

ADAMS COUNTY TASK ORDER
FOR: Sheriff's Substation/Service Center Programming and Renovation Project

Date: August 29, 2019
Master Contract #: 2019.307

Task Order #: 1
Project #: 2019.075

In accordance with the above-mentioned Master Contract between Adams County Colorado, and DLR Group, dated May 7, 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 August 5, 2019, which is incorporated by reference herein in accordance with the provisions of the Master Contract #2019.307.
2. **Price/Cost.** The maximum amount payable by the County for performance of this Task Order is \$40,000.00.
3. **Performance Period.** Contractor shall complete its obligations under this Task Order on or before December 31, 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

9/9/2019
Date

DLR GROUP


Signature*

9.4.19
Date

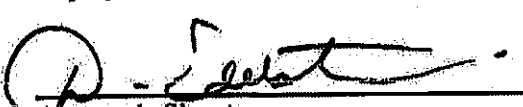
EDWARD BLEDOWSKI
Printed Name

PRINCIPAL
Title

Attest:
Josh Zygielbaum; Clerk and Recorder


Deputy Clerk

APPROVED AS TO FORM:
Adams County Attorney's Office

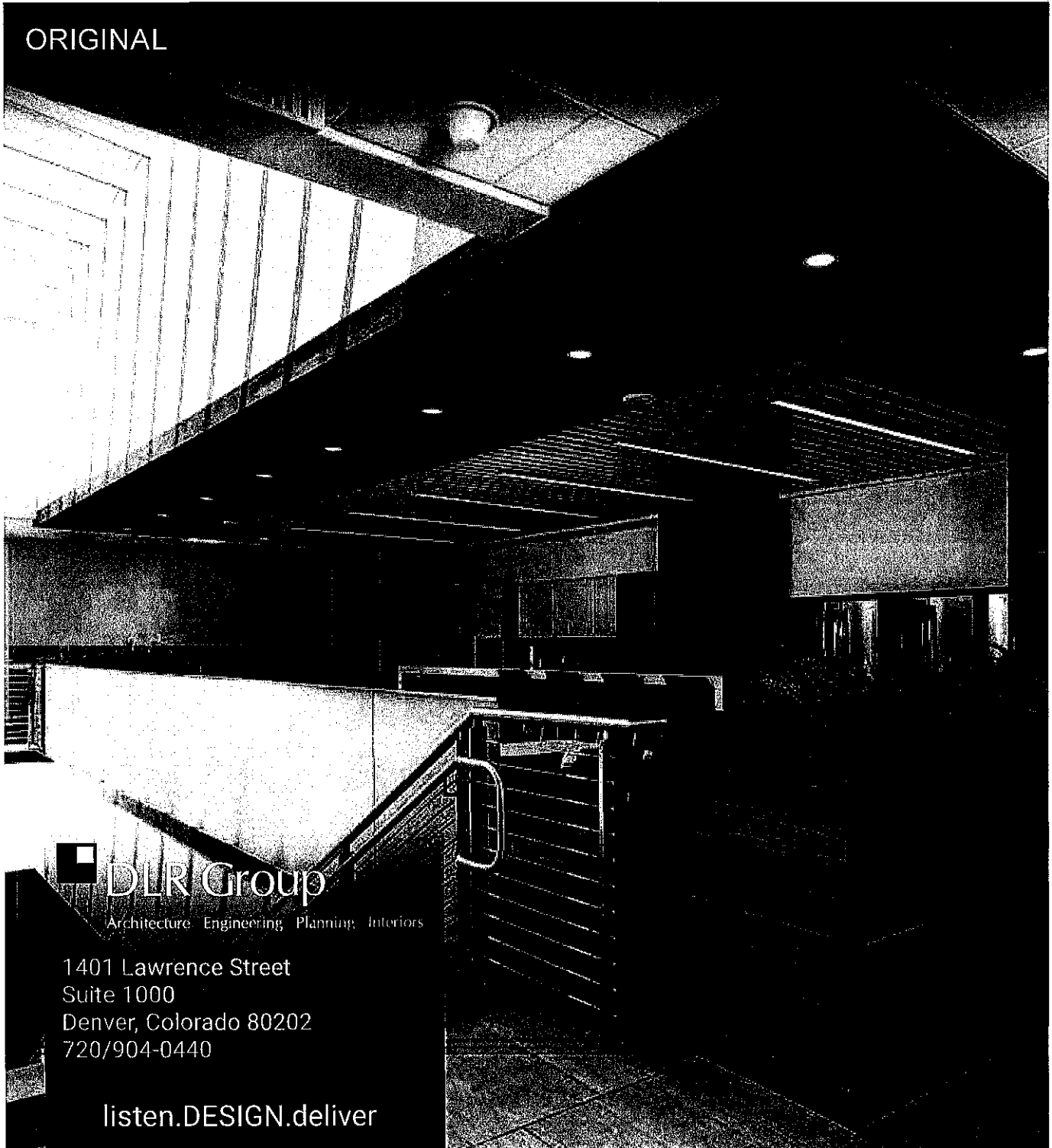

Attorney's Signature

August 5, 2019

Adams County

Professional Design Services and Construction
Documents for the Sheriff's Substation

ORIGINAL



DLR Group

Architecture Engineering Planning Interiors

1401 Lawrence Street
Suite 1000
Denver, Colorado 80202
720/904-0440

listen.DESIGN.deliver

Elevate the Human Experience through Design

listen. DESIGN. deliver.

Contents

a. UNDERSTANDING OF PROJECT	06
b. PUBLIC SAFETY EXPERIENCE	09
c. DESIGN TEAM	14
d. GENERAL ITEMS	17
e. FEE FORM	27

August 5, 2019



Adams County Government Center
Conference Center Platte River A
4430 South Adams County Parkway
Brighton, CO 80601
ATTN: Jennifer Tierney Hammer
Contract Specialist

Subject: Re: Professional Design Services and Construction Documents for Sheriff's Substation

Dear Ms. Tierney Hammer and Members of the Selection Committee:

DLR Group understands the importance of the Adams County Sheriff Substation RFQ. As part of the community since 1989, our goal is to help you see the future and then work with you to attain your vision. We believe that successful projects are built on close and interactive relationships with the owners and users of facilities. Together, we will develop the optimum solution to meet the County's needs now and in the future. Our Statement of Qualifications highlights the following:

Local Expertise. Experience can't be underestimated in the ability to successfully lead and expedite municipal projects. DLR Group is recognized as the country's leading justice designer working with cities and counties coast-to-coast. Our public safety design capabilities are strengthened by our experience in realizing built solutions. As a result, our proposals reflect within-budget "buildable" solutions - not bookshelf ideas. Adams County will directly benefit from the collaborative and hands-on leadership of the design and management team that has over 80 years of cumulative planning, programming, and architectural experience for all types of municipal facilities.

The Core Team is the backbone of this process. For Adams County it is made up of four individuals:

- Principal In Charge - Edward Bledowski, AIA
- Sr. Associate, Senior Project Manager | Programmer - Kyle Yardley, AIA
- Principal, Space Planning Leader - Amy Hoffman, NCIDQ
- Principal Engineering Leader - Jon Rasmussen, PE

For this Project, **Ed Bledowski, AIA** will be your day to day contact:

Edward Bledowski, AIA
phone: 720/904-0440
ebledowski@dlrgroup.com

We Have the Right Approach. Our approach will foster structured decision-making and will create an open and collaborative team environment that includes all users and stakeholders. Forming a partnership with local communities is critical for success. Communication and integrated teamwork is at the root of our approach. Our integrated approach ensures that informed decisions and planning goals are reached. We will focus on what you tell us and process this information into the end product. The benefits of our integrated approach to Adams County include increased efficiency and effectiveness as our team has experience working together. Above all, we listen!

We Have a Commitment to Quality. Our Statement of Qualifications will describe in detail DLR Group's systems and processes in place to ensure quality control for all aspects of your project - technical completeness and coordination, schedule management, and cost management. The benefit to Adams County is our commitment to client service, design excellence and technical quality control. Together, we will help you successfully realize your vision. A collaborative, fiscally responsible, and "buildable" solution will be developed.

We are encouraged and look forward to continuing our relationship with Adams County.

Sincerely,
DLR Group

A handwritten signature in black ink, appearing to read "Edward Bledowski".

Edward Bledowski, AIA
Principal in Charge

Understanding of Project

Project Understanding

The Project is located at the Adams County Sheriff Substation at 4201 E 72nd Avenue in Commerce City, CO. This facility includes space used by the Adams County Clerk and Recorder, Adams County Motor Vehicle, and Tri-County Health. The Offices for Motor Vehicle and Tri-County Health, which represent approximately 20,000 sf, will be vacated. It is the intent of the Project to repurpose this vacated space to support an office expansion by the Adams County Sheriff's Department and possibly Probation.

The Project scope will include the master planning / programming for the Sheriff to move into the space vacated by Motor Vehicles and Tri-County Health. An alternative scope is the relocation of Adams County Probation into this area first, as a temporary placement with a future intent to move out and have the Sheriff's Department complete their expansion into the available space. Probation offices represent approximately 10,000-12,000 sf. The decision on which planning approach will be undertaken is dependent upon factors that will become known during the master planning and programming phase of the Project.

Important factors for this Project will include the application of best practices for law enforcement and probation office design, including functional adjacencies that promote efficient process work flows, staff safety and security, separation of secure and public areas, staff wellness and workplace design, and spaces that will promote positive interactions between staff and clients / general public. While the building is generally expected to support this proposed change, the DLR Group design team will review existing building systems to confirm their suitability to support this new public safety mission. Recommendations for upgrades will be made if deficiencies and / or improvements are identified.

Following the master plan and programming design, DLR Group will provide architectural and engineering services through the completion of the Project. Work will include schematic design, design development, contract documents, bid, and contract administration. DLR Group will collaborate with County Stakeholders, User Groups, Vendors, and Construction Manager / General Contractor to support and promote the County's Project goals.

Project Approach

DLR Group is committed to delivering a successful, innovative, and well-executed project to Adams County. We commit to the hands-on involvement of our core project leadership team throughout the life of the project, with the support of



experienced, in-house staff in active collaboration. This integrated design approach is not only essential in optimizing cost effective, high performance strategies, it brings all of the members of the project team together with the belief that good ideas come from everyone, and that we are all working for the good of the project. Our approach is to embrace the fundamental concept that a solid project management approach is essential to meeting your goals and objectives.

At DLR Group, we own our work. All of our projects undertake a Quality Control Review conducted by senior professionals from our in-house disciplines at every stage of the design. Additionally, each Project Architect and Project Engineer is trained in DLR Group's delivery method, with QA/QC checklists to implement at each phase of design from Predesign and Programming through Contract Administration. During interdisciplinary reviews, team members identify coordination items, cite errors, and request clarifications based on our standard Quality Control Checklist.

DLR Group will listen. DESIGN.deliver as a means of leading informed action and confident decision making with our clients. We are committed to hearing your needs, assessing your current conditions, and providing creative, data supported solutions for complex interior renewals.

Clarity in communication paths and roles exemplifies our belief that communication is the back bone of a successful project. DLR Group has invested in this belief with company-wide tools and technology that keeps the whole team updated in real time, including you and any outside consultants. A Communication Plan is established at Kick-Off, and includes a weekly update briefing the team on: Active Phase, Budget Status, Schedule Status, Upcoming Milestones or review dates, outstanding issues, key decisions that may impact Budget or Schedule, and potential value engineering opportunities. This weekly update and other communications will be available via a cloud-based secure Project Management Dashboard.

Programming

Program development is essential to the success of your Project. The development of a complete and detailed architectural program and conceptual planning will identify site / building related issues and constraints and will integrate operational policies and security procedures with space needs as a basis for establishing a complete project scope.

Winston Churchill once stated that "We shaped our buildings and our buildings shaped us." Workplaces are changing, and nowhere more so than in office areas and places that serve the public. These changes are bringing better environments using new technology, improved processes, more focused and intensive use of resources, and the potential for much great flexibility; all of which is helping to reform and improve the delivery of public service. There are real cultural changes happening at the heart of the public service like the clerk of court that are affecting what we do and how we do it. We recognize that our workplace affects the way we work and the sense of pride and value we feel as individuals and teams. Addressing this cultural change in the programming phase will help to enhance operation, provide more efficiency, and create a flexible environment for the staff to serve the public. During the program validation phase, our Workplace Group will work in examining and proposing potential solutions on how the administrative areas can be reformed to create an environment that responds to the current cultural trends occurring in today's office environments.

Once notice-to-proceed is given, DLR Group will conduct a kick-off meeting with the stakeholder groups to introduce them to the project team, organization, process, schedule, and expectations. DLR Group will lead the discussion, with Adams County Project Representatives acting as the moderator.

Workshops will be scheduled to first obtain an operational understanding of your activities, procedures, and space needs. Relationships will be diagrammed out showing the interaction between various groups or units, which will evolve into adjacency bubble diagrams. A space needs program will develop that identifies net and gross floor areas, required adjacencies, optimum work flows, security needs, and other requirements for the Project. Once a baseline program has been completed, a series of test fits will be developed as an overlay of program to the site. Diagrams will study the relationship of program to the expansion areas within the building to identify the opportunities and constraints for growth. A recommended development plan that incorporates the necessary phasing for Probation and Sheriff will be developed within the workshop environment, refined, and presented for approval.

Schematic Design

The schematic design phase will translate the program into a floor plan that works functionally and operates economically. The floor plan will be used as a comparative analysis to the program for changes made that are a necessary outcome of existing space constraints. During schematic design, the DLR Group team will develop alternate design solutions to test the building components within the program, assessing their adjacencies and operational flow. The schematic design process will involve engineering input at the onset to analyze the appropriateness of various

DLR Group

building systems. By the end of schematic design, working with stakeholders and user groups, we will have refined the conceptual design down to a selected solution that best meets the needs and objectives of the County. A cost model method of budget control will help to ensure the design concept is in alignment with the program and overall budgetary expectation.

For schematic design, DLR Group will develop the plans, elevations, and 3-dimensional modeling that will clearly convey the overall look and feel for the space. Work will include written narratives for structural, HVAC, plumbing, electrical, and low voltage systems.

Design Development

During the Design Development Phase, decisions relative to materials, systems and equipment will be explored and developed. These decisions are made within the overall framework established in the schematic design package. The initial Design Development efforts will be focused on architectural, mechanical, electrical, and low-voltage aspects of the project. We will conduct in-house coordination meetings with all disciplines to assure the proper integration of systems into the design. Midway through the Design Development phase, project costs will be analyzed to ensure the project is within the established budget. The primary objective of this phase is to develop a set of documents that define the character and construction of the project, within the County's budget.

A high degree of client and user involvement is anticipated for the Design Development Package. Review meetings will be held on a periodic basis to allow opportunities for input by all parties. As a great many decisions affecting the operation of the facility will be made during this phase, it is important that these decisions be documented as part of the Design Development process.

Construction Documents

During the construction documents phase, DLR Group will prepare drawings and specifications which will set forth the project's requirements for construction.

These documents will be developed, coordinated, and checked to ensure the Contractor has a accurate and complete set of documents for bid and construction. During the construction documents phase, we will produce two formal sets of documents for review which will be made available to Adams County.

Bid Period

During the bid period, we will assemble the construction documents into formal bid documents, including drawings, specifications, and contract terms and conditions as required by Adams County for procurement procedures. We will prepare addenda and process substitutions requests as necessary.

Contract Administration

To insure continuity of design, the individuals responsible for the preparation of the construction documents will review all submissions, including shop drawings, product samples, mock-ups, and product substitution requests. The professionals that were responsible for the design also will be involved in the construction administration and periodical on-site visits at points where their expertise is required.

A pre-construction conference will be held to establish guidelines for the construction process, which will include: shop drawing submittals, change requests, requests for clarification/information and certificates for contractor payments. As part of our services, we will be preparing a detailed Construction Report, which includes both progress photos and text. This documentation enables the Owner to keep abreast of construction activity and issues, as well as get an opportunity to monitor the construction progress with a photo journal.

Deliverable Submittals: Construction contract schedule and bid amount to the Owner, shop drawings, supplemental drawings, change order requests, RFI responses, and construction reports as required.

Closeout

DLR Group will perform closeout and commissioning services that include a review of closeout documentation from the construction manager / general contractor, review of warranties, guarantees and service contracts, review of O&M manuals and As-Built documents, commissioning of major building systems, and a review of test and inspection reports. Additionally, DLR Group will provide a 1-year post occupancy warranty inspection.

Public Safety Experience

As a nationally recognized expert in justice and civic facility planning and design, our team has documented expertise and experience in public safety facilities and operations, sustainable design, resilience planning, space planning, building assessment, cost of ownership analysis, and construction estimating. We have completed public safety planning and programming for more than 50 public safety agencies across the country:

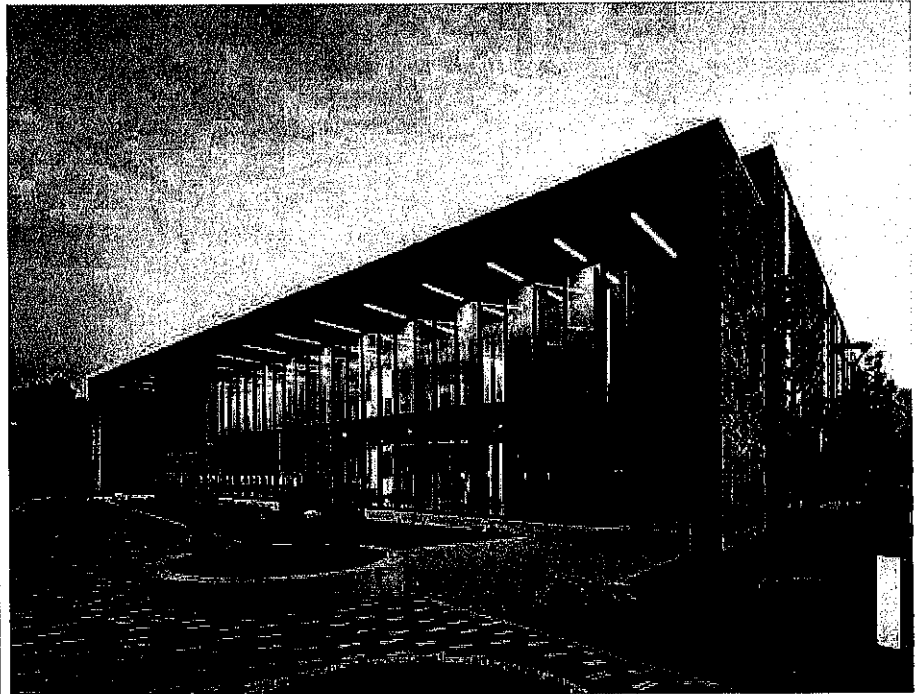
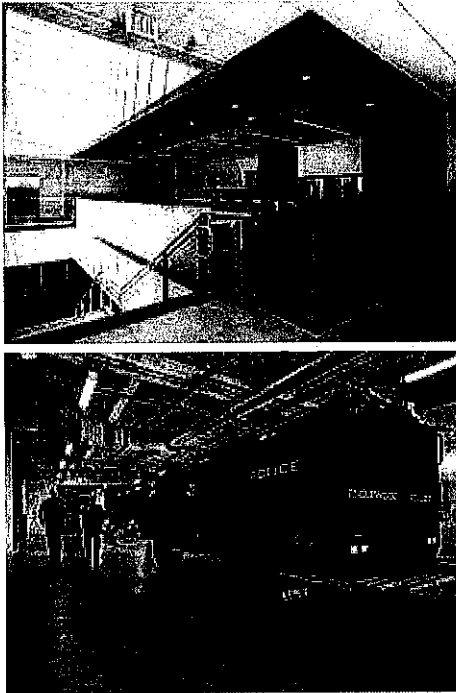
- City of Englewood Police Headquarters; Englewood, CO
- Colorado Springs Sand Creek Substation; Colorado Springs, CO
- Arapahoe County Sheriff's Office, Jail, Courts, and DA; Littleton, CO
- Canon City Police Department; Canon City, CO
- Edgewater Police Department; Edgewater, CO
- Lafayette Police Facility; Lafayette, CO
- Town of Monument Police Facility; Monument, CO
- University of Colorado at Boulder Police Department Building Addition; Boulder, CO
- University of Colorado Denver Anschutz Public Safety Building Study; Aurora, CO
- Will County Public Safety Complex; Joliet, IL
- Cheyenne Police Facility; Cheyenne, WY
- Northfield Police Facility; Northfield, MN
- Salem Police Station; Salem, Oregon
- Aberdeen Police and Public Safety Facility; Aberdeen, SD
- Ashland Police Station Renovation; Ashland, OR
- Bellingham Police and Fire 911 Emergency Dispatch Building Study; Bellingham, WA
- Benton County Sheriff's Office and Jail; Benton, OR
- City of Burbank Police; Burbank, CA
- Camas Police Facility; Camas, WA
- Canyon County Sheriff's Office and Jail; Caldwell, ID
- Clark County Sheriff's Office and Jail; Vancouver, WA
- Clatsop County Sheriff's Office Relocation; Warrenton, OR
- Culver City Police Station; Culver City, CA
- Hood River County Sheriff's Office and Court; Hood River, OR
- Fontana Police Department Expansion; Fontana, CA
- Kenmore Police Renovation; Kenmore, WA
- LaVista Police Facility; La Vista, NE
- Las Vegas Metro Police Headquarters; Las Vegas, NV
- Linn County Sheriff's Office and Jail; Linn, OR
- Marysville Civic Campus; Marysville, WA
- Metro Bomb Squad Facility; Los Angeles, CA
- Skagit County Sheriff's Office and Jail; Mount Vernon, WA
- Tukwila Justice Center; Tukwila, WA
- Waukegan Police Department Renovation; Waukegan, IL
- West Valley Community Police Station; Reseda, CA
- Whatcom County Adult Corrections Facility & Sheriff's Headquarters; Ferndale, WA
- Woodbury Public Safety Building Renovation; Woodbury, MN



Project Name: Fontana Police Department Location: Fontana, CA

Englewood Police Headquarters

Englewood, CO Owner: City of Englewood, CO



Completion date: 2019

Project size: 52,000 SF

Construction budget: \$21 million

Owner Reference:

Sam Watson, Deputy Chief of Police

City of Englewood

Phone: 303/762-2460

swatson@englewoodco.gov

Key team members:

Ed Bledowski

Kyle Yardley

Terri Ammon

Amy Hoffman

✓ **CM Delivery**

✓ **Built adjacent to existing facility**

✓ **Community connection**

Emphasis on cost savings:

Reduced a 23% program validation overage to 15% of additional building area through a more efficient layout and opening up work areas and limiting walls.

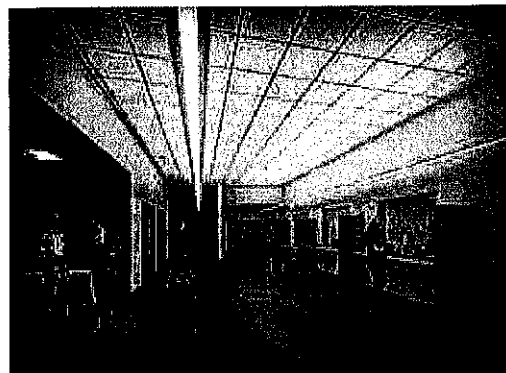
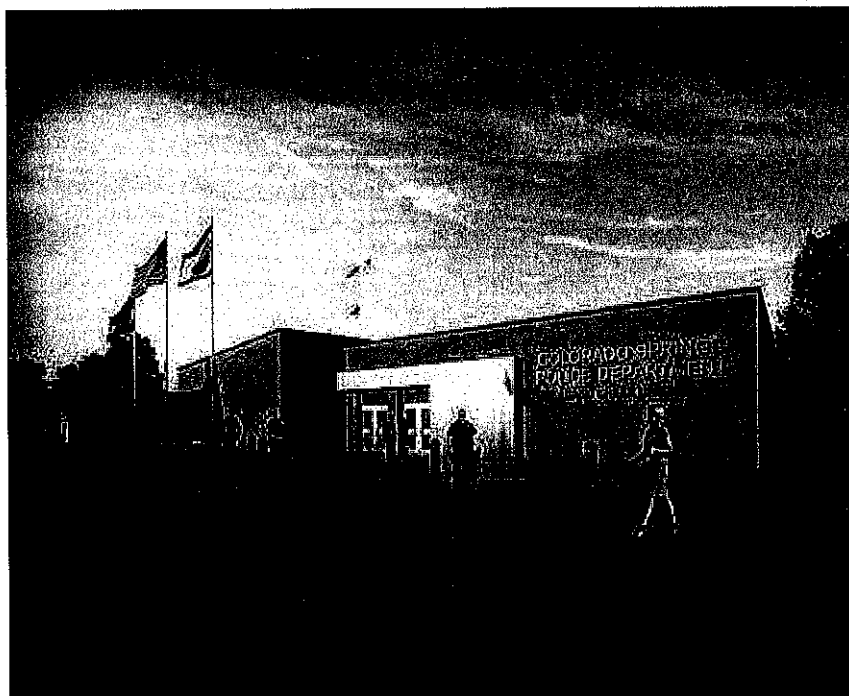
The City of Englewood Public Safety Services Complex was constructed in 1972 as a single building housing the police department and a fire station. The police department had outgrown the facility, with its building standards well below that of a modern police facility, lacking appropriate security and accessibility design. DLR Group's design for the new facility serves as home-base for the current staff of 110 employees by striking a balance between a functional facility and a welcoming environment for staff, officers, and the community. A healthy workplace environment creates a sense of belonging, connection and identity for the department. A voter-approved bond was passed in November 2016 to build the new police headquarters facility on the site of the existing Public Safety Services Complex.

The project is a multi-phased, 52,000 SF police operations building. The existing facility will be demolished and replaced with secured parking supporting police operations. The building has been sliced

at an angle to accentuate the civic plaza and direct pedestrians toward the center of the site. The main lobby runs the entire building width along the street and pedestrian plaza. The exterior wall defines the lobby space as within a glass box that conveys transparency toward the plaza and park. A large wood overhang wraps the box, adding warmth and shade to the entry and presenting a civic image. Within the lobby, separate suites create space for victim assistance, community services, and other support activities. Daylighting strategies bring natural light into the lower level of the building through roof openings. Additionally, interior office areas incorporate skylights for daylight. The building's four primary security zones include: Public, Semi-Secure, Secure, and Maximum Secure. DLR Group provided architecture, engineering, interiors and planning services.

Colorado Springs Sand Creek Substation

Colorado Springs, CO Owner: City of Colorado Springs



Completion date: 2019

Project size: 37,000 SF

Construction budget: \$13 million

Owner Reference:

Joe Curro, Facilities Manager
Colorado Springs Police Department
Phone: 719/444-7430
currojo@ci.colospgs.co.us

Key team members:

Ed Bledowski
Kyle Yardley
Terri Ammon
Amy Hoffman

- ✓ Large urban police department
- ✓ Substation prototype
- ✓ First new substation in many years
- ✓ Tight budget

Emphasis on cost savings:

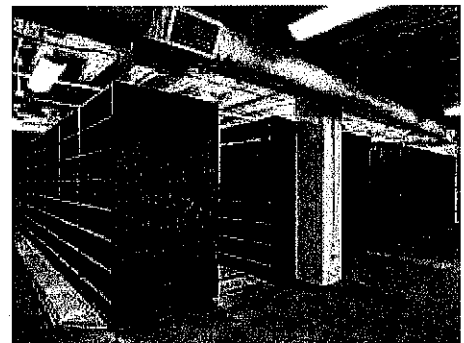
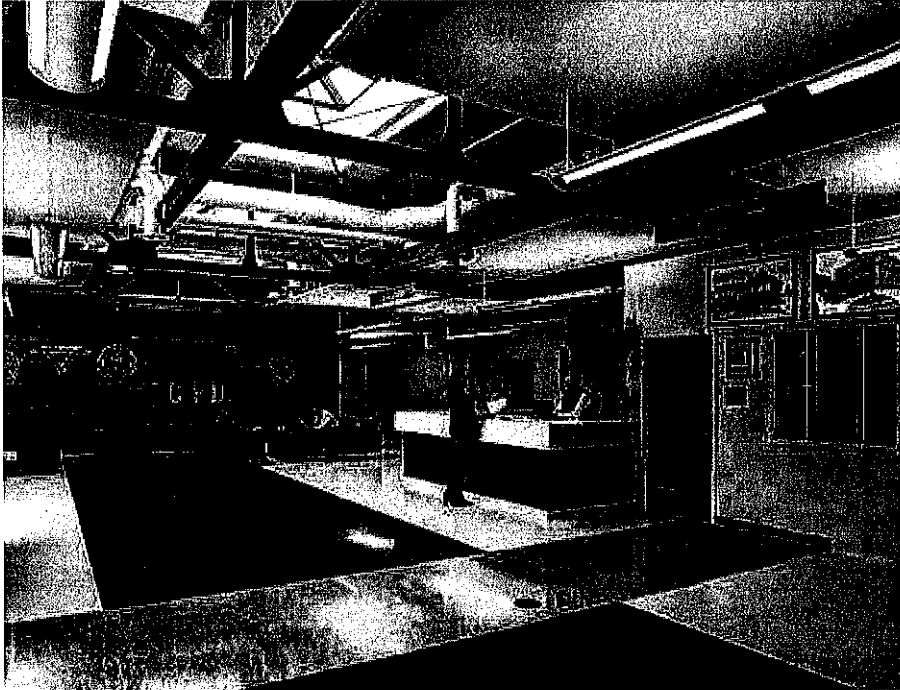
Simplified site grading and parking layout, by a detailed shift-based parking analysis to allow the city to be able to afford a fuel island.

The new Sand Creek substation for the Colorado Springs Police Department replaces an aging, overcrowded facility that opened in 1989. The Sand Creek Division is the busiest of the CSPD substations and subsequently requires the largest staffing. The existing conference rooms and storage closets were all turned into offices and locker rooms to accommodate space needs. The new facility more than doubles the existing space and will be located on a nearby vacant site. The new location provides four times the public parking for events and secured parking will be provided for the officers' fleet as well as staff vehicles. The design of the new facility focuses

on efficiency of function, safety, and security, as well as developing a facility that provides an environment focused on officer wellness. This is accomplished with comfortable and welcoming surroundings for the officers that create a sense of pride and safety, while allowing spaces for decompression and camaraderie. The new building also promotes a strong sense of community policing by providing public spaces for gatherings and assistance as well as a safe interior area set-aside for citizen interaction such as child custody hand-offs and Craig's list transactions.

Cheyenne Public Safety Center

Cheyenne, WY Owner: City of Cheyenne



Completion date: 2016
Project size: 56,000 SF
Construction budget: \$ 20 million
Project delivery approach:
CM at Risk

Owner Reference:
Brian Kozak, Chief of Police
City of Cheyenne
307/637-6500
bkozak@cheyennepd.org

Key team members:
Ed Bledowski
Terri Ammon
Amy Hoffman

- ✓ CM Delivery
- ✓ Work on existing site
- ✓ Community connection

Emphasis on cost savings:
Re-used existing buildings in downtown Cheyenne to save cost and afford more program.

The City of Cheyenne commissioned DLR Group to help evaluate and select a new location to co-locate its municipal and county public safety departments. In a highly interactive process, the design team evaluated the City's current program and studied six potential sites for the Cheyenne Police Department, Fire Department, Laramie County Emergency Operations and Laramie/Cheyenne Communications.

Workshops conducted with City and County officials established space needs for anticipated growth and potential fit-outs that were tabulated as part of a comparative budget analysis.

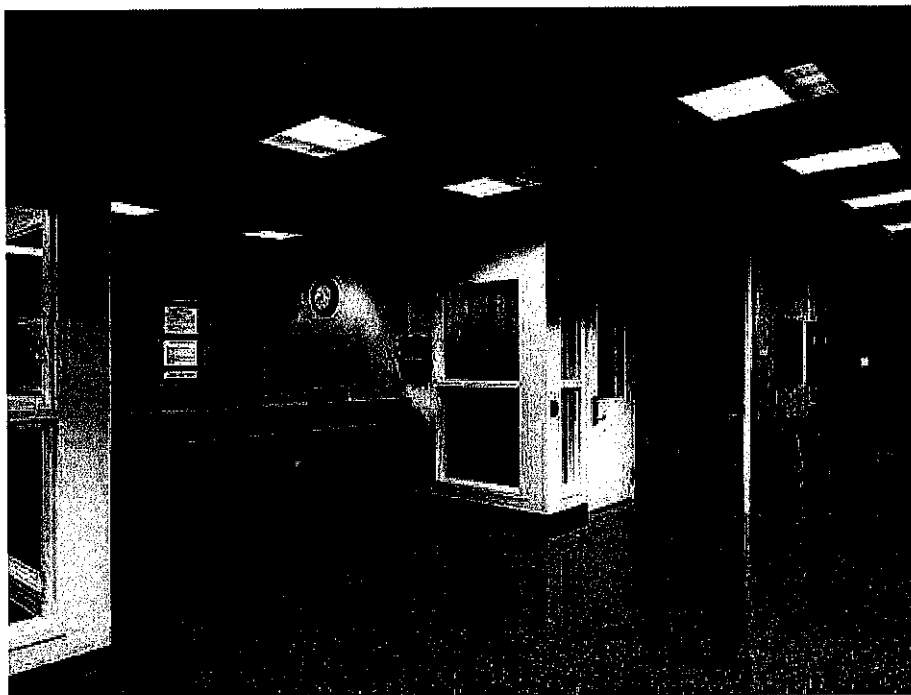
Unique site conditions drove potential building and parking arrangements that, when evaluated on a Site Evaluation Matrix, helped the City's mayor, police and fire chief bring one option to the top of the list. DLR Group's design remodels a circa 1960's one-story auto dealership and adds two floors over its outdated 1960's west end addition. The vintage

riveted steel column and truss structure with basement parking won city council favor to re-purpose the building for the new Public Safety Center.

The scope of work for this project incorporated adaptive re-use techniques and improvements to an existing 56,000 SF outdated car dealership. The 1930's steel building structure created an open and public environment that was important for community engagement and will support revitalization in the downtown area in addition to the 17th Street Beautification Project. DLR Group provided site and energy analysis services, a detailed program and planning process to guide in customizing the spaces within the facility to meet a shared goal of increased efficiency for all departments. In addition, DLR Group provided architecture, engineering and interiors services.

El Paso County Sheriff's Office Relocation

Colorado Springs, CO Owner: El Paso County, CO



Completion date: 2016

Project size: 80,000 SF

Construction budget: \$ 5.2 million

Project delivery approach:

Design-Bid-Build

Owner Reference:

George Diestelkamp, Deputy Facilities
Director

El Paso County

719/520-6565

georgediestelkamp@elpasoco.com

Key team members:

Ed Bledowski

Terri Ammon

Amy Hoffman

✓ **DBB Delivery**

✓ **Work on existing site**

✓ **Community connection**

Emphasis on cost savings:

Interior renovation design allowed
consolidation of emergency services
to more efficiently serve residents.

Like many county sheriff's offices, the working conditions of the El Paso County Sheriff's Office had become cramped due to an expanded work force and scattered into a variety of County buildings to meet the operations needs of the agency. In an effort to begin consolidating these and other County functions into fewer, more efficient locations, the County purchased an old Intel office building. Moving many other County functions to that facility, they were able to empty their building across the street from the Courthouse, providing the opportunity for a new home for the Sheriff's Office. DLR Group's design renovated the interior spaces of that facility into a modern work place that consolidates all County Sheriff's functions under one roof to more efficiently provide emergency response services to County residents. The renovation of the facility also saved the County hundreds of thousands of dollars compared to the cost of a new construction project.

This 1957 mid-century modern building kept its retro facade, but the 80,000 SF within was transformed into a high-tech, state of the art 911 Call Center and Dispatch Unit, along with all other administrative offices. This adaptive re-use was also extremely cost effective for the County, all delivered below budget. DLR Group provided architecture and interior design services.

Design Team

Your DLR Group team is ready to hit the ground running - and we won't stop until we cross the finish line together with you.

The following team members were hand-picked based on their experience with similar projects and experience working together as a successful team. They have significant familiarity with each programmatic function outlined in your RFP.

The proposed team members will be actively involved on your project from beginning to end.

Licensure & Accreditations

DLR Group inc.
(a Colorado corporation)
was registered in the State of Colorado on 11/07/1980 under the law of Colorado, has complied with all applicable requirements of the State and is in good standing. DLR Group inc. maintains the entity identification number:
19871416625.

Support Staff Capabilities

DLR Group staffs 1,200+ professionals in 30 offices across the country and abroad and operates with a business structure and culture of interoffice workload sharing. The team members with whom you will work are directly backed by the firm's entire resources, enabling us to immediately and effectively scale our teams to meet your needs.

Conflicts of Interest

DLR Group remains unbiased with no financial interest with any proposed or potential consultants, vendors, subconsultants, or other parties providing services or products.

ADAMS COUNTY

LEADERSHIP

EDWARD BLEDOWSKI, AIA
Principal in Charge | Primary Contact
1401 Lawrence Street, Suite 1000
Denver, CO 80202
720/904.0440
ebledowski@dlrgroup.com

PROGRAMMING AND DESIGN

KYLE YARDLEY
AIA, LEED AP BD+C
Project Manager | Programmer

AMY HOFFMAN
NCIDQ
Interior Designer and
Space Planner

JON RASMUSSEN
PE
Engineering Leader

Ed Bledowski

AIA - Principal, DLR Group

Project Role

Principal in Charge



About Ed

Ed Bledowski brings to the team 35 years of experience in architecture. During the past 25 years he has concentrated in public projects developing a working relationship with Federal, State, County and Cities. For seven years he provided Master Architectural Consultant services for the City of Anaheim, California. During this time he developed a fine understanding of the internal operations and working relationship necessary for public works contracts. Ed is adept with the development of project schedules, manpower requirements, and consultant coordination. His decisions are based on professional experience accrued in all phases of the architectural field, from design inception through construction administration. He has an in-depth knowledge of intricate technical installations requiring close consultant coordination as well as familiarity with multi-phased construction schedules necessary for work at fully operational facilities.

Professional Highlights

Education

Bachelor of Architecture, City University of New York

Registration & Licensing

Architect: Colorado

+ 4 additional states

NCARB

Professional Affiliations

American Institute of Architects

Relevant Experience

Adams County Mental Health Unit Detention Center, Brighton, CO

Adams County Human Services, Westminster, CO

Englewood Police Headquarters, Englewood, CO

Colorado Springs Sand Creek Police Department

Aurora Police Department

Cheyenne Public Safety Center

Lafayette Police Facility

El Paso County Sheriff's Office Relocation, El Paso County, CO

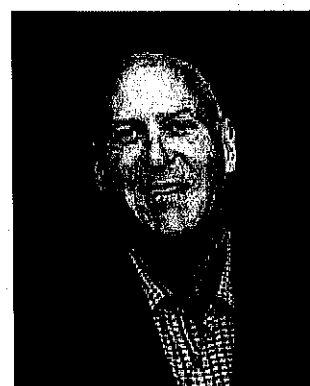
Manitou Springs City Center Study

Kyle Yardley

AIA, LEED AP - Senior Associate, DLR Group

Project Role

Project Manager | Designer



About Kyle

Kyle has become a leader in the technical design and management of architectural projects in both the public and private sectors. Prior to moving to Colorado, Kyle worked in Los Angeles designing and managing 3.6 million square feet of corporate high rise office buildings, interiors, and structured parking totaling over \$300 million in construction costs.

As a Justice Specialist with DLR Group, Kyle oversees many of the technically challenging projects, including award winning Civic/Public facilities. As a senior manager, Kyle mentors project architects and other staff in management positions. His passion for design excellence, his commitment to detailing and the rigors of technical design has set new standards for project achievement within the office.

Professional Highlights

Education

Bachelor of Environmental Design, Texas A&M

Masters of Architecture, Texas A&M

Registration & Licensing

Architect, CO · No. 306281

Architect, TX · No. 13143

Architect, CA · No. C22516

Professional Affiliations

American Institute of Architects

AIA Academy of Justice in Architecture National

Convention Law Enforcement Track Program Chair

Relevant Experience

Englewood Police Headquarters, Englewood, CO

Colorado Springs Sand Creek Police Substation, Colorado Springs, CO

Arapahoe County Justice Center Long-Range Master Plan Services,

Arapahoe County, CO

University of Colorado, Denver, Anschutz Public Safety Building Study,

Denver, CO

Morgan County Justice Center; Morgan County, CO

Larimer County Jail and Sheriff Expansion; Ft. Collins, CO

Amy Hoffman

NCIDQ, IIDA, LEED AP - Principal, DLR Group

Project Role

Interior | Space Planning Lead



About Amy

Amy's extensive involvement in all aspects of programming, strategic planning, interior design and document preparation has provided her the knowledge and ability required to execute projects with technical efficiency, flexibility and a style that represents each clients' vision. Beginning with the pre-design process, she collaboratively engages client stakeholders to build consensus around their vision for the future, develops thorough and detailed program documents to reflect their unique culture and work processes, and coordinates closely with the project team as the program and vision is translated into design.

Professional Highlights

Education

Bachelor of Fine Arts, Interior Design, University of Georgia

Registration & Licensing

Interior Designer: CO, GA, FL
LEED Accredited Professional
National Council for Interior Design Qualification

Professional Affiliations

International Interior Design Association
United States Green Building Council

Relevant Experience

Adams County Justice Center, Brighton, CO
Englewood Police Headquarters, Englewood, CO
Colorado Springs Sand Creek Police Substation, Colorado Springs, CO
Cheyenne Public Safety Center, Cheyenne, WY
Arapahoe County Judicial Immediate Needs Renovation, Centennial, CO
El Paso County Sheriff's Office Relocation, Colorado Springs, CO
Aurora Police District 2, Aurora, CO
Adams County Human Services, Westminster, CO
Madison Street Jail Adaptive Reuse, Phoenix, AZ
Laramie County Government Buildings, Cheyenne, WY
Richard B. Russell Federal Building*, Atlanta, GA
Denver Museum of Nature & Science, Master Plan, Denver, CO

Jon Rasmussen

NCIDQ, IIDA, LEED AP - Principal, DLR Group

Project Role

Engineering Leader



About Jon

Jon is an Engineering Leader responsible for guiding the engineering disciplines in the Colorado offices. His strong collaborative leadership style engages design team members in identifying issues and mapping out sensible solutions that respond to specific needs of each client. Jon's strengths are interior power distribution, efficient constructability, and contractor relationships. Mindful of energy savings and optimization, he is a strong advocate for integrated design and the value holistic design solutions brings to clients.

Relevant Experience

Adams County Justice Center, Brighton, CO
Englewood Police Headquarters, Englewood, CO
Colorado Springs Sand Creek Police Substation, Colorado Springs, CO
Cheyenne Public Safety Center, Cheyenne, WY
Arapahoe County Judicial Immediate Needs Renovation, Centennial, CO
El Paso County Sheriff's Office Relocation, Colorado Springs, CO
Aurora Police District 2, Aurora, CO
Adams County Human Services, Westminster, CO
Madison Street Jail Adaptive Reuse, Phoenix, AZ
Laramie County Government Buildings, Cheyenne, WY
Richard B. Russell Federal Building*, Atlanta, GA
Denver Museum of Nature & Science, Master Plan, Denver, CO

Professional Highlights

Education

Bachelor of Science, Electrical Engineering,
University of Illinois

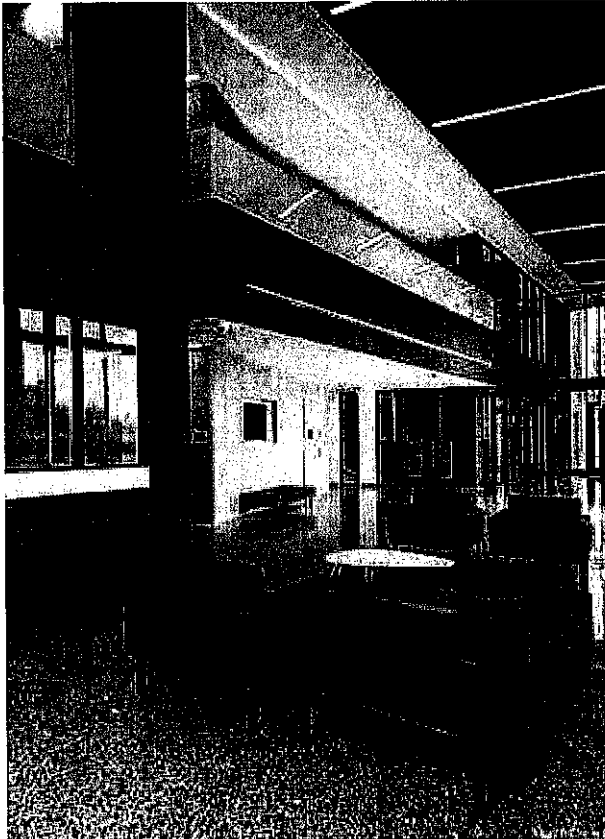
Registration & Licensing

Professional Engineer: CO (#0038949)

Professional Affiliations

Institute of Electrical and Electronics Engineers
LEED Accredited Professional
Society of American Military Engineers

General Items



Project Name: Englewood Police Headquarters
Location: Englewood, CO

DLR Group believes integrated design is the practice of early collaboration in order to produce sustainable design excellence.

DLR Group is an integrated design firm providing architecture, engineering, planning, and interior design services. At the core of an integrated design firm are collaborative, interdisciplinary teams composed of all project life cycle stakeholders. These teams champion true collaboration, open information sharing, shared risk and reward, value-based decision making, and proficient use of technology to elevate design. The outcome is sustainable design of a high performance building for a sustainable future.

DLR Group has had offices in Colorado since 1989 and is a Colorado Corporation. We continue to grow, with 85+ integrated design specialists and counting in Colorado, supported by more than 1,200 professionals in 30 offices located across the United States and in Shanghai, Nairobi, and Dubai. The people with whom you work are directly backed by the firm's entire resources, enabling us to immediately and effectively scale our team to meet your needs.

As a 100% employee-owned firm, our people are uniquely committed to responsive service and innovative design as a driver of success. Our regionally based leadership structure ensures that while we call on our national experience base when it provides value, we are committed to building meaningful relationships with Colorado clients.

Principals in the Firm - Colorado

Bob Binder, AIA, LEED AP BD+C

Edward Bledowski, AIA

Angela Castleton

Greg Cromer, AIA

Audrey Koehn, ASID, LEED AP

Pamela Loeffelman, FAIA, LEED AP

Jon Rasmussen, PE, LEED AP BD+C

John Weiskopf, PE, SE

Amy Hoffman, NCIDQ, LEED AP

Jessie Johnson, AIA LEED AP

Maggie Flickinger

Stu Rothenberger, AIA

Vicki David, AIA

By collaborating with our partners, DLR Group's Public Safety Design Experts don't just follow trends - we test and set new benchmarks for excellence.

We dig deeper than the simple question of "What kind of facility do you need?" We partner with federal, state, county, and local agencies to pose the critical questions that define the spirit of judicial architecture that can help improve the safety and well-being of communities. Research, past ideas and experiences inform our approach for the future, allowing us to create spaces that enhance opportunities across a spectrum of landscapes. From small, rural communities to sprawling urban metropolises, DLR Group is a committed partner in shaping the future of justice services in many cities across the world by helping to provide facilities that promote positive experiences. Clients continue to choose DLR Group because we are knowledge-partners here for the right reason: **to elevate behavioral, environmental and social betterment, resulting in healing, equity, and transformation for the individual and community.**

1,200+

Reach 

Globally

81+ Professionals In Colorado

Your design team is backed by the resources of the entire firm. This enables DLR Group to scale teams to meet your challenges and deliver specialized expertise to any location whenever and wherever it is needed. Distributed management means the best ideas can come from anywhere, and being 100% employee owned fosters a culture of entrepreneurial innovation.

Locations

Denver
Colorado Springs
Charlotte
Chicago
Cleveland
Des Moines
Honolulu
Houston
Kansas City

Las Vegas
Lincoln
Los Angeles
Minneapolis
New York
Omaha
Orlando
Phoenix
Portland

Riverside
Sacramento
Seattle
Tucson
Washington DC
Dubai
Nairobi
Shanghai

General Items

DLR Group's Unique Qualifications

You're Getting the Best of the Best

DLR Group has delivered several successful similar projects over the past several years, reflecting our ability to lead county stakeholders through the process of secure facility planning and design nationwide. Additionally, DLR Group has routinely been on the forefront of justice facility design since the early 1980s. We don't just follow trends; we set them.

DLR Group's consistent national rankings mean you will work with thought leaders in the industry who are well-versed in the trends, methods and processes that deliver safe, efficient and sustainable facilities.

An Objective Design Approach

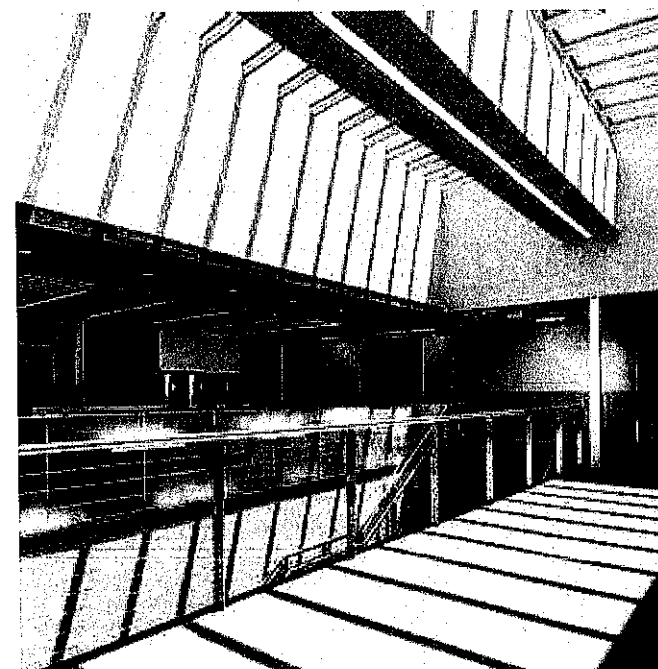
Our project approach allows us to look at your project objectively at the onset. We make sure it is moving in the correct direction to assure a smooth design and construction process. Our team understands that maintaining a secure, functional entry will be critical to the successful operation of the building for staff and visitors alike. Working with the contractor, we will develop a work plan for demolition and new construction that will meet the needs for each justice facility.

Facility Functionality that Impacts Bottom Line

Our team has a thorough understanding of how various design opportunities will affect the functionality, cost to operate, and cost to remodel your facility and can use our experience to provide the most effective design for your project.

Experience and Familiarity with Adams County

DLR Group has a positive, successful working relationship with Adams County. We enjoy working with your team and look forward to contributing our design excellence to another important Adams County project.



How We Measure Project Success

USER VALUE

Are the users' experience - both Adams County employees and the public they serve - enhanced by the design solution?

SENSE OF PLACE

Is there a memorable quality about the design that projects an experience of architecture as place?

STRENGTH OF CONCEPT

Is the concept unique, meaningful, and clearly supported by all design elements? Is the building and what happens in it an integral concept?

BUDGET &

SCHEDULE IMPACT

Is the design execution realistic when balancing design time, materials & systems costs, and fees?

PROBLEM SOLVING

OBJECTIVITY

Have we solved Adams County's program logically, analytically, and without preconception?

EASE OF USE

Are the spatial sequences clearly articulated by appropriate materials, details, and light? Do people know where to go without asking directions?

QUALITY OF SPACE

Is there attention to natural daylight and ventilation? Are there humanistic "touchpoints" that make people smile?

SPIRIT

Does it possess that "something extra" that elevates the human experience?

COST EFFECTIVENESS

Is it, through efficiency of layout and simplicity of construction, the "most for the money"?

CLARITY OF ORGANIZATION & FORM

Does the arrangement of spaces, functions, and/or building elements readily promote its use? Is there a clear form and comfortable massing; does the project hang together at the detail level?

FRESHNESS & INNOVATION

Is the design on the cutting edge of thinking and capable of setting a precedence?

ADAPTABILITY & LONGEVITY

Can Adams County use this design for the next century, changing it economically, either through conversion or expansion, to meet evolving future needs?

What Our Clients Say

"I have had the pleasure of working with DLR Group on the design of our courthouse addition. It has been a difficult project in many ways, but the professionalism, vast experience, and skill of this team of architects has been fundamental to the success of the project."

Matt McConville, Court Administrator

El Paso County Terry R. Harris Judicial Complex Addition; Colorado Springs, CO

"Our project involved the adaptive re-use of an existing structure, which created several challenging issues for design. The DLR Group team has been very thorough and has worked very well with the staff in agencies to design an efficient and attractive facility. Their attention to detail and communication with city officials and the project manager has been exceptional. The entire team has worked hard to ensure the facility is constructed as designed – within budget and on-schedule. DLR Group is qualified, knowledgeable, and professional, and has proven their ability to perform in a 'team situation.'"

*Brian Kozak, Chief of Police, Cheyenne Police Department
Cheyenne Public Safety Center; Cheyenne, WY*

Project Management System

Information on our Project Management System, Quality Control Practices, and Design Coordination, Programming Development & Input

DLR Group is committed to delivering a successful, environmentally sensitive, innovative, and well-executed project to Adams County. We commit to the hands-on involvement of our core project leadership team throughout the life of each project, with the support of experienced, in-house staff in active collaboration with each project's qualified subconsultants. This integrated design approach is not only essential in optimizing cost-effective, high-performance strategies, it brings all of the members of the project team together with the belief that good ideas come from everyone, and that we are all working for the good of the project. Our approach is to embrace the fundamental concept that the solid project management we bring to full-service architectural projects will be essential to meeting your goals and objectives.

Specifically, our Management approach focuses on **Quality Control and Design Coordination**.

Quality Control: Early & Often

At DLR Group, we own our work. This is proven by our **below industry average percentage of change orders**. But Quality Control doesn't - and shouldn't - just happen during construction. Nor should the purview of Quality Control be restricted solely to Construction Documents. All of our projects undertake a **Quality Control Review** conducted by senior professionals from our in-house disciplines at every stage of design. A fresh set of eyes here identifies any coordination issues and suggests an objective solution before it becomes a more costly issue during permitting or construction. Additionally, each Project Architect is trained in DLR Group's Delivery method, with QA/QC checklists to implement at each phase of design from Predesign and Programming, through Construction Administration.

During interdisciplinary reviews, team members identify coordination items, cite errors, and request clarifications based on our standard Drawing Quality Control Checklist. With early coordination efforts, errors and omissions are reduced before design submittals are issued to the Owner or Contractor for construction. This results in fewer change orders and **efficiency during the critical construction phase**.

Design Coordination: Leading Informed Action

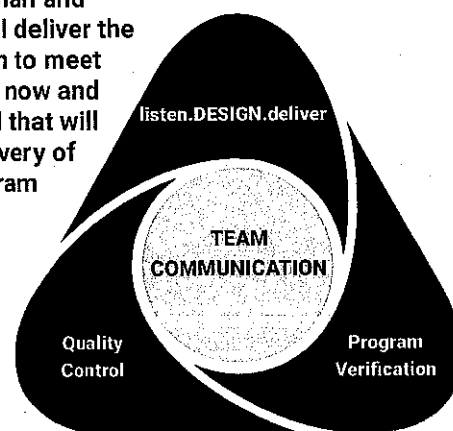
DLR Group lives and breathes **listen.DESIGN.deliver** as a means of leading informed action and confident decision making amongst our clients. We are committed to hearing your needs, assessing your current conditions, and

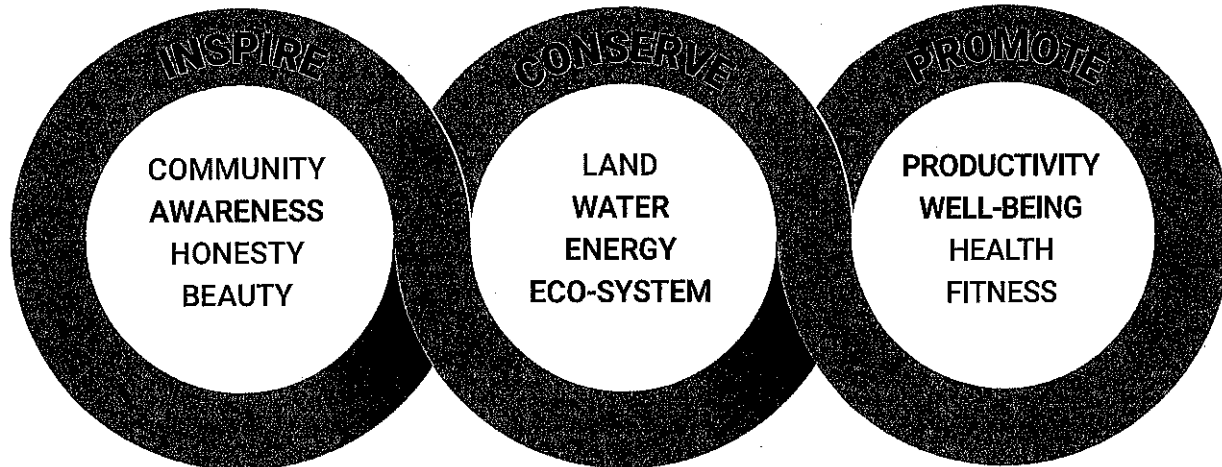
providing creative, data supported solutions for complex interior renewals. Our history of delivery success lies in a **client-facing design leader backed by a Project Manager, Strategist, and multi-disciplinary support**.

Clarity in communication paths and roles exemplifies our belief that communication is the back bone of a successful project. DLR Group has invested in this belief with company-wide tools and technology that keep the whole team updated in real time, including YOU and any outside consultants. A **Communication Plan** is established at Kick-off, and includes a **Weekly Update** briefing the team on: Active Phase; Budget Status; Schedule Status; Upcoming Milestones or Review Dates; Change Order Summary (if any); Outstanding Concerns or Key Decisions required that may impact either Schedule or Budget; and Potential Value Engineering Opportunities. This weekly update and other communication will be available via a **cloud-based secure Project Management Dashboard**, which means all team members are working with the same knowledge at the same time, and can document new conversation and field observations with a mobile app.

Program Development & Input is essential to success of your project. The development of a complete and detailed architectural program, conceptual designs and site master plans will clearly identify all site related issues and constraints and will integrate operational policies and security procedures with space needs as a basis for establishing a complete project scope. It will also be essential to the success of the project to define the safety and security aspects of the project.

We will use this outline as a framework to define a detailed work plan and schedule that will deliver the optimum solution to meet your needs, both now and in the future, and that will expedite the delivery of this critical program and facility.





SUSTAINABILITY AS BUSINESS-DRIVEN SOLUTIONS

DLR Group focuses on business driven solutions that result in facilities that are sustainable in terms of mission, operations, and the environment. We recognize that the cost of development of these facilities goes far beyond the initial capital costs, and that optimizing long-term operational costs is a critical element in decision-making. Designing a sustainable project on budget will significantly reduce energy and maintenance costs, which is over 20% of the costs over a 30-year life of a secured facility. With this in mind, we incorporate sustainable practices into every project we undertake and create buildings that are designed to enhance productivity and well-being while making positive impacts on the larger community.

We look at sustainable design in three ways:

- **Sustainability of Mission** — The planning, design, detailing and systems selection for the facility are based on the tenet of facilities in service of your mission, goals and objectives for safety, security, and service delivery.
- **Sustainability of Operations** — The planning and design of the facility supports a sound approach to operations that is sustainable in terms of annual staffing and operational costs.
- **Sustainability of the Environment** — A design that reflects the basic tenet that "buildings should step lightly on the earth", based both on the impact of construction and annual energy consumption.

Sustainability is Intrinsic to Our Design Culture

Our Responsibility

Design for functional effectiveness

Define user success. Validate intuition with data-driven design.

Design for human health and well-being

Think holistically. Inspire users, stimulate and foster productivity.

Design for ecological integrity

Promote resource conservation, resiliency, and regeneration.

As stewards of the public built environment, DLR Group's Justice+Civic Studio elevates behavioral, environmental and social betterment, resulting in healing, equity and transformation for the individual and community.

Quality Management

Achievement of quality assurance is first and last—a management attitude transmitted to all within the firm. It is a commitment and attitude which permeates throughout our firm. Quality control permeates every phase of our projects, from the initial documentation of design decisions, through construction and post-occupancy evaluations.

- ① Design Excellence** — Assuring that your investment of taxpayer dollars in public facilities meets your goals, complies with standards and is operationally efficient. In striving for excellence by design, we explore multiple alternatives and work with you to ask the right questions to realize your vision for the project, within the context of the overall County system. Our goal is find the penultimate solution that balances program needs with operational requirements and impacts on the surrounding community.
- ② Technical Proficiency** — Integral to Quality Assurance, is the process of minimizing the potential for conflicts, inconsistencies and errors in the design and construction process. Document coordination is a continuous process, which is implemented as part of our team meetings. While no job is free of errors, interdisciplinary coordination review has proven to minimize them. Construction quality control is achieved by producing clear, well-coordinated documents and scheduling appropriate involvement of the A/E team during construction. We will develop a partnership relationship with the General Contractor and provide a clear and concise method of communication.
- ③ Client Service** — In addition to focusing on design and technical issues, we also recognize that this is a people business. We have also found that in order to be truly successful, we must not only perform well professionally, we also need to work with the County to make the journey itself one of complete delight. It is also important that our design team are responsive to the broader range of stakeholders including the community, elected officials, advocacy groups and others that have a stake in the success of your project.

Keys to the Success of a Quality Project

- 1** Planning the project is the beginning. Quality work is not an accident. It is the end result of a plan which guides the firm toward the delivery of quality, professional services.
- 2** Organizing the project to determine, specify and structure the tasks is essential to achieve the desired objective of quality services. A clear assignment of responsibility and delegation of authority by those in each position is key to the success of a project.
- 3** Clearly establishing performance standards, policies and procedures by which tasks are to be performed will be stated with clarity.
- 4** Careful selection, training and assignment of staff to perform the identified tasks of the project plan by the management team.
- 5** Leadership is essential to monitor and measure that the "actual" results are consistent with the "planned" results.
- 6** Communication & collaboration among the project team members who are included in the decision-making process during design and construction is integral in yielding a quality project.

The DLR Group QA/QC Program

DLR Group has a Quality Assurance/Quality Control (QA/QC) program in place, which is documented as a set of guidelines for each discipline. The QA/QC program serves as an instructional process intended to minimize document deficiencies, by following a proven approach for preparing quality documentation. In addition, the QA/QC program utilizes senior professionals, from technical, managerial and construction practice areas throughout the review process.

We have a detailed set of quality assurance manuals distributed for use by each discipline. The manuals are set up as follows:

- QA Manual Introduction
- **Integrated Design QA Checklists**
- Design Guidelines Introduction
- V1 Communication Standards
- V2 Administration
- **V3 Marketing**
- V4 Project Management
- **V5 CADD / BIM Standards**
- **V6 Architectural**
- **V7 Civil / Landscape**
- **V8 Structural**
- **V9 Mechanical**
- V10 Electrical
- V11 Construction Management
- **Software**
- **QA Forms**

The Project Manager and each design architect, engineer and support staff team member are required to use their respective QA/QC process manuals and checklists on a phase-by-phase basis to ensure that the highest quality of service is provided on each and every project. At the end of each business quarter projects are graded on level of use of the quality assurance process and a report card is given to each project manager and design team. These grading systems are then looked at with the overall career development of individual employees.

In addition, the QA/QC program utilizes senior professionals, from technical, managerial and construction practice areas throughout the review process. The QA/QC Reviewers use the system checklists to search for interdisciplinary coordination issues. Typical review items include: consistency of the systems selected in prior submittals, technical soundness of details provided, and the accuracy of the calculations. Cross-references on the drawings are checked for accuracy. Terminology and systems used on the drawings and specifications are checked for coordination.

Construction documents that are produced by subconsultants are subjected to the same strenuous review process by the in-house resources at DLR Group and not allowed to be distributed for use until they meet the high standards of the architect of record. From an accountability standpoint each Peer Reviewer initials and dates their review checklists in order to document to Boulder County the required independent technical reviews were performed.

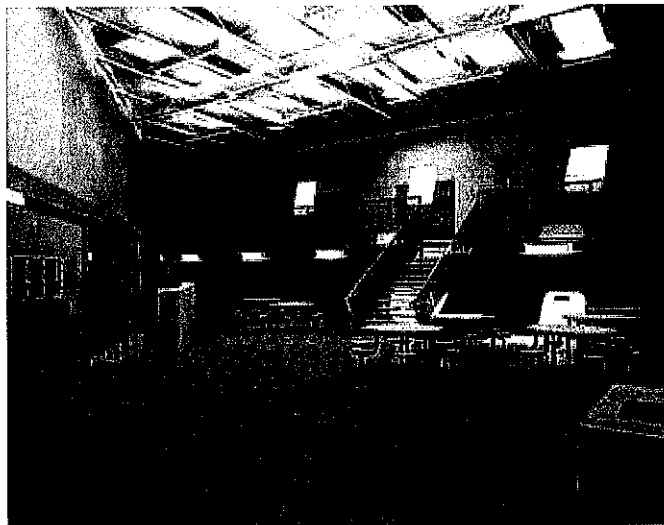
[illegible]

Cost Management

DLR Group is respected as a design firm able to program and design to strict budgets. Furthermore, DLR Group is known nationally to have design leaders who can show Owner's how to reduce costs to the lowest appropriate levels. Each project should be able to demonstrate that the cost solution is both appropriate and cost effective.

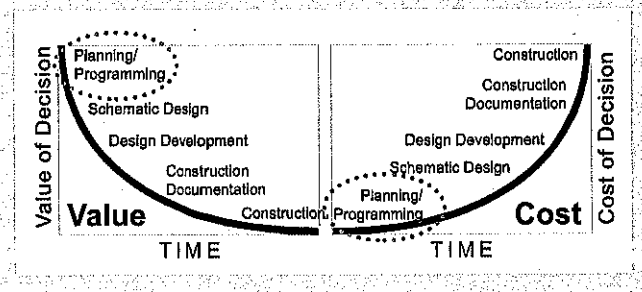
Key Cost Management Strategies

- Use of a Component Cost Model format that focuses on the differential cost of various master plan components, such as: housing, program space, administration, food service, medical. They all have unique budgetary costs on a square foot basis that are important to recognize as opposed to using a blended average cost per square foot.
- Careful consideration of constructability and construction logistics and how site context impacts unit costs for various phases differently. Analyzing these areas to determine if an alternate strategy can result in lower construction costs.
- Budgeting "total project costs" by phase, including FFE, soft costs and operational cost impact of construction.
- Balancing implementation phasing and strategies with cost realities – recognizing that where possible, phasing should respond to the level of funding that the City can commit to construction relative to other pressing needs.
- Value engineering related to obtaining the best value for funds expended by comparing and contrasting implementation alternatives such as incremental completion of an infrastructure upgrade vs. accomplishing it as a part of a single phase, recognizing ultimately work may have to be spread over several phases to avoid "penalizing" any single phase with costs that could be considered excessive.
- Developing all costs in today's dollars with a separate calculation for overall escalation by phase that will allow for future adjustment of the budget based on economic conditions extant at the time.
- Identifying "trigger" points for enhanced support facilities that tie increases in capacity to increases in support and program facilities to assure that the budget plan reflects sound operational practices.



Value Engineering

Over the past few decades, value engineering has been associated with "slashing and burning" project scope at the last minute before bid to stay within budget, resulting in surprises for the owner with the final product. We refer to our alternative approach as **Value Design**: "designing to budget" while applying the traditional principles of value engineering. Once project budget, goals and vision are established, we evaluate each building system to maintain a proper balance of budget, function, maintenance/operations, useful life and sustainability as viewed through the lens of life cycle cost analysis, in order to provide a design solution that results in the best value for our clients. This comprehensive and foresighted process prevents after bid shock and the need for value engineering after the fact, because we have already done our value designing beforehand.





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:	200	\$ 40,000
<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>
<i>DESIGN:</i> SD	240	15 %
DD	320	20 %
CD	640	40 %
<i>(Includes Bidding & Permit Documents and Coordinated Construction Documents)</i>		
<i>BIDDING</i>	80	5 %
<i>CONSTR. ADMIN.</i> <i>(Includes Closeout)</i>	320	20 %
<i>REIMBURSABLES</i>		(2) %
Grand Total of Future Work	1600	100 %

Kyle Yardley, Senior Assoc.

Name and Title Printed

Signature

8-05-2019

Date



EXIT



DLR Group

Architecture Engineering Planning Interiors

1401 Lawrence Street
Suite 1000
Denver, Colorado 80202
720/904-0440

listen.DESIGN.deliver