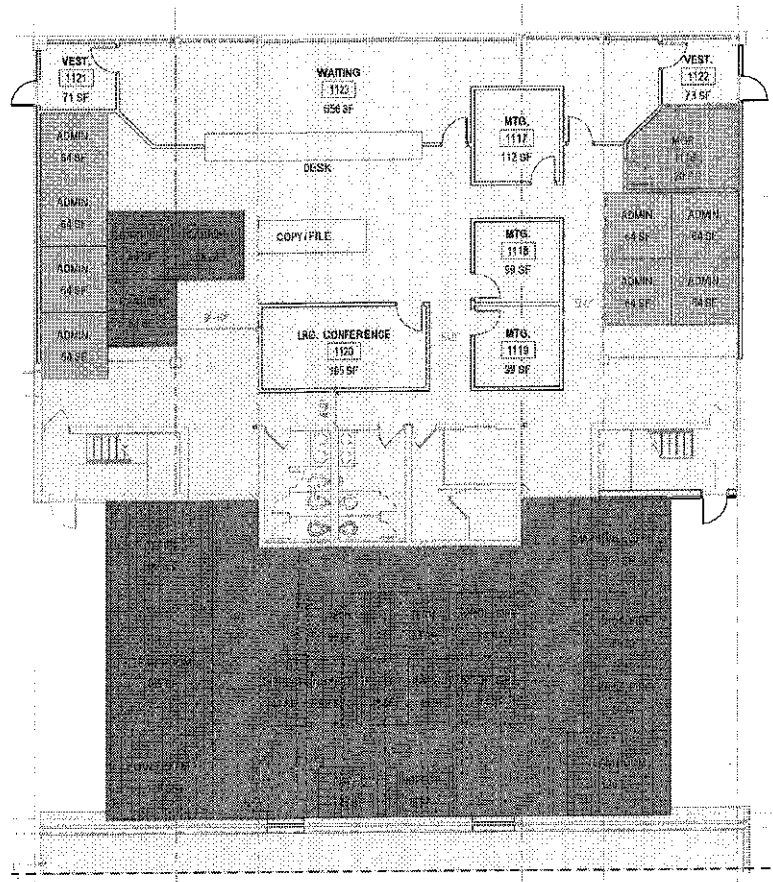
■ **BUILDING INSPECTION**
- TIM SWANSON - CHIEF BUILDING OFFICIAL

■ **DEPARTMENT OF FINANCE**
- RENEE WHEELER - DIRECTOR OF FINANCE

■ **CITY MANAGER'S OFFICE**
- VAL SCHEFFER - OFFICE MANAGER FOR ALL ADMINS

■ **CITY ATTORNEY**
- DOUG M - CITY ATTORNEY

■ **PUBLIC WORKS**
- WILL JONES - PW DEPUTY DIRECTOR
- JOEL HEMESATH - PW DIRECTOR



In an effort to facilitate staff space needs for years to come, the City of Greeley hired D2C's design/build team to renovate two occupied government office buildings. Between the two facilities there are more than 12 different department user groups that need to be accommodated and up to 60,000 SF.

The goal of the project is to update access and ADA compliance, lighting, user groups workflow and efficiency for current and future needs of each department.

REFERENCE:

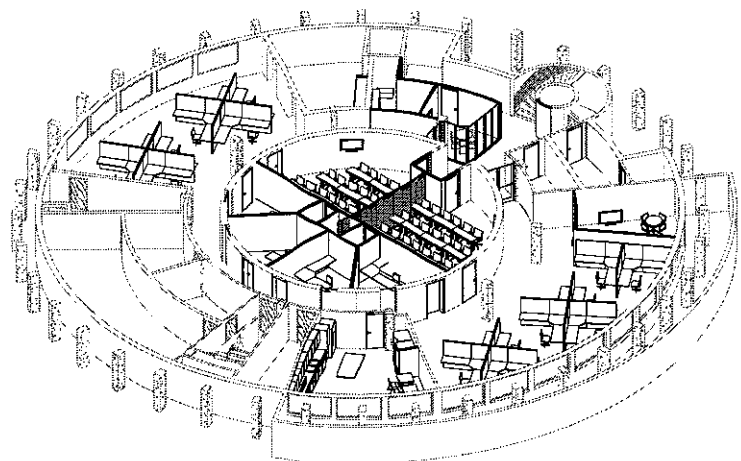
Will Jones
Public Works Deputy Director
970-350-9751 | will.jones@greeleygov.com

PROJECT STATS:

- **RENOVATION SIZE:** 60,000 SF total
- **CONSTRUCTION COST:** TBD
- **COMPLETION DATE:** TBD

RELEVANCE:

- **Multiple user groups to accommodate**
- **Existing, occupied facility during construction**
- **Municipal administration facility**
- **Secure facility**



4 | BASEMENT AXONOMETRIC - SOUTH-EAST

A-02

D2C ARCHITECTS
ARCHITECTS • INTERIORS • SUSTAINABILITY

SOUTH PLATE CROSSING BUILDING
ADAMS COUNTY PROFESSIONAL SERVICES

PARK COUNTY COLORADO COUNTY OFFICE BUILDING



Park County spans many miles and serves a wide range of Colorado Residents. The County's staff and elected officials are ultimately responsible for delivering a multitude of services to the community and the people they serve. Their ability to effectively fulfill their civic duties were substantially compromised based on the outdated and dilapidated structures they occupied. As a result, D2C was hired to provide a needs assessment to help the County determine if they needed a new facility or an addition.

Efforts included needs assessment, programming, design and construction. The County determined it was most cost effective to build a new facility that attaches to the existing facility on the same site. The new facility will accommodate the necessary function and operations associated with the Administration, Assessor, Clerk & Recorder, Treasurer, and Development Services staff.

REFERENCE:

Denny Gibson
Park County Owners' Rep.
719-440-2102 | DGibson@parkco.us

PROJECT STATS:

- **SIZE:** 25,000 SF
- **CONSTRUCTION COST:** \$8,500,000
- **COMPLETION DATE:** 6/2018

RELEVANCE:

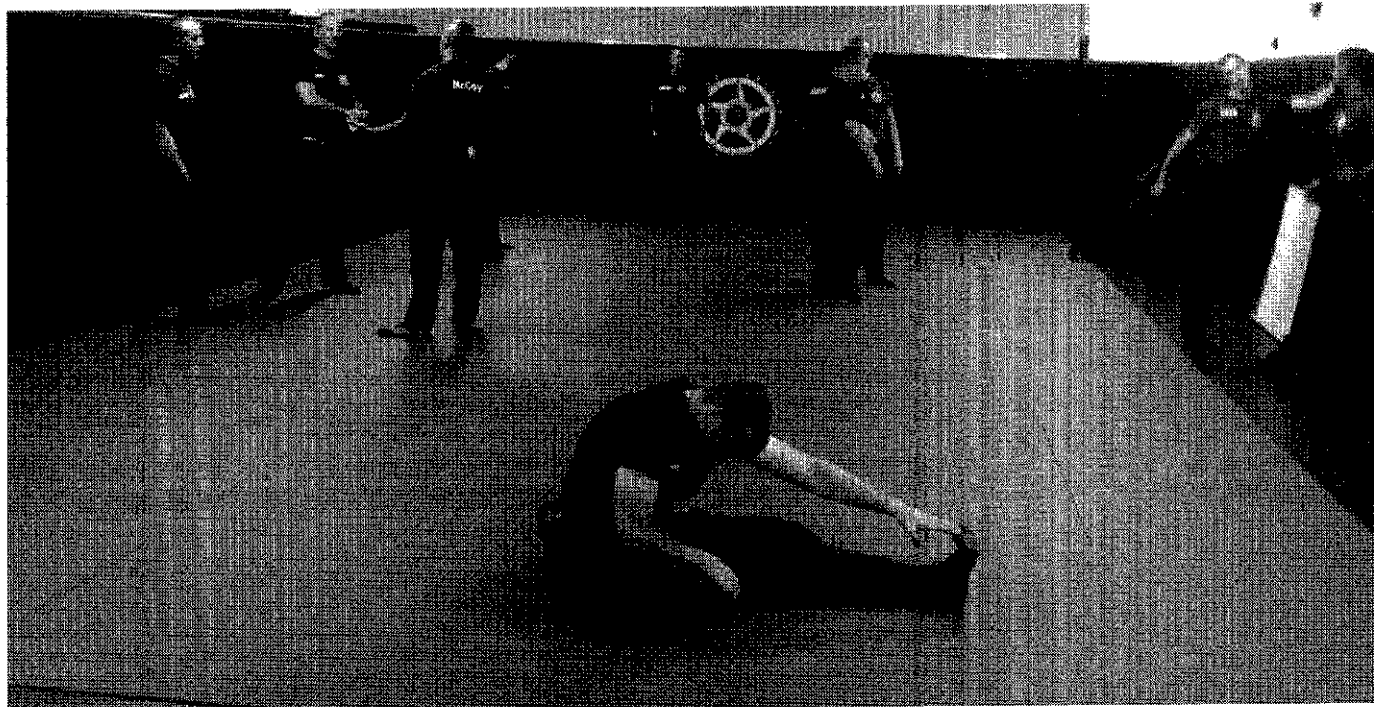
- **Multiple user groups to accommodate**
- **Addition to an existing, occupied facility**
- **County services**



D²C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

SOUTH PLATTE CROSSING BUILDING
ADAMS COUNTY PROFESSIONAL SERVICES

ON-CALL ARCHITECTURE/ENGINEERING



■ **Denver Sheriff Department- 3rd Floor Office Renovation (Roslyn)** - A 3rd floor renovation of the offices space used by staff and observed by the community on a daily basis. This renovation required room reconfiguration, ADA improvements to realize compliance, re-use of surplus doors and mechanical, electrical and plumbing work for a new open office environment, renovated and expanded training room.

■ **Denver Police Department - District 5 Office Renovation** - An office reconversion project that resulted in a more open office layout and removed glass walls to provide a safer environment.

■ **Denver Sheriff Academy - Combat Training Floor Renovation** - Design provisions for a new combat training facility in the existing sheriff's academy building (Building #5)

■ **Webb, Excise and Licenses Office Renovation**
A small office renovation of the Excise and Licenses office as well as provisions for a new break area with service sink.

■ **Northfield Fire Station #18 BOD** - A basis of design effort for a new 2-bay, 12,000 SF LEED Gold fire station. This BOD document clearly and concisely defines the design and engineering requirements and establishes a budget based on programmatic analysis and conceptual documentation.

■ **Lindsey-Flannigan Office Renovation** - An office renovation project that reconfigured a non-efficient circulation path to a file room into 2 offices and a conference room with new windows to the outside. This project was required based on staff growth and immediate needs on a limited budget.

■ **Webb Building 7th Floor Office Remodel** - Design services for the remodel of the 7th floor Auditors Office at the City and County of Denver's Webb building.

■ **Webb Building 11th and 12th Floor Renovation** - Design services for the remodel of the 11th and 12th Floor City Attorney's office renovation.

■ **Gonzales Library Drainage** - Provisions to eliminate "bird baths" and other site drainage at the Gonzales Library. This project also included efforts to correct ADA deficiencies and correct parking lot slopes.

■ **Denver Zoo - Tropical Discovery Roof Replacement**
A roofing replacement project to remedy two Tropical Discovery structure's leaking roofs.

■ **Fire Station Kitchen #1** - A kitchen renovation to comply with current codes and standards while bringing modern amenities into aged fire station.

■ **Fire Station Kitchen #2** - A full commercial kitchen renovation that brought more sustainable, maintainable and durable finishes to the fire station.

REFERENCE:

Adam Phipps, Project Manager (Northfield BOD)
720-865-3044 | Adam.Phipps@denvergov.org

PROJECT STATS:

- **SIZE:** Varied
- **CONSTRUCTION COST:** Varied
- **COMPLETION DATE:** On-call contract since 2016

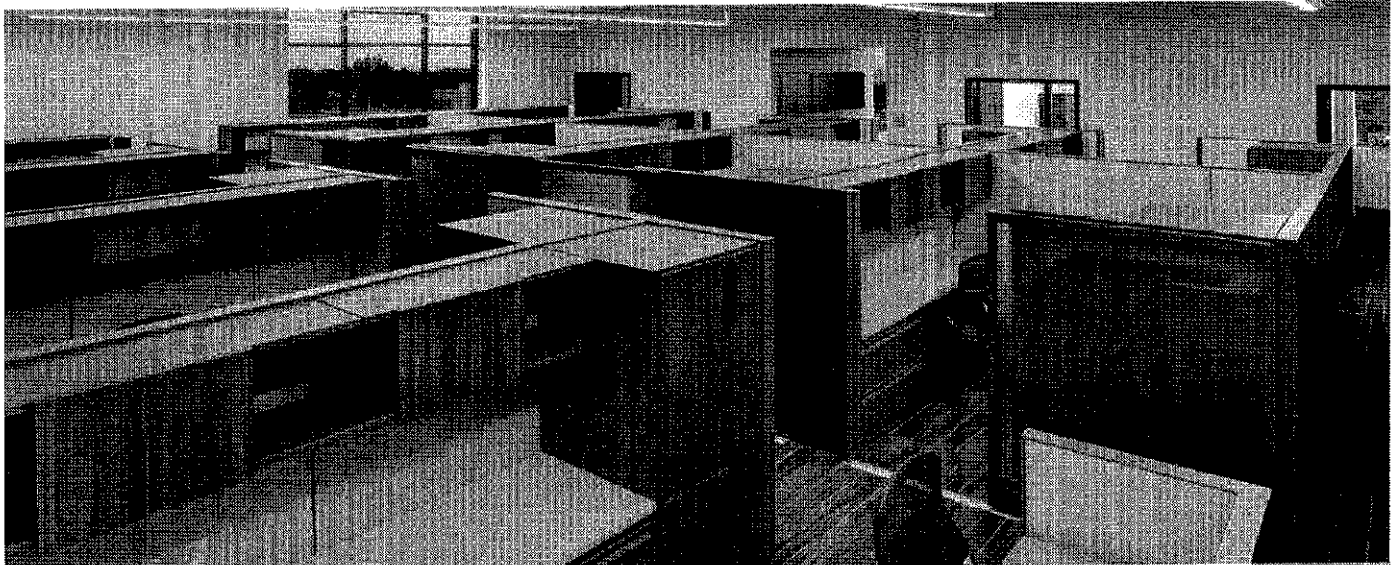
RELEVANCE:

- **Existing, occupied facility during construction**
- **On-Call service contract**
- **Renovations in secure facilities**
- **Multiple user groups to accommodate**

D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

SOUTH PLATTE CROSSING BUILDING
ADAMS COUNTY PROFESSIONAL SERVICES

CITY OF NORTHGLENN NORTHGLENN JUSTICE CENTER



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

-Mayor Carol Dodge, Northglenn City Mayor

Designed to meet the growing needs of the community for the next 100 years, the new 45,000 SF Northglenn PD Justice Center incorporates best practices in safety and civic design principles such as community integration, technological adoption, workplace innovation and stress reduction. Our goal was to maximize efficiencies of each department, while capturing the region's character. With private and secure parking, LED technology, 192 solar panels and 16,000 feet of interior and exterior glass for natural light, the facility creates a welcoming, community-centered atmosphere, while still providing occupant safety.

The Northglenn Justice Center replaces the 1980's outdated facility which was tucked into the 14,000 SF basement of city hall. Nearly tripling its space, the new justice center facility now houses the Northglenn Police Department, the City's Municipal Court and a Crime Lab. The building also contains short-term detention, a training center, community room, property evidence room and a museum which effectively combines all necessary police/court functions, while still incorporating Northglenn's history.

Now proudly visible from I-25, the facility is prominently visible to the entire community. The building even features a public-facing bullet-proof glass wall that offers views of the nearby mountain range.

REFERENCE:

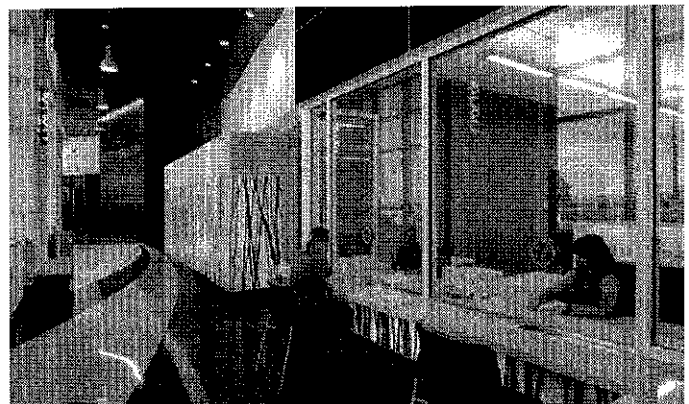
Jim May
Chief of Police, Northglenn PD
303-450-8967 | Jmay@Northglenn.org

PROJECT STATS:

- **SIZE:** 45,000 SF
- **CONSTRUCTION COST:** \$18,000,000
- **COMPLETION DATE:** September, 2018

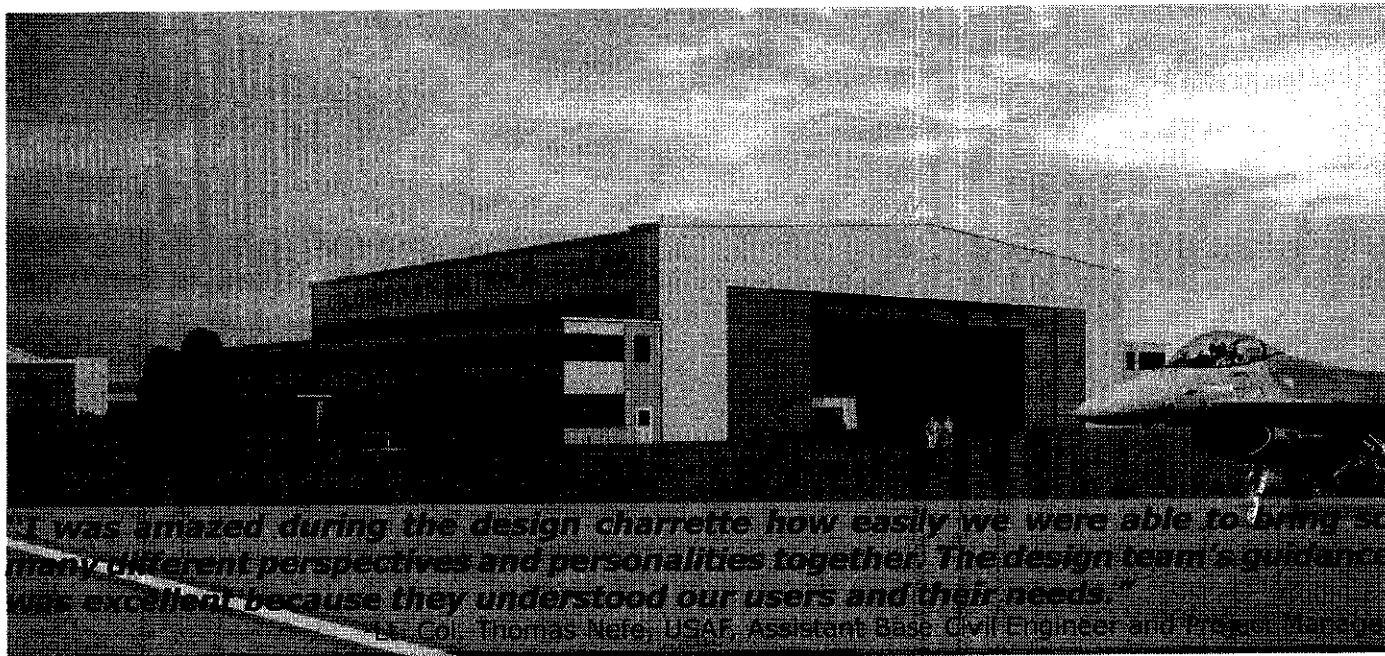
RELEVANCE:

- **Multiple user groups to accommodate**
- **Municipal administration and public safety building**
- **Secure facility**



D2C ARCHITECTS
AN AFFILIATE OF THE D2C GROUP

COLORADO AIR NATIONAL GUARD, BUCKLEY AIR FORCE BASE HANGAR B909



D2C is working closely with Buckley AFB, JE Hurley and Burns and McDonnell to do a complete interior renovate, while preserve the historical characteristics of the post-World War II aircraft hangar built in 1956. D2C recently was awarded the furniture package for the facility as well.

The historic facility is being prepared for the 21st century needs of the user groups including: Base Operations, Air Passenger Terminal, Load Crew Training, Mission Training, Administrative spaces, Conference Areas and Classrooms.

Targeting a LEED Silver certification, the team is introducing a series of sustainable enhancements incorporating photovoltaics, geothermal system, an energy recovery unit, and daylighting to make the building more operationally efficient as it continues its mission well into the future.

REFERENCE:

Lt Col, Thomas J. Nefe
Assistant Base Civil Engineer
720-847-6375 | thomas.j.nefe.mil@mail.mil

PROJECT STATS:

- **SIZE:** 62,633 SF
- **CONSTRUCTION COST:** \$19,526,000
- **COMPLETION DATE:** 4/2019
- Featured in the November-December 2016 issue of The Military Engineer (TME)
- Designed in accordance with ANG Sustainable Design Policy, USGBC's LEED Silver and Energy Independence and Security Act of 2007 (EISA 07) and complies with Federal Leadership in High Performance and Sustainable Buildings Memo

RELEVANCE:

- **Multiple user groups to accommodate**
- **Major building rehabilitation**
- **Secure facility**

METRO WASTEWATER RECLAMATION DISTRICT METRO WASTEWATER OFFICE BUILDING



"Here we are 2 years after the building opened, talking about how its performing and all I can say is it's great. In thinking back on what I would change...I can't think of a single thing to do differently."

— Orin Padgett, Metro Wastewater Rec. District

Located at the Robert W. Hite Wastewater Treatment Facility, the 42,278 SF 2-Story PAR 1251 Administration Building, originally constructed in 1997, houses Metro District staff from multiple departments and divisions. Based on current and future office space demands, D2C Architects scope included: assessing the building demands and reconfiguring the current layout in the Engineering Department, Environmental Services Department, Testing Division, Human Resources Division, the Office of the Manager and Office Support Division. As part of our scope our team provided multiple conceptual solutions and recommendations for reconfiguration of the building which complied with staffing and storage needs out to year 2025.

As part of the project, the modular building that was erected in 2007 was re-purposed for storage needs, thereby bringing the staff together in one common place. The modular building was re-purposed as a storage facility.

REFERENCE:

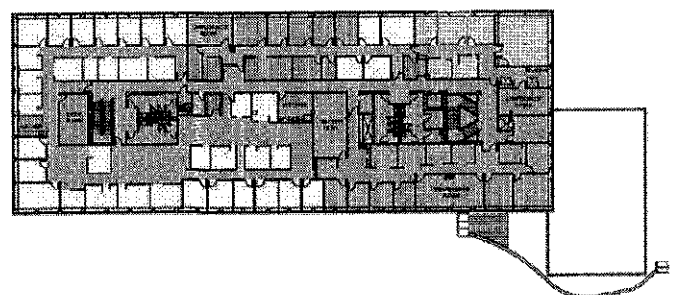
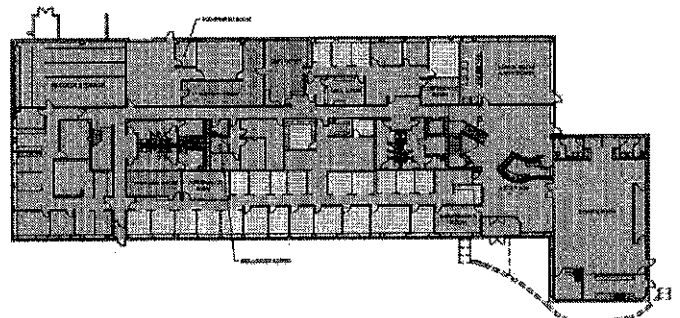
Orin Padgett
303-286-3371 | Opadgett@mwrd.dst.co.us

PROJECT STATS:

- **SIZE:** 42,878 SF
- **CONSTRUCTION COST:** \$19,526,000
- **COMPLETION DATE:** 11/2016

RELEVANCE:

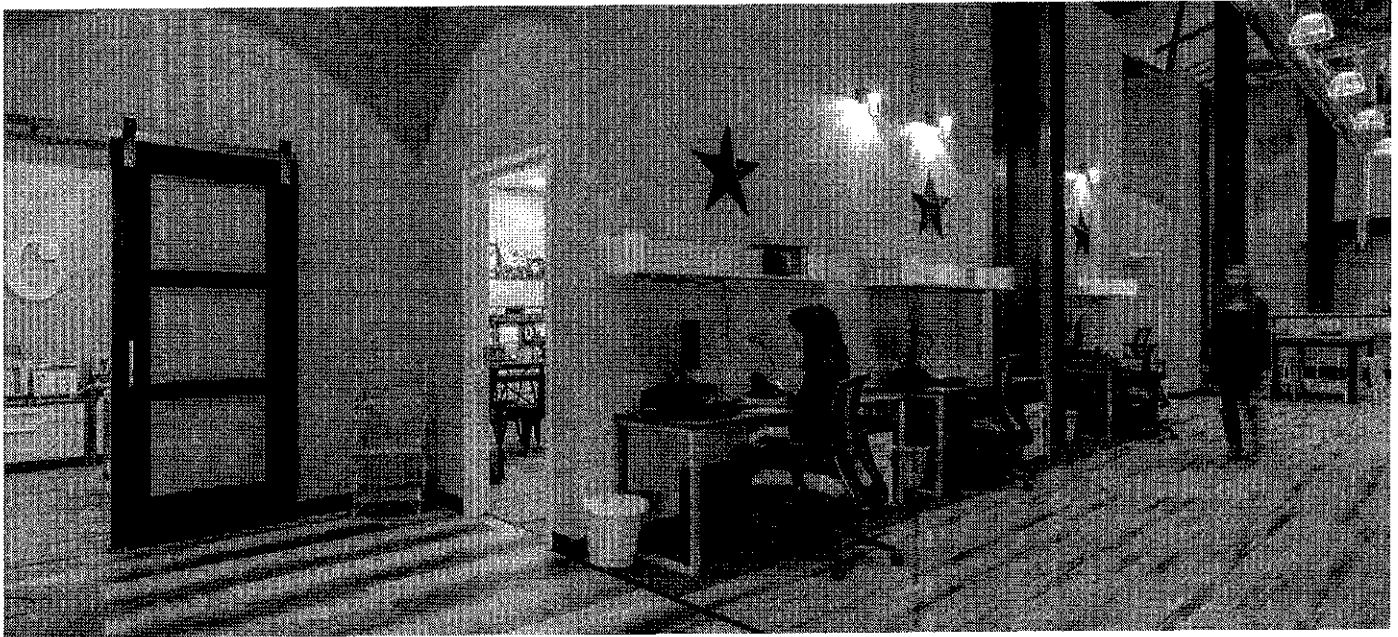
- **Multiple user groups to accommodate**
- **Administration Building**
- **Existing, occupied facility during construction**



D2C ARCHITECTS
ARCHITECTS • INTERIORS • SUSTAINABILITY

20 SOUTH PLATTE CROSSING BUILDING
ADAMS COUNTY PROFESSIONAL SERVICES

TOWN OF BENNETT 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. This new 8,300 SF building services all the Town's services in one central location, with the ability to improve services and communication for their residents. The space also 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

RELEVANCE:

- **Municipal administration building**
- **Planning and user group meetings to determine the best use of the space**
- **Multiple user groups to accommodate**
- **Sustainable design solutions**
- **Secure public use facility**

REFERENCE:

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.

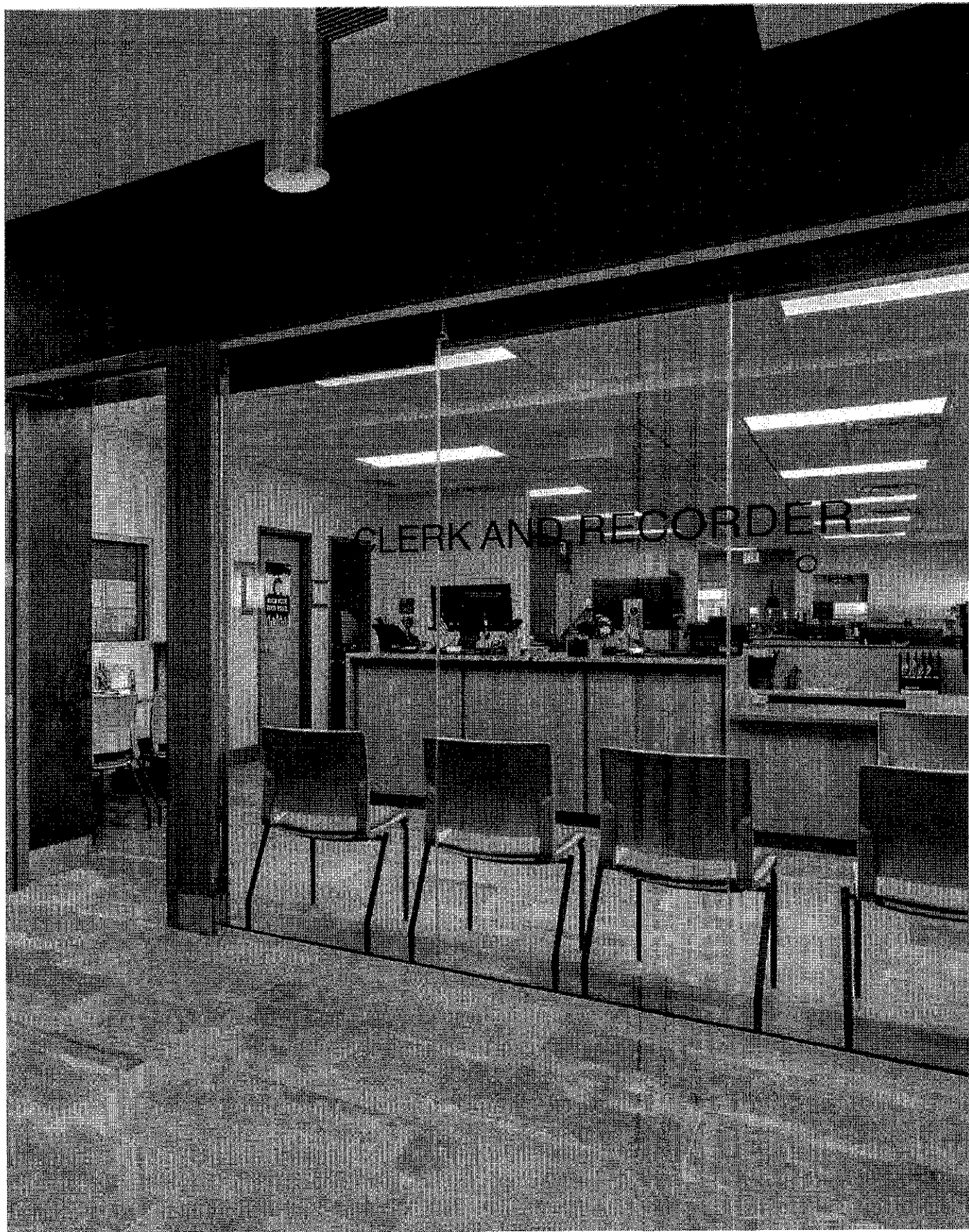
PROJECT STATS:

- **SIZE: 8,300 SF**
- **CONSTRUCTION COST: \$1,750,000**
- **COMPLETION DATE: 4/2018**



D²C ARCHITECTS
ARCHITECT • INTERIORS • SUSTAINABILITY

SOUTH PLATTE CROSSING BUILDING
ADAMS COUNTY PROFESSIONAL SERVICES

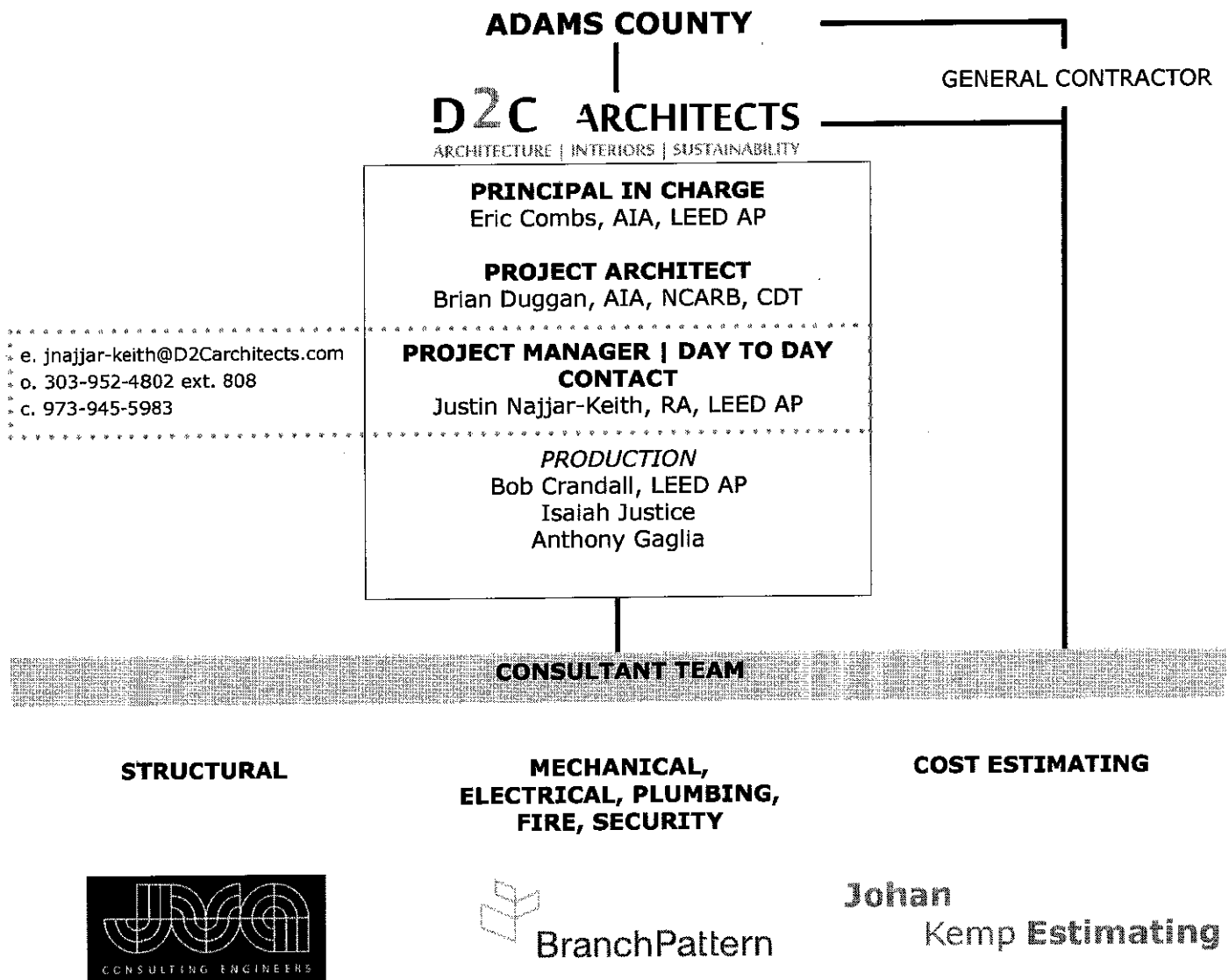


3. DESIGN TEAM

3 DESIGN TEAM

ORGANIZATION CHART

D2C Architects, as the prime on-call consultant (contract holder with Adams County), will act as the team lead. As part of our responsibilities to lead this team to a successful project and solution(s), we will implement a methodical integration of our subconsultants through close management (scheduling, team meetings, QA|QC checks of sub consultant documents, budget reviews, etc.), open and fluent communication and detailed coordination. Our effective and functional efforts to integrate both Adams County leadership and stakeholders as well as the project design team will occur on a routine basis.



ERIC COMBS, AIA, LEED AP
PRINCIPAL IN CHARGE | SUSTAINABILITY DESIGN

BIOGRAPHY

Eric's career as an Architect spans more than 13 years of professional services in all phases of programming, planning, design, project management and construction administration. His experience ranges from small programming and planning efforts to complex office renovations and new facilities for municipality agencies.

Eric is a valued team member because of his holistic understanding of operational details, efficiencies and sustainable concepts having worked in both private and public entities. He is truly engaged in the process to ensure D2C Architects delivers sustainable, leading edge solutions to exceed the client's goals on all of our projects

EXPERIENCE:

- **Metro Wastewater Office Renovation**, Denver, CO - A 42,278 SF renovation of a 2-Story administrative headquarters. This project included renovation for 5 different departments, more than 170 full time staff members and required 6 phases with transition planning to ensure minimized disruptions and maintained operation were realized.
- **City Hall and City Center North Renovations**, Greeley, CO - Renovations for up to 60,000 SF for two occupied government office buildings to accommodate current and future needs of more than 12 departments.
- **DMVA 2-Story Office Building Renovation**, Centennial, CO - A 28,923 SF renovation to a 2-Story office building. This project required staged and phased construction in the occupied office building to minimize disruptions.
- **Denver Police Department - District 5 Office Renovation**, Denver, CO - An office reconversion project that resulted in a more open office layout and removed glass walls to provide a safer environment.
- **Denver Sheriff Department- 3rd Floor Office Renovation**, Denver, CO - A 3rd floor renovation of the offices space used by staff and observed by the community on a daily basis. This renovation required room reconfigurations, ADA improvements to realize compliance, re-use of surplus doors and mechanical, electrical and plumbing work for a new open office environment, renovated and expanded training room.
- **Webb Building 7th Floor Office Remodel**, Denver, CO - Design services for the remodel of the 7th floor Auditors Office at the City and County of Denver's Webb building.
- **Webb Building 11th and 12th Floor Renovation**, Denver, CO - Design services for the remodel of the 11th and 12th Floor City Attorney's office renovation.
- **G3+J3 Office Renovation**, Centennial, CO - A 14,081 SF, LEED Silver equivalent administrative office renovation to the 2nd floor of a 3-story building. Phasing and Transition planning to minimize disruptions, relocate staff and remain operational was a critical component.
- **City Clerks Office** - Renovation to the Clerks office in the City's Town Hall.
- **Westminster Sports Center Complex** - A front desk and kitchen renovation project in an occupied building. It was key to minimize disruptions and remain operational for the city staff and the community.
- **Greenhouse and Administration Center** - A new 6,000 SF Greenhouse and 1,600 SF administration center.
- **American West Office Renovation**, Denver, CO - A 2,000 SF Renovation to build out 8 new offices and 2 conference rooms for newly hired staff.
- **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.
- **Northglenn Police and Courts - Justice Center**, Northglenn, CO - New 47,600 SF state-of-the-art landmark Police Department and Municipal Courts Justice Center. The 2 story facility includes: police training, administration, crime analysis, police investigations, victim services, property and evidence storage, patrol/operations bureau, records, community resources, police holding/booking, municipal courts, court clerk's office and common shared public lobby.



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
PRINCIPAL | PROJECT ARCHITECT

BIOGRAPHY

Brian's diverse project experience includes complex office renovations, additions as well as new headquarters office facilities, public safety and service centers. His design philosophy is to integrate the client'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.

Brian brings the ability to create an identity that is unique to each of our clients and the environments they live, work and play, while ensuring the project comes in on budget and meets/maintains schedule requirements.

EXPERIENCE:

- **B909 Renovation, Aurora, CO** - An adaptive reuse, LEED Silver, 62,663 SF office renovation to a 1950's historic hangar. This facility was re-purposed to combine 13 different administrative user groups under one roof with shared amenities.
- **Metro Wastewater Office Renovation, Denver, CO** - A 42,278 SF renovation of a 2-Story administrative headquarters. This project included renovation for 5 different departments, more than 170 full time staff members and required 6 phases with transition planning to ensure minimized disruptions and maintained operation were realized.
- **Aurora Police Department District Headquarters Renovations, Aurora CO** - A complete remodel of the occupied police headquarters that is remaining operational during construction.
- **Douglas County CJS Office Renovation, Castle Rock, CO** - A 5,600 SF office renovation and fit out that included a new secure welcome desk, 15 private offices, and a multi-purpose conference room.
- **eviCore Health Office Renovation, Colorado Springs, CO** - A multi-phased office renovation for a national healthcare provider's administrative office building. Scope included: office reconfiguration, renovation to a secure and sensitive out-bound call room.
- **San Luis Valley Rural Electric Coop Renovation, Monte Vista, CO** - A 1,750 SF renovation in an occupied office building where operations could not be shut down. Maintaining customer service and a welcoming persona was essential to this projects success.
- **Alamosa County Headquarters Office Building, Alamosa, CO** - A LEED Gold, 15,300 SF office building that met current needs while implementing strategies and techniques to adaptively allow for future growth and expansion on a limited budget.
- **G3+J3 Office Renovation, Centennial, CO** - A 14,081 SF, LEED Silver equivalent administrative office renovation to the 2nd floor of a 3-story building. Phasing and Transition planning to minimize disruptions, relocate staff and remain operational was a critical component.
- **DMVA 2-Story Office Building Renovation, Centennial, CO** - A 28,923 SF renovation to a 2-Story office building. This project required staged and phased construction in the occupied office building to minimize disruptions.
- **Greenwood Village Office Building and Maintenance Center, Greenwood Village, CO** - Planning and design of a 15,000 SF facility and 5,000 SF addition to the existing facility. Working closely with the client D2C lead user interviews and stakeholder meetings to identify the projects needs, goals and requirements to determine the best plan for the long term project needs.
- **Park County Office Building, Fairplay, CO**
Project Architect / Manager for a 25,000 SF addition and 6,000 SF tenant improvements project to accommodate function and operations associated with Administration, Assessor, Clerk & Recorder, Treasure and Development Services staff.
- **Bennett Town Hall, Bennett, CO** - A 8,300 SF, sustainable town hall, pre-engineered office building.



EDUCATION:

University of Tennessee,
Knoxville
Bachelor of Architecture, Cum
Laude

University of Oregon,
Portland Studio

CERTIFICATIONS:

Registered Architect:
Colorado, Wyoming

National Council of Architectural
Registration Boards (NCARB)

AFFILIATIONS:

American Institute of Architects
(AIA) Member

American Public Works Association,
(APWA) Member

JUSTIN NAJJAR-KEITH, RA, LEED AP
PROJECT ARCHITECT/MANAGER

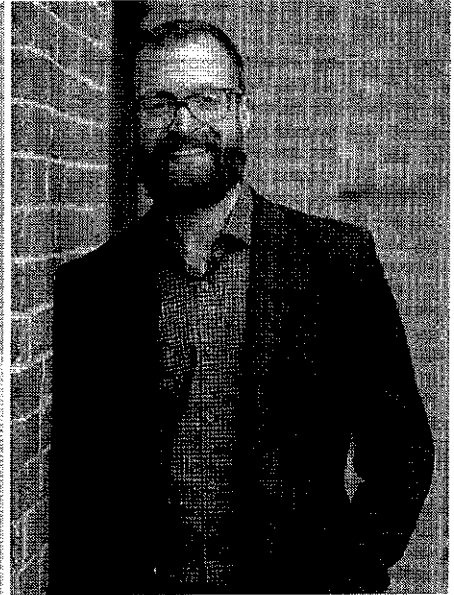
BIOGRAPHY

Justin has a diverse range of experience includes multiple project types including: municipality, office and public safety facilities. That, coupled with a high level of client satisfaction, has made Justin an asset to the firm on many projects.

Justin's approach, as a project manager is highly creative and practical. He strives to create environments that not only meet our client's goals and needs but are visually appealing and highly functional including incorporating innovative sustainable strategies.

EXPERIENCE:

- **City Hall and City Center North Renovations**, Greeley, CO - Renovations for up to 60,000 SF for two occupied government office buildings to accommodate current and future needs of more than 12 departments.
- **Aurora Police Department District Headquarters Renovations**, Aurora CO - A complete remodel of the occupied police headquarters that is remaining operational during construction.
- **Park County Combined Office Building 2**, Fairplay, CO - The 2nd phase of a 3 phase administrative office building project. This 6,000 SF Renovation and 25,580 SF addition includes new offices (open and closed), new central lobby, new conference rooms, and other administrative office building spaces.
- **Bennett Town Hall**, Bennett, CO - A 8,300 SF, sustainable town hall office building combining multiple departments into one building.
- **City and County of Denver On-Call**, Denver, CO - 20 task orders in 18 months including:
 - **Webb Building 7th Floor Office Remodel** - Design services for the remodel of the 7th floor Auditors Office at the City and County of Denver's Webb building.
 - **Webb Building 11th and 12th Floor Renovation** - Design services for the remodel of the 11th and 12th Floor City Attorney's office renovation.
 - **Webb Building Excise Check In** - Design services for private partitions at each check-in station and new furniture layout.
 - **Webb Building Excise and Licensing Office Renovation** - An interior renovation to the Excise and Licenses Offices in the Wellington Webb building for the City and County of Denver.
 - **Lindsey-Flanigan Courthouse Renovation** - A renovation project to convert wasted space to needed offices, a file room, reworking HVAC and power and data.
 - **Denver Sheriff Department- 3rd Floor Office Renovation**, Denver, CO - A 3rd floor renovation of the offices space used by staff and observed by the community on a daily basis. This renovation required room reconfiguration, ADA improvements to realize compliance, re-use of surplus doors and mechanical, electrical and plumbing work for a new open office environment, renovated and expanded training room.
 - **Roslyn Sheriff Training Academy Renovation**, Denver, CO - A 2 phase renovation project to remove old private offices and revitalize a new open office work environment while also renovating and expanding the training room. This project included efforts in 3 different areas of the building.
- **City of Westminster On-Call**, Westminster, CO
 - **City Clerks Office** - Renovation to the City Clerks office in the City's Town Hall.
 - **Hoteling** - Design services for approximately 2,000 SF of temporary office and conference room space to be utilized by the City staff.
 - **Westminster Sports Center Complex** - A front desk and kitchen renovation project in an occupied building. It was key to minimize disruptions and remain operational for the city staff and the community.
 - **Greenhouse and Administration Center** - A new 6,000 SF Greenhouse and 1,600 SF administration center.
- **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.



EDUCATION:

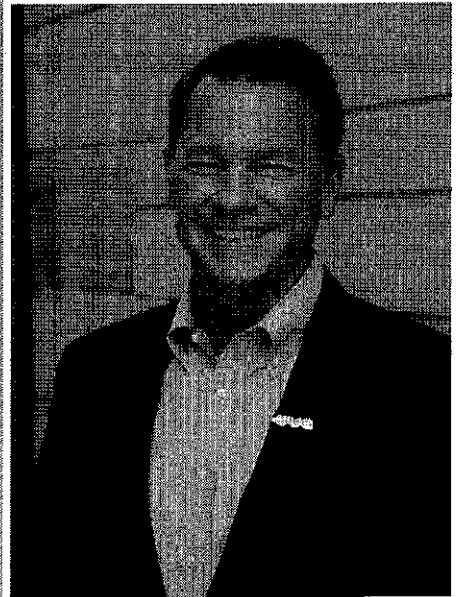
Pennsylvania State University
Bachelor of Science, Architecture

CERTIFICATIONS:

Registered Architect (RA):
Colorado

LEED Accredited Professional
(US Green Building Council)

THOMAS S. SOELL, PE, LEED AP
STRUCTURAL ENGINEER



BIOGRAPHY

Tom has over 37 years of experience in the design of public building projects. Tom is service oriented with a strong attention to detail and he leads a team of 30 structural engineers and modelers with expertise in Building Information Modeling (BIM) using REVIT 3D software.

EXPERIENCE:

- **Minoru Yasuii Office Building Tenant Improvements**, City and County of Denver
- **Continental Office Building, 14th & Walnut, Boulder (Precast Concrete Building)**, Boulder, CO
- **Tenant Improvements for 11th & Pearl Mixed-Use Retail/Office**, Boulder, CO
 - **Bartaco Restaurant TI**
 - **Eureka! Restaurant TI**
 - **Fjallraven Retail TI**
 - **Alpine Modern Retail TI**
 - **John Atencio Retail TI**
 - **Pura Vida TI**
 - **SolidFire Office TI**
 - **Crestone Partners Office TI**
 - **Galvanize Office TI 1023**
 - **Walnut Rooftop Restaurant**
- **Circlepoint Office Complex, 3 Precast Concrete Buildings**, Westminster, CO
- **Research Corporate Center, Precast Concrete Building**, Colorado Springs, CO
- **Eldorado Ridge Office Building, 2 Precast Concrete Buildings**, Broomfield, CO
- **DMVA High-Altitude Army Aviation Training Site (HAATS)**, Gypsum, CO (with D2C)
- **Adams County Leader Blade Station and Strasburg Fleet Wash Bay**, Leader and Strasburg, CO (with D2C)
- **Tri-Lakes Monument Fire Protection District, Fire Station No. 1, 2 and 3 Renovations**, CO (with D2C)
- **Golden Parks & Open Space Maintenance Facility**, Golden, CO
- **Adams 12 Five Star Transportation and Materials Storage Facility**, Thornton, CO
- **Boulder Valley School District Bus Maintenance Facility**, Lafayette
- **Boulder Valley School District Bus Facility Expansion**
- **Boulder Valley School District Bus Garage**, Nederland, CO
- **Boulder Valley School District Bus Facility Hoist Addition**, Boulder, CO
- **Fort Collins Senior Center**, Fort Collins, CO
- **Carbon Valley Library, Firestone Erie Library, Weld Library District**, CO
- **Pueblo West Wastewater Solids Process and Handling Building**, Pueblo, CO
- **Colorado Army National Guard Watkins Armory Deployable Shelter**, Centennial, CO
- **Buckley Air Force Base Building 1500 Pump House**, Aurora, CO
- **Buckley Air Force Base Building 1500 Fire Protection**, Aurora, CO
- **Windsor Readiness Center, Colorado Air National Guard**, Windsor, CO

EDUCATION:

B.S., Civil Engineering
Cum Laude, University of Missouri

CERTIFICATIONS:

Professional Engineer;
Colorado, Alabama, Arkansas,
California, Connecticut, Florida,
Kentucky, Louisiana, New
Hampshire, New Jersey, New
Mexico, New York, Oklahoma,
Pennsylvania, South Carolina,
South Dakota, Texas, Virginia,
Vermont, West Virginia

CERTIFICATIONS:

LEED Accredited Professional
(US Green Building Council)

MILES DAKE, P.E., RA, LEED AP BD+C, BEMP
MECHANICAL, ELECTRICAL, PLUMBING, FIRE
PRINCIPAL IN CHARGE



BranchPattern

BIOGRAPHY

Miles has a passion for integrated design, collaboration and building solutions that result in energy efficiency and happy occupants. He provides quick iterative analysis that provides the team with realtime feedback on design decisions.

With experience in a vast array of building types and project team structures, Miles' multi-discipline background gives him a unique ability to identify opportunities between design specialties and a depth of understanding to implement them.

EXPERIENCE:

- **Karcher North America Tenant Improvement**, Aurora, CO
60,000 SF
- **Office of Natural Resources Tenant Finish**, Lakewood, CO
71,137 SF
- **Northglenn Justice Center**, Northglenn, CO (with D2C)
55,000 SF
Building Performance Modeling
- **City of Lawrence Police Facility**, Lawrence, KS
88,000 SF
- **City of Bennett Town Hall**, Bennett, CO (with D2C)
8,200 SF
Building Performance Modeling
- **City of Cortez Fire Station**, Cortez, CO
13,500 SF
Building Performance Modeling
Pursuing LEED Silver
- **Denver County Jail East Housing Building 24**, Denver, CO
24,000 SF
Building Performance Modeling
- **Pike's Peak Summit Complex Replacement**, Colorado Springs, CO
26,000 SF
Building Performance Modeling
Ecological Building Consulting
Green Building Certification
Pursuing LEED Silver Certification, Net-Zero Energy Use,
Living Building Challenge Certification
- **START Bus Facility Addition/Expansion**, Jackson, WY
76,000 SF
Pursuing LEED Platinum



EDUCATION:

B.S. Mechanical Engineering,
Southern Methodist University
B.S. Mathematics, Southern
Methodist University
Masters of Architecture, University of
Colorado - Denver

REGISTRATIONS:

Professional Engineer
Registered Architect
LEED Accredited Professional Building
Design + Construction
Building Energy Modeling Professional
Certification

AFFILIATIONS:

AIA, USGBC, ULI, CHPS Energy Sub
Committee

MATT COULTER
MECHANICAL ENGINEER



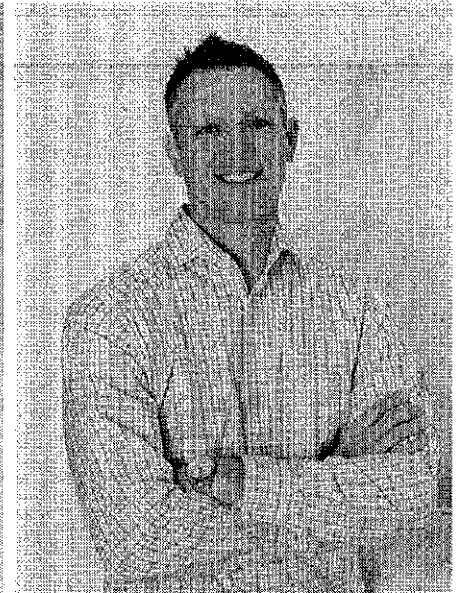
BIOGRAPHY

Matt brings unique and broad experience to the team. He has provided mechanical engineering services for a myriad of building types throughout the United States including healthcare, municipal buildings and corporate construction.

As Mechanical Engineer, Matt will be responsible for preparing mechanical construction documents including drawings, specifications, and reports, and will ensure compliance with applicable codes, and accepted engineering practices.

EXPERIENCE:

- **JeffCom Regional 911 Center Tenant Finish**, Lakewood, CO
MEP Engineering Study
- **Department of Community Vitality Office Tenant Finish**, City of Boulder, Boulder, CO
11,000 SF
- **Karcher North America Tenant Improvement**, Aurora, CO
60,000 SF
- **Office of Natural Resources**, Lakewood, CO
71,137 SF
- **Northglenn Justice Center**, Northglenn, CO (with D2C)
55,000 SF
Building Performance Modeling
- **City of Bennett Town Hall**, Bennett, CO (with D2C)
8,200 SF
Building Performance Modeling
- **GSA Region 8, Multiple Building Renovations**, Denver and Grand Junction, CO
675,814 SF
Green Building Certification
Building Performance Modeling
Ecological Building Consulting
- **GSA Fargo Courthouse Consolidation Office Renovations**, Fargo, ND
10,000 SF
Building Performance Modeling
- **Pike's Peak Summit Complex Replacement**, Colorado Springs, CO
26,000 SF
Building Performance Modeling
Ecological Building Consulting
Green Building Certification
Pursuing LEED Silver Certification
Net-Zero Energy Use,
Living Building Challenge Certification
- **START Bus Facility Addition/Expansion**, Jackson, WY
76,000 SF
Pursuing LEED Platinum



EDUCATION:

B.S. Electrical Engineering,
Colorado School of Mines
M.B.A., University of Colorado-
Denver

REGISTRATIONS:

Professional Engineer

PROFESSIONAL AFFILIATIONS:

ASHRAE, USGBC

OMAR TLAMCANI
ELECTRICAL ENGINEER



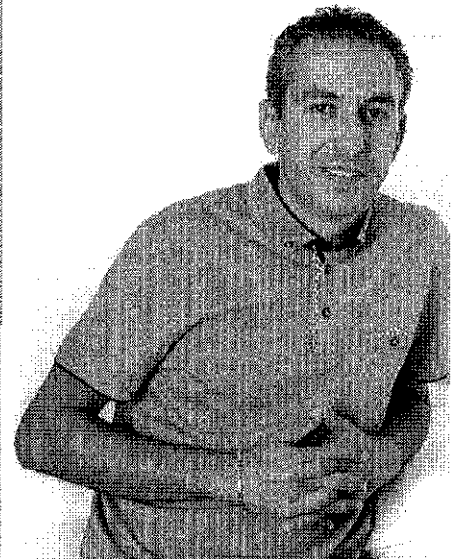
BIOGRAPHY

As an Electrical Engineer Omar specializes in emergency generator, switchboard, power distribution system, controls, and communications. He mainly designs and reviews electrical configurations and components, designs short circuits and performs load calculations.

Omar is responsible for preparing electrical construction documents including drawings, specifications, and reports to ensure compliance with applicable codes, and accepted engineering practices.

EXPERIENCE:

- **Broomfield Health & Human Services**, Broomfield, CO
45,000 SF
Pursuing LEED Silver
- **JeffCom Regional 911 Center Tenant Finish**, Lakewood, CO
MEP Engineering Study
- **Department of Community Vitality Office Tenant Finish**, City of Boulder, Boulder, CO
11,000 SF
- **Elbert K-12 Library**, Elbert, CO
70,000 SF
Pursuing LEED Gold
- **Northglenn Justice Center**, Northglenn, CO (with D2C)
55,000 SF
Building Performance Modeling
- **City of Lawrence Police Facility**, Lawrence, KS
88,000 SF
- **Cortez Fire Station | Cortez**, CO
13,500 SF
Pursuing LEED Silver
- **City of Pueblo Fire Station Renovation**, Pueblo, CO
120,000 SF
Facilities Assessment
- **Denver County Jail East Housing Building 24**, Denver, CO
24,000 SF
Building Performance Modeling
- **Pike's Peak Summit Complex Replacement**, Colorado Springs, CO
26,000 SF
Building Performance Modeling
Ecological Building Consulting
Green Building Certification
Pursuing LEED Silver Certification
Net-Zero Energy Use
Living Building Challenge Certification
- **START Bus Facility Addition/Expansion**, Jackson, WY
76,000 SF
Pursuing LEED Platinum



EDUCATION:

B.S. Electrical Engineering,
Metropolitan State College of Denver

AFFILIATIONS:

US Green Building Council

BIOGRAPHY

Brad is a Technology + Acoustics Consultant with over 15 years of experience. Brad helps ensure technology integration design work in harmony with staff while creating spaces that provides a modern and user-friendly experience while bridging the technical and creative components.

He is an advocate for flexibility in design and has a vision that offers best results and provides efficient spaces for learning, collaborating and working.



EXPERIENCE:

- **Department of Community Vitality Office Tenant Finish**, City of Boulder, Boulder, CO
11,000 SF
Telecom & IoT
- **Gateway High School Clinic Tenant Finish** | Aurora, CO
990 SF
Acoustics, Telecom & IoT
- **UMKC Health and Science Building Tenant Finish** | Kansas City, MO
12,150 SF
Security, Telecom & IoT
- **ACI Creative Services** | Kansas City, MO
2,000 SF
Acoustics, Audiovisual, Security, Telecom & IoT
- **Prairie Village CFD No. 2, Prairie Village, KS**
14,200 SF
Acoustics, Audiovisual, Security, Telecom & IoT
- **City of Lawrence Police Facility, Lawrence, KS**
88,000 SF
Audiovisual, Security, Telecom & IoT
- **Kansas City Fire Department Fire Station #12, Kansas City, KS**
11,500 SF
Audiovisual, Security, Telecom & IoT
- **State Historical Society of Missouri, Columbia, MO**
77,000 SF
Audiovisual, Security, Telecom & IoT
Pursuing LEED Silver Certification
- **Mid-Continent Public Library District-Wide Improvements, KCMO**
Metro Area 35 Branches
Acoustics, Audiovisual, Security, Telecom & IoT
- **Interior Tenant Improvement, Confidential Investment Bank, Kansas City, MO**
14,000 SF | Security, Telecom & IoT
- **Folly Theater Lobby Renovation** | Kansas City, MO
5,100 SF | Telecom & IoT

EDUCATION:

B.S. Architectural Engineering,
University of Kansas

REGISTRATIONS:

Certified Technology Specialist -
Design

PROFESSIONAL AFFILIATIONS:

InfoComm International
BICSI

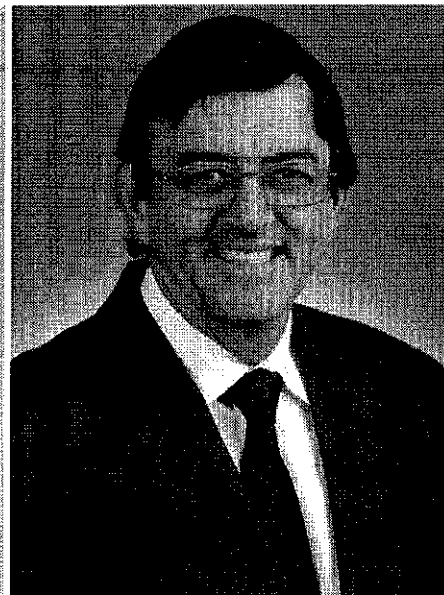
JOHAN KEMP, P.Q.S.
COST ESTIMATOR

Johan
Kemp Estimating

BIOGRAPHY

Johan Kemp's extensive experience in the construction industry spans over 36 years. **His varied industry experience includes master planning, concept estimating, quantity surveying, project management, construction management, contract administration and total project estimating for a variety of municipal government center renovations, additions, expansions and new facilities.** Johan was Vice President of an international Consulting firm prior to starting and operating his own firm in 2008.

Johan brings a wide range of skill and experience to any project. As cost estimator his responsibilities include development and oversight of preconstruction activities with a special emphasis on cost control.



EXPERIENCE:

- **Adams County Fleet Maintenance, CO**
- **Adams County Leader Blade Station and Strasburg Fleet Wash Bay, Leader and Strasburg, CO (with D2C)**
- **Alamosa Office Remodeling, Alamosa, CO**
- **Boulder Valley School District Maintenance Facility, Boulder, CO**
- **Broomfield Maintenance Facility, Broomfield CO**
- **Commerce City Wash Bay, Commerce City, CO (with D2C)**
- **Conoco Philips, Ft. McMurray Canada**
- **DMVA High-Altitude Army Aviation Training Site (HAATS), Gypsum, CO (with D2C)**
- **E-470 Maintenance Support Site A, Parker, CO (with D2C)**
- **Hess Maintenance Facility and Offices, Seminole, TX**
- **Kearl, Ft McMurray Canada**
- **Lakewood Maintenance Facility Master Plan, Lakewood, CO**
- **Maintenance Facility and Offices, Louisville CO**
- **McMurdo Maintenance Facility, Antarctica**
- **Multi Story Office Buildings, National**
- **Parker Water Sanitation District Well Equipment Storage Building, Parker, CO (with D2C)**
- **Tesoro, Martinez CA**
- **Torrington Public Works, Torrington WY**
- **Town of Bennett Public Works Maintenance Facility; Bennett, CO (with D2C)**
- **Village Core shopping center and offices, Winterpark**
- **WYDOT Maintenance Facility, Sundance, WY**
- **Williams Maintenance Facility, Opal, WY**

EDUCATION:

Bachelor of Science in Quantity Surveying

CERTIFICATIONS:

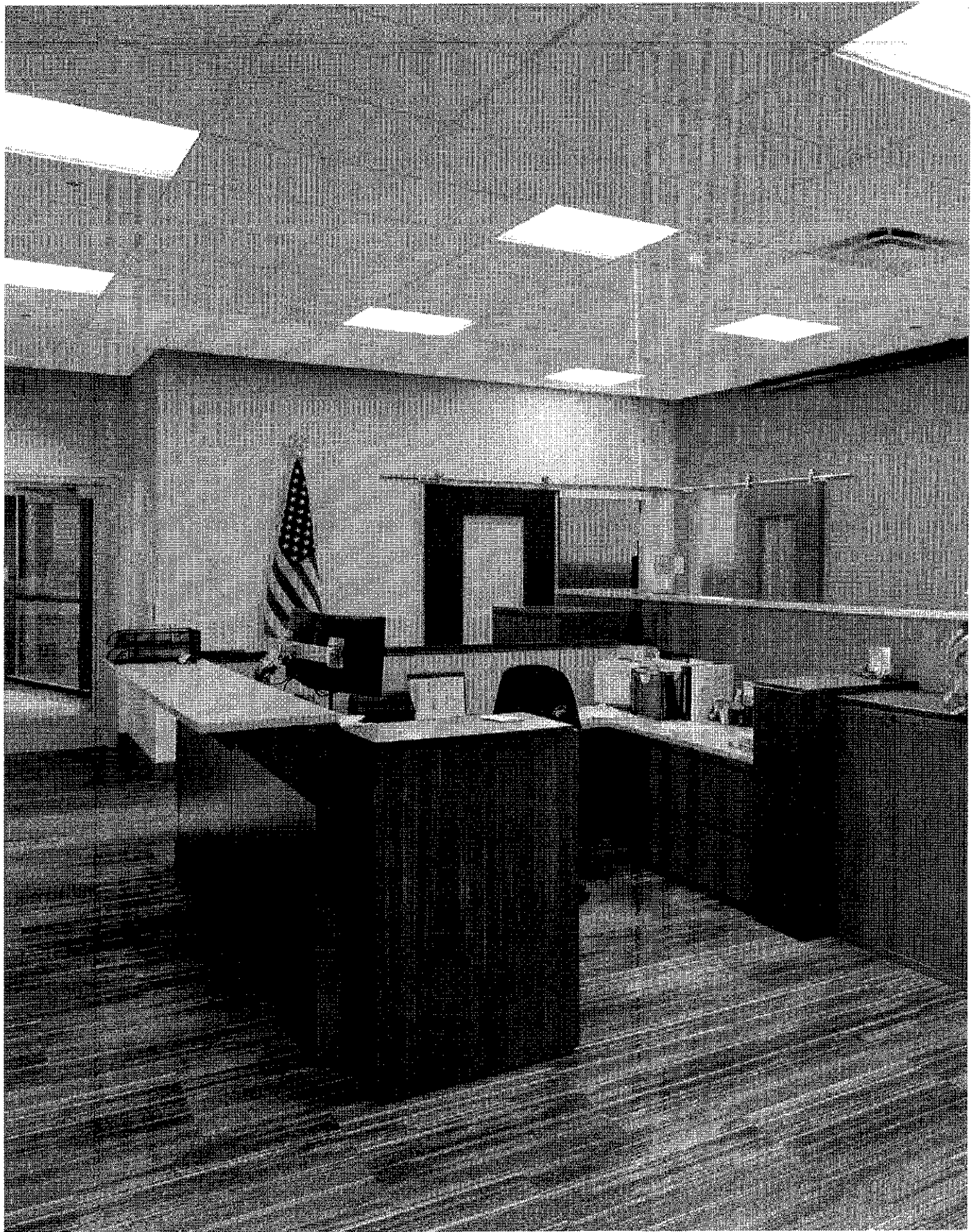
Professional Quantity Surveyor

PROFESSIONAL AFFILIATIONS:

Goals Committee – Mayor's office of Contract Compliance, Denver CO

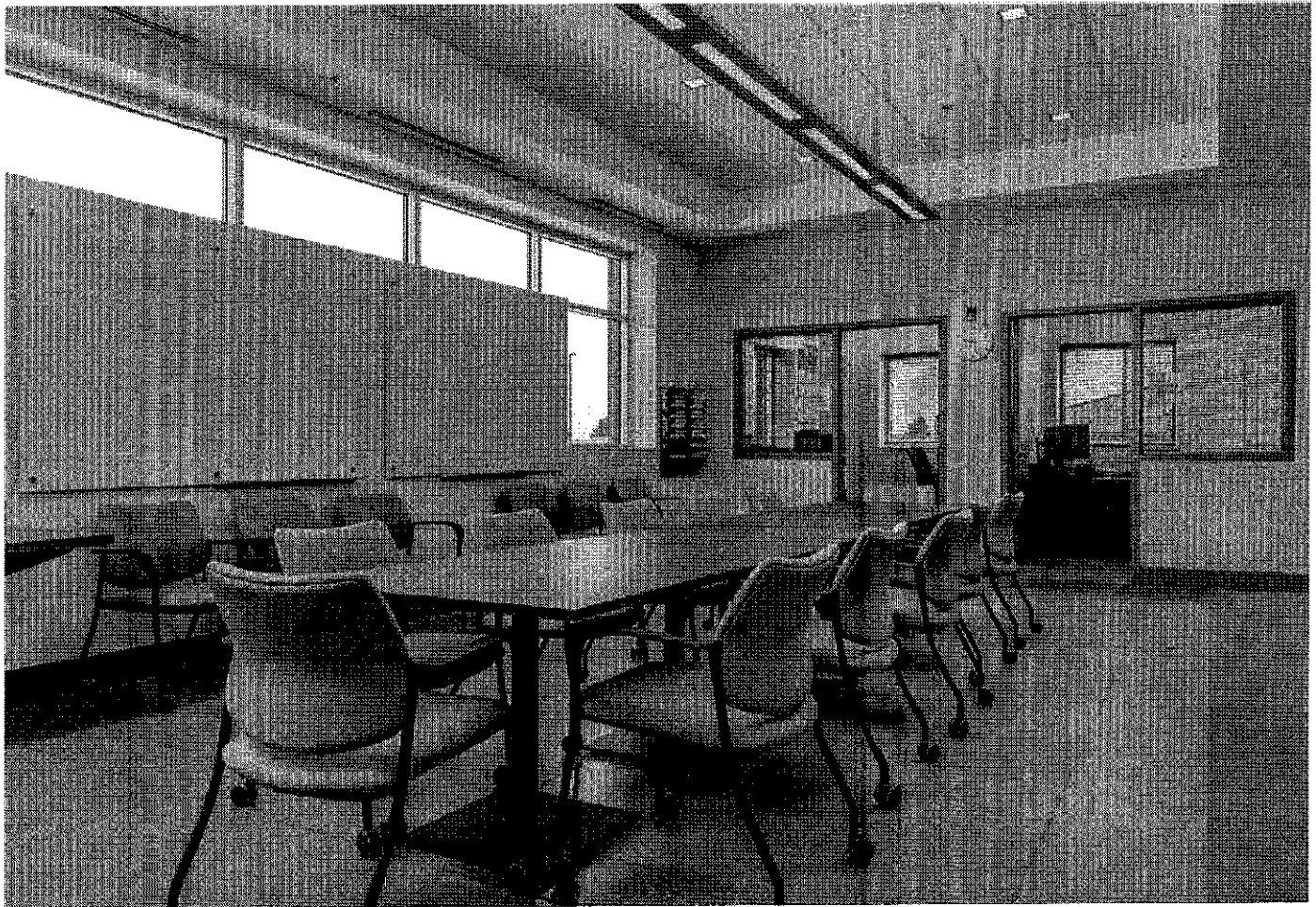
Member Association for Advancement of Cost Engineering

Consulting Estimators Round Table Validated Firm



4. GENERAL ITEMS

4 GENERAL ITEMS

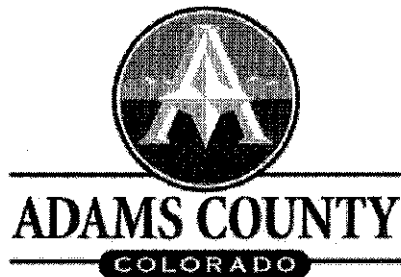


POTENTIAL CONFLICTS OF INTEREST

D2C Architects has no business association, direct or indirect financial interest, or other circumstances that create a conflict of interest with Adams County, subconsultants, contractors or any other relating entity associated with the Adams County Architectural Design Services for County Wide - General Purpose Design On-Call Contract, and the Task Order for the professional design and construction document services for the South Platte Crossing Building renovations.

5. FEE PROPOSAL

5 | FEE SCHEDULE



Adams County Finance Department
Purchasing Division
4430 South Adams County Parkway
Brighton, Colorado 80601

Form of Proposal / Fee Breakdown:

Fees shall be according to the approved Master Contract Fee Schedule.

Break down the fee proposal, with all lump sum costs for these services as not to exceed the amounts, for the work as follows:

<u>Base Service/Work Scope</u>	<u>Estimated Hours</u>	<u>Lump Sum Fee</u>
PROGRAM STATEMENT:	<u>365</u>	<u>\$ 44,532.00</u>
<i>Estimated hours are not contractual and only a gauge of estimated level of effort provided</i>		

<u>Potential Future Work:</u>	<u>Estimated Hours:</u>	<u>% of Construction Cost Fee</u>
DESIGN: SD	<u>285</u>	<u>1.5%</u>
DD	<u>490</u>	<u>2.5 - 2.75%</u>
CD	<u>420</u>	<u>1.5 - 1.75%</u>
<i>(Includes Bidding & Permit Documents and Coordinated Construction Documents)</i>		
BIDDING	<u>60</u>	<u>.2%</u>
CONSTR. ADMIN. <i>(Includes Closeout)</i>	<u>300</u>	<u>1.75-3%</u>
REIMBURSABLES	<u>NA</u>	<u>.003%</u>
Grand Total of Future Work	<u>1959</u>	<u>7.45 – 9.20%</u>

Eric Combs, AIA, LEED AP | Vice President

Name and Title Printed

Signature

July 3, 2019

Date

5 | FEE SCHEDULE | HOURLY AND REIMBURSABLE RATES

D2C ARCHITECTS

Architecture, Interior Design

Principal	\$165
Project Architect	\$145
Project Manager	\$135
Specification Writer	\$145
Designer	\$125
CAD BIM Manager	\$ 89
CAD BIM Tech	\$ 75
Clerical Administrative	\$ 65

IYA ENGINEERING

Structural Engineering

Principal	\$160 - \$200
Senior Project Manager	\$144 - \$160
Project Manager	\$124 - \$140
Senior Project Engineer	\$116 - \$124
Project Engineer	\$108 - \$112
Design Engineer II	\$100 - \$104
Design Engineer I	\$ 92 - \$ 96
CAD Manager	\$112
Senior CAD Drafter/Modeler	\$ 84
CAD Drafter/Modeler	\$100 - \$132
Administrative Support	

ERANCH PATTERN

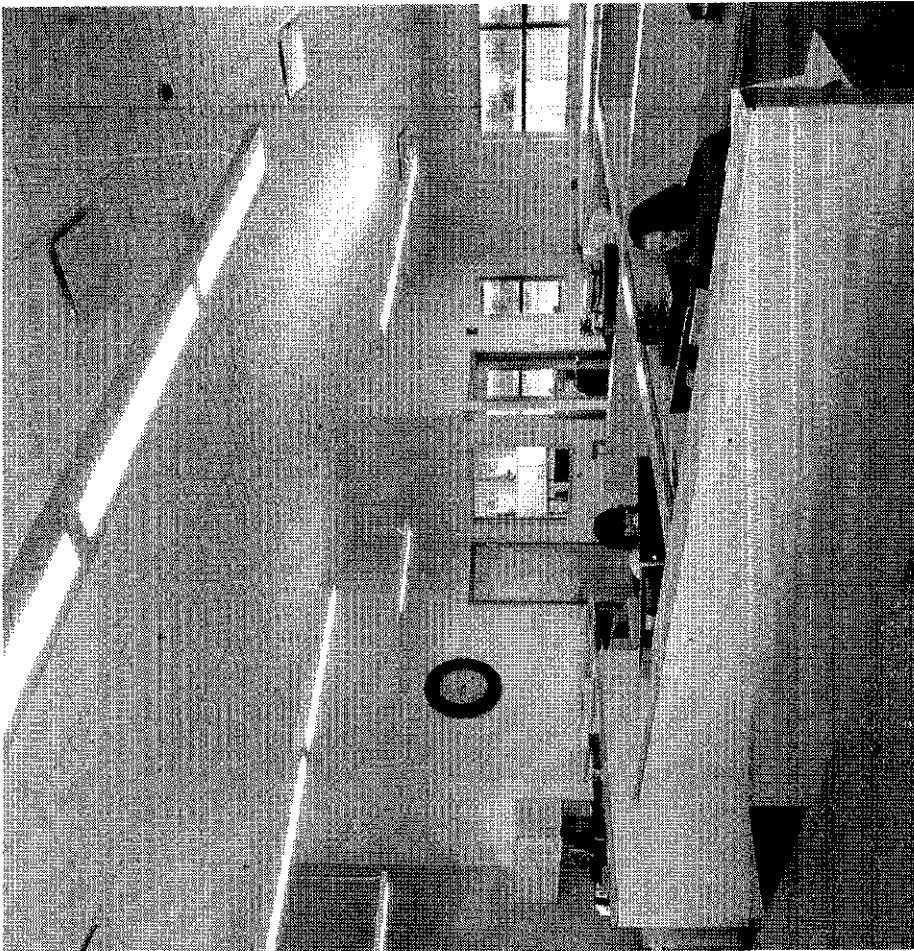
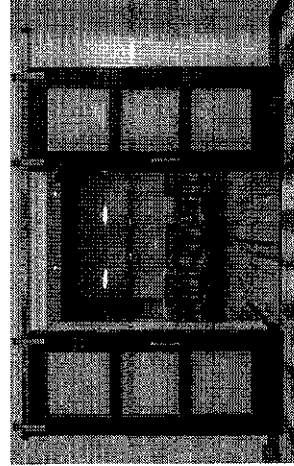
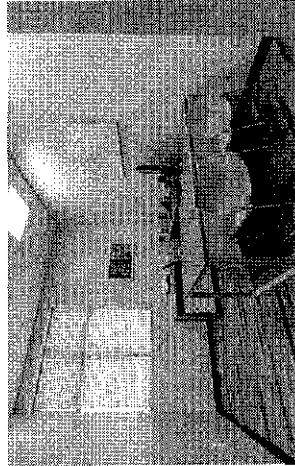
Mechanical | Electrical | Plumbing | Fire |

Security	
Principal	\$225
Mechanical Engineer	\$181
Electrical Engineer	\$181
Technology & Security	\$191

KEMP COST ESTIMATING

Cost Estimating

Principal	\$125
Senior Project Estimator	\$115
Project Estimator	\$100
Administrative Assistant	\$ 45



D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY

1580 Lincoln Street, Suite 1110, Denver, CO 80203
303.952.4802 | www.D2Carchitects.com