

**PROPOSED AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES  
BY AND BETWEEN  
CITY OF PUEBLO  
AND  
ALLRED & ASSOCIATES**

THIS AGREEMENT made and entered this \_\_\_\_\_ day of \_\_\_\_\_, 20 by and between the City of Pueblo, a Municipal Corporation (hereinafter referred to as "Owner" or "City") and Allred & Associates, a Registered Individual Business in the State of Colorado, a professional architectural firm (hereinafter referred to as "Architect") for Architect to render certain professional planning, design, architectural, and related services for Owner in connection with Bid 22-010 RFP – Design and Engineering of New Fire Stations 6, 8, and 11, hereinafter referred to as the "Project." In consideration of the mutual covenants hereinafter set forth, the parties agree as follows:

**SECTION 1. GENERAL**

1.1 Architect shall satisfactorily perform professional architectural services for the following items as more specifically set forth in Schedule 1 – "Scope of Services":

- Preliminary (Schematic) Design Phase
- Design Development Phase
- Construction Documents
- Bidding Phase
- Construction Services Phase

**Upon completion of any phase for a work item, Architect shall not proceed with work on the next phase for a work item, if any, until authorized in writing by Owner to proceed therewith.**

Such services shall include standard usual and customary professional architectural services and the furnishing (directly or through its professional consultants) of customary and usual civil, structural, mechanical, electrical, engineering, design, environmental, and planning services. Architect shall also provide any landscape, surveying, and geotechnical services incident to its work on the Project.

1.2 In performing the professional services, Architect shall complete the work items and phases set forth in Schedule 1 – "Scope of Services" and the items identified in Section 2 of this Agreement.

1.3 Professional architectural services (whether furnished directly or through a professional consultant subcontract) shall be performed under the direction and supervision of a registered architect in good standing and duly licensed to practice in the State of Colorado. Reproductions of final drawings for construction produced under this Agreement shall be the same as at least one record set which shall be furnished to Owner and which shall be signed by and bear the seal of such registered architect.

1.4 Surveying work included within or reasonably contemplated by this Agreement shall be performed under the direction and supervision of a registered Professional Land Surveyor in good standing and duly licensed to practice in the State of Colorado. All plats and surveys produced under this Agreement shall be signed by and bear the seal of said Professional Land Surveyor.

1.5 Any engineering services provided under this Agreement shall be performed under the direction and supervision of a registered professional engineer.

## SECTION 2. ARCHITECTURAL SERVICES

2.1 Architect shall provide professional services with respect to the Project for the work item and phases outlined in the attached Schedule 1.

2.2 Additionally, Architect shall perform the following:

(a) Architect shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of all of Architect's work, including that performed by Architect's consultants, and including designs, Drawings, Specifications, reports, and other services, irrespective of Owner's approval or acquiescence in same. Architect shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in his work.

(b) Architect shall be responsible, in accordance with applicable law, to Owner for all loss or damage to Owner caused by Architect's proven negligent act or omission; except that Architect hereby irrevocably waives and excuses Owner and its attorneys from compliance with any requirement to obtain a certificate of review as a condition precedent to commencement of an action, including any such requirements set forth in Section 13-20-602, C.R.S. or similar statute.

(c) Architect's professional responsibility shall comply with the standard of care applicable to the type of engineering and architectural services provided, commensurate with the size, scope, and nature of the Project.

(d) Architect shall be completely responsible for the safety of Architect's employees in the execution of work under this Agreement, shall provide all necessary safety equipment for said employees, and shall hold harmless and indemnify and defend Owner from any and all claims, suits, loss, or injury to Architect's employees.

(e) Architect acknowledges that, due to the nature of architectural, design, and related professional services and the impact of same on the Project, the Owner has a substantial interest in the personnel and consultants to whom Architect assigns principal responsibility for services performed under this Agreement. Consequently, Architect represents that Architect has selected and intends to employ or assign the key personnel and consultants identified in Schedule 4 - "Identification of Personnel, Subcontractors, and Task Responsibility", attached hereto for the Project assignments and areas of responsibility stated therein. Within 10 days of execution of this Agreement, Owner shall have the right to object in writing to employment on the Project of any such key person, consultant, or assignment of principal responsibility, in which case Architect will employ alternate personnel for such function or reassign such responsibility to another to whom Owner has no reasonable objection. Thereafter, Architect shall not assign or reassign Project work to any person to whom Owner has reasonable objection.

Within five (5) days of execution of this Agreement, Architect shall designate in writing a Project representative who shall have complete authority to bind Architect, and to whom Owner should address communications.

(f) Promptly after execution of this Agreement and upon receipt of authorization from Owner to proceed, Architect shall submit to Owner for approval a schedule showing the order in which Architect proposes to accomplish his work, with dates on which he will commence and complete each major work item. The schedule shall provide for performance of the work in a timely manner so as to not delay Owner's timetable for achievement of interim tasks and final completion of Project work, provided however, the Architect will not be responsible for delays beyond his control. The Schedule shall not be materially different than the Project Schedule attached hereto and labelled Schedule 3.

(g) Before undertaking any work which Architect considers beyond or in addition to the scope of work and services which Architect has contractually agreed to perform under the terms of this Agreement, Architect shall advise Owner in writing (i) that Architect considers the work beyond the scope of this

Agreement, (ii) the reasons the Architect believes the out of scope or additional work should be performed, and (iii) a reasonable estimate of the cost of such work. Architect shall not proceed with such out of scope or additional work until authorized in writing by Owner. The compensation for such authorized work shall be negotiated, but in the event the parties fail to negotiate or are unable to agree as to compensation, then Architect shall be compensated for his direct costs and professional time at the rates set forth in Schedule 2 - "Fee Schedule".

### SECTION 3. OWNER'S RESPONSIBILITIES

#### 3.1 Owner shall:

- (a) Designate a representative to whom all communications from Architect shall be directed and who shall have limited administrative authority on behalf of Owner to receive and transmit information and make decisions with respect to Project. Said representative shall not, however, have authority to bind Owner as to matters of legislative or fiscal policy.
- (b) Advise Architect of Owner's Project requirements including objective, project criteria, use and performance requirements, special considerations, physical limitations, financial constraints, and required construction contract provisions and standards.
- (c) Provide Architect with available information pertinent to the Project including any previous reports, studies or data possessed by Owner which relates to design or construction of the Project. Architect shall be entitled to rely on the accuracy and completeness of all such information.
- (d) Assist in arranging for Architect to have access to enter private and public property as required for Architect to perform his services.
- (e) Examine all studies, reports, sketches, Drawings, Specifications, proposals, and other documents presented by Architect, and render written decisions pertaining thereto within a reasonable time. The Owner's approval of Drawings, design, Specifications, reports and incidental work or materials furnished hereunder shall not in any way relieve the Architect of responsibility for the professional adequacy of his work. The Owner's review, approval, or acceptance of, or payment for, any of the services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- (f) Upon advice of the necessity to do so from Architect, obtain required approvals and permits for the Project. The Architect shall provide all supportive documents and exhibits necessary for obtaining said approvals and permits.
- (g) Notify Architect whenever Owner becomes aware of any substantial development or occurrence which materially affects the scope or timing of Architect's services.
- (h) Owner shall perform its obligations and render decisions within a reasonable time under the presented circumstances. However, given the nature of Owner's internal organization and requirements, a period of 14 days shall be presumed reasonable for any decision not involving policy decision or significant financial impact. A period of 45 days shall be presumed reasonable for Owner to act with respect to any matter involving policy or significant financial impact.

### SECTION 4. TIME FOR PERFORMANCE

Subject to the requirements of above Section 2.2(f), Architect's obligation to render services shall continue for such period of time as may reasonably be required for completion of the work contemplated in Schedule 1 – "Scope of Services" and Section 1 of this Agreement.

## SECTION 5. PAYMENT

5.1 Owner will pay to Architect as full compensation for Grand Total Base Bid and Alternates 1, 2, and 3 as required to be performed by Architect under this Agreement, except for services for additional work or work beyond the scope of this Agreement, an amount not to exceed \$1,209,246.00 in the aggregate, and not to exceed those maximum amounts set forth in Schedule 2 - "Fee Schedule" and computed in accordance with this Section. In addition, the maximum amount of compensation for any phase and work item shall not exceed the amount specified in Schedule 2 for such phase and work item.

5.2 Architect shall submit periodic, but not more frequently than monthly, applications for payment, aggregating to not more than the maximum amount, for actual professional services rendered and reimbursable expenses incurred. Such applications shall be submitted with appropriate documentation that such services have been performed and expenses incurred. Thereafter, Owner shall pay Architect for the amount of the application within 40 days of the date of billing, provided that sufficient documentation has been furnished, and further provided that Owner will not be required to pay more than 90% of the maximum amount unless the Architect's services on the Project phases and work item for which this Agreement is applicable have been completed to Owner's reasonable satisfaction and all required Architect submittals have been provided. The Owner will not withhold retainage on invoicing by the Architect.

5.3 The rates of compensation for service and for reimbursable expenses to be used with periodic and final payment applications shall be those set forth in Schedule 2 - "Fee Schedule."

5.4 No separate or additional payment shall be made for profit, overhead, local telephone expenses, lodging, routine photocopying, computer time, secretarial or clerical time or similar expenses unless otherwise provided and listed in Schedule 2 - "Fee Schedule."

5.5 No compensation shall be paid to Architect for services required and expenditures incurred in correcting Architect's mistakes or negligence.

5.6 Compensation for authorized work beyond the scope of this Agreement shall be governed by Paragraph 2.6(g).

## SECTION 6. TERMINATION

6.1 Owner reserves the right to terminate this Agreement and Architect's performance hereunder, at any time upon written notice, either for cause or for convenience. Upon such termination, Architect and its subcontractors shall cease all work and stop incurring expenses, and upon full payment to Architect for services rendered, shall promptly deliver to Client all data, drawings, specifications, reports, plans, calculations, summaries and all other information, documents, work product and materials as Architect may have accumulated in performing this Agreement, together with all finished work and work in progress.

6.2 Upon termination of this Agreement for events or reasons not the fault of Architect, Architect shall be paid at the rates specified in Schedule 2 for all services rendered and reasonable costs incurred to date of termination; together with any reasonable costs incurred within 10 days of termination provided such latter costs could not be avoided or were incurred in mitigating loss or expenses to Architect or Client. In no event shall payment to Architect upon termination exceed the maximum compensation provided for complete performance in Section 3(a).

6.3 In the event termination of this Agreement or Architect's services is for breach of this Agreement by Architect, or for other fault of Architect including but not limited to any failure to timely proceed with work, or to pay its employees and Architects, or to perform work according to the highest professional standards, or to perform work in a manner deemed satisfactory by Client's Project Representative, then in that event, Architect's entire right to compensation shall be limited payment at the rates specified in Schedule 2 for services satisfactorily performed and reimbursable expenses reasonably incurred, prior to date of termination.

6.4 Architect's professional responsibility for its completed work and services shall survive any termination.

## SECTION 7. GENERAL PROVISIONS

### 7.1 Ownership of Documents and Advertising.

(a) Ownership of Documents. All designs, Drawings, Specifications, technical data, and other documents or instruments procured or produced by the Architect in the performance of this Agreement shall be the sole property of the Owner and the Owner is vested with all rights therein of whatever kind and however created, whether created by common law, statutory law, or by equity. The Architect agrees that the Owner shall have access at all reasonable times to inspect and make copies of all notes, designs, drawings, specifications, and all other technical data pertaining to the work to be performed under this Agreement. In the event Owner uses the designs, Drawings or Specifications provided hereunder for another project independent from Project, without adaptation by Architect, Owner shall hold harmless and indemnify Architect from all loss, claims, injury, and judgments arising from the use of such designs, Drawings or Specifications for such other project.

(b) Advertising. Unless specifically approved in advance in writing by Owner, Architect shall not include representations of the Project in any advertising or promotional materials, except for accurate statements contained in resumes or curriculum vitae of Architect's employees. If Architect wishes to include representations in advertising or promotional materials, it shall submit a draft of same and printer's proof of the proposed advertising or promotional materials to the Owner for prior review and shall not publish or distribute same unless written approval of the materials is first obtained.

### 7.2 Insurance and Indemnity.

(a) Architect agrees that he has procured and will maintain during the term of this Agreement, such insurance as will protect him from claims under workers' compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any of his employees or of any person other than his employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom; and such insurance will provide for coverage in such amounts as set forth in subparagraph (b).

(b) The minimum insurance coverage which Architect shall obtain and keep in force is as follows:

(i) Workers' Compensation Insurance complying with statutory requirements in Colorado and in any other state or states where the work is performed.

(ii) Commercial General Liability Insurance. The Consultant shall secure and maintain during the period of this agreement/contract and for such additional time as work on the project is being performed, Commercial General Liability Insurance issued to and covering the liability of the Consultant with respect to all work performed by him and all his subcontractors under the agreement/ contract, to be written on a comprehensive policy form. This insurance shall be written in amounts not less than \$1,000,000 for each occurrence and aggregate for personal injury including death and bodily injury and \$1,000,000 for each occurrence and aggregate for property damage. This policy of insurance shall name the City of Pueblo, its agents, officers and employees as additional insureds. This policy shall have all necessary endorsements to provide coverage without exclusion for explosion and collapse hazards, underground property damage hazard, blanket contractual coverage, as well as Owner's and Contractor's Protective Liability (OCP) coverage. The policy shall also provide coverage for contractual liability assumed by Consultant under the provisions of the Agreement/Contract, and "Completed Operations and Projects Liability" coverage.

(iii) Professional Liability Insurance with coverage of not less than \$1,000,000 and in a form and with a deductible acceptable to owner.

(iv) Comprehensive Automobile Liability Insurance. The Consultant shall procure and maintain during the period of the agreement/contract and for such additional time as work on the project is being performed, Comprehensive Automobile Liability Insurance. This insurance shall

be written with limits of liability for and injury to one person in any single occurrence of not less than \$350,000 and for any injury to two or more persons in any single occurrence of not less than \$1,000,000. This insurance shall include uninsured/underinsured motorist coverage and shall protect the Consultant from any and all claims arising from the use both on and off the site of the project of automobiles, trucks, tractors, backhoes and similar equipment whether owned, leased, hired or used by Consultant.

(c) Architect agrees to hold harmless, and indemnify Owner from and against liability to third parties, but only to the extent cause by the negligent acts, errors or omissions of Architect, his employees, subcontractors, and consultants. In no event shall the indemnification obligation extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by any applicable statute of repose or statute of limitations.

7.3 Notices. Any and all notices or other communications required or permitted by this Agreement or by law to be served on or given to either the Owner or the Architect by the other party shall be in writing and shall be deemed duly served and given when personally delivered to the party to whom it is directed, or in lieu of such personal service when deposited in the United States mail, first-class postage prepaid, addressed to the Owner at City of Pueblo, Department of Public Works, Attn: Andrew Hayes, Director, 211 E. "D" Street, Pueblo, CO 81003 or to the Architect at Allred & Associates, Attn: Brent Allred, Owner, 580 Burbank Street, Suite 125, Broomfield, CO 80020. Either party may change their business address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.

7.4 Entire Agreement. This instrument contains the entire agreement between the Owner and the Architect respecting the Project, and any other written or oral agreement or representation respecting the Project or the duties of either the Owner or the Architect in relation thereto not expressly set forth in this instrument is null and void. In the event of any conflict between any provision of this Agreement and a provision of any Schedule or attachment to this Agreement, the provision in this Agreement shall control and supersede the conflicting provision in the Schedule or attachment. Any inconsistent resolution provision in any attachment to this Agreement shall be void.

7.5 Successors and Assigns. This Agreement shall be binding on the parties hereto and on their partners, heirs, executors, administrators, successors, and assigns; provided, however, that neither this Agreement, nor any part thereof, nor any moneys due or to become due hereunder to the Architect may be assigned by him without the written consent of the Owner. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the parties hereto, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person or entity on such Agreement. It is the express intention of the parties hereto that any person or entity, other than the parties to this Agreement, receiving services or benefits under this Agreement shall be deemed to be incidental beneficiaries only.

7.6 Amendments. No amendment to this Agreement shall be made nor be enforceable unless made by written Amendment signed by an authorized representative of Architect and by Owner's Director of Public Works.

7.7 Choice of Law. This Agreement shall be governed and interpreted in accordance with the laws of the State of Colorado.

7.8 Equal Employment Opportunity. In connection with the performance of this Agreement, Architect shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, disability, or age. Architect shall endeavor to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, disability, or age.

7.9 Severability. If any provision of this Agreement, except for Section 2.6, is determined to be directly contrary to and prohibited by law or the requirements of any federal grant or other Project funding source, then such provision shall be deemed void and the remainder of the Agreement enforced. However, it is the intent of the parties that Section 2.6 of this Agreement not be severable, and that if any provision of said section be determined to be contrary to law or the terms of any federal grant, then this entire Agreement shall be void.

7.10 Appropriations. Subject to execution of this Agreement by the Director of Finance certifying that a balance of appropriation exists and funds are available, the amount of money appropriated for this Agreement is equal to or in excess of the maximum compensation payable hereunder; provided, however, that if construction is phased and subject to annual appropriation, funds only in the amount of initial appropriation are available and Architect shall confirm availability of funds before proceeding with work exceeding initial and subsequent annual appropriations.

7.11 Additional Requirements on Federally Funded Contracts. If any of the work to be performed by Architect under this Agreement is funded in whole or in part with federal funds, then this Agreement shall be construed to include all applicable terms required by the federal assistance agreement and integrated federal regulations. By executing this Agreement, Architect agrees to be bound by all such mandatory federal requirements, irrespective of Architect's actual knowledge or lack of knowledge of such requirements prior to execution of this Agreement.

7.12 Access to Property Not Under Owner's Control. Architect acknowledges that the Project may require access to property not under the control of Owner at the time of execution of this Agreement. Architect and Architect's employees and consultants shall, at Architect's expense, obtain all additional necessary approvals and clearances required for access to such property. Owner shall assist Architect in obtaining access to such property at reasonable times but make no warranty or representation whatsoever regarding access to such property. Architect understands and agrees that entry to properties not under Owner's control may require Architect to comply with the terms of separate access agreements to be negotiated hereafter with owners of such property.

## SECTION 8. DISPUTES

8.1 Any dispute or disagreement between Architect and Owner arising from or relating to this Agreement or Architect's services or right to payment hereunder shall be determined and decided by the Owner's Director of Public Works whose written decision shall be final and binding unless judicial review is sought in a Colorado Court of competent jurisdiction located in Pueblo County, Colorado, pursuant to Rule 106, C.R.C.P.

Pending resolution of any dispute or disagreement, or judicial review, Architect shall proceed diligently with performance of his work under this Agreement, as long as Owner continues to pay Architect for services rendered which are not subject to dispute of disagreement under this Section.

## SECTION 9. SCHEDULES

The following Schedules are attached to and made a part of this Agreement:

Schedule 1 - "Scope of Services" consisting of 5 pages.

Schedule 2 - "Fee Schedule" consisting of 3 pages.

Schedule 3 - "Project Schedule" consisting of 2 pages.

Schedule 4 - "Identification of Personnel, Subcontractors, and Task Responsibility" consisting of 19 pages.

## SECTION 10. ACCESSIBILITY.

The Americans with Disabilities Act (ADA) provides that it is a violation of the ADA to design and construct a facility for first occupancy later than January 26, 1993, that does not meet the accessibility and usability requirements of the ADA except where an entity can demonstrate that it is structurally impractical to meet such requirements. The Architect therefore, will use his or her reasonable professional efforts to implement applicable ADA requirements and other federal, state, and local laws, rules codes, ordinances and regulations as they apply to the Project.

## SECTION 11. STATE-IMPOSED MANDATES PROHIBITING WORKERS WITHOUT AUTHORIZATION FROM PERFORMING WORK

(a) At or prior to the time for execution of this Contract, Architect shall submit to the Purchasing Agent of the City its certification that it does not knowingly employ or contract with a "worker without authorization", as that term is defined within §8-17.5-101 (9), C.R.S. (herein "Worker without Authorization"), who will perform work under this Contract and that the Architect will participate in either the "E-Verify Program" created in Public Law 208, 104th Congress, as amended and expanded in Public law 156, 108th Congress, as amended, that is administered by the United States Department of Homeland

Security or the “Department Program” established pursuant to section 8-17.5-102(5)(c), C.R.S. that is administered by the Colorado Department of Labor and Employment in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

- (b) Architect shall not:
  - (i) Knowingly employ or contract with a Worker without Authorization to perform work under this Agreement;
  - (ii) Enter into a contract with a subcontractor that fails to certify to Architect that the subcontractor shall not knowingly employ or contract with a Worker without Authorization to perform work under this Agreement.
- (c) The following state-imposed requirements apply to this Agreement:
  - (i) The Architect shall have confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement through participation in either the E-Verify Program or Department Program.
  - (ii) The Contractor is prohibited from using either the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.
  - (iii) If the Architect obtains actual knowledge that a subcontractor performing work under this contract knowingly employs or contracts with a Worker without Authorization to perform work under this Agreement, the Architect shall be required to:
    - A. Notify the subcontractor and the Purchasing Agent of the City within three (3) days that the Architect has actual knowledge that the subcontractor is employing or contracting with a Worker without Authorization; and
    - B. Terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to subparagraph (c)(iii)A. above, the subcontractor does not stop employing or contracting with the Worker without Authorization ; except that the Architect shall not terminate the contract with the subcontractor if, during such three (3) days, the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with a Worker without Authorization.
  - (iv) The Architect is required to comply with any reasonable request by the Colorado Department of Labor and Employment (hereinafter referred to as “CDLE”) made in the course of an investigation that CDLE is undertaking pursuant to its authority under §8-17.5-102(5), C.R.S.
- (d) Violation of this Section by the Architect shall constitute a breach of the agreement and grounds for termination. In the event of such termination, the Architect shall be liable for City’s actual and consequential damages.
- (e) Nothing in this Section shall be construed as requiring the Architect to violate any terms of participation in the E-Verify Program.

## SECTION 12. ELECTRONIC SIGNATURE

This Agreement and all other documents contemplated hereunder may be executed using electronic signatures with delivery via facsimile transmission, by scanning and transmission of electronic files in Portable Document Format (PDF) or other readily available file format, or by copy transmitted via email, or by other electronic means and in one

or more counterparts, each of which shall be: (i) an original, and all of which taken together shall constitute one and the same agreement, (ii) a valid and binding agreement and fully admissible under state and federal law, and (iii) enforceable in accordance with its terms.

SECTION 13. PERA LIABILITY

The Architect shall reimburse the City for the full amount of any employer contribution required to be paid by the City of Pueblo to the Public Employees' Retirement Association ("PERA") for salary or other compensation paid to a PERA retiree performing contracted services for the City under this Agreement. The Architect shall fill out the Colorado PERA Questionnaire and submit the completed form to City as part of the signed Agreement.

IN WITNESS WHEREOF the parties hereto have made and executed this Agreement as of the day and year first above written.

CITY OF PUEBLO, A MUNICIPAL CORPORATION

ALLRED & ASSOCIATES

By \_\_\_\_\_  
Naomi Hedden, Director of Purchasing

By \_\_\_\_\_  
Brent Allred, Owner

Attest \_\_\_\_\_  
Marisa Stoller, City Clerk

[ S E A L ]

BALANCE OF APPROPRIATION EXISTS FOR THIS CONTRACT AND FUNDS ARE AVAILABLE.

\_\_\_\_\_  
Laura Solano, Chief of Staff

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel Kogovsek, City Attorney

Attachments:

- Schedule 1 - Scope of Services
- Schedule 2 - Fee Schedule
- Schedule 3 - Project Schedule
- Schedule 4 - Identification of Personnel, Subcontractors, and Task Responsibility

## SCHEDULE 1

### Scope of Services

Excerpt from Request for Proposal dated March 9, 2022, Section 2 and Addendum No. 1 dated March 25, 2022

#### **2.1 Objective**

The City seeks a design that will promote efficiency and convenience in operation. The budget for the construction of Fire Station 6 is approximately \$5,000,000.

All three (3) stations are manned 24 hours a day (with three 24-hour rotating shifts). Each station, during each shift, will initially house four (4) firefighters with the possibility of expanding to a staff of eight (8) in the future. The anticipated size of each proposed fire station is between 8,000 to 12,000 square feet. Each station shall include storage and use area for fire equipment (Part A), living quarters (Part B), additional areas (Part C), and property requirements (Part D).

#### Part A - Storage and use area for fire equipment:

- o Two (2) apparatus bays for ladder trucks
- o Additional truck bay (for an over-sized standard vehicle like a brush truck)
- o Decontamination room
- o Storage for truck supplies, cleaning supplies, and bunker storage
- o Cleaning and storage area for PPE
- o Hot and cold zones for decontamination
- o Hose cleaning area with adequately sized floor drains

#### Part B – Living quarters for all shift personnel:

- o A fully operational kitchen with refrigerator and pantry for each of the three (3) shifts
- o Dormitory (or clustered sleeping rooms) with storage and desk space
- o Bathroom and shower facilities with individual lockers
- o Day room
- o Dining space
- o Two (2) offices
- o A workout facility (indoor with outdoor area)
- o Storage for food,
- o Janitor's closet,
- o Laundry facilities (separate for clean and dirty/decontamination)
- o Workshop with hand tool storage, work bench, etc
- o IT server and mechanical space
- o Fenced back yard with a covered patio and garden area

#### Part C – Additional areas:

- o Community room for conference or training with separate public access and ADA accessible male & female restrooms
- o Medical supply storage
- o Outdoor equipment/maintenance storage

#### Part D – Property requirements:

- o Backup power with automatic transfer switch
- o Parking for staff and public
- o Exhaust removal system

## **2.2 Scope of Service**

In general, the design consultant shall electronically submit plans for review to the City at the preliminary design, design development and construction documents phases including technical specifications and estimates. The design consultant will also be required to submit the necessary number of sets, in the required format, for the building permit review/approval.

The consultant and staff shall meet at least once a week during the preliminary (schematic) design phase, and at least every two weeks thereafter, to discuss the progress of the project; this shall remain in effect for the duration of the design process and will end once the plans have been approved by the City. More frequent meetings may be required in the early stages of the project to ensure project needs are being met.

The consultant shall provide meeting minutes within five (5) working days of each meeting for review and comment. Cost estimates shall be submitted to serve as an on-going basis for budget development. The estimate shall be refined with each milestone submittal: 100% preliminary (schematic) design and 100% design development.

Net Zero options shall be considered in the design; however, if incorporating Net Zero involves additional architectural fees, then the proposal must quantify the amount in the fees section of their proposal (Bid Alternate 1).

The consultant will be required to provide all professional services in the completion of the City of Pueblo Fire Station project consisting of, but not limited to the following:

### **2.2.1 Preliminary (Schematic) Design Phase**

- o Hold a kick-off meeting with appropriate City staff, including the Fire Department, to discuss project approach and features of the new station design requirements.
- o Prepare a project schedule and kick-off meeting minutes.
- o The City will provide the design survey, with boundary and contours, geotechnical report and Phase 1 environmental study.
- o Prepare preliminary design plans that adequately meet the requirements listed in Section 1.3 and the needs provided by the City staff.
- o Provide a minimum of two (2) alternatives of each of the following: building layout with schematic dimensioned floor plans; building elevations demonstrating architectural styles; and site designs depicting parking layouts, landscaping, utility layout, pedestrian and vehicle circulation.
- o Present alternatives to the Owner for review, comment and approval
- o Anticipated Preliminary (Schematic) Design Phase Deliverables
  1. Preliminary building plans
  2. Preliminary Site Plans:
    - Grading
    - Noted area for site detention
    - Preliminary building footprint
    - Off-site improvements
    - Stormwater compliance documentation
    - Landscaping
  3. Cost estimate

### **2.2.2 Design Development Phase**

- o The consultant team shall refine design of floor plan, building elevations, and site plan for presentation at a public meeting.

- Presentation materials shall be provided by the consultant in colored plans, perspective renderings and as necessary to effectively disseminate information at the public meeting.
  - Organize, attend, and facilitate a public meeting to present the preliminary design.
  - The City of Pueblo will provide the meeting locations and will advertise the meetings.
  - Unless restricted by COVID, the public meeting shall be in person.
- o The structural system and the building mechanical, plumbing and electrical systems will be developed consistent with the design concept.
  - o The Consultant shall coordinate with appropriate City staff, systems for phone/data/cable, station alerting requirements, interior material and color board and will develop preliminary fixture and furniture selections.
  - o The site plan design should demonstrate all required specifics including but not limited to, grading and erosion control, landscaping and irrigation, all applicable utilities, including telecommunications, parking, ingress/egress, all existing features that border the site, ADA access, etc.
  - o The building design should demonstrate all required specifics including but not limited to; location (horizontally and vertically) on the site, foundation type and design – including details, detailed and dimensioned floor plan, detailed building elevations, building cross sections, typical wall sections, detailed wall sections, plans and details of the mechanical (HVAC), plumbing and electrical (including telecommunications) systems, and all construction materials, furnishings and fixtures.
  - o Present design to the Owner for review, comment and approval at 100% design development.
  - o A construction cost estimate based on actual building components at 100% design development shall be presented which will be more detailed than the systems estimate prepared during the preliminary design phase.
  - o Make presentations to the City Planning Commission and the City Council.
  - o Anticipated Design Development Deliverables
    1. Building plans:
      - Building elevations
      - Floor plans
      - Preliminary MEP plans
      - Preliminary structural plans
    2. Site Plans noting:
      - Grading
      - Utility locations and connection points
      - Stormwater compliance plan and studies
      - Off-site improvements including street, curb and gutter, sidewalk and ADA ramp improvements
      - Landscaping and irrigation
      - Cost Estimate

### **2.2.3 Construction Documents**

- o The Consultant shall prepare documents for construction including Plans, Specifications and Estimates (PS&E) based on the approved Design Development elements suitable for bidding.
- o Submittals for City review and comment will be at 50%

- o The set of documents shall be sufficient for City of Pueblo to solicit bids and to apply for permitting.
- o Once all approvals have been obtained, hard copies of all plans, specifications, reports and estimates shall be provided for final signatures and permits.
- o Construction Documents will incorporate Geotechnical requirements and recommendations for soils preparation, foundation and paving design.
- o Submit plans to the City and Pueblo Regional Building Department for plan review and perform all required revisions to construction documents based on each reviewing agency and Department's comments.
- o Final selection of materials and equipment shall be closely coordinated with the City's project manager, City building maintenance and Fire Departments representative.
- o Meet with City staff to review final design and construction documents.
- o The Drawings and Specifications shall comply with National Fire Protection Association (NFPA), and ADA Accessibility Guidelines (ADAAG) Manual developed by the U.S. Architectural and Transportation Barriers Board (1998) or ADA Standards for Accessible Design published at 28 C.F.R. Part 36, Appendix A, whichever is applicable.
- o Digital project files shall be provided in both PDF and native formats (AutoCAD/REVIT, Word, Excel, etc.) prior to final payment release.
- o Anticipated Deliverables for Construction Documents Phase
  1. Building Plans
    - Floor plans
    - Building elevations
    - Structural Plans
    - MEP Plans
  2. Site Plans
    - Grading plan
    - Utility locations and connection points
    - Stormwater Compliance Plans and Studies
    - Off-site Improvement Plans
    - Landscaping and irrigation
  3. Technical Specifications

#### **2.2.4 Bidding Phase**

- o The City will develop bidding materials including invitation to bid, instructions to bidders, and other forms and supplements required by the City as necessary to ensure that prospective bidders are fully informed as to construction and materials requirements.
- o Attend the pre-bid meeting and provide necessary information for issuance of addendums to the contract documents.
- o Participate in a pre-bid walkthrough at the site with interested contractors and interpret and clarify contract documents for bidders.
- o During the bidding period, the selected firm will respond to requests for information from bidders, and coordinate with the City for responses and required modifications. Any approved modifications to the bidding documents will be issued by Addendum by the City.

### **2.2.5 Construction Services Phase**

Provide all customary services necessary to provide Post Construction Award Services (PCAS) for the Fire Station 6 construction.

- o Attend Pre-Construction Meeting.
- o Respond to contractor requests for information, review submittals, and review applications for payment.
- o Review and approval of submittal and shop drawings
- o Interpretation of contract document and responding to RFIs
- o The City does not expect the scope of the construction to warrant a continuous on-site presence; however, the selected firm should plan on at least weekly project progress meetings, with the City and general contractor, and other meetings or site visits as needed to review work progress and verify work is proceeding in accordance with construction documents. Attendance at the weekly construction meetings may be periodically virtual; however, in-person attendance will be required upon request.
- o Provide observations related to, but not limited to:
  - Foundations
  - Dry-in
  - Fire suppression systems certification
  - Finishes
  - Mechanical systems, TAB, and commissioning
  - Final acceptance
- o Generate punch list and certify that all works are completed in accordance with contract documents.
- o Verify as-built drawings at end of the project noting all approved field changes. As-built documents will be electronically updated in AutoCAD/Revit by the design team & consultants and be issued to the owner for use on future projects subject to release of liability.

**SCHEDULE 2**

**Fee Schedule**

Summary of Bidder's Proposed Fee Schedule submitted April 12, 2022  
 And Excerpt from Bidder's Proposal for Reimbursable Expenses and Rates as submitted April 12, 2022

**BID: 22-010 RFP - Architectural and Consulting Services for Fire Stations 6, 8 and 11**

		<b>Allred &amp; Associates</b>				
		Preliminary Design Phase	Design Development	Construction Documents	Bidding and Negotiation Phase	Construction Administration Phase
<u>Work Item</u>						
Base	Base Building Design	\$ 70,000.00	\$ 100,000.00	\$ 145,000.00		
Base	Complete Plans, Specifications and Estimating Station 6	\$ 25,000.00	\$ 28,600.00	\$ 55,646.00	\$ 20,000.00	\$ 97,000.00
Alt 1	Net Zero	\$ 49,000.00	\$ 32,000.00	\$ 42,000.00		-
Alt 2	Complete Plans, Specifications and Estimating Station 8	\$ 41,000.00	\$ 37,000.00	\$ 60,000.00	\$ 20,000.00	\$ 97,000.00
Alt 3	Complete Plans, Specifications and Estimating Station 11	\$ 41,000.00	\$ 37,000.00	\$ 94,000.00	\$ 21,000.00	\$ 97,000.00
Grand Total Base Bid + Alternates 1, 2, and 3						\$1,209,246.00

REIMBURSABLE EXPENSES:

Breakdown of charges are shown below.

- REIMBURSABLE OUT-SOURCED SERVICES:
- Printing: Xerox Large Scale Drawings per cost
- Courier: \$10 to \$60 per courier
- Overnight Mail: \$12 to \$75 per letter
- Copying: .06 per page
- Mileage: miles @ .585 / mile
- Mail: per postage
  
- REIMBURSABLE IN-HOUSE SERVICES:
- Copying:
- 8 1/2 x 11 \$.10 per page
- 8 1/2 x 14 \$.20 per page
- 11 x 17 \$.25 per page
- Printing: (B/W)
- 8 1/2 x 11 \$.15 per page
- 8 1/2 x 14 \$.20 per page
- 11 x 17 \$.30 per page
- Printing: (Color)
- 8 1/2 x 11 \$1.00 per page
- 11 x 17 \$2.00 per page
- Large Scale Plotting: \$.50 per square foot
  
- Additional Trip Charges beyond those specified above are \$950

RATES:

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Allred & Associates - Architects

- Principal/Senior Designer \$165 per hour
- Project Manager \$155 per hour
- Project Architect \$145 per hour
- Studio Lead/Interior Designer \$130 per hour
- CAD: \$100 per hour
- Administrative: \$65 per hour

Leffler Group

- Principal/Senior Designer \$235/Hr.
- Project Manager \$155/Hr.
- Project Architect \$140/Hr.
- Studio Lead/Interior Designer \$130/Hr.
- CAD: \$110/Hr.
- Administrative: \$75/Hr.

Farris Engineering - MEP

- Principal/LEED AP \$240 per hour
- Project Manager \$180 per hour
- Mech / Elec Engineer \$155 per hour
- Fire Protection Engineer \$155 per hour
- Mech Designer \$130 per hour
- Administration \$110 per hour

Meuran Design Group - Landscape

- Principal \$155 per hour
- Landscape Architect \$120 per hour
- Clerical \$85 per hour

LVI – Low Voltage Alert/Security

- Owner \$115 per hour
- Designer \$95 per hour

**Schedule 3**

**Project Schedule**

Excerpt from Submitted Proposal dated April 12, 2022, pages 59-60

**I.8 PROJECT WORK SCHEDULE**

Each station can run either concurrently or sequentially with the others

**BASIS OF DESIGN STATION 6**

PROGRAMING	PHASE IA	2 WEEKS	29 WEEKS
CITY REVIEW		2 WEEKS	
SCHEMATIC DESIGN	PHASE IB	5 WEEKS	
CITY REVIEW		2 WEEKS	
DESIGN DEVELOPMENT	PHASE II	4 WEEKS	
1 <sup>ST</sup> PLANNING SUBMITTAL REVIEW		3 WEEKS	
CITY REVIEW		2 WEEKS	
CONSTRUCTION DOCUMENTS	PHASE III	6 WEEKS	
2 <sup>ND</sup> PLANNING SUBMITTAL REVIEW		3 WEEKS	
WATER & SEWER REVIEW		3 WEEKS	
CITY REVIEW		2 WEEKS	
BIDDING AND NEGOTIATION	PHASE IV	4 WEEKS	
PERMITTING		4 WEEKS	
FINAL PLANNING APPROVAL		3 WEEKS	
CONSTRUCTION ADMINISTRATION	PHASE V	10 MONTHS	45 WEEKS

**STATION 8**

PROGRAMING	PHASE IA	0 WEEK	13 WEEKS
CITY REVIEW		0 WEEKS	
SCHEMATIC DESIGN	PHASE IB	1 WEEKS	
CITY REVIEW		2 WEEKS	
DESIGN DEVELOPMENT	PHASE II	2 WEEKS	
1 <sup>ST</sup> PLANNING SUBMITTAL REVIEW		1 WEEKS	
CITY REVIEW		2 WEEKS	
CONSTRUCTION DOCUMENTS	PHASE III	3 WEEKS	
2 <sup>ND</sup> PLANNING SUBMITTAL REVIEW		3 WEEKS	

WATER & SEWER REVIEW		3 WEEKS	
CITY REVIEW		2 WEEKS	
BIDDING AND NEGOTIATION	PHASE IV	4 WEEKS	
PERMITTING		4 WEEKS	
FINAL PLANNING APPROVAL		3 WEEKS	
CONSTRUCTION ADMINISTRATION	PHASE V	10 MONTHS	

### STATION II

PROGRAMING	PHASE IA	0 WEEKS	13 WEEKS	
CITY REVIEW		0 WEEKS		
SCHEMATIC DESIGN	PHASE IB	1 WEEKS		
CITY REVIEW		2 WEEKS		
DESIGN DEVELOPMENT	PHASE II	2 WEEKS		
1 <sup>ST</sup> PLANNING SUBMITTAL REVIEW		1 WEEKS		
CITY REVIEW		2 WEEKS		
CONSTRUCTION DOCUMENTS	PHASE III	3 WEEKS		
2 <sup>ND</sup> PLANNING SUBMITTAL REVIEW		3 WEEKS		
WATER & SEWER REVIEW		3 WEEKS		
CITY REVIEW		2 WEEKS		
BIDDING AND NEGOTIATION	PHASE IV	4 WEEKS		
PERMITTING		4 WEEKS		
FINAL PLANNING APPROVAL		3 WEEKS		
CONSTRUCTION ADMINISTRATION	PHASE V	10 MONTHS		45 WEEKS

**Schedule 4**

Identification of Personnel, Subcontractors, and Task Responsibility

Excerpt from Submitted Proposal dated April 12, 2022, pages 31 - 48



**Brent McKay Allred AIA.**  
Principal / Team Leader  
LEED AP

**Professional Education:** Bachelor of Science - Architecture, California Polytechnic State University, San Luis Obispo, CA. 1983  
International / Languages: Japanese language and Japanese culture.

**Registered Architect**  
State of Colorado 2009- Active  
State of Wyoming 2009 - Active  
State of California 2007 - Active  
State of New Mexico 2016 - Active  
State of Arkansas 2015 - Active

**Affiliations:** Member of American Institute of Architects  
Member of Nation Council of Architectural Registration Boards

**Professional** Brent Allred is a registered Architect with strong design background in commercial architecture. As principal at Allred & Associates, he is responsible for coordinating a team of architects, engineers, planners, and landscape architects to produce unique, functional, and feasible solutions for a variety of project types. His unique background provides the opportunity for converting design into construction that ultimately achieves the owner's goals fiscally, functionally and aesthetically.

**Greater Brighton Fire Protection District Administration and Museum** – Lead Designer, April 2021 – In Progress. Currently working with the district to prepare for planning.

**Fredrick Firestone Fire Barefoot Lakes Station** – Lead Designer, November 2021 – In Progress. Currently working with the district to procure bonding.

**Fredrick Firestone Fire Station #5** – Lead Designer, November 2020 – In Progress. Currently working with the city planning department concerning planning and entitlements.

**Canon City Fire District Station #2 Remodel** – Lead Designer, November 2020 – In Progress. Currently working with staff to complete programmatic requirements and to provide construction documentation.

**Canon City Fire District Station #1 Remodel** – Lead Designer, November 2020 – In Progress. Currently working with staff to complete programmatic requirements and to provide construction documentation.

**Canon City Fire District Station #3** – Lead Designer, November 2020 – In progress. Currently under construction.

**911 Adcom Services Headquarters** – Lead Designer, November 2020 – In progress. Currently working with the City Building Department towards obtaining a building permit.

**South Adams County Fire District Station #1 Remodel** – Lead Designer, July 2021- In progress. Currently working with the City Planning Department and Building Department towards approvals.

**Windsor Severance Fire Rescue Station #4** - Lead Designer, February 2020 – In Progress. Currently working with the fire fighter staff, Elder Construction, and owner representative Webber to coordinated construction administration for the new fire station.

**North Metro Fire Rescue District Station #61** - Lead Designer, February 2020 – In Progress. Currently under construction.

**Arvada Fire Protection District Fire Station #3** – Lead Designer, February 2020 – In Progress. Currently under construction.

**Arvada Fire Protection District Fire Station #9** – Lead Designer, February 2020 – In Progress. Currently under construction.

**North Metro Fire Rescue District Station #62** – Lead Designer, January 2020 – 2021. This project includes a complete remodel to an existing Fire Station to include new bunk rooms, day room, dining, fitness and to the apparatus bays.

**Greater Brighton Fire Protection District Station #51** – Lead Designer, November 2019 – 2020 Complete. This project includes a complete remodel to an existing two-story Fire Station to include new bunk rooms, day room, dining, fitness and to the apparatus bays.

- Fort Lupton Fire District Station #3** – Lead Designer, October 2019 – 2021. This project is a new 16,000 square foot fire station to include 8 bunk rooms, day room, dining, fitness and a 3 bay drive through apparatus bays.
- City of Thornton Fire Station #1 & Administration** – Lead Designer, May 2018 – 2021. Completed Design Build project providing a new 26,000 square foot fire station and second floor administration for the fire department.
- City of Thornton Fire Station #1 & Administration** – Lead Designer, May 2018 – Under Construction. Project is under construction as a Design Build providing a new 26,000 square foot fire station and second floor administration for the fire department.
- Adams County Fire Protection District Station #11** – Project Manager, January 2017 – September 2019. Providing a new 30,000 square foot fire station to include an antique truck display, board room/classroom, kitchen, day room, four offices, twelve bunk rooms, toilet rooms, office and five drive through bays.
- Adams County Fire Protection District Administration Renovation** – Lead Designer, December 2015 – Current. Renovating an existing training center to the new administration building for the district. Renovation include a new site work to identify the building entrance, vestibule/reception area, conference rooms, kitchen, and individual offices for staff.
- Fort Lupton Fire Protection District Administration Renovation** – Lead Designer, November 2015 – Current. Renovating the existing administration offices to a new state of the art facility with an identifiable entrance off of the public street. Renovation include a new site work to identify the building entrance, vestibule/reception area, conference rooms, kitchen, individual offices for staff, and a display area for the current model T fire truck for public viewing.
- Adams County Fire Protection District Station #12**– Lead Designer, December 2015 – Current. Renovating an existing two story fire station to include a new kitchen, finishes to all first floor spaces, reconfiguring the second floor bunk rooms to meet the current district standards and providing a new stair from the second floor bunk rooms directly to the apparatus bays.
- Greater Brighton Fire Protection District Station #52 LEED Certified** – Lead Designer, March 2015 – Current. Providing a new 18,000 square foot LEED Silver fire station to include a kitchen, day room, four offices, ten bunk rooms, toilet rooms, and four drive through bays. Assisted the District with obtaining grant funding.
- South Adams County Fire District Station #4** – Lead Designer, January 2015 – Current. The existing fire station is being demolished for a new two story three bay fire station to meet the current fire fighters daily requirements. Unique to this station is that the bunkrooms are located on the first floor with the dayroom, dining room, kitchen and fitness room on the second floor per the owners request to reduce fire fighter injuries during evening calls.
- City of Thornton Fire Station #2** – Lead Designer, May 2014 – November 2014. This project involved a new fitness room addition and the renovation of the existing fitness room to bunk rooms to meet the current fire fighters daily requirements.
- Arvada Fire Protection District Fire Station #4** – Lead Designer, September 2012 – May 2014. This project involved a complete renovation of the existing fire station interiors to meet the current fire fighter daily requirements and a building addition that includes eight bunk rooms, a bunker gear room, and a storage room.
- City of Boulder Fire Department Wildland Administration/ Fire Station LEED Silver certified** – Lead Designer, September 2012 – February 2015. This project is currently in the design phase for a new 12,000 square foot wildland fire station adjacent to their regional fire training center. The project includes two apparatus bays, eight bunk rooms, four offices, and each of the associated amenities of a fire station.
- Windsor Severance Fire Rescue Station #2** – Lead Designer, October 2012 – November 2013. This project involved a new 9,500 square foot, 1.5 million dollar station. The project includes two tandem drive through apparatus bays with a second floor mechanical room, a decontamination room, and an exercise room. The apparatus bays separate the bunkroom sleeping quarters from the public entrance and daily activities spaces for the fire fighters.
- Arvada Fire Protection District Maintenance Facility** – Lead Designer, May 2013 – July 2014. This project involved a new three bay drive through with a second floor mezzanine, two offices, locker rooms, kitchen, and compressor room to replace the current outdated maintenance facility located in an old fire station.
- Greater Brighton Fire Protection District Station Existing #52** – Lead Designer, March – April 2013. With the construction of the new fire station #52, the existing station will become the maintenance and training building. Initial plans and a cost estimate has been issued to the District for approval and commencement once the new fire station is completed.
- Arvada Fire Protection District Fire Station #6** – Lead Designer, September 2012 – October 2013. This project involved a second story addition over the existing station apparatus bays that will have thirteen bunk rooms, an office, a day room, a physical fitness room, a laundry room, three individual toilet rooms, and two fire poles that

will direct the fire fighters to the first floor apparatus bays. The existing first floor of the station will be renovated and include both interior and exterior fire fighter training evolutions.

**Fort Lupton Fire Protection District Administration/ Station #1** – Lead Designer, December 2011 – October 2013. This project includes renovations to the existing fire station and an addition that includes a board room/community room, day room dining room, kitchen, two administration offices, laundry room, 10 bunk rooms, and a fitness room.

**Arvada Fire Protection District Fire Training Center Interiors** – Lead Designer, June 2013 – November 2013. This project involved renovations to the existing women's restrooms and men's locker room, adding a new women's locker room, removing an existing kitchen, and providing a new corridor to the training grounds.

**Arvada Fire Protection District Fire Station #5** – Principal in Charge, June 2011 – June 2012. This project involved the renovation of the existing fire station interiors to meet the current fire fighter daily requirements and an building addition that include four bunk rooms, an exercise room, and a storage room.

**Wheat Ridge Fire District Fire Station #1** – Lead Designer, July 2012 – October 2012. This project involved the renovation of the second story fire fighter day room, dining room, kitchen, men's and women's bathrooms, two office, laundry room, bunk rooms, and a fire pole that leads the fire fighters to the first floor apparatus bay rather than having to use a set of outdated stairs.

**City of Aurora Fire Station #10** – Principal in Charge, November 2010 – August 2012. This project involved the renovation to approximately 5,000 square feet of existing building and a new fitness room addition. The current bunkroom layout was an open plan that did not provide the required privacy or spacial requirements for their current fire fighter personnel and also included a larger kitchen layout, a larger office space, and shared restroom facilities.

**North Metro Fire Rescue District Administration Building LEED Gold certified** – Principal in Charge, March 2007 – Current. This project involved the relocation of North Metro's fire prevention, headquarters staff, and division chief offices to one centralized administration building in the City and County of Broomfield. This 33,000 square foot, two story building includes a below grade parking garage and utilizes the current exterior materials of the newly completed fire stations along with complementary materials of the adjacent governmental buildings of the City and County of Broomfield. The project also includes an interactive public learning environment.

**North Metro Fire Rescue District Renovation Projects** – Principal in Charge, October 2006 – January 2011. Project scope involves reviewing existing building conditions, providing recommendations of findings, and providing cost estimates for existing fire stations roof leaks, replacement of concrete aprons, replacement of concrete at apparatus bays, reviewing site grade drainage issues, providing new landscape designs and cost estimates, and reviewing existing floor plans layouts for fire station additions. These existing fire stations include station #61, #63, #65, and the headquarters building.

**Arvada Fire Protection District Fire Station #2** – Principal in Charge, May 2009 – November 2011. Working with the City planner, surrounding neighborhoods, and the Arvada Fire District our office coordinated the required planning requirements for City approval and issuance of construction documents. This new fire station was designed per the prototype Stations #7 & #8 and incorporated the following fire fighter training props: ground ladder evolutions, hose advancement and stairwell evolutions, confined space rescue, rappelling, and basket training.

**Windsor Severance Fire Rescue Station #3** – Principal in Charge, January 2010 – December 2011. This project is a new 9,500 square foot, 1.7 million dollar station. The project includes two tandem drive through apparatus bays with a second floor mechanical room, a decontamination room, and an exercise room. The apparatus bays separate the bunkroom sleeping quarters from the public entrance and daily activities spaces for the fire fighters.

**North Metro Fire Rescue District Fire Station #67** – Principal in Charge, April 2007 – Current. Project scope involved the construction of a drive through three bay, eight-bunk room, 2.0 million dollar fire station located at the western edge of the City and County of Broomfield along the Northwest Parkway.

**North Metro Fire Rescue District Station #61** – Principal in Charge, December 2010. This project was developed for review by the North Metro board for acceptance. Two schemes were developed. The first scheme was to renovate the existing building footprint. The second option was to provide a renovation and addition to meet the current fire fighter needs as the station with the most calls.

**Arvada Fire Protection District Candelas Training Facility** – Principal in Charge, On Hold. The Candelas Training Facility involved working with a developer and the Arvada Fire Protection District to determine the best location and land requirements to build a new training facility within the next five years for Arvada Fire Protection District. This concept design includes a training/classroom facility, a fire station, a residential burn building, a high rise burn building, a confined training space, a trench rescue area, a haz mat prop, a vehicle extrication area and a vehicle skid pad.



**Brad R. Bonnet**  
Project Manager

**Professional Education:**

**Master of Architecture**, University of Illinois at Urbana-Champaign  
**Bachelor of Arts Degree**, Knox College, Galesburg, Illinois  
**LEED Classes**, Understanding LEED Project Costs and Returns and Core Concepts and Strategies

**Professional Experience:**

Brad is experienced in all phases in the field of architecture. Brad's project experience includes both public and private sector projects. His responsibilities include city submittals, schematic design, preparation of construction documents and specifications, bidding, and construction administration of projects. He is proficient in CAD and preparing construction documents that meet the design intent of the owner. Brad is excellent at relationships with clients and contractors and reacts quickly to needs of the Owner. Projects that Brad has been involved include:

- Greater Brighton Fire Protection District Administration and Museum** – Project manager, April 2021 – In Progress. Currently working with staff to complete programmatic requirements and to prepare for planning.
- Fredrick Firestone Fire Barefoot Lakes Station** – Project manager, November 2021 – In Progress. Currently working with the district to procure bonding.
- Fredrick Firestone Fire Station #5** – Project manager, November 2020 – In Progress. Currently working with the city planning department concerning planning and entitlements.
- Canon City Fire District Station #2 Remodel** – Project manager, November 2020 – In Progress. Currently working with staff to complete programmatic requirements and to provide construction documentation.
- Canon City Fire District Station #1 Remodel** – Project manager, November 2020 – In Progress. Currently working with staff to complete programmatic requirements and to provide construction documentation.
- Canon City Fire District Station #3** – Project manager, November 2020 – In progress. Currently under construction.
- 911 Adcom Services Headquarters** – Project manager, November 2020 – In progress. Currently working with the City Building Department towards obtaining a building permit.
- South Adams County Fire District Station #1 Remodel** – Project Manager, July 2021- In progress. Currently working with the City Planning Department and Building Department towards approvals.
- Windsor Severance Fire Rescue Station #4** - Project Manager, February 2020 – In Progress. Currently working with the fire fighter staff, Elder Construction, and owner representative Webmer to coordinated construction administration for the new fire station.
- North Metro Fire Rescue District Station #61** - Project Manager, February 2020 – In Progress. Currently under construction.
- Arvada Fire Protection District Fire Station #3** – Project Manager, February 2020 – In Progress. Currently under construction.
- Arvada Fire Protection District Fire Station #9** – Project Manager, February 2020 – In Progress. Currently under construction.
- North Metro Fire Rescue District Station #62** – Project Manager, January 2020 – 2021. This project includes a complete remodel to an existing Fire Station to include new bunk rooms, day room, dining, fitness and to the apparatus bays.
- Greater Brighton Fire Protection District Station #51** – Project Manager, November 2019 – 2020 Complete. This project includes a complete remodel to an existing two-story Fire Station to include new bunk rooms, day room, dining, fitness and to the apparatus bays.
- Fort Lupton Fire District Station #3** – Project Manager, October 2019 – 2021. This project is a new 16,000 square foot fire station to include 8 bunk rooms, day room, dining, fitness and a 3 bay drive through apparatus bays.
- City of Thornton Fire Station #1 & Administration** – Project Manager, May 2018 – 2021. Completed Design Build project providing a new 26,000 square foot fire station and second floor administration for the fire department.
- North Metro Fire Rescue District Station #63** – Project Manager, April 2016 – April 2018. This project included a complete remodel and addition to an existing Fire Station to include new bunk rooms, day room, dining, fitness and two apparatus bays.

- Adams County Fire Protection District Station #11** – Project Manager, January 2017 – September 2019. Providing a new 30,000 square foot fire station to include an antique truck display, board room/classroom, kitchen, day room, four offices, twelve bunk rooms, toilet rooms, office and five drive through bays.
- Adams County Fire Protection District Administration Renovation** – Project Manager, December 2015 – June 2017. Renovating an existing training center to the new administration building for the district. Renovation include a new site work to identify the building entrance, vestibule/reception area, conference rooms, kitchen, and individual offices for staff.
- South Adams County Fire District Station #2 Remodel** – Project Manager, August 2016 – July 2017. The existing fire station was completely remodeled to include new bunkrooms, dayroom, dining room, kitchen, apparatus bays & mezzanine.
- Fort Lupton Fire Protection District Administration Renovation** – Project Manager, November 2015 – May 2017. Renovating the existing administration offices to a new state of the art facility with an identifiable entrance off of the public street. Renovation include a new site work to identify the building entrance, vestibule/reception area, conference rooms, kitchen, individual offices for staff, and a display area for the current model T fire truck for public viewing.
- Adams County Fire Protection District Station #12**– Project Manager, December 2015 – January 2017. Renovating an existing two-story fire station to include a new kitchen, finishes to all first-floor spaces, reconfiguring the second-floor bunk rooms to meet the current district standards and providing a new stair from the second-floor bunk rooms directly to the apparatus bays.
- Greater Brighton Fire Protection District Station #52 LEED Certified** – Project Manager, March 2015 – July 2017. Providing a new 18,000 square foot LEED Silver fire station to include a kitchen, day room, four offices, ten bunk rooms, toilet rooms, and four drive through bays. Assisted the District with obtaining grant funding.
- South Adams County Fire District Station #4** – Project Manager, January 2015 – June 2016. The existing fire station was demolished for a new two story three bay fire station to meet the current fire fighters daily requirements. Unique to this station is that the bunkrooms are located on the first floor with the dayroom, dining room, kitchen and fitness room on the second floor per the owners request to reduce fire fighter injuries during evening calls.
- City of Thornton Fire Station #2** – Project Manager, May 2014 – November 2014. This project involved a new fitness room addition and the renovation of the existing fitness room to bunk rooms to meet the current fire fighters daily requirements.
- Arvada Fire Protection District Fire Station #4** – Project Manager, September 2012 – May 2014. This project involved a complete renovation of the existing fire station interiors to meet the current fire fighter daily requirements and a building addition that includes eight bunk rooms, a bunker gear room, and a storage room.
- City of Boulder Fire Department Wildland Administration/ Fire Station LEED Silver certified** – Project Manager, September 2012 – February 2015. This project is a new 12,000 square foot wildland fire station adjacent to their regional fire training center. The project includes two apparatus bays, eight bunk rooms, four offices, and each of the associated amenities of a fire station.
- Windsor Severance Fire Rescue Station #2** – Project Manager, October 2012 – November 2013. This project is a new 9,500 square foot, 1.5 million dollar station. The project includes two tandem drive through apparatus bays with a second-floor mechanical room, a decontamination room, and an exercise room. The apparatus bays separate the bunkroom sleeping quarters from the public entrance and daily activities spaces for the fire fighters.
- Arvada Fire Protection District Maintenance Facility**– Project Manager, May 2013 – July 2014. This project involved a new three bay drive through with a second-floor mezzanine, two offices, locker rooms, kitchen, and compressor room to replace the current outdated maintenance facility located in an old fire station.
- Greater Brighton Fire Protection District Station Existing #52** – Project Manager, March – April 2013. With the construction of the new fire station #52, the existing station will become the maintenance and training building. Initial plans and a cost estimate have been issued to the District for approval and commencement once the new fire station is completed.
- Arvada Fire Protection District Fire Station #6** – Project Manager, September 2012 – October 2013. This project involved a second story addition over the existing station apparatus bays that will have thirteen bunk rooms, an office, a day room, a physical fitness room, a laundry room, three individual toilet rooms, and two fire poles that will direct the fire fighters to the first-floor apparatus bays. The existing first floor of the station will be renovated and include both interior and exterior fire fighter training evolutions.
- Fort Lupton Fire Protection District Administration/ Station #1** – Project Manager. This project is includes renovations to the existing fire station and an addition that includes a board room/community room, day room dining room, kitchen, two administration offices, laundry room, 10 bunk rooms, and a fitness room.

**Arvada Fire District Fire Training Center Interiors** – Project Manager, June 2013 – November 2013. This project involved renovations to the existing women's restrooms and men's locker room, adding a new women's locker room, removing an existing kitchen, and providing a new corridor to the training grounds.

**Arvada Fire Protection District Fire Station #5** – Project Manager, June 2011 – June 2012. This project involved the renovation of the existing fire station interiors to meet the current fire fighter daily requirements and a building addition that include four bunk rooms, an exercise room, and a storage room.

**Wheat Ridge Fire District Fire Station #1** – Project Manager, July 2012 – October 2012. This project involved the renovation of the second story fire fighter day room, dining room, kitchen, men's and women's bathrooms, two office, laundry room, bunk rooms, and a fire pole that leads the fire fighters to the first-floor apparatus bay rather than having to use a set of outdated stairs.

**City of Aurora Fire Station #10** – Project Manager, November 2010 – August 2012. This project involved the renovation to approximately 5,000 square feet of existing building and a new fitness room addition. The current bunkroom layout was an open plan that did not provide the required privacy or spacial requirements for their current fire fighter personnel and also included a larger kitchen layout, a larger office space, and shared restroom facilities.

**North Metro Fire Rescue District Administration Building LEED Gold certified** – Project Manager, March 2007 – January 2011. This project involved the relocation of North Metro's fire prevention, headquarters staff, and division chief offices to one centralized administration building in the City and County of Broomfield. This 33,000 square foot, two story building includes a below grade parking garage and utilizes the current exterior materials of the newly completed fire stations along with complementary materials of the adjacent governmental buildings of the City and County of Broomfield. The project also includes an interactive public learning environment.

**North Metro Fire Rescue District Renovation Projects** – Project Manager, October 2006 – January 2011. Project scope involves reviewing existing building conditions, providing recommendations of findings, and providing cost estimates for existing fire stations roof leaks, replacement of concrete aprons, replacement of concrete at apparatus bays, reviewing site grade drainage issues, providing new landscape designs and cost estimates, and reviewing existing floor plans layouts for fire station additions. These existing fire stations include station #61, #63, #65, and the headquarters building.

**Arvada Fire Protection District Fire Station #2** – Project Manager, May 2009 – November 2011. Working with the City planner, surrounding neighborhoods, and the Arvada Fire District our office coordinated the required planning requirements for City approval and issuance of construction documents. This new fire station was designed per the prototype Stations #7 & #8 and incorporated the following fire fighter training props: ground ladder evolutions, hose advancement and stairwell evolutions, confined space rescue, rappelling, and basket training.

**Windsor Severance Fire Rescue Station #3** – Project Manager, January 2010 – December 2011. This project is a new 9,500 square foot, 1.7 million dollar station. The project includes two tandem drive through apparatus bays with a second-floor mechanical room, a decontamination room, and an exercise room. The apparatus bays separate the bunkroom sleeping quarters from the public entrance and daily activities spaces for the fire fighters.

**North Metro Fire Rescue District Fire Station #67** – Project Manager, April 2007 – February 2010. Project scope involved the construction of a drive through three bay, seven-bunk room, 2.0 million dollar fire station located at the western edge of the City and County of Broomfield along the Northwest Parkway.

**North Metro Fire Rescue District Station #61** – Project Manager, December 2010. This project was developed for review by the North Metro board for acceptance. Two schemes were developed. The first scheme was to renovate the existing building footprint. The second option was to provide a renovation and addition to meet the current fire fighter needs as the station with the most calls.

**Arvada Fire Protection District Candelas Training Facility** – Project Manager, On Hold. The Candelas Training Facility involved working with a developer and the Arvada Fire Protection District to determine the best location and land requirements to build a new training facility within the next five years for Arvada Fire Protection District. This concept design includes a training/classroom facility, a fire station, a residential burn building, a high rise burn building, a confined training space, a trench rescue area, a haz mat prop, a vehicle extrication area and a vehicle skid pad.

**Arvada Fire Protection District Candelas Fire Station** – Project Manager, On Hold. The Candelas Fire Station involved working with a developer and the Arvada Fire Protection District to determine the best location and land requirements to build a new fire station within the next five years to serve the Candelas development. This station is designed as a new 9,400 square foot, eight bunk room, two bay drive through fire station and consists of a dayroom, kitchen, and fitness room.

**Brittany Crouch**  
**Project Designer**  
**LEED AP BD+C**



**Professional Education:**

**Bachelor of Environmental Design.** University of Colorado, Boulder, Colorado  
**Technology Arts & Media Certificate.** University of Colorado, Boulder, Colorado

**Professional Experience:**

Brittany is experienced in all phases in the field of architecture. She is knowledgeable at building 3d models on the computer for design review, coordinating thorough construction document drawings, coordinating interior finishes and reviewing construction submittals. Brittany is proficient at using AutoCAD, Sketchup and Photoshop. Projects that Brittany has been involved with include:

- South Adams County Fire District Station #1 Remodel** – Project Designer, March 2020 – Planning Submittal. Currently working with the City planner, surrounding neighborhoods, and the District to coordinated the requirements for City approval for a remodel and addition to a fire station.
- Frederick Firestone Fire District** - Project Designer, March 2020 – Planning Submittal. Currently working with the City planner, surrounding neighborhoods, and the District to coordinated the requirements for City approval for a new fire station.
- Windsor Fire Rescue District Station #4** – Project Designer, February 2020 – Planning Submittal. Currently working with the City planner, surrounding neighborhoods, and the District to coordinated the requirements for City approval for a new fire station.
- Fort Lupton Fire Protection District Station #3** – Project Designer, February 2020 – Under Construction with Golden Triangle Construction. Project is a new 15,000 square foot fire station.
- North Metro Fire Rescue District Station #61** - Project Designer, February 2020 – Project Bidding. Project is a demolition of the current fire station and the construction of a new 15,000 square foot fire station.
- Arvada Fire Protection District Fire Station #3** – Project Designer, February 2020 – Under Construction with Golden Triangle construction. This project is a demolition of the current station and a rebuild of a new 11,900 square foot fire station.
- Arvada Fire Protection District Fire Station #9** – Project Designer, February 2020 – Planning Submittal with Golden Triangle Construction. Currently working with the City planner, surrounding neighborhoods, and the Arvada Fire District to coordinated the requirements for City approval for a new fire station.
- North Metro Fire Rescue District Station #62** – Project Designer, January 2020 – Under Construction. This project included a complete remodel to an existing Fire Station to include new bunk rooms, day room, dining, fitness and to the apparatus bays.
- Greater Brighton Fire Protection District Station #51** – Project Designer, November 2019 – October 2020. This project included a complete remodel to an existing two story Fire Station to include new bunk rooms, day room, dining, fitness and to the apparatus bays.
- City of Thornton Fire Station #1 & Administration** – Project Designer, May 2018 – December 2020. Project was a Design Build providing a new 26,000 square foot fire station and second floor administration for the fire department.
- North Metro Fire Rescue District Station #63** – Project Designer, April 2016 – April 2018. This project included a complete remodel and addition to an existing Fire Station to include new bunk rooms, day room, dining, fitness and two apparatus bays.
- Adams County Fire Protection District Station #11** – Project Designer, January 2017 – September 2019. Providing a new 30,000 square foot fire station to include an antique truck display, board room/classroom, kitchen, day room, four offices, twelve bunk rooms, toilet rooms, office and five drive through bays.
- Adams County Fire Protection District Administration Renovation** – Project Designer, December 2015 – June 2017. Renovating an existing training center to the new administration building for the district. Renovation include a new site work to identify the building entrance, vestibule/reception area, conference rooms, kitchen, and individual offices for staff.
- South Adams County Fire District Station #2 Remodel** – Project Designer, August 2016 – July 2017. The existing fire station was completely remodeled to include new bunkrooms, dayroom, dining room, kitchen, apparatus bays & mezzanine.
- Fort Lupton Fire Protection District Administration Renovation** – Project Designer, November 2015 – May 2017. Renovating the existing administration offices to a new state of the art facility with an identifiable entrance off of

the public street. Renovation include a new site work to identify the building entrance, vestibule/reception area, conference rooms, kitchen, individual offices for staff, and a display area for the current model T fire truck for public viewing.

**Adams County Fire Protection District Station #12**– Project Designer, December 2015 – January 2017.

Renovating an existing two story fire station to include a new kitchen, finishes to all first floor spaces, reconfiguring the second floor bunk rooms to meet the current district standards and providing a new stair from the second floor bunk rooms directly to the apparatus bays.

**Greater Brighton Fire Protection District Station #52** – Project Designer, March 2015 – July 2017. Providing a new 18,000 square foot LEED Silver fire station to include a kitchen, day room, four offices, ten bunk rooms, toilet rooms, and four drive through bays. Assisted the District with obtaining grant funding.

**South Adams County Fire District Station #4** – Project Designer, January 2015 – June 2016. The existing fire station was demolished for a new two story three bay fire station to meet the current fire fighters daily requirements. Unique to this station is that the bunkrooms are located on the first floor with the dayroom, dining room, kitchen and fitness room on the second floor per the owners request to reduce fire fighter injuries during evening calls.

**City of Thornton Fire Station #2** – Project Designer, May 2014 – November 2014. This project involved a new fitness room addition and the renovation of the existing fitness room to bunk rooms to meet the current fire fighters daily requirements.

**Arvada Fire District Fire Station #4** - Project Designer, September 2012 – May 2014. This project involved a complete renovation of the existing fire station interiors to meet the current fire fighter daily requirements and a building addition that includes eight bunk rooms, a bunker gear room, and a storage room.

**City of Boulder Fire Department Wildland Administration/ Fire Station LEED Silver certified** – Project Designer, September 2012 – February 2015. This project is currently in the design phase for a new 12,000 square foot wildland fire station adjacent to their regional fire training center. The project includes two apparatus bays, eight bunk rooms, four offices, and each of the associated amenities of a fire station.

**Windsor Severance Fire Protection District Station #2** – Project Designer, October 2012 – November 2013. This project involved a new 9,500 square foot, 1.5 million dollar station. The project includes two tandem drive through apparatus bays with a second floor mechanical room, a decontamination room, and an exercise room. The apparatus bays separate the bunkroom sleeping quarters from the public entrance and daily activities spaces for the fire fighters.

**Arvada Fire Protection District Maintenance Facility**– Lead Designer, May 2013 – July 2014. This project involved a new three bay drive through with a second floor mezzanine, two offices, locker rooms, kitchen, and compressor room to replace the current outdated maintenance facility located in an old fire station.

**Greater Brighton Fire Protection District Station Existing #52** – Project Designer, March – April 2013. With the construction of the new fire station #52, the existing station will become the maintenance and training building. Initial plans and a cost estimate has been issued to the District for approval and commencement once the new fire station is completed.

**Greater Brighton Fire Protection District Station #52** – Project Designer, March – April 2013. Provided as built drawings and a cost estimate to the District to renovate the existing fire station to include a kitchen, day room, three offices, six bunk rooms, and toilet rooms. The District is reviewing with their board the next steps in the renovation process.

**Arvada Fire District Fire Station #6** – Project Designer, September 2012 – October 2013. This project involved a second story addition over the existing station apparatus bays that will have thirteen bunk rooms, an office, a day room, a physical fitness room, a laundry room, three individual toilet rooms, and two fire poles that will direct the fire fighters to the first floor apparatus bays. The existing first floor of the station will be renovated and include both interior and exterior fire fighter training evolutions.

**Fort Lupton Fire Protection District Administration/ Station #1** – Project Designer, December 2011 – October 2013. This project includes renovations to the existing fire station and an addition that includes a board room/community room, day room dining room, kitchen, two administration offices, laundry room, 10 bunk rooms, and a fitness room.

**Arvada Fire District Fire Training Center Interiors** – Lead Designer, June 2013 – November 2013. This project involved renovations to the existing women's restrooms and men's locker room, adding a new women's locker room, removing an existing kitchen, and providing a new corridor to the training grounds.

**Arvada Fire District Fire Station #5** – Project Designer, June 2011 – June 2012. This project is currently in the construction document phase and involves the renovation of the existing fire station interiors to meet the current fire fighter daily requirements and an building addition that include four bunk rooms, an exercise room, and a storage room.

**Wheat Ridge Fire District Fire Station #1** – Project Designer, July 2012 – October 2012. This project involved the renovation of the second story fire fighter day room, dining room, kitchen, mens and womens bathrooms, two office, laundry room, bunk rooms, and a fire pole that leads the fire fighters to the first floor apparatus bay rather than having to use a set of outdated stairs.

**City of Aurora Fire Station #10** – Project Designer, November 2010 – August 2012. This project is currently in the construction bidding phase and involves the renovation to approximately 5,000 square feet of existing building and a new fitness room addition. The current bunkroom layout was an open plan that did not provide the required privacy or spacial requirements for their current fire fighter personnel and also included a larger kitchen layout, a larger office space, and shared restroom facilities.

**North Metro Fire Rescue District Administration Building LEED Gold certified** – Design Associate / LEED Project Administrator, March 2007 – Current. This project involves the relocation of North Metro's fire prevention, headquarters staff, and division chief offices to one centralized administration building in the City and County of Broomfield. This 33,000 square foot, two story building includes a below grade parking garage and utilizes the current exterior materials of the newly completed fire stations along with complementary materials of the adjacent governmental buildings of the City and County of Broomfield. The project also includes an interactive public learning environment.

**North Metro Fire Rescue District Renovation Projects** – Project Designer, October 2006 – January 2011. Project scope involved reviewing existing building conditions, providing recommendations of findings, and providing cost estimates for existing fire stations roof leaks, replacement of concrete aprons, replacement of concrete at apparatus bays, reviewing site grade drainage issues, providing new landscape designs and cost estimates, and reviewing existing floor plans layouts for fire station additions. These existing fire stations include station #61, #63, #65, and the headquarters building.

**Arvada Fire District Fire Station #2** – Project Designer, May 2009 – November 2011. Working with the City planner, surrounding neighborhoods, and the Arvada Fire District our office coordinated the required planning requirements for City approval and issuance of construction documents. This new fire station was designed per the prototype Stations #7 & #8 and incorporated the following fire fighter training props; ground ladder evolutions, hose advancement and stairwell evolutions, confined space rescue, rappelling, and basket training.

**Windsor Severance Fire Protection District Station #3** – Project Designer, January 2010 – December 2011. This project is currently under construction as a new 9,500 square foot, 1.7 million dollar station. The project includes two tandem drive through apparatus bays with a second floor mechanical room, a decontamination room, and an exercise room. The apparatus bays separate the bunkroom sleeping quarters from the public entrance and daily activities spaces for the fire fighters.

**North Metro Fire Rescue District Fire Station #67** – Project Designer, April 2007 – Current. Project scope involved the construction of a drive through three bay, seven-bunk room, 2.0 million dollar fire station located at the western edge of the City and County of Broomfield along the Northwest Parkway.

**North Metro Fire Rescue District Station #61** – Project Designer, December 2010. This project was developed for review by the North Metro board for acceptance. Two schemes were developed. The first scheme was to renovate the existing building footprint. The second option was to provide a renovation and addition to meet the current fire fighter needs as the station with the most calls.

**City of Longmont Recreation Center Front Desk** – Project Designer, December 2008 – May 2009. Project scope involved revisions of the existing front desk and added a new security public check-in station for the general public.

**City of Longmont Sunset Bathhouse** – Project Designer, November 2009 – September 2010. This project replaced an undersized and outdated 2,000 square foot 1964 bath house with a new 5,000 square foot facility. The new facility includes a central entrance, men's and women's locker rooms, two family changing rooms, a concession stand, and a meeting room.

**Arvada Fire District Candelas Training Facility** – Project Designer, On Hold. The Candelas Training Facility involved working with a developer and the Arvada Fire Protection District to determine the best location and land requirements to build a new training facility within the next five years for Arvada Fire Protection District. This concept design includes a training/classroom facility, a fire station, a residential burn building, a high rise burn building, a confined training space, a trench rescue area, a haz mat prop, a vehicle extrication area and a vehicle skid pad.

**Arvada Fire District Candelas Fire Station** – Project Designer, On Hold. The Candelas Fire Station involved working with a developer and the Arvada Fire Protection District to determine the best location and land requirements to build a new fire station within the next five years to serve the Candelas development. This

station is designed as a new 9,400 square foot, eight bunk room, two bay drive through fire station and consists of a dayroom, kitchen, and fitness room.

**Greater Brighton Fire Protection District Vestas Station** – Project Designer, On Hold. This project involved providing a schematic floor plan and site plan for grant submittal, city review, and staff development of a 20,000 square foot administration and four bay drive through station.

**Canon City Fire Protection District Administration/ Station #1** – Project Designer, June 2012 – Current. The project team has completed two preliminary designs. One of the schemes is for a fire station and training building. The second scheme includes a new administration building with the fire station and training building. The District will be seek a mil levy in 2013 to assist with the construction of this new facility.

**Arvada Fire District Headquarters Remodel** – Project Designer, June 2008 – July 2008. A renovation of the second floor and first floor lobby space of an existing office building. This renovation project consolidates each of Arvada Fire Protection District offices throughout the city into one central building. The second floor renovation includes one large and two small conference rooms, a training room, a central reception desk, eighteen offices, a renovated kitchen, and restrooms.

**North Metro Fire Rescue District Training Facility** – Project Designer, November 2006 – August 2008. This 14 acres 12.5 million dollar training facility is located in Northglenn Colorado and contains a new 13,000 square foot, drive through four bay, eight-bunk room fire station and a new 9,500 square foot, drive through four bay maintenance facility. Other buildings were completed by a joint architectural firm including a new 15,000 square foot classroom, five training buildings, and an emergency vehicle driving track. This project was completed as a CM/CG construction project with Pinkard Construction.

**North Metro Fire Rescue District Addition to Fire Station #65** – Project Designer, October 2006 – January 2007. Project scope involved a new \$680,000, 2,000 square foot addition, single drive through bay. The project included a drive through apparatus bay, a bunker gear room, and an exercise room to the existing 4,000 square foot fire station located at the Jefferson County Airport. The new drive through apparatus bay decreased the response time in allowing the emergency vehicles to directly access west 120<sup>th</sup> Avenue rather than having to loop around the existing facility.

**Arvada Fire District Fire Station #7 and Fire Station #8** – Project Designer, March 2007 – September 2008. New 9,500 square foot, 1.9 million and 1.7 million dollar stations, two drive through apparatus bays with a second floor mechanical room, a decontamination room, and an exercise room. The apparatus bays separate the bunkroom sleeping quarters from the public entrance and daily activities spaces for the fire fighters. Station also #7 included a new direct bore sewer line connection to the city's public utilities.

**North Metro Fire Rescue District 9-11 Memorial** – Project Designer, May 2006 – September 2006. Project scope involved working with the selected contractor and sub contractors, the City and County of Broomfield arts director and agencies, and the awarded sculptor Sonny Rivera. The project consisted of three full size bronze sculptures, three bas-relief sculptures, and the pedestrian circulation between the works of art within the City and County of Broomfield Park.

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## Consultants – Key Individuals

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Civil Engineer: NorthStar Engineering.

Location: Pueblo, Colorado

Principal: Michael L. Cuppy PE, PLS

Years in Business: 82

Professional Staff: 12

Primary Contact: Michael L. Cuppy PE, PLS / Vice President



Landscape Architect: Meuran Design Group

Location: Denver Colorado

Principal: Kerry Smeester (Principal)

Years in Business: 40

Primary Contact: Kerry Smeester



Structural Engineer: The Leffler Group

Location: Denver Colorado

Principal: Russ Leffler

Years in Business: 21

Professional Staff: 8 + 1400 nationwide

Primary Contact: Russ Leffler, P.E., S.E., M.L.S.E., Principal



MEP Engineers: Farris Engineering

Location: Colorado Springs, Colorado

Principal: Stephen C. Roitsch, PE, CxA, CGD, Vice President

Years in Business: 55

Professional Staff: 51

Primary Contact: Stephen C. Roitsch



Net Zero Energy Consultant: Ambient Energy

Location: Denver Colorado

Principal: Linda Morrison

Years in Business: 18

Professional Staff: 17

Primary Contact: Linda Morrison



Low Voltage Systems: LVI

Location: Golden Colorado

Principal: Shawn Tank

Professional Staff: 8

Furniture: Office Scapes

Location: Denver Colorado

Principal: Barbara Johnson

Traffic Engineering: Lantz Associates Engineers

Location: Denver Colorado

Principal: Fred Lantz



Name: **MICHAEL L. CUPPY, P.E., P.L.S.**

Title: Vice President / Principal, NorthStar Engineering and Surveying, Inc.

Education: Bachelor of Science, Civil Engineering Technology, 1999  
Colorado State University-Pueblo

Registrations: Professional Engineer – Colorado  
Professional Land Surveyor – Colorado

Affiliations: Coalition of Pueblo Engineers  
Land Development Committee for Pueblo Association of Home Builders  
Pueblo Downtown Association

Experience: NorthStar: 23 years  
Hanten Surveying Inc.: 3 years

Mr. Cuppy has more than 23 years of experience in the design and construction of a wide variety of civil engineering projects. These projects include commercial and residential site improvements, highway and roadway improvements, storm drainage and flood plain improvements, municipal improvements, and water and wastewater treatment and conveyance facilities. Mike is familiar with several civil engineering software programs and their application. He is committed to providing the client with quality civil engineering services in a cost effective and timely manner.

#### **KEY PROJECT EXPERIENCES**

**Pueblo County School District 60 – East and Centennial High School site improvements.** Principal/Project Engineer for all phases of Civil site planning, design, and construction administration for new high schools at both East High School and Centennial High School. Projects included removal and replacement of all site improvements to meet the needs of the new high school construction, including ADA accessibility and utility, drainage, and safety improvements, etc.

**Pueblo County School District 60 – Franklin and Sunset Park Elementary School site improvements.** Principal/Project Engineer for all phases of Civil site planning, design, and construction administration for new elementary schools at both Franklin Elementary and Sunset Park Elementary. Projects included removal and replacement of all site improvements to meet the needs of the new school construction, including ADA accessibility and utility, drainage, and safety improvements, etc.

**Pueblo County School District 60 – Heroes K-8 School site improvements.** Principal/Project Engineer for all phases of Civil site planning, design, and construction administration for new Heroes K-8 school. Projects included removal and replacement of all site improvements to meet the needs of the new school construction, including ADA accessibility and utility, drainage, and safety improvements, etc.

**Pueblo County School District 70 – Track, Field and Tennis Court Improvements.** Principal/Project Engineer for all phases of planning, design, and construction administration for track, football field, and tennis court remediation at Pueblo West High School, Pueblo County High School and Rye High School. Projects included removal and replacement of existing fields, tracks, and courts with new synthetic surfacing and stadium upgrades including ADA accessibility and utility, drainage, and safety improvements. Two of the sites had field lighting systems completely redesigned. The facility at Pueblo West High School included a new 3,000 seat Grandstand with press box, men's and women's restroom facilities, home and visitor locker rooms, concession facilities, ticket booth, etc.

**Soccer/Lacrosse Field, Colorado State University – Pueblo,** for Colorado State University-Pueblo, Pueblo, Colorado. Principal/Project Manager for planning, design, and construction administration for a new soccer and lacrosse facility complete with press box, locker rooms, offices, training rooms,

pedestrian corridors/mezzanines, and parking lots on a 10 acre site immediately adjacent to the CSU-Pueblo campus.

**Thunderbowl, Colorado State University – Pueblo**, for the Friends of Football, Pueblo, Colorado. Project Engineer for planning, design, and construction administration for a new 8,000 seat football stadium and track facility complete with press box, locker rooms, offices, training rooms, pedestrian corridors/mezzanines, and parking lots on a 14 acre site immediately adjacent to the CSU-Pueblo campus.

**CDOT Region 2 Headquarters**, Pueblo, Colorado. Principal/Project Manager for all phases of surveying and civil engineering for this 12 acre which included subdivision, master plan, parking lots, detention and water quality facilities, and City roadways.

**Dick's Sporting Goods shopping complex**, Pueblo, Colorado. Principal/Project Manager for all phases of surveying and civil engineering for this 8 acre which included subdivision, new commercial retail with parking lots, detention and water quality facilities, and City roadways.

***Land/Site/Municipal Improvement Projects Including Roadway, Drainage, & Utility Designs***

Pueblo Memorial Airport Apron Rehabilitation Project, *Pueblo, CO*.  
Pueblo Skilled Nursing Facility and Medical Office Building, *Pueblo, CO*  
Parkview Medical Center Santa Fe Avenue property for future parking lot. *Pueblo CO*.  
Bartley Boulevard Extension Project, Colorado State University – *Pueblo, CO*.  
900 Acre Solar Energy Facility in Pueblo County, Comanche Solar Energy/SunEdison  
4<sup>th</sup> Street Enhancement Project, *Pueblo, CO*  
Santa Fe Avenue Streetscape Improvements, *Pueblo, CO*  
Rocla Concrete Tie Manufacturing Facility, *Pueblo, CO*  
Stormwater Engineering Improvements for Iowa&Lake Avenue Intersection, *Pueblo, CO*  
VestasTowersAmericas Subdivision and Greenhorn Drive, *Pueblo, CO*  
Walking Stick Vista Subdivision, Filing Nos. 1 and 2, *Pueblo, CO*  
LakeMinnequaPark and Drainage Improvements – Phase 1, *Pueblo, CO*

***Master Planning Projects***

Arkansas River Levee Assessment Project and Phases I through V of Arkansas River Levee Remediation Project for the Pueblo Conservancy District  
Lake Pueblo State Park Wet Utility Replacement, Colorado State Parks and Wildlife  
City of Pueblo Master Basin Stormwater Planning Study, *Pueblo, CO*  
Pueblo West Master Drainage Plan, *Pueblo West, CO*  
Lake Avenue Corridor Plan, URAP, *Pueblo, CO*  
22,000 Acre Pueblo Springs Ranch – Transportation, Drainage, and Utility Development Plans, *Pueblo CO*.  
St. Charles Industrial Park – Transportation, Drainage, and Utility Master Plans, *Pueblo, CO*  
North Vista Annexation – Transportation, Drainage, and Utility Master Plans, *Pueblo, CO*  
Transportation Master Plan for Bandera Blvd. and State Highway 28 for the El Camino, Pueblo Del Sol, Ventana, and Pastora Ranch Development Projects, *Pueblo, CO*  
SouthPointe Master Plan – Transportation, Drainage, and Utility Master Plans, *Pueblo, CO*  
Ventana Development – Transportation, Drainage, and Utility Master Plans, *Pueblo, CO*  
Eagleridge Development – Transportation, Drainage, and Utility Master Plans, *Pueblo, CO*

**Kerry T. Smeester, ASLA**  
**Principal**

colorado licence #417

Kerry is a 1988 graduate of Colorado State University, College of Natural Resources with a Bachelor of Landscape Architecture degree. Prior to starting Meuran Design Group, Kerry worked as a landscape architect in Denver gaining a broad-based knowledge of site design, natural resources, regional planning and graphic communications as well as landscape construction documentation and horticulture. In 1998 Kerry founded Meuran Design Group and has continued to excel in project design, management, and construction. Much of Kerry's project experience has consisted of site development and renovation of various commercial, institutional and industrial facilities throughout Colorado.

Institutional

Arvada Fire Protection District Station #2; Arvada, Colorado  
Adams County Fire Station #11; Adams County, Colorado  
North Metro Fire Rescue District Station #63; Northglenn, Colorado  
Thornton Firehouse #5 Xeriscape Garden; Thornton, Colorado  
innovAge Health; Loveland, Colorado  
Crested Butte High School; Crested Butte, Colorado  
Windsor Fire Station #2; Windsor, Colorado  
Gunnison High School; Gunnison, Colorado  
Regis University Soccer Fields/Bleachers; Denver, Colorado

Parks/Recreation/Open Space

Ralston Estates Open Space Planning; Arvada, CO  
Stapleton Business Center 2ac. Linear Parks; Denver, Colorado  
Circlepoint Corporate Center 4 ac. Park; Westminster, Colorado  
Hampden Town Center Native Wetland Rehabilitation; Aurora, CO  
Mountain Shadows Estates Park/Open Space; Johnstown, CO

Office/Commercial/Industrial

Denver Broncos Indoor Training Facility; Dove Valley, CO  
Vehicle Vault Museum; Parker, Colorado  
Leopold Bros. Distillery; Denver, Colorado  
Down town Walgreens Store; Steamboat Springs, Colorado  
Wagner Cat Headquarters Landscape Re-Design; Aurora, Colorado  
Circlepoint Corporate Center Bldgs.; Westminster, Colorado

Residential/Streetscape

Nevada Parcel; Crested Butte, Colorado  
Bromley Farms Residential Planning; Arvada, Colorado  
Sheridan Boulevard Landscape Improvements; Broomfield, CO  
Hampden Town Center Streetscape; Aurora, Colorado  
E. 32nd Parkway Street Renovation; Aurora, Colorado

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**Selected Project Experience:**

Fire Station / Emergency Response

- Brighton Fire Station #52
- North Metro Station #63
- Adams County Station #11
- Ft. Lupton FD Administration Remodel
- Adams County FPD Remodel
- Arvada FD Headquarters Entrance Vestibule
- South Adams County Station #2 Remodel
- Thornton Fire Station #4 Bunkroom Addition
- Prowers Medical Center ed-Surgery Expansion
- Various Remodel Projects

Police / Corrections

- Louisville Police Department
- CU Boulder Police Addition
- Colorado State Patrol Academy Vestibule
- Adams County Justice Center\*
- Sterling Correctional Facility\*
- Trinidad Correctional Facility\*
- 4 Mile Correctional Facility\*  
\*With Other Firms

Educational

- Ralston House
- Montview Elementary School Addition & Remodel
- Denver Public Schools Assessments
- Wiggins Event Center / Cafetorium
- Ralston Elementary School
- Aurora 7 Elementary School
- Pinnacle High School

Golf Clubhouses / Facilities

- Mayacama, Santa Rosa, California
- Black Rock, Coeur d'Alene, Idaho
- Pine Canyon, Flagstaff, Arizona
- The Refuge, Lake Havasu, Arizona
- The Quarry, La Quinta, California
- San Clemente Municipal, California
- Pronghorn Golf Club, Bend, Oregon
- Pradera Golf Club, Castle Rock, Colorado

Artwork/Special

- Denver Art Museum Entry Piece
- Light Rail Station Canopy – Leaves – Denver
- Lowry FlightRide III, Denver

Residential

- The Manhattan, Denver: 12-story post-tensioned flat plate structure with 1 level below ground parking
- 22<sup>nd</sup> & Market Street, Denver: 8-story post-tensioned flat plate structure with 2 levels below ground parking.

Resume of

**RUSS LEFFLER, P.E., S.E.**

Principal

**SUMMARY OF QUALIFICATIONS**

Mr. Leffler has been providing consulting engineering services throughout his career including project management, design, value engineering and structural system selection for a variety of projects.

Mr. Leffler is in charge of project management and design. His key responsibilities will involve overall building review, design, and company project oversight from pre-design through the construction phase.

**PROFESSIONAL REGISTRATIONS**

Alaska, Alberta, Arizona, California, Colorado, Florida, Hawaii, Idaho, Kansas, Louisiana, Maryland, Michigan, Mississippi, Montana, Nebraska, Nevada, New Jersey, New Mexico, New York, North Carolina, North Dakota, Oklahoma, Oregon, Pennsylvania, South Carolina, Texas, Utah, Virginia, Washington, Wyoming

**EDUCATION**

B.S. Civil Engineering  
Colorado State University  
Fort Collins, Colorado

M.S. Civil Engineering  
Structural Engineering/Wind Engineering  
Colorado State University  
Fort Collins, Colorado

**PUBLICATIONS**

Wind-Tunnel Modeling of the Atmospheric Surface Layer. Journal of Wind Engineering and Industrial Aerodynamics, 54/55, 1995, pp. 505-513.

Area-average Wind Pressures on a Low-rise Building Proceedings, ASCE Structures Congress XIV, 1996, pp. 1037-1044.



FARRIS ENGINEERING

**ASHLEY L. DAVIS, PE, LC, GPCP**  
Vice President | Fire Protection Engineer



### ABOUT ME

Ashley has over fifteen years of experience in design and project management for mechanical engineering (ME) and fire protection engineering (FPE). Her experience includes the design and coordination for educational, commercial, industrial, research, and governmental facilities. Her work encompasses new construction, remodel design, and as built documentation. Her work encompasses new construction, remodel design, as-built documentation, and commissioning (Cx). She is comfortable working from project inception through construction administration for design-bid and design-build project delivery methods.



### EDUCATION

- Bachelor of Science, Mechanical Engineering, Colorado State University, 2005



### REGISTRATION

- Professional Mechanical/Fire Protection Engineer: Colorado #47063



### PROFESSIONAL AFFILIATIONS

- Society of Fire Protection Engineers
- Society of American Military Engineers
- American Society of Heating, Refrigerating and Air Conditioning Engineers



### WORK HISTORY

- 2015 - Present
- 2009 - 2015 - Plant Engineers
- 2006 - 2009 - RMG Engineers



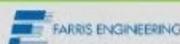
### SELECTED PROJECT EXAMPLES

- Cape Cod AF Station Life Safety/Fire Protection Study, Cape Cod, MA**  
**Role: Fire Protection Engineer/Project Manager**  
The purpose of this project was to provide a study and Findings and Recommendations Report for multiple buildings on the installation involving addressing the life safety, egress, and fire protection issues of the facilities for this Air Force Station.
- Peterson AFB Repair Building 122, Colorado Springs, CO**  
**Role: Fire Protection Engineer**  
One of the three task orders for this project was to repair plumbing which involved the replacement of the existing fire protection piping throughout the building, replacement of plumbing system piping constructed with galvanized pipe or that had deteriorated, and removal of abandoned piping and mechanical equipment throughout the facility.
- Ft. Carson Army Post Repair Diver Locker 7440, Colorado Springs, CO**  
**Role: Fire Protection Engineer**  
Fire protection engineering included a comprehensive Fire Design Analysis for code study in accordance with UFC 3-600-01 for the building and subsequent scope drawings for the wet pipe fire sprinkler system modifications required in the renovation area.
- Fort Carson Army Post Benham Blair Quads, Colorado Springs, CO**  
**Role: Fire Protection Engineer**  
The project involved reconfiguring an existing abandoned facility to new laundry and administrative spaces within the existing building envelope. Mechanical and Plumbing systems were demolished and reconstructed as required for the new building purpose. Fire protection engineering included a comprehensive Fire Design Analysis for code study in accordance with UFC 3-600-01.
- Peterson AFB Repair Fire Deficiencies Bldg 672, Colorado Springs, CO**  
**Role: Fire Protection Engineer**  
The project involved renovating an existing 9,200 sf record storage facility by adding a wet pipe sprinkler system. The facility was previously unsprinkered so fire protection engineering included a comprehensive Fire Design Analysis for code study in accordance with UFC-3-600-01 for the building and subsequent scope drawings for the addition of a new wet pipe sprinkler system required throughout the facility.



### OTHER RELEVANT PROJECTS

- |  |   |
|--|---|
| Colorado Springs Fire Station No. 1<br>Colorado Springs, CO                          | Peterson AFB Bldg. 1 Repair FPE<br>Analysis, Colorado Springs, CO |
| Pueblo School District 60 Multiple<br>School Renovation Bond Projects,<br>Pueblo, CO | Buckley AFB Bldg. 1024 Renovation<br>FPE, Aurora, CO              |



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FARRIS ENGINEERING

ERICKA M. NIENHUESER, PE, LC  
Vice President | Electrical Engineer



### ABOUT ME

Ericka is a professional engineer and has over 13 years of experience on various project types. She has completed work on lighting, power and telecommunications systems. Healthcare, government and educational facilities have been her primary focus. Her government projects range from City, State and Federal. Ericka has experience with a variety of public safety facilities such as fire stations, police stations and training facilities. She has a personable approach to engineering that promotes inclusion and solidarity with the Owner, design team, and contractors.



### EDUCATION

- Master of Architectural Engineering, University of Nebraska-Lincoln, 2010
- Bachelor's of Science, Architectural Engineering, University of Nebraska at Omaha, 2009



### REGISTRATION

- Professional Electrical Engineer: Colorado, Kansas, Montana, Nebraska, New Mexico, North Dakota, Wyoming
- Lighting Certified (LC)



### PROFESSIONAL AFFILIATIONS

- Commercial Real Estate Women
- Illuminating Engineering Society (IES)



### AVAILABILITY FOR THIS PROJECT

- Ericka can commit up to 30% of her weekly schedule to this project.



### SELECTED PROJECT EXAMPLES

- **Dothan Regional Public Safety Training Center, Dothan, AL**  
**Role: Electrical Engineer**  
Multiple facility site, including a 26,000-sf administration facility with fire and police multipurpose training rooms, fitness center, locker rooms, classrooms and offices. Facility is completely backed up on emergency power. Other building facilities include a five-story burn tower, K-9 dog facility, gun shooting range building, warehouse, strip mall, sniper range and a pump house.
- **Omaha Fire Department - Fire Stations 24, 30 and 61, Omaha, NE**  
**Role: Electrical Engineer/Project Manager**  
Ericka oversaw engineering services for the mechanical, electrical and plumbing designs for kitchen remodels and additional renovation projects for three fire stations for the Omaha Fire Department.
- **Western Nebraska Regional Airport Aircraft Rescue and Firefighting Station, Scottsbluff, NE**  
**Role: Electrical Engineer**  
Mechanical, electrical, plumbing and fire protection design for a new 4,000-sf fire station building that will accommodate firefighting apparatus for the airport.
- **South Dakota Army National Guard Regional Training Institute HVAC Upgrades, Sioux Falls, SD**  
**Role: Electrical Engineer**  
Farris provided mechanical and electrical engineering design for this project that involved the upgrades to current HVAC equipment and the installation of water saving fixtures. The design focused on energy reduction and system efficiency. Project included maintenance on two existing boilers, work on a roof-top make-up air unit, and replacement of three ductless split-type air conditioners, one chiller unit two air handling units. The 50,000-sf facility contains meeting areas, offices, kitchen/cafe/tertia, classrooms, storage areas and restrooms on the main level. The second level is made up of one-room sleeping spaces as well as barracks.



### OTHER RELEVANT PROJECTS

- IHS Pueblo Pintado Health Center, Pueblo Pintado, NM
- Omaha Police Department K-9 Training Facility, Omaha, NE
- Nebraska Army National Guard Readiness Center, Grand Island, NE
- Hawkins Vehicle & Equipment Maintenance Facility, Omaha, NE
- Nebraska Army National Guard Readiness Center, Mead, NE
- Mitchell Tech Maintenance Shop Remodel, Mitchell, SD
- Iowa Air National Guard Marshalltown Readiness Center Renovation, Marshalltown, IA
- South Dakota State University Raven Precision Ag Classroom & Lab Facility, Brookings, SD



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FARRIS ENGINEERING

STEPHEN C. ROITSCH, PE, CXA, CGD, ATD



ABOUT ME

Stephen is a registered Mechanical Engineer with years of design and project management experience. His experience is primarily in the design of HVAC, plumbing, and fire protection systems, including extensive familiarity developing and writing control sequences of operation as well as surveying existing building mechanical systems. He has considerable experience with geothermal heat pump systems, and as a Certified Geo-Exchange Designer, he is capable of designing the entire system - both HVAC system inside the building and the ground loop heat exchanger outside. In addition to routinely serving as the Project Manager and Project Engineer for Farris, he has also served as the Owner's PM and prime A/E consultant for numerous projects. His wide range of experience is in educational, administrative and industrial type facilities. Stephen's computer experience includes applying software for building heat load calculations, geothermal loop design, energy

EDUCATION

- Bachelor of Science, Architectural Engineering, University of Wyoming,

REGISTRATION

- Professional Mechanical Engineer: Colorado: 33281
Certified Geo-Exchange Designer (CGD)
Accredited Tier Designer (ATD)
Certified Commissioning Authority

PROFESSIONAL AFFILIATIONS

- ASHRAE
SAME

HISTORY WITH FARRIS

- 1993 - Present

SELECTED PROJECT EXAMPLES

Pueblo Fire Station No. 4 - Pueblo, CO

Role: Mechanical Engineer

The 12,300 square foot facility was equipped with a full-service kitchen/ dining area, a day room, a fitness center, shower facilities, storage space, office spaces, a three-bay apparatus area, a training classroom, a hose tower and sleeping quarters for eight resident fire-fighters. The HVAC design services provided by Farris Engineering included nine ground source heat pumps connected to an eight-hole geothermal bore field. Linear, infrared, radiant heat and evaporative cooling was provided in the apparatus bay. A general vehicle exhaust system that is automatically controlled was designed for the apparatus bay..

Pueblo Fire Station No. 9 - Pueblo, CO

Role: Mechanical Engineer

The 6,500 square foot facility was equipped with a full service kitchen/ dining area, a day room, a fitness center, shower facilities, storage space, office spaces, a two bay apparatus area, and sleeping quarters for four resident fire-fighters. The HVAC design services provided by Farris Engineering included three gas-fired blower coil air handling units with DX cooling units mounted in a mechanical courtyard. Linear, infrared, radiant heat and evaporative cooling was provided in the apparatus bay. A general vehicle exhaust system that is automatically controlled was designed for the apparatus bay.

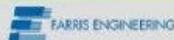
City of Colorado Springs Fire Station No. 19 - Colorado Springs, CO

Role: Mechanical Engineer

The Mechanical Design for this 10,500 sf facility included a high efficiency gas-fired hot water boiler to serve the facility. A hot water radiant floor system was used in the truck bays, decon room, equipment storage, bunker, gear and shower rooms. The living areas of the fire station were served by three single zone air handlers with hot water heating coils and DX cooling units. The community room had its own

OTHER RELEVANT PROJECTS

- Colorado Springs Station Facility Assessment, Colorado Springs, CO
Colorado Springs Fire Station No. 8, Colorado Springs, CO
Colorado Springs Fire Station No. 14, Colorado Springs, CO
Colorado Springs Fire Station No. 20, Colorado Springs, CO
Pueblo Community College Learning Center, Pueblo, CO
Cheyenne Mountain AFS Wildland Fire Ctr Vehicle Storage, Colorado Springs, CO
Peterson AFB Fire Crash Rescue Station, Colorado Springs, CO
Colorado College Tutt Library Ren&Add (NetZero), Colorado Springs, CO
El Paso/Teller County 911 Addition, Colorado Springs, CO



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**ADDITIONAL INFORMATION FOR AGREEMENT**

Certificate of Trade Name Registration

Colorado PERA Questionnaire

Affirmative Action Policy

E-Verify Participation Letter

Insurance Certificate(s)



Colorado  
Secretary of State  
Jena Griswold



About Secretary Griswold | Español

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## Summary

Details			
Trade name	Allred & Associates		
Registrant name	Brent Allred		
Status	Effective	Formation Date	05/01/2022
ID number	20221450375	Form	Individual
Renewal month	March	Expiration Date	06/01/2023
Primary residence or usual place of business street address	580 Burbank Street, Suite 125, Broomfield, CO 80020, United States		
Primary residence or usual place of business mailing address	580 Burbank Street, Suite 125, Broomfield, CO 80020, United States		

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF TRADE NAME**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, a Statement of Trade Name for:

Allred & Associates

(Entity ID # 20221450375 )

was filed in this office on 05/01/2022 with an effective date of 05/01/2022 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 06/01/2022 that have been posted, and by documents delivered to this office electronically through 06/02/2022 @ 09:16:27 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 06/02/2022 @ 09:16:27 in accordance with applicable law. This certificate is assigned Confirmation Number 14064294 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*

**COLORADO PUBLIC EMPLOYEES RETIREMENT ASSOCIATION  
SUPPLEMENTAL QUESTIONNAIRE TO BE ANSWERED BY  
ANY BUSINESS PERFORMING SERVICES FOR THE CITY OF PUEBLO**

Pursuant to section 24-51-1101(2), C.R.S., salary or other compensation from the employment, engagement, retention or other use of a person receiving retirement benefits (Retiree) through the Colorado Public Employees Retirement Association (PERA) in an individual capacity or of any entity owned or operated by a PERA Retiree or an affiliated party by the City of Pueblo to perform any service as an employee, contract employee, consultant, independent contractor, or through other arrangements, is subject to employer contributions to PERA by the City of Pueblo. Therefore, as a condition of contracting for services with the City of Pueblo, this document must be completed, signed and returned to the City of Pueblo:

(a) Are you, or do you employ or engage in any capacity, including an independent contractor, a PERA Retiree who will perform any services for the City of Pueblo? Yes \_\_\_\_, No X. (If you answered "no" please proceed to signature section at bottom of this page.)

(b) If you answered "yes" to (a) above, please answer the following question: Are you an individual, sole proprietor or partnership, or a business or company owned or operated by a PERA Retiree or an affiliated party? For purposes of responding to this question, an "affiliated party" includes (1) any person who is the named beneficiary or cobeneficiary on the PERA account of the PERA Retiree; (2) any person who is a relative of the PERA Retiree by blood or adoption to and including parents, siblings, half-siblings, children, and grandchildren; (3) any person who is a relative of the PERA Retiree by marriage to and including spouse, spouse's parents, stepparents, stepchildren, stepsiblings, and spouse's siblings; and (4) any person or entity with whom the PERA Retiree has an agreement to share or otherwise profit from the performance of services for the City of Pueblo by the PERA Retiree other than the PERA Retiree's regular salary or compensation. Yes \_\_\_\_, No \_\_\_\_.

If you answered "yes" please state which of the above entities best describes your business:

\_\_\_\_\_

(c) If you answered "yes" to both (a) and (b), you agree to reimburse the City of Pueblo for any employer contribution required to be paid by the City of Pueblo to PERA for salary or other compensation paid to you as a PERA Retiree or paid to any employee or independent contractor of yours who is a PERA Retiree performing services for the City of Pueblo. You further authorize the City of Pueblo to deduct and withhold all such contributions from any moneys due or payable to you by the City of Pueblo under any current or future contract or other arrangement for services between you and the City of Pueblo.

Please provide the name, address, date of birth, and social security number of each such PERA Retiree. If more than two, please attach a supplemental list.

Name	Address	DOB	Social Security Number
Name	Address	DOB	Social Security Number

**Failure to accurately complete, sign and return this document to the City of Pueblo may result in you being denied the privilege of doing business with the City of Pueblo.**

Company Name: Allred & Associates  
 Authorized Signature:  Title: Architect / Owner  
 Printed Name: Brent M Allred Date: May 12, 2022



AFFIRMATIVE ACTION PLAN

Allred & Associates does not discriminate against any employee or applicant or employment because of race, color, religion, sex, national origin, creed or age.

Allred & Associates will take affirmative action to ensure applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, creed or age. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment of advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

Sincerely,

Signature

Brent Allred

Printed Name

Owner, Managing Member

Title (must be signed by Managing Member, President, Vice President, or Secretary)

May 10<sup>th</sup>, 2022

Date



May 10<sup>th</sup> 2022

City of Pueblo  
230 S Mechanic Street  
Pueblo, CO 81003

Re: Compliance with E-Verify Program  
Bid No.: \_\_\_\_\_  
Bid Name: 22-010 RFP – Design and Engineering of New Fire Stations 6, 8, and 11

To Whom It May Concern:

Please accept this letter as certification that Allred & Associates does not knowingly employ or contract with any illegal aliens and has not or will not knowingly enter into a contract with any subcontractor that fails to certify to us that they do not knowingly employ or contract with any illegal aliens.

Allred & Associates participates in or has applied for participation in the E-Verify Program created by Public Law 208, 104<sup>th</sup> Congress, as administered by the United States Department of Homeland Security.

Regards,

A handwritten signature in black ink, appearing to read 'Brent M Allred', is written over a horizontal line. Below the line, the word 'Signature' is printed.

Brent M Allred  
Printed Name

Owner  
Title (must be signed by Managing Member, President, Vice President, or Secretary)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/11/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> State Farm Insurance Zane Carter Insurance Agency Inc. 1380 W Midway Blvd Broomfield, CO 80020	<b>CONTACT</b> Shannon Abeyla NAME: PHONE (A/C, No, EXT): (303)466-1887 FAX (A/C, No): (303)466-2278 E-MAIL ADDRESS: zane@zanecarterinsurance.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Brent M Allred 580 Burbank St Unit 125 Broomfield, CO 80020	<b>INSURER A:</b> State Farm Fire and Casualty Company 25143	
	<b>INSURER B:</b> State Farm Mutual Automobile Insurance Company 25178	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	96-BC-J650-7	05/11/2022	05/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	241 4494-E06-06H	05/06/2022	11/06/2022	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 250,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 100,000
A	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			06-BA-V650-7	01/10/2022	01/10/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	96-C8-N687-1	12/01/2021	12/01/2022	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
The City of Pueblo it's officers, agents, and employees are included as additional insured for ongoing and completed operations on the General Liability and included as additional insured on the Auto Liability, Umbrella Liability, and Builder Risk with respect to operations of the named insured for the certificate holder as required by written contract. General Liability, Auto, and Umbrella coverage is primary and non-contributory. General Liability, Auto, Umbrella, and Builders Risk policies have been endorsed to provide 30 days notice of cancellation except 10-day notice for non-payment of premium. General Liability, Auto Liability, Umbrella, and Builders risk coverage include waivers of subrogation. All policy terms, conditions, and exclusions apply.

<b>CERTIFICATE HOLDER</b> City of Pueblo, a Municipal Corporation 230 S. Mechanic Street Pueblo, CO 81003	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
5/11/2022

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> AssuredPartners Colorado 2002 Caribou Dr #101 Fort Collins CO 80525	<b>CONTACT NAME:</b> Anthony Trujillo <b>PHONE (A/C, No, Ext):</b> 970-530-1235 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> anthony.trujillo@assuredpartners.com
<b>INSURER(S) AFFORDING COVERAGE</b>	
INSURER A: Beazley Insurance Company, Inc      NAIC # 37540	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

**COVERAGES**      **CERTIFICATE NUMBER:** 410198238      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			V15QMS211301	1/7/2022	1/7/2023	Aggregate/ Per Claim \$2,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 22-010 RFP – Design and Engineering of New Fire Stations 6, 8, and 11

The City of Pueblo, its agents, officers and employees are designated as additional insured when required by written contract.

<b>CERTIFICATE HOLDER</b>  City of Pueblo, a Municipal Corporation 230 S. Mechanic Street Pueblo CO 81003	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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