

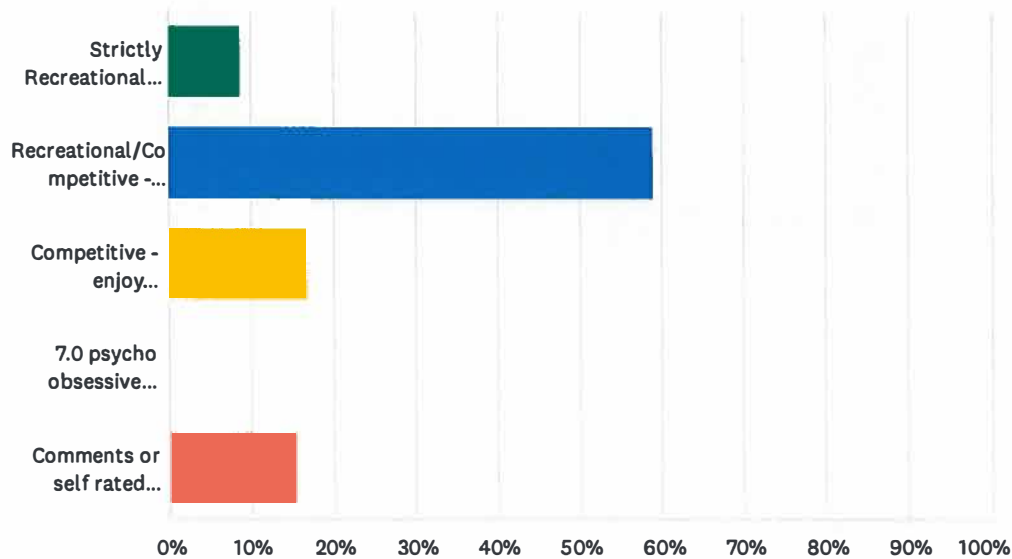
**CARBONDALE PARKS & RECREATION COMMISSION
REGULAR MEETING
WEDNESDAY, April 12, 2023 Meeting 7:00 P.M.
Carbondale Town Hall Trustee Chambers**

<u>TIME*</u>			<u>ITEM</u>	<u>DESIRED OUTCOME</u>
7:00		1.	Roll Call	
7:05		2.	Approval of March 8, 2023 Minutes	INFORMATIONAL
7:10		3.	Items from Citizens Present Not on the Agenda	
7:15		4.	Roaring Fork Pickleball Association MOU review and additional land request	INFORMATION DISCUSSION DECISION (Attachment A)
7:25		5.	Aquatics Facility Update Design and Construction Firms selected Aquatics Coordinator Recruitment	INFORMATION DISCUSSION (Attachment B)
7:45		6.	Carbondale Aquatics Facility Fundraising Discussion and Grant Availability Spreadsheet	INFORMATION DISCUSSION (Attachment C)
8:00		7.	Town Manager Board & Commissions Uniformity	INFORMATION DISCUSSION DECISION (Attachment D)
8:15		8.	Bee Friendly Landscaping Environment Board Initiative	INFORMATION DISCUSSION (Attachment D)
8:35		9.	Report & Updates: Staff & Commission Members <ul style="list-style-type: none"> Eric Brendlinger, Parks & Recreation Director Updated Master Plan Available here: https://www.carbondalerec.com/rec-misc/ 30/60/90 Day Outlook Margaret Donnelly-CRCC Manager Parks & Recreation Commissioners Luis Yllanes, Trustee Liaison 	INFORMATION (Attachment E)

9:00		10.	Adjournment*	*Please note: Times are approximate
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Q1 What type of player do you consider yourself?

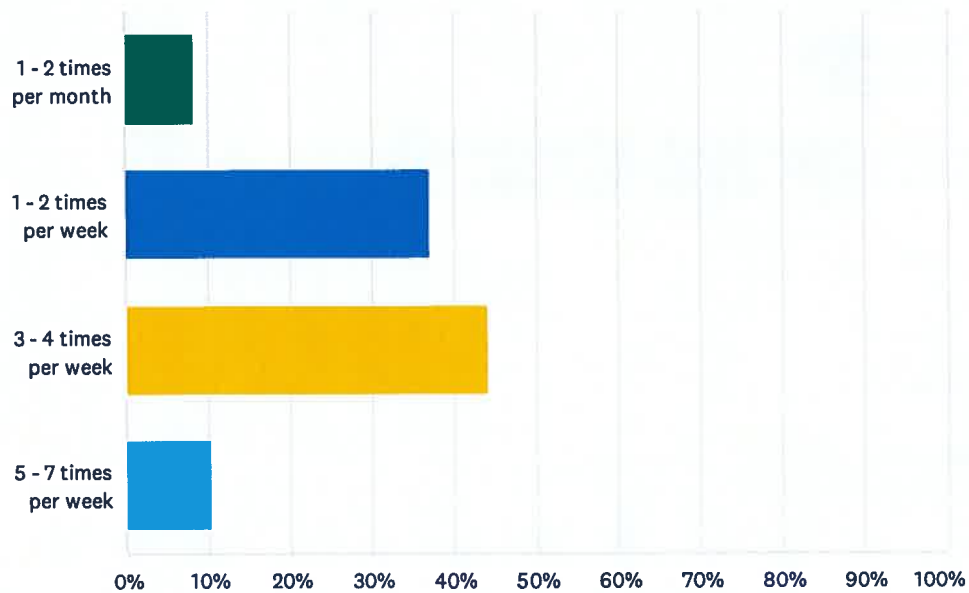
Answered: 160 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strictly Recreational - enjoy social and health aspects, but not necessarily looking to be more competitive.	8.75%	14
Recreational/Competitive - enjoy social and health aspects, and interested in some competition and improvement.	58.75%	94
Competitive - enjoy competition/tournaments, and always looking to improve.	16.88%	27
7.0 psycho obsessive professional player with a headband. This answer will be tossed.	0.00%	0
Comments or self rated skill level	15.63%	25
TOTAL		160

Q2 How often do you play?

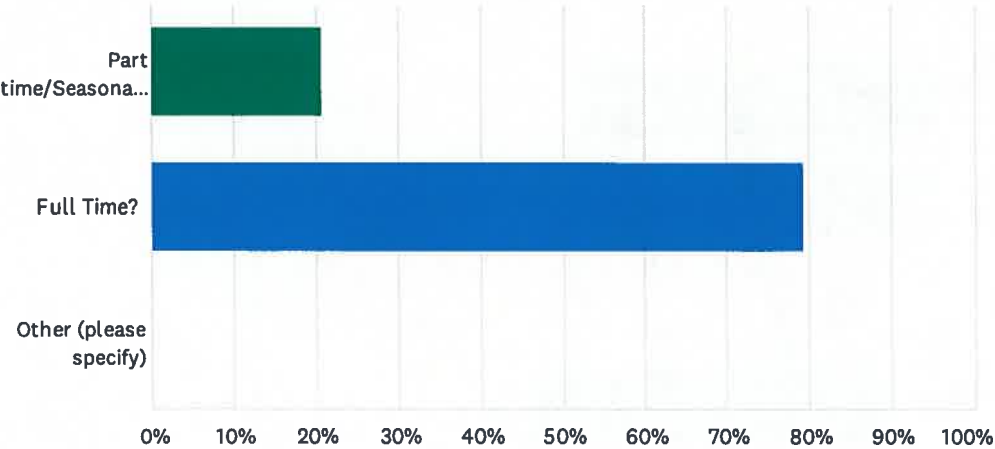
Answered: 156 Skipped: 4



ANSWER CHOICES	RESPONSES	
1 - 2 times per month	8.33%	13
1 - 2 times per week	37.18%	58
3 - 4 times per week	44.23%	69
5 - 7 times per week	10.26%	16
TOTAL		156

Q3 Do you live in the Roaring Fork Valley_____?:

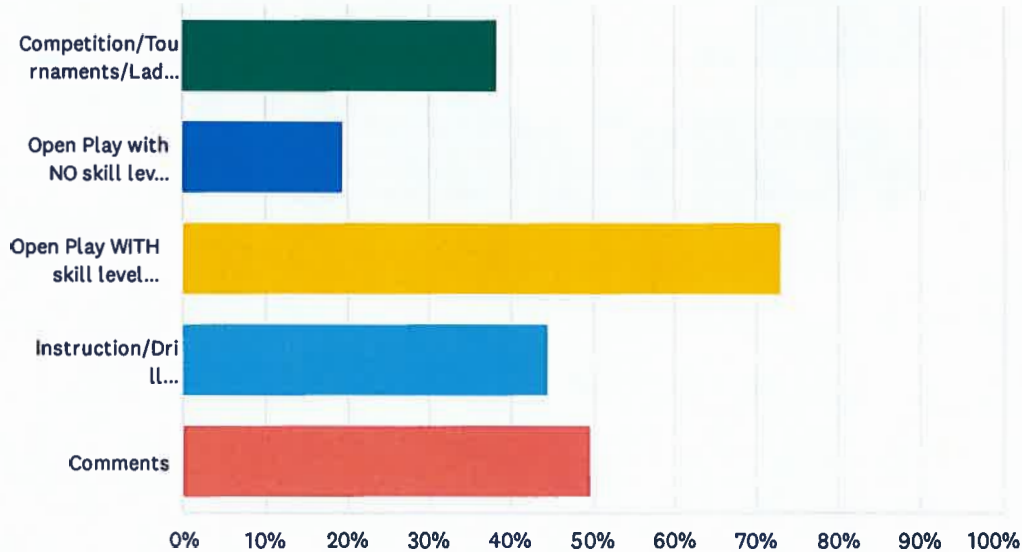
Answered: 160 Skipped: 0



ANSWER CHOICES	RESPONSES	
Part time/Seasonally?	20.63%	33
Full Time?	79.38%	127
Other (please specify)	0.00%	0
TOTAL		160

Q4 What is most important to you? If you check more than one please put 1st choice in comments.

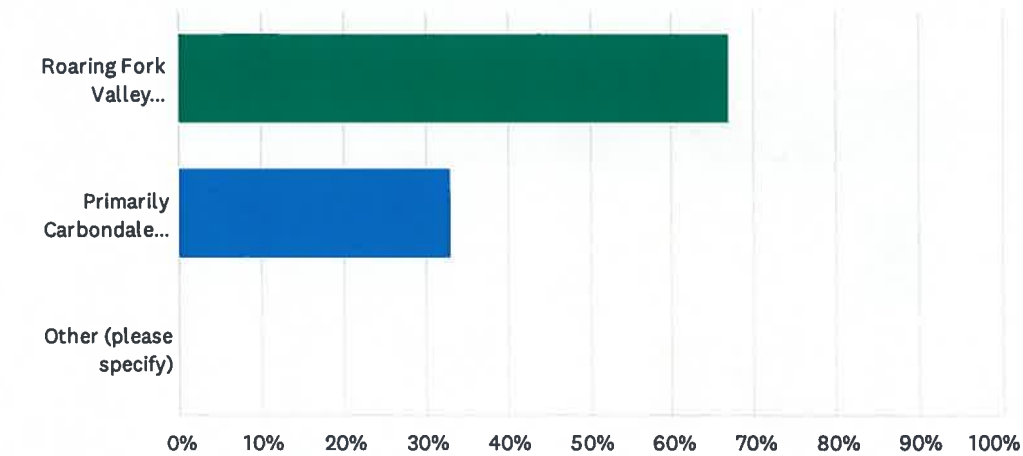
Answered: 159 Skipped: 1



ANSWER CHOICES	RESPONSES	
Competition/Tournaments/Ladders/Round Robins	38.36%	61
Open Play with NO skill level play	19.50%	31
Open Play WITH skill level play	72.96%	116
Instruction/Drill Sessions/Training Camps	44.65%	71
Comments	49.69%	79
Total Respondents: 159		

Q5 Do you consider the RFPA a _____?:

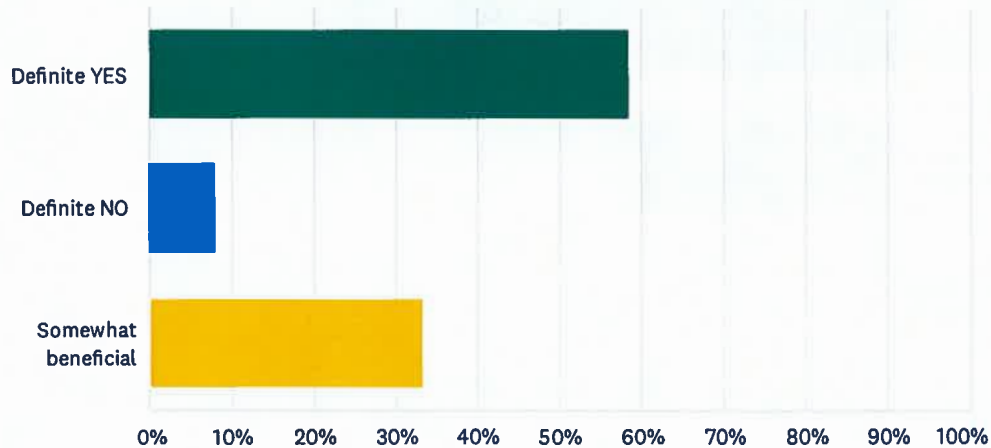
Answered: 160 Skipped: 0



ANSWER CHOICES	RESPONSES	
Roaring Fork Valley organization?	66.88%	107
Primarily Carbondale organization?	33.13%	53
Other (please specify)	0.00%	0
TOTAL		160

Q6 Would courts at Crown Mountain Park be beneficial to you as a member?

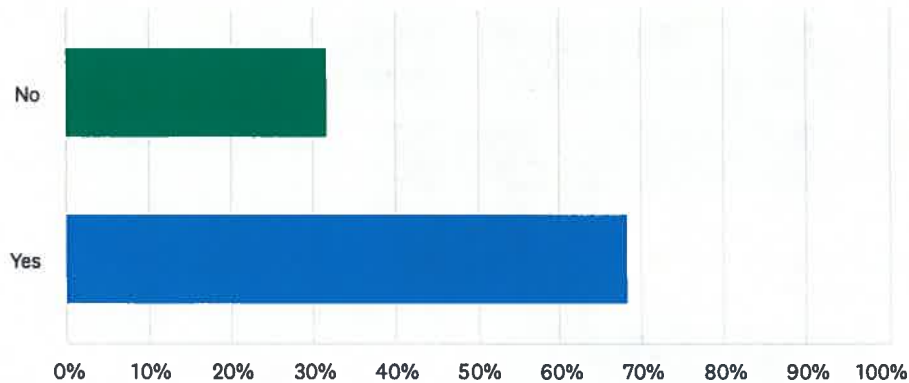
Answered: 159 Skipped: 1



ANSWER CHOICES	RESPONSES	
Definite YES	58.49%	93
Definite NO	8.18%	13
Somewhat beneficial	33.33%	53
TOTAL		159

Q7 Would you be interested in donating or participating in a fund raiser for additional courts?

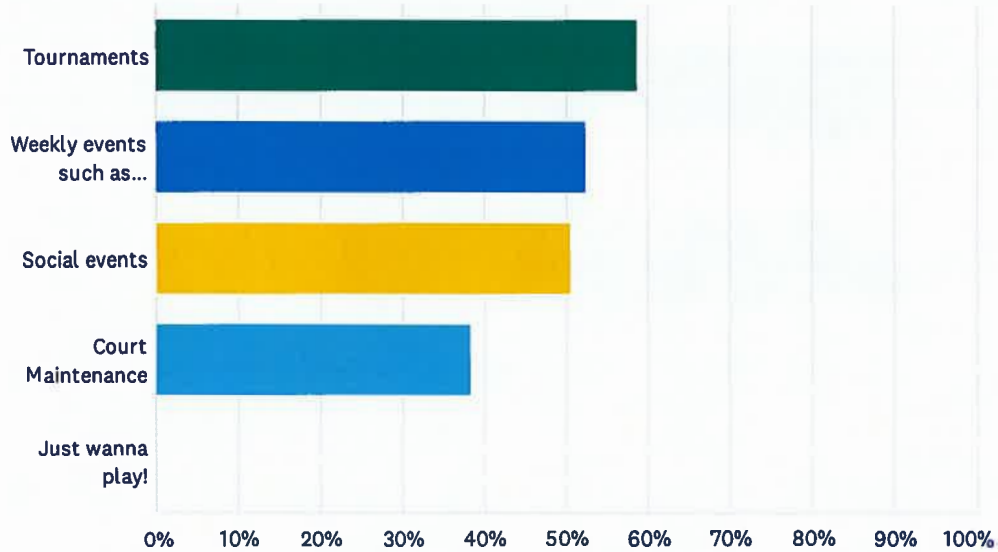
Answered: 148 Skipped: 12



ANSWER CHOICES	RESPONSES	
No	31.76%	47
Yes	68.24%	101
TOTAL		148

Q8 Are you interested in volunteering for pickleball club events? Check all that apply, and please put your name in comments. Thanks in advance!

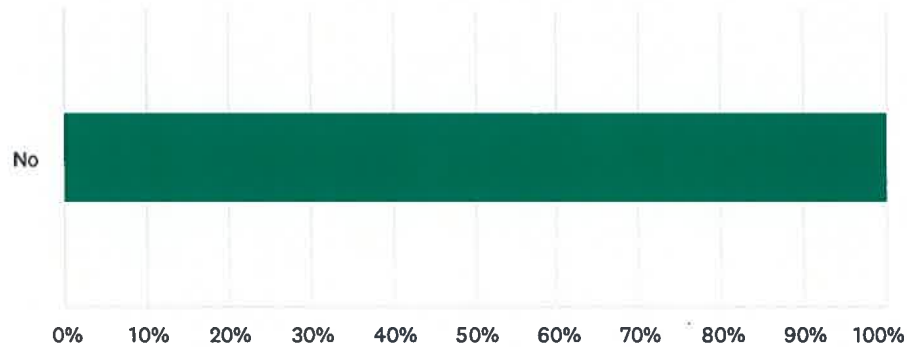
Answered: 99 Skipped: 61



ANSWER CHOICES	RESPONSES	
Tournaments	58.59%	58
Weekly events such as ladders, drill clinics, or open play club ambassador	52.53%	52
Social events	50.51%	50
Court Maintenance	38.38%	38
Just wanna play!	0.00%	0
Total Respondents: 99		

Q9 Would you like to give your name? Either way please feel free to leave additional comments below. Thanks for taking the time to complete this survey, Pickle On!

Answered: 28 Skipped: 132



ANSWER CHOICES		RESPONSES
No		100.00% 28
Total Respondents: 28		





TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Parks & Recreation Commission Agenda Memorandum

Meeting Date: April 12, 2023

TITLE: Aquatic Facility Construction Project- Award Approval for the Design Team and Construction Contractor

SUBMITTING: Parks & Recreation Department

ATTACHMENTS: Design Team And Construction Team contacts and flow charts.

PURPOSE:

The Board of Trustees accepted the award for the architectural contract with the design firm *Land & Shelter*, and acceptance of the award for the construction manager at risk/construction manager general contractor contract with *AD Miller* for the Aquatic Facility Design and Construction Project. The agreements set forth the respective duties, rights, and obligation of the parties concerning the Carbonale Aquatics Center, to include the demolition of the existing pools, the design of the new aquatic facility and bath house and the construction of new pools and a new bathhouse.

BACKGROUND:

Two requests for proposals were published in February for the architectural design and engineering and construction services and the other for a Construction Manager at Risk/ Construction Manager General Contractor (CMAR/CMGC) services. The RFP deadline for both was March 7th. We received three proposals for the Design Team and three proposals for the construction general contractor services. One of the construction companies rescinded their proposal before the interview process, so the hiring committee interviewed the three design firms and two construction firms on March 23rd. The hiring committee consisted of our owners' representatives from WEMBER, Town Parks & Recreation staff, Eric Brendlinger and Margaret Donnelley, and Susan Rhea, a member of our Parks & Recreation Commission. We had a secondary interview with one of the construction firms so that we were able to meet their Project Manager and Superintendent, who will be our main points of contact for the project.

ANALYSIS:

Utilizing a point system and criteria developed by WEMBER, the hiring committee spent time evaluating the teams with these tools and came up with the following scores and the unanimous recommendation to make an offer to the design team and construction company that scored the highest. Firms were judged on the quality of the team and experience, the individual members of the team and their quality and pool experience, the teams proposed scope, creativity, and overall understanding of the project, and their past experience and references. The hiring committee also took into consideration the local experience of the design firms and the construction companies and their desire and ability to utilize local knowledgeable subs for the construction process. The design firms were graded on a scale of 1-100 and the construction firms were graded on a scale of 1-50.

Scoring Matrix Results

Design Firms:

Land & Shelter	97
OLC	95
Cushing Terrell	88

Construction Firms:

AD Miller	48
FCI Construction Inc	42
Rudd Construction*	0

*(rescinded before interview)

The hiring committee and our owner's representative WEMBER recommended the approval of the award of the contract to Land and Shelter as the design team and AD Miller as the construction firm to design and build the Carbondale Aquatics Facility. The recommendation was also to enter into AIA contracts with these firms and the acceptance of the terms of the draft contracts with the selected firms. To keep this project on schedule we asked for a motion to authorize the Town Manager and Mayor to sign the contracts pending approval of the final contracts by the Town Attorney.

Prepared By: Eric Brendlinger, Parks & Recreation Director

Request for Proposal Construction Manager at Risk (CMAR/CMGC) Carbondale Aquatic Center

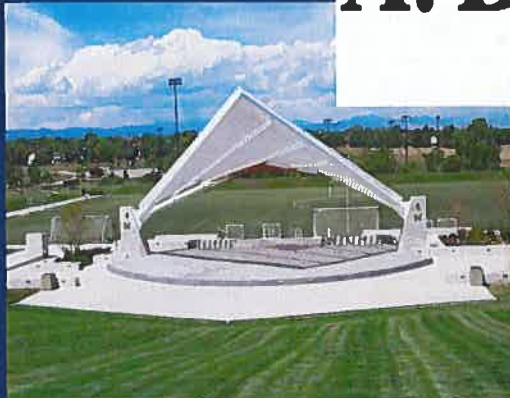


Submitted:
03/07/2023
by



A.D. Miller

Building on Higher Ground



Pre-Construction & Construction Services

A.D. Miller Services Inc.

7006 S. Alton Way
Building E, Ste 100
Centennial, CO 80112

BUILDING ON HIGHER GROUND ONE PROJECT AT A TIME

A.D. Miller Construction Services provides the highest quality construction management for New Construction, Remodels, Additions & Tenant Finish.

Cover Letter/ Statement of Interest

March 8, 2023

Mr. Eric Brendlinger, Director
Town of Carbondale Parks & Recreation

Ms. Sarah Hoover, Owners Representative
Wember, Inc.

Re: Carbondale Aquatic Center—Request for Proposal—CMAR/CMGC Services

Dear Mr. Brendlinger and Ms. Hoover:

We would like to formally submit our Proposal/ Statement of Qualifications for the Carbondale Aquatic Center project to provide CMAR/CMGC project in response to the RFP issued on February 8th, 2023.

We are excited about the opportunity to pursue this project, and are committed to participating in the construction services process. We currently have the capacity and availability to provide the Town of Carbondale services to successfully complete this projects on time, within budget and as coordinated. On behalf of A.D. Miller Services Inc., please accept our Submittal per the requirements of the Request for Qualifications.

A.D. Miller strives to be an excellent partner by employing a collaborative approach with all Town of Carbondale project stakeholders. Our history and reputation within the state of Colorado exemplifies our pride in how we advance the construction of our projects personally, efficiently and provide the highest level of service to our clients. Founded in 1979, for over the past 40 years, we have completed a multitude of commercial, private party and municipal projects both big and small. As an advanced CM/GC service provider, A.D. Miller provides every construction project with a focused approach and the attention to detail required to be successful, thus providing the attention that each client deserves.

A.D. Miller operates with a company philosophy/model and cost structure that is geared to drive value to our clients. We have expertise in many construction types and project delivery methods allowing us to tailor our approach to be project specific and provide a focused approach as a CMGC to select clients and targeted construction types. Each team member maintains and promotes the core philosophy of being honest and hardworking; with an unwavering commitment to quality, safety, and drive to successfully complete whichever projects they are assigned. Because of this experience and dedication, with confidence A.D. Miller can ensure the right team will be assigned to the project and remain with the project through completion. Please see included our surety qualification herein.

Approximately 33% of our project mix consists of the construction of aquatic and recreation jobs including new construction and remodeling for private and municipal clients.

We are certain we can provide the highest level of services to construct your future project while maintaining quality, schedule, and budget. We understand the requirements as established within the Request For Qualifications issued February 8th, 2023. A.D. Miller Services is committed to employing our resources, skills and understanding to work with the Town of Carbondale to bring this project to a successful completion.

Sincerely,



Adam Miller
Managing Director / President

Contact Information:

Company Name: A.D. Miller Services Inc.,

Representative: Adam Miller

Address: 7006 S. Alton Way, Bldg E, Suite 100

Centennial, CO 80112

Phone: 303-221-7770

Email: adammiller@admillerinc.com

A.D. Miller

Building on Higher Ground

Part 1: Organizational Information

Executive Summary

Business Profile

Organization Type

Owners' information

Size of Firm / Local Office

Location / Address of office

Staff number and nature to be assigned

History of Litigation / Complaints

Organizational Chart

Certificate of Good Standing

Bonding Capacity

Certificate of Insurance

Safety Record and Program

References



A.D. Miller

Building on Higher Ground

An Established Local Colorado Market General Contractor

A.D. Miller Services Inc., is a Mid-Sized Commercial General Contractor that specializes in providing CM/GC services to private and public entities on select project types with construction costs of up to \$35MM. A.D. Miller performs a critical analysis of every potential project to ensure the proper focus on the project and provide the utmost quality with outstanding results.

In our analysis, A.D. Miller employs a targeted approach in the Preconstruction and Construction of every projects by employing the following elements of success unique to AD Miller as detailed within our proposal for the Carbondale Aquatic Center Project.

A. Work Force Experience (Dedicated Staff– Experience Level)

- With an experienced and dedicated staff of over 40 employees, most having experience with national construction firms, every employee is firmly resolute in the commitment to successfully complete and drive value to every project that the AD Miller organization has been awarded.

B. Project Approach (Pre-Construction and Construction, Subcontractor development and Procurement Strategy)

- With the tried and true formula to success, AD Miller enacts the adage “Plan the work. Work the plan!” This is accomplished through A.D. Miller’s “Project Plan Map”- which establishes a defined path to success (open and transparent plan), early in the project to progress through the following stages: **Preconstruction/Design Phase, Bidding and Procurement Process, Construction Administration to include a “hands on approach” to the Project Management, Contract Management, Coordination, Scheduling and Logistics, and Closeout.**
- In addition AD Miller is highly engaged in the Denver area and surrounding markets to employ local contractors and develop a curated list of reliable and quality subcontractors that can complete the project with a quality result and within the established budget.

C. Project Experience (Licensing, Municipal Construction and Public Entities)

- A.D. Miller currently retains our **GC Licenses with a variety of municipalities throughout Colorado**, and additionally holds licensing in over 30 other jurisdictions. We have performed work through the Adams County Area for several decades and look forward to working with Adams County on future projects.
- Additionally A.D. Miller is currently working on and has completed several governmental agency projects which include but are not limited to: Town of Limon, Douglas County, Arapahoe County, Town of Parker, Town of Elizabeth and more.

D. Safety, Insurance and Bonding Capacity

- A.D. Miller holds an impeccable record of safety (average of 0.86, **Zero incidents**) as detailed within the EMR report provided by Assured Partners. A.D. Miller currently has a qualified 3rd party written Safety Manual in place for all employees and supplements the policy and practice with continuous training events on and off site for all employees.
- Coupled with the safety record A.D. Miller has secured the industry standard insurance levels for General Liability, Automotive and Workers Compensation which can be tailored specifically to each project for Adams County.
- Similarly with a single project bonding capacity of **\$20 MM and an aggregate of \$40MM**, A.D. Miller can tailor the bonding requirements to each project as needed.

E. Other

- A.D. Miller has provided clients with an experienced construction management process and an outstanding final result and has never failed to complete a project.
- As a local General Contractor A.D. Miller is integrated with the local communities and endeavors to provide the tax payer with the greatest value for their investment into the community, through the continued practice of subcontractor development, continuous integration of new products and technology, and partnering with the design team and County representatives to develop project standards and specifications.

AD Miller Qualifications / Profile Sheet

35

Years in Business

Pre-Construction and Construction
Service Provider

A.D. Miller Services Inc.,

(Profile Summary)

- ◆ Industry: Commercial Construction
- ◆ Colorado Corporation
- ◆ Principals: Adam Miller / Andrew Miller
- ◆ DUNS #: 624860623
- ◆ Project Types: Private/Public, Education (Pre K-12), Financial, Medical, Office, Religious, Retail, Senior Living, Hospitality, Aquatics/Recreation / Athletics, Site Development, Light Industrial
- ◆ Project Range: \$50k to \$25MM+
- ◆ Bond Capacity: Individual: \$20 MM / Aggregate: \$40MM
- ◆ Project Delivery Methods: Design/Bid/Build, CM at Risk, Design/Build, CM/GC
- ◆ Construction Types: New build, Additions, Occupied Remodels, Phased Construction, Tenant Improvement, HVAC / Mechanical Upgrades, Site Utility and Development
- ◆ Number of Employees Lowest/Highest: 30/ 42



Is An Established Local Colorado Market General Contractor

7006 S. Alton Way, Bldg E, Ste 100
Centennial, CO 80112

Company Profile:

A.D. Miller Services Inc., is a boutique Commercial General Contractor that specializes in providing CM/GC services to private and public entities on select project types with construction costs of up to \$25MM. A.D. Miller performs a critical analysis of every potential project to ensure the proper focus on the project and provide the utmost quality with outstanding results.

In our analysis, A.D. Miller employs a targeted approach in reviewing potential projects by choosing to specialize in the following areas as evidenced by our project mix listed below:

Pool and Aquatic Facilities - New Construction & Refresh

Last 5 years: 10 Projects with cumulative value \$43 million

Government/Religious/Housing— New Construction & Remodel

Last 5 years: 12 Projects with cumulative value \$33 million

Education (Pre-K thru 12)— New Construction & Remodel

Last 5 years: 24 Projects with cumulative value \$38 million

Recreation / Amenity Centers - New Construction & Remodel

Last 5 years: 2 Projects with cumulative value \$13 million

Parks / Event Structures— New Construction & Refresh

Last 5 years: 4 Projects with cumulative value \$4.5 million

Currently A.D. Miller' workload has an project count of 43 projects with an approximate value of \$40,217,000. Below is a shortlist of Relevant Current Municipal Projects (Complete list can be provided upon request).

- ◆ Macanta—**Pool and Amenity Center**— \$4.3 MM
- ◆ Town of Limon— **Pool and Amenity Center** — \$7.0 MM
- ◆ Parker H2O'Brien—**Pool and Pool House** — \$2.7 MM
- ◆ Frisco Slopeside Hall and Day Lodge—**Ground-Up Lodge and Amenity Center. (current project Frisco, Colorado)** — \$8.2 MM
- ◆ Heritage Highland Park and Administration—**Park Structure and Municipal Administrative Offices**—\$5.8 MM
- ◆ The Country Club at Woodmoor—**Pool and Amenity Center** — \$2.69 MM

Claims and Litigation

- ◆ **NO substantiated claims and NO outstanding litigation within the last 3 years against A.D. Miller**

A.D. Miller Services Inc.— Building on Higher Ground

Exhibit B: Certificate of Good Standing

OFFICE OF THE SECRETARY OF STATE OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

A.D. MILLER SERVICES, INC.

is a

Corporation

formed or registered on 05/24/1989 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19891057411.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/04/2022 that have been posted, and by documents delivered to this office electronically through 03/07/2022 @ 14:40:19.

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 03/07/2022 @ 14:40:19 in accordance with applicable law. This certificate is assigned Confirmation Number 13847405.



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."

Certificate of Good Standing

A.D. Miller Services is in compliance and holds a Certificate of Good Standing with the Colorado Secretary of State

Part I: Bonding Capabilities



April 10, 2022

City of Thornton

Thornton, CO 80241

Re: Surety Prequalification

To Whom It May Concern:

It has been the privilege of Argonaut Insurance Company ("Argo Surety") to have provided surety bonding for A.D. Miller Services, Inc. A.D. Miller Services, Inc. is an account in good standing with our company. The general bonding line of credit established for A.D. Miller Services, Inc. is single projects of \$20,000,000 within an aggregate bond program of \$40,000,000. This bond program is 80% available.

It is our opinion that A.D. Miller Services, Inc. is qualified to perform future projects. At their request, we will give favorable consideration to providing the required bonds. Please note that the decision to issue surety bonds is a matter between A.D. Miller Services, Inc. and Argo Surety, and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms, and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

Argo Surety is "Treasury Listed" by the U.S. Department of the Treasury with an underwriting limitation expressed therein of over \$79,967,000. The A.M. Best Company has assigned Argo Surety a rating of "A" (Excellent) and Financial Size Category XIII. Argo Surety is fully licensed and authorized to write bonds in the State of Texas. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,
Argonaut Insurance Company


Christopher Raines
Senior Underwriter

13100 Wortham Center Drive, Suite 290
Houston, TX 77065
www.argosurety.com

T 281 640 7912

Bond Capability:

A.D. Miller Services has an aggregate bonding capability of \$40,000,000.00 with a single project of \$20,000,000.00 validating the capacity to bond the Adams County—Countywide Renovation Projects.



A.D. Miller Services Inc.

Part I: Insurance



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
05/04/2022

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).

PRODUCER Brown & Brown of Colorado, Inc. 1125 17th Street, Suite 1450 Denver CO 80202		CONTACT NAME Katharine Jilek PHONE (A/C No. Ext.) (303) 980 6265 FAX (A/C No.) (720) 962 5142 E-MAIL ADDRESS Kate.Jilek@bbrown.com	
INSURED A.D. Miller Services, Inc. 7006 S. Alton Way Bldg E Centennial CO 80112		INSURER(S) AFFORDING COVERAGE INSURER A: United Fire & Casualty Company NAIC # 13021 INSURER B: Pinnacle Assurance 41190 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES		CERTIFICATE NUMBER: 22-23 Master w/21-22 WC		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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CI AIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input checked="" type="checkbox"/> PRO. <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		60534012	05/03/2022	05/03/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTALS \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <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		60534012	05/03/2022	05/03/2023	COMBINED SINGLE LIMIT (Each accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Undersured motorist \$ 1,000,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CI AIMS MADE DED. RETENTION \$		60534012	05/03/2022	05/03/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes describe under DESCRIPTION OF OPERATIONS	Y/N N	4075903	10/01/2021	10/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E1 EACH ACCIDENT \$ 1,000,000 E1 DISEASE - EA EMPLOYEE \$ 1,000,000 E1 DISEASE - POLICY LIMIT \$ 1,000,000 Leased/Rented \$100,000
A	Equipment Floater		60534012	05/03/2022	05/03/2023	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Policy terms, conditions and exclusions apply

*Package Policy Underwriter Name Dawn Goeders-CWG
AM Best Rating for CWG A+

*Workers Compensation Exp Mod 0 73
Workers Compensation Underwriter Name Ashley Bagwell

CERTIFICATE HOLDER For Information Purposes	CANCELLATION 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
---	---

ACORD 25 (2016/03)

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Certificate of Insurance

- A.D. Miller Services will submit a Certificate of Insurance for every project awarded with the limit as identified per the project details.

A.D. Miller Services

Section 5: Safety Record



Safety Record

Safety Record

- ◆ Safety is of utmost importance and we hold all our subcontractors to the same high safety standards to ensure a safe work site.
- ◆ Excellent safety record with an EMR of less than 1.0 for the past 10+ consecutive years.
- ◆ Our Project Manager sets the standard of Safety for our field employees by maintaining an OSHA 30 certificate and conducting regular safety "Toolbox talks".
- ◆ Documented Safety Program written by Third Party Safety Management Organization "Assured Safety Concepts". The manual highlights procedures and process for employee safety management. Revised (May 2021)

**Insurance EMR Safety**September 23rd, 2022

A.D. Miller Services, Inc.
7006 South Alton Way
Englewood, CO 80112

Re: Policy Description:	Worker's Compensation
Policy Number:	4075903
Insurance Company:	Pinnacle Assurance Company
Effective Dates:	10/01/22 to 10/01/23

Please be advised that your Workers Comp Experience Mod for the current term, as well as the 4 prior terms is as follows:

10/01/2022 – 10/01/2023	0.71
10/01/2021 – 10/01/2022	0.73
10/01/2020 – 10/01/2021	0.82
10/01/2019 – 10/01/2020	0.86
10/01/2018 – 10/01/2019	0.88

Please let me know if you have questions or require anything further.

Sincerely,

Alex Frazier

Alex Frazier
Property & Casualty Broker
Direct Line: 720-963-4242
Alex.frazier@bbdenver.com

Part I: Safety Program

Safety Program— A.D. Miller Table of Contents

A.D. Miller

Building on Higher Ground

Assured Safety
Concepts

has prepared this manual for:

AD Miller

Date of Preparation

May 10th, 2021

1 Subcontractor Safety Commitment

2 Subcontractor Safety Tracking Form

3 Injury & Illness Prevention Program

4 Safety Program

5 Hazcom Program

6 Silica Exposure Control Plan

7 Respiratory Protection Plan

8 Fall Protection Plan

9 Suggested Fine & Violation Form

10 Safety Reprimand Policy

11 Emergency Contact List

12 Accident Investigation Report

Copies of Inspection Documents

Safety Program:

Documented Safety Program written by Third Party Safety Management Organization "Assured Safety Concepts". The manual highlights procedures and process for employee safety management.

Revised (May 2021)

A.D. Miller Ser-

REFERENCES

A.D. Miller

Building on Higher Ground

A.D. MILLER SERVICES, INC.

Reference Sheet - AD Miller Services Inc.,

PROJECT NAME	PROJECT OWNER	CITY, STATE	DELIVERY METHOD	OWNER'S REP PHONE NUMBER
H2O'Brein Pool and Bathhouse	Town of Parker	Parker, CO	CM@Risk/ CM-GC	Bob Exstrom - 303.805.3159
Highland Heritage Regional Park	Douglas County Parks and Rec	Douglas County, CO	CM@Risk/ CM-GC	Curt Sloan - 303.571.4137
RTD-711 Building Renovation	RTD	Denver, CO	CM@Risk/ CM-GC	Jim Rhodes - 303.419.4913
The Country Club at Woodmoor - Pool Remodel	The Country Club at Woodmoor	Monument, Co	CM@Risk/ CM-GC	Chris Johnson - 719.481.2272
Goddard School - Highlands	David McMurtry	Denver, CO	CM@Risk/ CM-GC	David McMurtry 303-968-4748
DHRP Addition	Douglas County	Highlands Ranch, CO	CM@Risk/ CM-GC	Nathan Albers - 303-489-2580
Goddard School - Stapleton	Lance Shimomura	Denver, CO	Design-Bid-Build	Lance Shimomura - 720.943.0002
St. Lawrence Catholic Church	Achdoicese of Denver	Aurora, CO	Design-Bid-Build	Jim Pauli - 720.200.4435
Canvas H.Q. Remodel	Canvas Credit Union	Lone Tree, CO	Design-Bid-Build	Juan Luna - 720.284.8787
Macanta Amenity Center	Hines Development	Castle Rock, CO	CM@Risk/ CM-GC	Ryan Marsh - 720.480.2699
Primrose - Denver North	Beth Deasy	Denver, CO	CM@Risk/ CM-GC	Beth Deasy - 303-271-1237

A.D. Miller

Building on Higher Ground

Part 2: Project Experience

Town of Parker—H2O'Brien Pool

Macanta Amenity Center—Pool and Community Center

Town of Limon—Pool and Pool House

Ken Caryl Metro District—Ken Caryl Ranch House Pool

Woodmoor Country Club—Pool and Amenity Center

Douglas County—Administrative Offices and Stage Complex



Relevant Project Experience

Project Name: H2O'Brien Pool (Parker, CO)

Description: Complete Remodel of the Pool House, Pool Demolition and Recoating, New Zero Entry to existing Pool, Added Play Structure, Updates to Outdoor Furnishings (Canopies, Pavilions, Splash Pad, Showers) All Pool Equipment Updated. New Pump Pit

Relevant Scope to Recreation Center: Remodel of interior finishes and updates to achieve ADA compliance.

Project Type: Event / Facility

Client: Town of Parker (Governmental Agency)

Construction Type: Renovation / Addition

Project Delivery: CM/GC

Project Team:

- ◆ Account Executive - Drew Miller
- ◆ Project Manager— Jason Adam
- ◆ Estimator – Nicholas Beers
- ◆ Superintendent - Brian Adam
- ◆ Project Engineer - Josh McShanog

Key Subcontractors/ Trades: Demolition, Concrete, Pool , Framing, Thermal Envelope / Exterior Finishes, Roofing, Drywall, Electrical, Plumbing, HVAC, and Finishes, Sitework, Landscaping

Project Value: \$ 2,733,469.00

Scheduled Duration: 275 days

Owner / Architect Contact:



Relevant Project Experience



Project Name: Macanta Amenity Center

(In Progress)

(Douglas County, CO)

Description: Two story 5,530 SF amenity center building including a fitness area and flex space area with 2,266 SF outdoor social space and 6,800 SF pool deck with 3,790 SF pool.

Relevant Scope to Recreation Center: Installation of amenity oriented finishes, pool related finishes, and a locker room.

Project Type: Event / Facility

Client: Crowfoot Valley Ranch Metropolitan District No. 1

Owner's Representative: Hines Development

Construction Type: New Construction

Project Delivery: CM/GC

Project Team:

- ◆ Account Executive - Drew Miller
- ◆ Project Manager— Jason Adam
- ◆ Estimator – Eric Bakanowski
- ◆ Superintendent - Ray Rough
- ◆ Project Engineer - Reece Lindholm

Key Subcontractors/ Trades: Sitework, Concrete, Pool, Drywall, Plumbing, Mechanical, Electrical, Landscape & Irrigation, Masonry

Project Value: \$ 4,303,000.00

Scheduled Duration: 295 days

Owner / Architect Contact:

Simple Brown Design, P.C. — Tom Gallagher — 303-571-4137
Hines Development—Ryan Marsh — 720-480-2699

Relevant Project Experience



Project Name: Town of Limon Pool House and Pool

Limon, CO

Description: Demolition of existing Pool house and pool. New construction of CMU pool house structure with Hollow core roof system featuring new locker rooms and administration office. The project included the construction of two pools, deck, new mechanical system and play amenities.

Project Type: Municipal

Construction Type: New Construction

Project Delivery: CM/GC

Project Team:

- ◆ Account Executive—Adam Miller
- ◆ Project Manager—Cameron Johnson
- ◆ Estimator—Eric Bakanowski
- ◆ Superintendent—Brian Adam
- ◆ Project Engineer—Sean Heckmann

Original Total Project Cost: \$ 5,033,588.00

Completed Total Project Cost: Pending 5.7

Duration: 9 month

Key Subcontractors/ Trades: Demolition, Civil, Utilities, Masonry, Precast Concrete, Flooring, Drywall & Steel Stud, Electrical, Mechanical, Plumbing, Pool and Special Construction.

Owner / Architect Contact:

Town of Limon— Greg Tacha— GTacha@townoflimon.com

OLC Architecture—Dan Potter- dpotter@olcdesigns.com

Relevant Project Experience



Project Name: Ken Caryl Ranch House Pool

(Littleton, CO)

Description: Demolition of existing pool, Construction of new lap pool, diving well, zero entry and play features. Addition of new pool mechanical room, Locker Room Addition, New Decking

Project Type: Event / Facility

Client: Ken Caryl Metro District (Governmental Agency)

Construction Type: Renovation /Addition

Project Delivery: CM/GC

Project Team:

- ◆ Account Executive - Adam Miller
- ◆ Project Manager-- Jason Adam
- ◆ Estimator – Nicholas Beers
- ◆ Superintendent - Peter Ryan
- ◆ Project Engineer - Josh McShanog

Key Subcontractors/ Trades: Demolition, Concrete, Pool , Framing, Thermal Envelope / Exterior Finishes, Electrical, Plumbing, HVAC, and Finishes, Sitework, Landscaping

Original Project Cost: \$ 3,400,000.00

Scheduled Duration: 365 days

Owner / Architect Contact:

OLC Architecture — Donaldo Visani —303-294-9244

Relevant Project Experience

Project Name: The Country Club at Woodmoor (Monument, CO)

Client: The Country Club at Woodmoor (Private)

Project Type: Event / Facility

Construction Type: Renovation /Addition

Project Delivery: CM/GC

Owner / Architect Contact:

OLC Architecture — Donaldo Visani —303-294-9244

The Country Club at Woodmoor —Chris Johnson—719-481-2272

Description: Demolition of Existing Pool and Pool House. Design/Build Pool and New Pool House. Play Features, New Deck, Concessions and Bathroom. Re-configure and Re-utilize pool equipment for new pool.

Project Team:

- ◆ Account Executive - Adam Miller
- ◆ Project Manager- Cameron Johnson
- ◆ Estimator – Eric Bakanowski
- ◆ Superintendent - Tom Weaver
- ◆ Project Engineer - Reece Lindholm



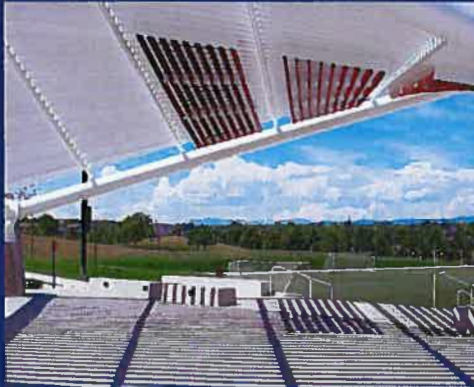
Key Subcontractors/ Trades: Demolition, Concrete, Pool , Framing, Thermal Envelope / Exterior Finishes, Roofing, Drywall, Electrical, Plumbing, HVAC, and Finishes, Roofing

Original Project Cost: \$ 2,560,000.00



A.D. Miller Services Inc.— Building on
Higher Ground

Relevant Project Experience



Project Name: Douglas County HHRP Administration Building and Stage Complex (2 Structures)

Description: Approximately 8000 SF Stage set upon an excavated concrete foundation supporting steel canopy, painting, electrical and landscaping site improvements. Site work. Bleachers, Field and Site Lighting to Soccer Field

Project Type: Event / Facility

Construction Type: New Construction / Renovation / Addition

Project Delivery: CM/GC

Project Team:

- ◆ Account Executive—Adam Miller -(Included in Proposed Team for Ford ES)
- ◆ Project Manager— Jason Adam
- ◆ Estimator— Eric Bakanowski- (Included in Proposed Team for Ford ES)
- ◆ Superintendent—Jerry Sandoval
- ◆ Project Engineer—Brendan Phelan

Original Project Cost: \$ 5,285,310

- ◆ Mechanical Scope: \$25,800
- ◆ Electrical Scope: \$149,016

Duration: 390 days

Key Subcontractors/ Trades: Demolition, Earthwork, Concrete, Steel Fabrication, Utilities, MEP, Finishes, Landscape,

Owner / Architect Contact:

Seiple Brown — Tom Gallagher—303-571-4137

DLH Architecture—Dave Hieronymus—303-688-5273

Douglas County Parks —Curt Sloan—720-733-6990

A.D. Miller

Building on Higher Ground

Part 3: Project Team & Staff

Organizational Structure

Qualification of Team—Staffing Pre-Construction

Qualification of Team—Staffing Construction



Part 3: Organization Chart

BUILDING QUALITY ONE PROJECT AT A TIME

A.D. Miller Construction Services provides the highest quality construction management for New Construction, Remodels, Additions & Tenant Finish.

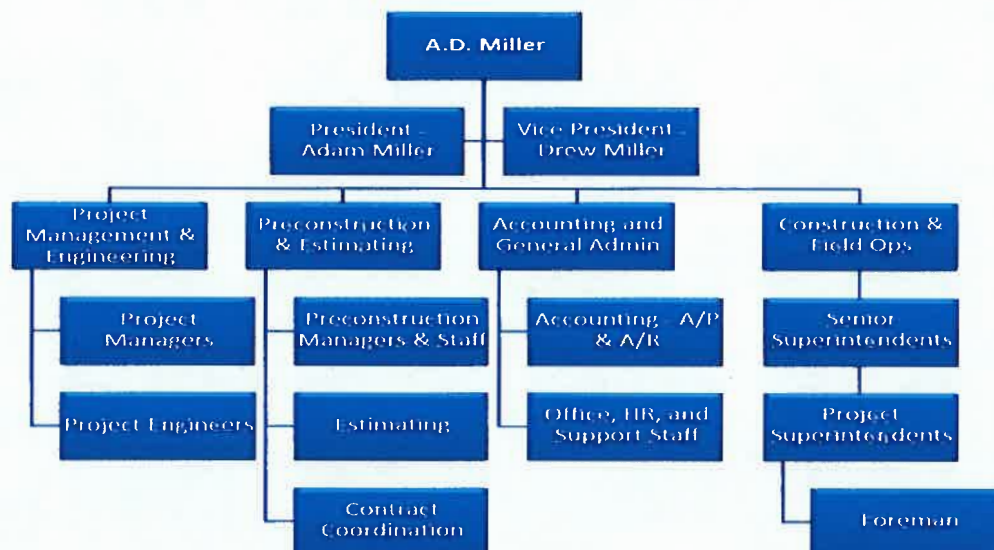
♦ A.D. Miller Services Inc., Organizational Structure:

While A.D. Miller maintains a traditional corporate hierarchy structure, as a "Mid-Sized" family owned and local contractor, all members of the team are personally invested in the success every project through the devoted personal attention and efficient performance of their respective cross-functional duties. Thus allowing for flexibility and agility in the ever-changing and challenging market conditions, ensuring successful results. The organization has been geared to align with the proven functionality of a corporate format with the Principals driving the process of Preconstruction and Construction from the point of contact: Adam Miller and Drew Miller as the President and Vice President respectively.

From this point there are several departments that serve directly underneath the President and Vice President offices: Project Management/Engineering, Preconstruction /Estimating, Accounting /General Administration and Construction / Field Operations.

Each of these department heads manage and maintain an experienced staff to ensure that a quality result will be built into each function of your project. Each department works within an established open communication format to mitigate any risk of delays, miscommunication and best serve the client's needs for the project.

Attachment 3.1 Organizational Chart – A.D. Miller





♦ **Office Location-Local General Contractor:**

303-221-7770

- ◆ **Project Pre-Construction and Construction Teams**— Project Executive/Pre-Construction Manager, Estimator, Project Manager, Project Engineer, Superintendent, In-House Staff

A. Time Commitments of Key Staff

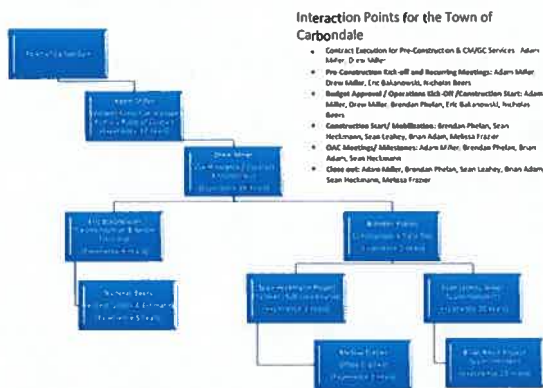
A.D. Miller's key staff for Pre-construction of this project will include:

- ◆ **Preconstruction & Executive Project Manager: Adam Miller (Involvement: Preconstruction 100%, Construction - 100 %)**
- ◆ **Preconstruction & Contract Administrator: Drew Miller (Involvement: Preconstruction 100%, Construction - 100 %)**
- ◆ **Estimating: Eric Bakanowski (Involvement: Preconstruction 100%, Construction 30 %)**
- ◆ *Project Manager: Brendan Phelan (Involvement: Preconstruction 30%, Construction 100 %)*
- ◆ *Project Engineer: Sean Heckmann (Involvement: Preconstruction 10%, Construction 100 %)*
- ◆ *General Superintendent: Sean Leahey (Involvement: Preconstruction 30%, Construction 100 %)*

** Please note due to page limitation established in SOQ—
we have limited the number of resumes included, however
A.D. Miller can provide additional resumes of support staff
upon request.*

Project Organizational Chart

A.D. Miller
Building on Higher Ground



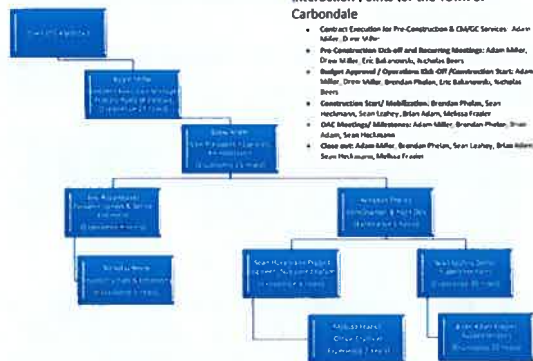
Part 3: Pre-Construction Project Team — Organization Chart



Project Organizational Chart

A.D. Miller
Building on Higher Ground

Interaction Points for the Town of Carbondale



Part 3 – Qualifications Of The Management Team Members

♦ Office Location-Local General Contractor:

A.D. Miller Services Inc.
7006 S. Alton Way, Bldg E Ste 100
Centennial, CO 80112
303-221-7770

♦ Project Pre-Construction and Construction Teams— Project Executive/Pre-Construction Manager, Estimator, Project Manager, Project Engineer, Superintendent, In-House Staff

Time Commitments of Key Staff

A.D. Miller's key staff for Construction of this project will include:

- ♦ **Preconstruction & Executive Project Manager: Adam Miller (Involvement: Preconstruction 100%, Construction - 100 %)**
- ♦ **Preconstruction & Contract Administrator: Drew Miller (Involvement: Preconstruction 100%, Construction - 100 %)**
- ♦ **Estimating: Eric Bakanowski (Involvement: Preconstruction 100%, Construction 30 %)**
- ♦ **Project Manager: Brendan Phelan (Involvement: Preconstruction 30%, Construction 100 %)**
- ♦ **Project Engineer: Sean Heckmann (Involvement: Preconstruction 10%, Construction 100 %)**
- ♦ **General Superintendent: Sean Leheay (Involvement: Preconstruction 30%, Construction 100 %)**

* Please note due to page limitation established in SOQ— we have limited the number of resumes included, however A.D. Miller can provide additional resumes of support staff upon request.

Executive Management Team



Adam Miller

President /Executive
Project Manager

Pre-Construction and
Construction

Education/ Certifications:

Masters of Science
Construction Management

University of Denver, Denver,
Colorado

25 Years in Construction

Background/Qualifications:

Adam D. Miller is an Executive Preconstruction Manager and Executive Project Manager with A.D. Miller Services, Inc. beginning his career in Dallas, TX at a large Fortune 500 corporation. There he was Project Manager for Real Estate and Facility Ramp-up with projects all over the United States and Mexico. Adam moved back to Colorado to work at A.D. Miller to assist in the company's continued development. During this time he has worked in the estimating department, billing and contract administration and as a project engineer, and project manager. He has worked as a project manager on a number of multi-million dollar projects. Focus on utilizing technology to help improve the preconstruction and construction process. He prescribes to A.D. Miller's unique philosophy of direct and proactive involvement with the principles of the firm deeply engaged in all aspects of the construction management process.

Relevant Projects of Similar Scope / Types:

PreK-12 Schools				
Project	Location	Description	Value	Completion
DPS West High School - Duct Board Replacement	Denver, CO	HVAC Upgrade	\$ 412 K	2021
DPS Bruce Randolph High School - Hydroponics / Science Lab Renovation	Denver, CO	Class Room Upgrade	\$ 252 K	2021
Primrose Preschool	Sterling Ranch, CO	Ground Up Preschool	\$ 3.2 M	2021
Most Precious Blood School and Church	Denver, CO	Remodel of existing School, Administrative Offices and Addition to Existing Parish Hall	\$ 8.1 M	2020
The Goddard School	Westminster, CO	Ground Up Preschool	\$ 2.6 M	2018
Public/Government				
Highland Heritage Regional Park Stage	Littleton, CO	New Build of Outdoor Performance Stage and Remodel of Soccer Stands	\$ 2.2 M	2020
Douglas County Administrative Building	Littleton, CO	Addition to Existing Administration Building	\$ 1.1 M	2020
RTD 711 Building	Denver, CO	Remodel of Existing Transportation Office	\$ 5.8 M	2019
Private				
The Country Club at Woodmoor	Monument, CO	Renovation of Existing Pool and Associated Buildings	\$ 2.2 M	2021
St. Mark Coptic Orthodox Church	Centennial, CO	Ground up Church	\$ 4.5 M	2021

Client References:

Mary Knowles	Most Precious Blood Catholic School and Church	303-756-3083
Chris Johnson	The Country Club at Woodmoor	719-884-7234
Ted Peaden	Navy Federal Credit Union	800-531-7174

Executive Management Team

**Drew Miller**

**Vice President / Executive
Project Manager**

**Pre-Construction and
Construction**

Education/ Certifications:

Texas Christian University

B.A. - Business Finance

OSHA 30,

IBC Class A

24 Years in Construction

Background/Qualifications:

Andrew D. Miller is a Preconstruction Manager and Project Manager with A.D. Miller Services, Inc. beginning his career in Fort Worth, TX at a large Fortune 500 corporation. There he was Project Manager with project all over the United States. Drew moved back to Colorado to work at A.D. Miller to assist in the company's continued development. During this time he has worked in the estimating department, billing and contract administration and as a project engineer, and project manager. He has worked as a project manager on several multi-million-dollar projects. Focus on utilizing technology to help improve the preconstruction and construction process. He prescribes to A.D. Miller's unique philosophy of direct and proactive involvement with the principles of the firm deeply engaged in all aspects of the construction management process.

Relevant Projects of Similar Scope / Types:

PreK-12 Schools				
Project	Location	Description	Value	Completion
The Goddard School (Highlands)	Denver, CO	Renovation / Addition	\$3.0 M	2020
Vail Christian High School	Edwards, CO	Renovation		
Thunder Ridge H.S	Highlands Ranch, CO	Renovation		
Public/Government				
Auraria Higher Education Center- Arts Building Restroom Remodel	Denver, CO	Renovation	\$ 1.0 M	2022
Highlands Heritage Regional Parks Administrative Building	Highlands Ranch, CO	Addition	\$ 1.25 M	2020
Highlands Heritage Regional Parks Stage	Highlands Ranch, CO	New Construction	\$ 2.2 M	2020
Private				
Liberty Express Car Wash	Castlerock, CO	New Construction	\$ 2.7 M	2022
Redstone Bank	Centennial, CO	New Construction	\$ 2.5 M	2019
Partner Colorado Credit Union Headquarters	Arvada, CO	New Construction	\$ 3.0 M	2018

Client References:

Mary Knowles	Most Precious Blood Catholic School and Church	303-756-3083
Chris Johnson	The Country Club at Woodmoor	719-884-7234
Ted Peaden	Navy Federal Credit Union	800-531-7174

Project Team



Eric Bakanowski

**Senior Estimator
Pre-Construction**

Education:

Masters of Science
Operations Management and
Project Management
Regis University, Denver, Colorado

15 Years in Construction

Background/Qualifications:

Eric Bakanowski is an estimator for A.D. Miller Services, Inc. with over 15 years of combined experience in commercial and residential construction. Working closely with ownership/developer groups and representatives, project managers, site superintendents and subcontractors in the creation and management of scheduling, estimating, cost budgeting and control, progress billings, contract administration and performing numerous tasks to assist the project flow and final completion. Excellent at providing project support to manage the back-office workflow of submittals, RFIs, ASIs and change requests in a timely and efficient manner. He is skilled at project take-offs and cost estimating procedures and adds value to all our projects. Eric has worked on a number of multi-million dollar as summarized below. Due to this experience, he has a deep understanding and unique insight to various project needs.

Relevant Projects :

PreK-12 Schools				
Project	Location	Description	Value	Completion
Primrose Preschool	Sterling Ranch, CO	Ground Up Preschool	\$ 3.2 M	2021
Rocky Mountain Pre-K	Centennial, CO	Ground Up Pre-School	\$ 3.00 K	2022
Goddard Highlands—2 Story Building Addition	Denver, CO	Addition / Remodel of 2 Historic Structures	\$1.5 M	2022
Grandview High School Pool Renovation	Aurora, CO	Remove and Replace Existing Pool Deck	\$ 185 K	2021
The Goddard School- Arvada	Arvada, CO	Ground Up Pre-Sschoool	\$ 3.2 M	2021
The Goddard School—Westminster	Westminster, CO	Ground Up Pre-School	\$ 3.8 M	2021
Public/Government				
Douglas County HHRP Admiration Building and Stage Complex	Highlands Ranch , CO	8000 SF Stage/ Event Venue and Addition to Administration Office	\$ 3.3 M	2020
Arapahoe County DMV and Courthouse Entry	Littleton, CO	Additions to Existing Administration Building	\$ 330K	2020
Private				
The Country Club at Woodmoor	Monument, CO	Renovation of Existing Pool and Associated Buildings	\$ 2.6 M	2021
The Waterford Condos Pool Amenity Center Exterior Pool Remodel	Englewood, CO	Remodel of Amenity Center Pool Deck / Facility	\$ 500 K	2020
Partner Credit Union Headquarters Addition	Arvada, CO	5000 SF Addition to Occupied Financial Institution	\$ 4.9 M	2018
Alpha Omega Collectis—Phases 1 and 2	Aurora, CO	Renovation of 70,000 SF warehouse to create pharmaceutical grade cannabis extraction facility	\$ 3.2 M	2020

Client References:

Keith Zahller	Lee Architects	303-989-4500
Dan Potter	OLC Design Architecture	303-886-4081
Brent Colvin	Colorado Mechanical	303-641-0354



Brendan Phelan

Project Manager

Construction

Education:

Bachelor of Science

Construction Management

Colorado State University

OSHA 10 Certified

5 Years in Construction

Background/Qualifications:

Qualifications: Brendan Phelan is a Project Manager for A.D. Miller Services, Inc. with 6 years of experience in commercial construction. Brendan is diversly skilled in in project management, harnessing skills that allow the team to succeed at a high level. Brendan has the ability to assist owner teams, schedule jobs, perform cost control, estimating, budgeting, and perform field resolution. Brendan has worked on jobs ranging from \$1MM to \$10MM for a variety of clients. He can streamline his workflow on projects to ensure items are getting accomplished correctly and efficiently, adding value to all projects.

Relevant Projects of Similar Scope / Types:

PreK-12 Schools/College				
Project	Location	Description	Value	Completion
Goddard School—Arvada	Arvada, CO	Ground-Up Pre- K		2021
Goddard School—Westminster	Westminster, CO	Ground-Up Pre-K		2021
Rocky Mountain Preschool	Parker, CO	Ground Up Pre-K		2022
Public/Government				
College View Soccer Field—Denver Public Schools	Denver, CO	New facility		2022
Westgate Elementary—Jeffco Schools	Lakewood, CO	Renovation		2022
Samaritan House	Denver, CO			2022
Private				
Most Precious Blood and Church	Denver, CO	Renovation / Addition		2020
Queen of Peace Catholic Parish	Aurora, CO	Renovation Addition		2022
St. Mark Coptic Orthodox Church	Aurora, CO	Ground Up Pre-K		2021

Client References:

Tari Gold	DPS-Bruce Randolph	720-413-0817
Guillermo Valenzuela	DPS-West High School	720-423-1881
Chris Johnson	The Country Club at Woodmoor	719-884-7234



Sean Leahey

General Superintendent Construction

Education/ Certifications:

ACI Certified, RRP Certified,
OSHA 10, OSHA 30,
Walmart Storm Certified

30 Years in Construction

Background/Qualifications:

Sean Leahey is the General Superintendent for A.D. Miller Services, Inc. With over 30 + years of expertise in commercial construction, and 20 + years experience as a superintendent. Hands on construction and development professional with experience in all facets of the industry. A proven track record of successfully completing multi-million dollar projects through coordinating trades, developing partnerships and building a positive rapport with architects, engineers, local officials vendors and clients. Versed in project estimating, identifying design problems, document control, building code and regulations, material purchasing and onsite management from ground breaking to certificate of occupancy. Sean has worked up through the trades and his skills are clearly noticeable on the job site. Sean runs his jobs focusing on safety and efficiency. There isn't a problem or job that Sean couldn't resolve or build. A General superintendent with the skills to build anything.

Relevant Projects of Similar Scope / Types:

PreK-12 Schools				
Project	Location	Description	Value	Completion
Primrose Preschool	Sterling Ranch, CO	Ground Up Preschool	\$ 3.2 M	2021
DPS West High School - Duct Board Replacement	Denver, CO	HVAC Upgrade	\$ 412 K	2021
DPS Bruce Randolph High School - Hydroponics / Science Lab Renovation	Denver, CO	Class Room Upgrade	\$ 252 K	2021
Primrose Preschool	Sterling Ranch, CO	Ground Up Preschool	\$ 3.2 M	2021
Public/Government				
Highland Heritage Regional Park Stage	Littleton, CO	New Build of Outdoor Performance Stage and Remodel of Soccer Stands	\$ 2.2 M	2020
RTD 7th Building	Denver, CO	Remodel of Existing Transportation Office	\$ 5.8 M	2019
Private				
Liberty Express Car Wash	Monument, CO	Ground up carwash	\$ 2.5 M	2021
Partners Credit Union Headquarters Building Addition	Arvada, Co	Tenant Improvement & Building Addition of Financial Institution Headquarters	\$ 2.4 M	2021
The Country Club at Woodmoor	Monument, CO	Renovation of Existing Pool and Associated Buildings	\$ 2.2 M	2021
St. Mark Coptic Orthodox Church	Centennial, CO	Ground up Church	\$ 4.5 M	2021

Client/Subcontractors References:

Juan Gabriel Luna	Rogue Architects	720-599-3330
Keith Zahller	Lee Architects	303-989-4500
Victoria DeSair	Ken Caryl Ranch Metro District	303-973-5302



Sean Heckmann

**Senior Project Engineer
Construction**

Education:

Bachelor of Science
Construction Management
Colorado State University, Fort
Collins, Colorado

15 Years in Construction

Background/Qualifications:

Qualifications: Sean is a Project Engineer for A.D. Miller Services, Inc. with over 15 years of experience in construction. He has the ability to perform a numerous tasks to assist the project manager and site superintendents, including scheduling, estimating, cost budgeting and control, progress billings and contract administration. Excellent at providing project support to manage the back-office workflow of submittals, RFIs, ASIs and change requests in a timely and efficient manner, adding value to all projects. Reece has worked on projects up to 45-million-dollar total value. Sean also has a deep understanding of multiple types of project management software and has been an Procore implementation manager for multiple companies. Due to this experience, he has a deep understanding of projects at any size.

Relevant Projects of Similar Scope / Types:

PreK-12 Schools				
Project	Location	Description	Value	Completion
DPS West High School - Duct Board Replacement	Denver, CO	HVAC Upgrade	\$ 412 K	2021
DPS Bruce Randolph High School - Hydroponics / Science Lab Renovation	Denver, CO	Class Room Upgrade	\$ 252 K	2021
Littleton Public Schools Turf Security Upgrades	Littleton, CO	Install New Emergency Phones and Light Poles	\$ 600 K	2021
Grandview High School Pool Renovation	Aurora, CO	Remove and Replace Existing Pool Deck	\$ 185 K	2021
Public/Government				
Parker Water Sanitation District, Well Equipment Building	Parker, CO	Ground-up PEMB well equipment storage building	\$ 1.2 M	2021
Red Rocks Community College Student Center	Centennial, CO	Renovation of existing college student center	\$ 10 M	2019
Flight Line Fire Station, Buckley Airforce Base	Aurora, CO	New Ground up fire station	\$ 4.5 M	2019
Private				
The Country Club at Woodmoor	Monument, CO	Renovation of Existing Pool and Associated Buildings	\$ 2.2 M	2021
Liberty Express Car Wash	Castle Rock, CO	Ground up carwash	\$ 2.5 M	2021

Client/Subcontractors References:

Nathan Albers	DLH Architecture	303-688-5273
Jedd Kobriger	HCDA Engineering	719-633-7784



Brian Adam

**Superintendent/
Foremen**

Construction

Education:

Associates Degree

Construction Trade

Real Honda College, Whittier, CA

42 Years in Construction

Background/Qualifications:

Brian Adam is a superintendent with over 42 years in construction with a strong portfolio and a multitude of successful projects. With an exceptional eye to detail and a thorough understanding of commercial construction ranging including tenant finish, ground up, full structural remodel. Brian maintains a constant professional line of communication with both owners and subcontractors that has led to project schedule and budget success. Project coordination is a constant priority for Brian as he has found it leads to a decrease in change orders and schedule delays.

Relevant Projects of Similar Scope / Types:

PreK-12 Schools				
Project	Location	Description	Value	Completion
Primrose Preschool	Sterling Ranch, CO	Ground Up Preschool	\$ 3.2 M	2021
Adams County 12, Multiple Schools	Adams County, CO	Multiple Schools, remodel of existing plumbing	\$ 500K	2017
DPS Goddard Elementary	Denver, CO	Building addition	\$ 3.5 M	2014
Public/Government				
H2O'Brien Pool	Parker, CO	Demolition of Existing Pool, Installation of New Pool, Remodel of Existing Pool House	\$ 2.4 M	2020
DIA, Retail Build-out	Denver, CO	Tenant finish of new restaurants and retail storefronts.	\$ 5 M	2018
Private				
Liberty Express Car Wash	Monument, CO	Ground up carwash	\$ 2.5 M	2021
Partners Credit Union Headquarters Building Addition	Arvada, Co	Tenant Improvement & Building Addition of Financial Institution Headquarters	\$ 2.4 M	2021
CBRE, Arthritis	Greenwood Village, CO	Medical suite tenant improvement	\$ 223 K	2019
Zeppelin Station	Denver, CO	New 4 story ground-up commercial building.	\$ 25 M	2018

Client/Subcontractors References:

Johnathon Lee	Lee Architects/Interior Designers	303-989-4500
Greg Tacha	Town of Limon	719-775-2346
Deb Dunning	Partner Colorado Credit Union	303-431-3232

A.D. Miller

Building on Higher Ground

Part 4: Organization & Management of the Project

*Organizational Structure
Qualification of Team*



Part 4: CMAR/CMGC Management of the Project



- ♦ **A.D. Miller will fully engage in the CM/GC services by partnering with The Town of Carbondale personnel to fully understand and then deliver on the wants and needs of the stakeholders through the following process:**
 - ♦ **Safety—A.D. Miller has instituted a safety program written by a third party safety consultant Assured Safety Concepts. A.D. Miller has enjoyed a low EMR rating of less than 1 for the last ten years and continues to enjoy that rating through the continuous training and updating of employees and subcontractors. (See attached EMR Letter and Safety Program)**
 - ♦ **Continuous collaborative development with the Architect and The Town of Carbondale team through either virtual or physical meetings, (OAC meetings), to assist with overall process planning and scheduling. Mitigate risk through the early detection of possible ambiguous specifications and details that could occur in the construction process and establish milestones for tracking**
 - ♦ **Obtain all required permits prior to commencing any work including demolition.**
 - ♦ **A.D. Miller will maintain a full-time onsite superintendent to oversee all demolition and installation while maintaining a clean site with safety remaining top of mind. (A.D. Miller currently has an EMR Rating of .86, and has maintained a rating lower than 1.0 for over a decade)**
 - ♦ **A.D. Miller will work with suppliers identify long lead items issues or installation challenges. In a risk mitigation strategy A.D. Miller will consult with The Town of Carbondale team regarding lead times to possibly suggest alternate material to reduce lead time and overall project costs. Structure type options for the Carbondale Aquatics Center will be explored. These will include a framed wood structure, block and structural steel, structural steel & light gage, and pre-engineered options. We will then develop a procurement strategy with the team to reserve product / schedule space, (if necessary), for items facing escalation and/or availability challenges for priority ordering. Please note that the schedule included herein may be revised based upon the procurement process.**
 - ♦ **Prior to commencing the project, A.D. Miller will review and coordinate with The Town of Carbondale staff to finalize a logistics plan to minimize disturbance for the public & personnel, and confirm the ideal location for the temporary modular unit, dumpsters and Conex container if necessary.**
 - ♦ **Once final approval of all submittals for the project has been achieved. A.D. Miller will assume the smooth transition into the construction phase.**
 - ♦ **All documentation of the project, meetings, correspondence, plan changes, etc., shall be monitored and recorded through the cloud based project management system Procore where members of the Architect and The Town of Carbondale personnel will be given access**
 - ♦ **A.D. Miller's Project Manager and Engineer will be issuing any correspondence, and/or changes, through Procore to all parties, including any pre-engaged subcontractors. Along with any pre-submittals and approvals.**

(Continued)

Project Approach Continued

- ♦ ***The Town of Carbondale Aquatics Center team can expect the same special attention and focus that every client A.D. Miller serves.***
 - ♦ *A comprehensive logistics plan will be developed in full collaboration with the Town of Carbondale team. The Logistics plan will take into full consideration the safety of the public, staging & storage, utilities (existing, new, relocated), demolition, site access, and deliveries.*
 - ♦ *The potential necessity of abatement will be investigated thoroughly and if required, will be performed by one of our curated and trusted environmental trade partners.*
 - ♦ *A.D. Miller will rely primarily on it's trusted trade partner as discussed herein (see Subcontractor Management) but will also rely upon the services of our talented staff service technicians for such work items as carpentry, finishes, and general labor where necessary and appropriate.*
 - ♦ *A.D. Miller Services, Inc. regularly leads the project utilizing an open book approach. This process lays out the project with complete transparency on costs, prices, budgets and materials. Open book contracts allow us to become an advocate for our clients working alongside them to achieve the common goal of schedule, budget, building program, performance and overall cost. As an advanced CM/GC provider, A.D. Miller is uniquely equipped to partner with The Carbondale Aquatic Center with this important project. By employing the open book CM/GC process on the recreation center addition project, we will eliminate surprises & subsequent change orders, increase accuracy, schedule accurately, reduce overall costs and be able to offer a shared savings.*
 - ♦ *The CM/GC method of service delivery relies on preconstruction services as an essential element in the process. In short, the process involves an overall evaluation of the project, creation of schematic designs, development of initial budget estimates, selection of materials & equipment, value engineering, site analysis, obtaining proper approvals, creation of preliminary schedule, generating the final budget, procurement management, safety considerations, and site logistics. At A.D. Miller Services, Inc., the preconstruction process is successfully accomplished by a number of our staff including field personnel, office managers, principals, estimators, and select subcontractors. Because such a wide number of staff is involved from the commencement of preliminary budgeting and design, that same group is involved through punch list and turnover. The Carbondale Aquatics project can expect constant attention from A.D. Miller Services through the entire process.*
 - ♦ *Procore is the most prolific and powerful software platform used in the construction industry today. The system allows users to streamline processes thereby boosting field productivity, mitigating risks, enhance communication, compile & track analytics, coordinate workplace planning, control RFIs & submittals, assist in design coordination, and coordinate punch list completion. All A.D. Miller personnel are Procore trained and are proficient in using the platform as well as training project subcontractors, designers, and clients in its efficient use. The Carbondale Aquatic Center team will be given access to the platform to participate to the full extent possible.*
 - ♦ *At A.D. Miller Services, we approach Value Engineering in the truest sense. Some consider Value Engineering as simply reducing the cost by reducing building area or functionality, but we know that the process is much more complex. Value Engineering requires a seasoned staff with knowledge on how to reduce costs through design and constructing the project in a more intelligent manner. We maintain the design intent of the Architect, quality, and function. As an advanced CM/GC provider, the importance of value engineering is understood company wide and will commence immediately and continue throughout the design process, which will render the most cost effective project for The Carbondale Aquatic Center.*

Section 4: Subcontractor/ Consultants Management & Development

Subcontractor Management & Pre-qualification



A.D. Miller has established relationships with local subcontractors for over 35 years.



We take pride in our curated consultant and subcontractor bases, both with long lasting established relationships. These relationships afford us and our clients areas of flexibility to allow for the inevitable unforeseen items to be addressed quickly and often times without impacting budgetary matters. Depending upon the project's scope A.D. Miller's consultants and often times trusted subcontractors, will be integrated within the Project Organizational Chart Chain at the top with the Pre-construction phase. By integrating early in the project's development the consultant, and/or subcontractor, can provide the client with valuable input of product functionality/usage, duration, design and cost to mitigate any ambiguity/risk to the schedule and budget of the project before construction has started.

While in good standing with A.D. Miller, the subcontractor is continuously audited for performance and accuracy of job completion / billing. This audit focuses on safety indicators, financial health, current workload, references, surety summary, insurance criteria, and licensing. If deviation occurs corrective action is initiated through consultation and generation of a corrective action plan / "cure" method.

AD Miller requires all subcontractors to participate in pre-qualification process that involves the following steps:

- ◆ A face-to-face meeting with AD Miller preconstruction team, a project manager, general superintendent, and at least one project executive.
- ◆ Subcontractor provides AD Miller with a reference list including major suppliers and previous clients
- ◆ Subcontractor provides AD Miller with proof of liability insurance, workman's compensation, and an up to date W-9.
- ◆ All subcontractors are required to sign a master subcontractor agreement to avoid any confusion and establish a baseline for future contracts.
- ◆ If a first time subcontractor will be completing a large value trade, they may be required to provide a bond associated with the project.

A.D. Miller

Building on Higher Ground

Part 5: Fee Proposal

*Organizational Structure
Qualification of Team*



2.0

2.1 PROPOSAL FORM FOR CONSTRUCTION MANAGER AT RISK (CMAR)

(Please use additional sheets as necessary.)

COMPANY NAME: A.D. Miller Services, Inc.COMPANY ADDRESS: 7006 S. Alton Way, Bldg. E, Ste 100, Centennial, CO 80112PHONE: 303.221.7770 FAX: 303.221.7774CONTACT PERSON NAME: Adam MillerCONTACT PERSON PHONE: 303.221.7770CONTACT PERSON EMAIL: adamsmiller@admillerinc.com

1. I Acknowledge that the "Sample Agreement" attached to this RFQ/P (**Exhibit D**) has been reviewed and is agreed to as shown. Yes (YES/NO). Do you request amendments to the "Agreement" No (YES/NO) Please list them if yes.
2. The undersigned Proposer declares and stipulates that this proposal is made in good faith, without collusion or connection with any other person or persons bidding for the same Work, and that it is made subject to all the terms and conditions of the Request for Proposal and associated documents, all of which have been examined by the undersigned. Yes (YES/NO)
3. The submission of the proposal constitutes an agreement and shall not be withdrawn after the proposal opening for a period of forty-five days.
4. Acknowledgment that the submitting agent carries (or will carry) a license in Garfield County, Colorado Yes (YES/NO)
5. The Proposer hereby acknowledges receipt of addenda numbers None through _____.
6. List of construction items that will be self-performed.

A		I	
B		J	
C		K	
D		L	
E		M	
F		N	
G		O	
H		P	

Signature:  Date: 3.8.23

*** End of Proposal Form ***

Back Cover: Thank you for the opportunity!

A.D. Miller

Building on Higher Ground

A.D. Miller Services Inc., extends our gratitude for the opportunity to submit our response for the Request for Qualifications for Carbondale Aquatic Center Project. Given our extensive experience with aquatic and mountain projects, we believe that we are ideally suited for this important project for Carbondale and the local community. We welcome the chance to introduce ourselves personally in the interview process.

Please feel free to contact us at anytime with any questions you might have.

Best regards,



Adam Miller

President – A.D. Miller Services Inc.

303-221-7770

adammler@admillerinc.com

BUILDING QUALITY
ONE PROJECT AT A TIME

A.D. Miller Construction Services provides the highest quality construction management for New Construction, Remodels, Additions & Tenant Finish.

A.D. Miller Services Inc.— Building on Higher Ground



true nature healing arts center, Carbondale, CO



arbaney pool, Basalt, CO



ridge waters water park, Butte, MT



Proposal for Architectural Design Services RFP
Carbondale Aquatic Center
March 7, 2023



ridge waters water park, Butte, MT: photo courtesy of Longviews Studios

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PART 1
Cover Letter

Re: RFP-Carbondale Aquatic Center for Architectural Design Services

Sarah Hoover

Owner's Representative, Wember, Inc.
453 Mediterranean Way
Grand Junction, CO 81507

Eric Brendlinger

Director, Town of Carbondale Parks & Recreation
511 Colorado Ave
Carbondale, CO 81623

March 7, 2023

We're pleased to present a proposal that combines local community spirit with the finest of national expertise. Land+Shelter incorporated in Carbondale, Colorado in 2005, and for the last 17 years has called Carbondale home. Our landscape teammate, Connect One is our frequent partner and teammate on the mixed-use parcel across the street from the aquatics center. Connect One is steeped in the local knowledge necessary for the aquatic center's success. Together we can pour Carbondale spirit into the architecture and landscape architecture of this project. Our subject matter expert, Counsilman-Hunsaker, represents unparalleled aquatic industry expertise in both design and operations - which brings in a national level of skill to our local-strong team.

Land+Shelter often serves as a local architect and partners with subject matter experts for our projects; we did so successfully for the Rifle Animal Shelter and for the Burlingame daycare center in Aspen. We are excited to put this successful model to work on such a critical project for Carbondale, right in our backyard and at a critical intersection downtown. This project is important to all of us. You will have our full energy and attention from start to finish. We live here, so we also know that this project is necessary. As Carbondale pool users, we eagerly anticipate the expansion of the program and facilities that this project represents - and the lap time this will add to our summer lunch break.

We understand the need for classroom space at the rec center and will do our part to explore that in the new aquatics structure. We understand the budget, and look forward to helping sort through these priorities of desirable spaces vs dollars available. Likewise - we understand the sustainability commitments made by our beloved Town, and their price tag. A netzero pool, while possible, might be a future goal given our current budget. We could provide Carbondale with a net-zero-ready approach if net-zero remains a future goal. We look forward to that conversation with a practical outlook.

Carbondale is progressive in terms of social subjects as well as energy and sustainability. Gender neutral bathrooms is a good idea that has solid support within the community and we'd like to explore what that means for an aquatics facility. We hope to incorporate Carbondale-positive ideas like that in our programming discussions. Our team as a whole is here to work with the Town, as a partner now and in the future. This will be our pool, our entry to downtown, not just when it opens, but for years to come. Thank you for considering the Land+Shelter team.

Sincerely,

Andrea Korber
Principal, AIA LEED AP
Land+Shelter
970.366.1582
andi@landandshelter.com

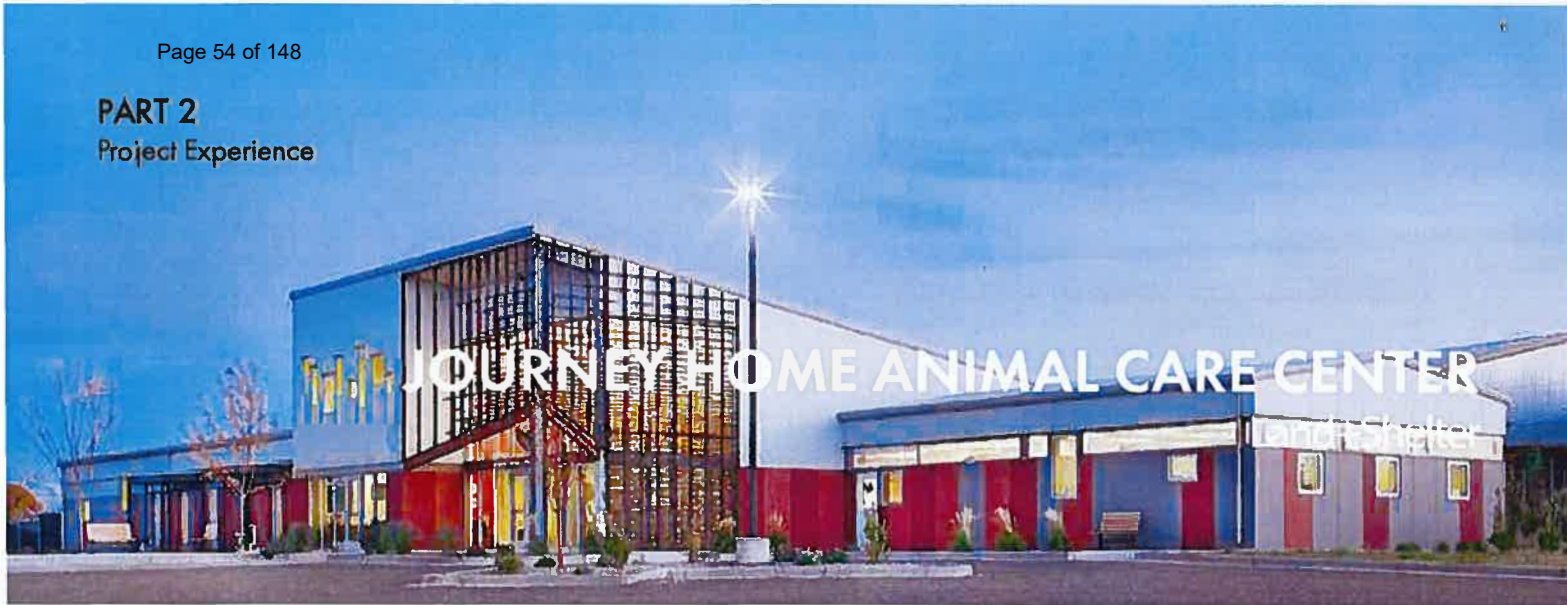


Point of Contact

A handwritten signature in dark ink that reads "Andrea Korber". The signature is fluid and cursive.

PART 2

Project Experience



REGIONAL ANIMAL SHELTER, BOARDING FACILITY & VETERINARY CLINIC, RIFLE, COLORADO 2019



Rifle, Colorado

Start/Complete: 2017/2022

Paused for capital campaign

Client: Rifle Animal Shelter Board

Project Size: 12,000 S.F.

Construction Delivery: Design/Bid/Build

Project Budget: \$1.7 Mil

Program includes adoption housing & veterinary clinic.

SCOPE OF SERVICES

Land+Shelter worked with animal shelter executive director to organize an efficient program for an expansion and move of the shelter.

Our design team provided design and coordination on user specific needs for the clinic and adoption services. This has been a rewarding challenge for our team.

We are making use of a PEMB building system, and working closely with building supplier and contractor throughout the design process.

Land+Shelter has been working on the capital campaign alongside the shelter staff and board in support of this nonprofit project.

Staff Involved: Andrea Korber, Andi Duroux

Owner: Heather Grant,
heather@rifleanimalsshelter.com

Architect: Land+Shelter

Contractor: Tally Ho Construction

Jeff Parrington

jeff@tallyhoconstruction.com





TRUE NATURE HEALING ARTS, CARBONDALE, COLORADO 2018

Carbondale, Colorado

Start/Complete: 2017/2019

Client: Eaden Shantay

Project Size: 4,000 S.F.

Construction Delivery: CMGC

Project Budget: \$6 Mil

SCOPE OF SERVICES

Land+Shelter worked on several projects over 3 years with the owners of True Nature Healing Arts. The first was the Kiva, where we acted as Record Architect for a complex underground Spa and assembly space structure built into a public garden. We followed the Kiva with a new building used for office and storage, and completed a final project on a third structure - the renovation addition of the "Center", including dining and retail space.

We provided construction drawings and construction administration for a complex, fast-tracked project. Our services were delivered under the tightest of constraints and with the highest level of detail. This complex program included four spa rooms, a locker room, events space, and a tea room/lobby space. The entire facility required state of the art acoustics.

Land+Shelter partnered with Lea Sisson to execute a complex underground commercial building whose form is based on a Hopi Indian prayer structure. The "Kiva" is a future yoga teacher retreat space which will also offer lectures and performances. The Kiva Structure is surrounded by a spa with four luxury treatment rooms. These amenities sit into a hillside within a garden landscape.

Staff Involved: Andrea Korber

Owner P.O.C.: Eaden Shantay, 970.361.2195

Architect: Land+Shelter

Contractor: Terralink Construction

Keith Brand and Andy Braudis

keith@terralinkstructures.com 970-379-8002

andy@terralinkstructures.com 970-379-3741





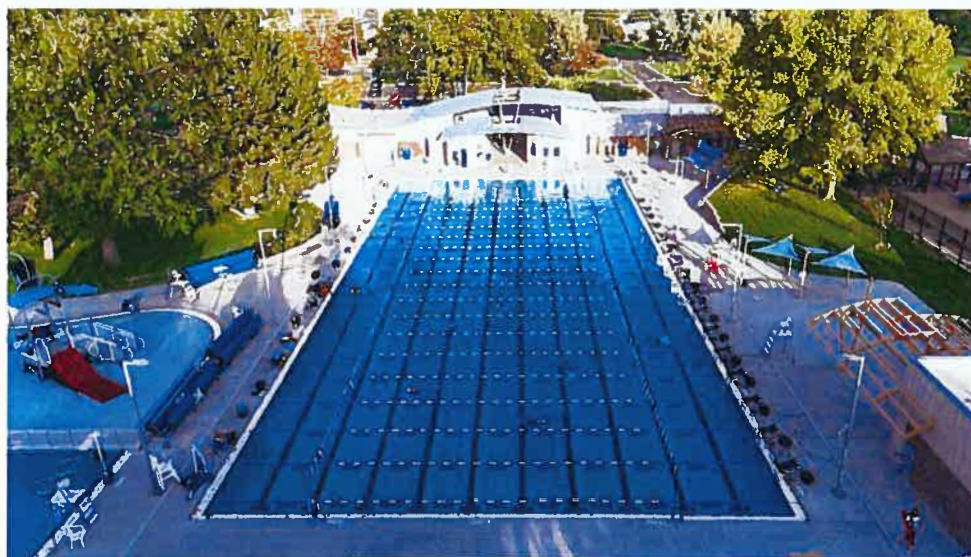
SCOTT CARPENTER POOL LOCATED IN BOULDER, COLORADO 2020



Boulder, Colorado
Client: City of Boulder
Start/Complete: April 2017/Aug 2020
Project Size: 87,000 SF Center - 12,300
S.F. Competition Pool; 8,000 S.F. Recreation
Pool; 8,000 S.F. Sprayground
Construction Delivery: design/bid/build
Project Budget: \$14.2 Mil

SCOPE OF SERVICE

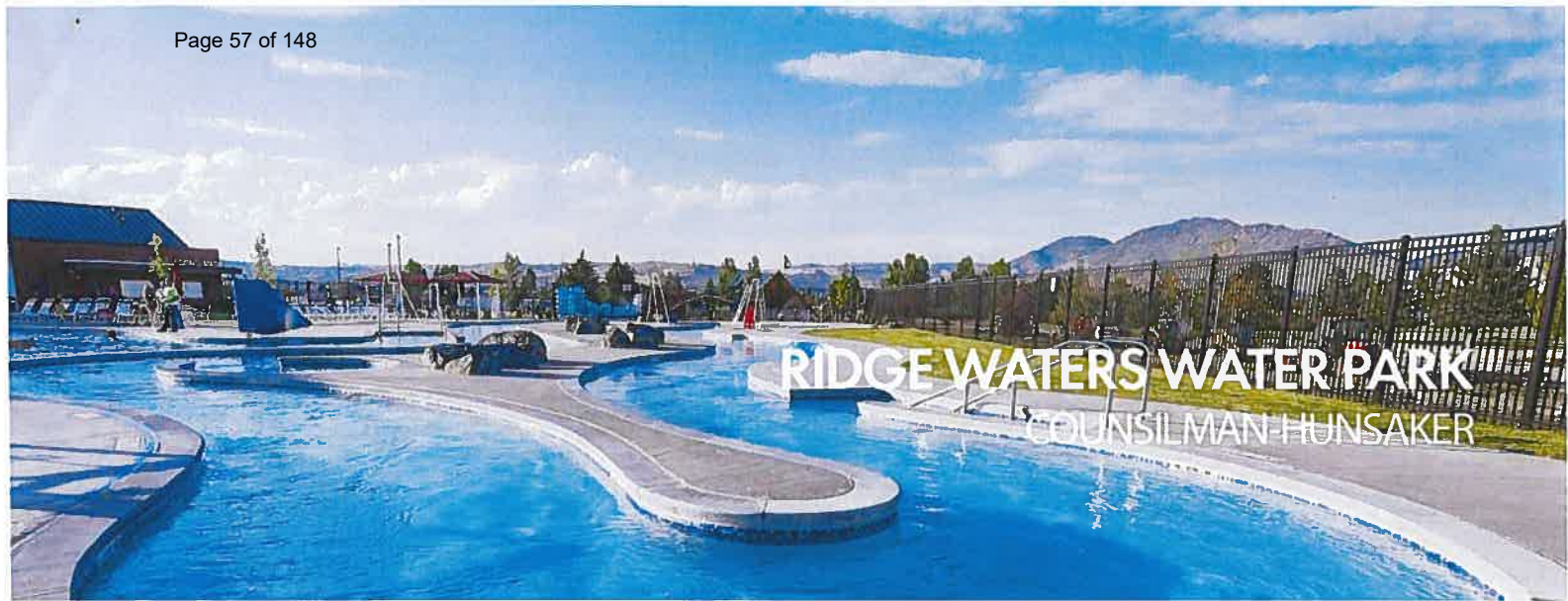
Located in a neighborhood park that supports a wide variety of recreation opportunities, the new Scott Carpenter Pool redevelopment project includes the only 50-meter pool in the city of Boulder. This unique amenity supports many aquatic recreational needs of the Boulder community, including swim meets for the Boulder Barracudas Swim Club. The pool redevelopment meets the needs of the community such as balancing lap swimming capacity with open swim availability, providing amenities that are multi-generational and multi-use, providing a renovated bathhouse to support the pool use, exploring partnership opportunities to leverage current funding, and incorporating sustainability measures where feasible. Based upon the goals of the project and feedback from the community, the existing "L" shaped lap pool was replaced with an 87,120 sq. ft. aquatic center featuring a 10 lane, 50-meter pool, a bathhouse that was extensively renovated and expanded, and new leisure amenities which will serve all ages.



Councilman-Hunsaker was responsible for the design and engineering of the pools, sprayground, pool mechanical equipment, and the hydraulic, heating, filtration, and chemical treatment systems for the swimming pool and sprayground components.

Owner P.O.C.: Doug Godfrey (303) 413-7229
Architect: Essenza Architecture, Christa Plaza (303) 952-5080
Pool Contractor: High Country Pools and Spas, Tyler Westerman (970) 226-2657

Staff Involved: Connor Riley



RIDGE WATERS WATER PARK LOCATED IN BOULDER, COLORADO 2018



Butte, MT

Client: The City-County of Butte-Silver Bow

Start/Complete: Sep 2016/Jul 2018

Project Size: 14,000 S.F. Aquatic center

Construction Delivery: design/bid/build

Project Budget: \$8.7 Mil

SCOPE OF SERVICES

In March 2016, the City of Butte set out to garner excitement for a decision on a bond measure that would be used to build a new community aquatic center. Counsilman-Hunsaker was contracted to develop a promotional video in which viewers could "fly-through" the proposed aquatic facility to get a personal experience in the facility. Stakeholders could experience various angles and views throughout the proposed facility in addition to suggesting future programming opportunities for community members. The video played a vital role in securing the votes the city needed to pass the bond for a new outdoor aquatic center.

Voters in Silver Bow County put the project in motion by approving a \$7.2 million bond in June 2016 to pay a large portion of the construction. Another \$1.5 million in private and public funds will pay for amenities including the giant slides and the lazy river.

In September 2016, Counsilman-Hunsaker was retained for the design of the new Ridge Waters Water Park. The 14,000 sq. ft. aquatic center includes zero beach entry, four 25-yard lap lanes, two waterslides, a large lazy river, play structure, various spray features, monkey swings and five stair entries.

Staff Involved: Connor Riley



Owner P.O.C.: J.P. Gallagher 406.497.6222

Architect: SMA Architects, Becky Lawson (406) 442-4933

Pool Contractor: The Pool Company, Billy Scott (253) 392-2899



TURNABOUT RANCH

Land+Shelter

TURNABOUT RANCH EQUESTRIAN CENTER, CARBONDALE, COLORADO



Carbondale, Colorado
Client: Sarah Willemann Doran
Start/Complete: In Design 2021 /2023 Exp.
Project Size: 50,000 SF
Construction Delivery: CMGC
Project Budget: private, approx \$500/SF
Teaming with Connect One Design

SCOPE OF SERVICES

Land+Shelter designed this state of the art equine assisted therapy facility on an 450 acre heritage ranch outside of Carbondale, Colorado. Our project scope included master planning the site with Connect One Design and supporting a land use application through the growth management system of Pitkin County.

Our energy goals are net-positive for this super low energy-demand facility. With the ample roof space of the riding arena, we believe this project has potential to be an energy generator for the ranch as a whole.

The property was formerly approved as a 12 lot subdivision, and the new owners were looking to transform that into a commercial equestrian therapy riding and retreat center. Land+Shelter has been working with the owners on both the entitlements and the architecture.

The architectural scope includes an indoor riding arena, a 24 stall barn with a caretaker apartment, a covered round pan, and a series of support structures for hay, equipment, trailers, and additional ranch-related needs. Our goal is to create a facility that blends seamlessly with the site while providing a functional and beautiful facility for guests.

Staff Involved: Andrea Korber and Heather Henry

Owner: Sarah and Brendan Doran
swilleman@mac.com

Architect: Land+Shelter

Contractor: Rudd Construction

Tim Thompson, tim@ruddconstuction.com





ARBANEY POOL IMPROVEMENTS LOCATED IN BASALT, COLORADO 2022



ARBANEY POOL

Town of Basalt

Client: Town of Basalt

Start/Complete September 2019/Summer 2021

Project Size: 15,000 S.F.

Construction Delivery: Design/Bid/Build

Project Budget: \$3.1m

SCOPE OF SERVICES

Design Elements: Energy Efficiency, Net-Zero Analysis, Solar Photovoltaics, Sail Shades, Zero Entry Pool Design, Architectural Fence Design, New Porous Park Pathways, Artificial Lawn, Expanded Pool Deck and Lounge Space

Services: Outreach, Concept Design through Construction Administration

The Arbaney Pool was built in 1994, and while this hidden gem has served the community well over the decades, it is ready for an upgrade. As the prime consultant, Connect One Design assembled a team to conduct a full site evaluation on everything from the mechanical, engineering and plumbing (MEP) systems, to the existing solar thermal array, shade structures and current ADA requirements, to the kiddie pool, bathhouse and administrative offices. In conjunction with the site assessment, Connect One Design conducted public outreach to gauge their interest in the various features of the pool.

The project also included the design of new park-facing, gender-neutral restrooms for Arbaney Park guests, separate from the pool. In addition to recommending improvements consistent with the latest standards and equipment ('good' scenario), the team conducted a full energy analysis to evaluate the potential for designing a net-zero system and considered opportunities for more creative play in the kiddie pool area in 'better' and 'best' scenarios.

Improvements include efficiency upgrades to mechanical systems, updates to locker rooms, improvements to ADA accessibility including a ramp and fixed-mount wheelchair access to the lap pool, fence replacement, additional shade structures, and an redeveloped 'robot pool' for kids.



Owner P.O.C.: Catherine Christoff, catherine.christhoff@basalt.net
Architect: ZGroup, Scott McHale, scott@zgrouparchitects.com
Contractor: Rudd Construction, Tim Thompson, tim@ruddconstruction.com

Staff Involved: Heather Henry

PART 2

Aquatic Center Experience



CONGRESS PARK POOL

location/address: Denver, Colorado
 size: 8,800 SF
 description: A new, state-of-the-art swimming pool, bath house, and pump house in place of the existing facility that is past its useful life. A new 50-meter pool with 25-yard cross course was constructed in roughly the same location as the existing pool. A youth pool was built in a new location while the existing location was demolished.
 start/completion: April 2019/ July 2022
 cost: \$6.16M
 Team: Counsilman-Hunsaker



Iron Mountain Hot Springs

location/address: Glenwood Springs, CO
 size: 13 acres
 description: Owner provided a very short time frame for project development, City approval, and construction. Development began June 1st, City approval occurred October 17th, and construction began November 1st. Challenges included the construction of improvements in the travertine soil layer and groundwater. This provided an opportunity for the reuse of the groundwater for geothermal purposes. The geothermal system provides for non-treated, natural, geothermal water to be used in all pools except for the main swimming pool and one freshwater spa. Provisions for space heating of the lodge, domestic water heating, and approximately 20,000 sf of snowmelt using the waste geothermal heat were made in the design.
 start/completion: 2014/ 2022
 Civil/MEP Cost: \$1.75M
 Team: SGM



ASPEN SUN RANCH POOL

location/address: Aspen, Colorado
 size: 5,000 SF
 description: Custom residential pool design collaboration between Land+Shelter and Connect One Design.
 start/completion: In design
 cost: Private
 Team: Land+Shelter



CARLA MADISON RECREATION CENTER

location/address: Denver, CO
 size: 67,000 SF
 description: Group 14 provided sustainability, energy modeling, and EDA consulting for this 67,000 SF, LEED Gold rec center in Denver, CO. The project was designed to use one-quarter as much energy and one-half as much water as an average building of its size. Using water efficient fixtures and efficient pool design, the recreation center saved over 40% in annual indoor water use over the LEED baseline.
 Team: Group 14

PART 2

Carbondale Experience



THIRD STREET CENTER

location/address: Carbondale, Colorado
 size: 45,000 SF
 description: The Third Street Center is the adaptive reuse of the former Carbondale Elementary School and its transformation into an affordable, stable center for non-profits.
 start/completion: 2007/2009
 cost: \$2.8M
 Team: Land+Shelter



DERAIL ARCHWAY

location/address: Carbondale, Colorado
 description: Artistic arch sculpture spanning across the RFTA Rio Grande Trail at DeRail Park (also known as the ARTWAY); to be augmented by 3-dimensional metal artwork by the community.
 start/completion: 2019
 Team: Evolve Design



OSMIA ORGANICS RETAIL STORE & COSMETICS LAB

location/address: Carbondale, Colorado
 size: 3,000 SF
 description: Osmia Organics is an organic skin care store in Carbondale designed with an open kitchen approach. Inspired by the clean ingredients and pure materials, the space reflects these qualities and allows natural light from front to back.
 multiple projects: 2012/2014/2018
 Team: Land+Shelter



579 MAIN MULTI-FAMILY MIXED USE

location/address: Carbondale, CO
 size: 50,000 SF
 description: Land+Shelter in partnership with 359 Design have teamed on a mixed use multi-family development in downtown Carbondale. The 22 condominium project combines two floors of residential over ground floor commercial space and underground alley-access parking.
 start/completion: in development
 cost: \$21M
 Team: Land+Shelter

PART 2

Previous Teaming Experience



ACES / ROCK BOTTOM RANCH RENOVATION

location/address: Basalt, CO
 description: Land+Shelter proudly donated pro-bono time to ACES. The RBR Visitor Center now has a noticeable visitor entrances, redesigned staff offices, public bathrooms and reception desk. Reclaimed materials and other natural elements that are represented on the property were incorporated into the new design.
 start/completion: 2016/2017
 Team: Land+Shelter



SNOWMASS CLUB POOL IMPROVEMENTS

location/address: Snowmass Village, CO
 size: 33,000 SF
 description: The new design addresses aesthetics, access, circulation, and maintenance issues. The pool area will be divided into two sections representing the 'family zone' and the 'adult zone'. The family zone will include a zero-entry, custom water slide, climbing wall, splash pad, and dedicated hot tub. Additionally, outside of the pool will be a small play area, with custom designed features, and a fire pit.
 start/completion: 2021 /In construction
 cost: \$6 Million
 Team: Land+Shelter, Connect 1 Design



Burlingame ECE

location/address: Aspen, Colorado
 size: 15,000 SF
 description: The Burlingame Early Childcare Education Center is a new construction project located in the Burlingame neighborhood. It proposes a 7 classroom, net zero, state of the art school nestled into the hill. AFA and RDG brought subject matter expertise to the design of this complex program that responds to a complex site. The scope also includes a multi-family housing structure.
 start/completion: In progress
 cost: private, approx \$800 sf
 Team: Land+Shelter, Evolve Structural, Group 14, BranchPattern



PIKES PEAK SUMMIT COMPLEX key personnel: Carina Estrada

location/address: Colorado Springs, Colorado
 size: 26,000 SF
 description: South facing, double pane windows are installed in the lobby space to allow for passive direct solar heating. Electrochromic glazing is used in other south facing spaces for glare protection. To achieve Net-Zero energy, while building loads are significantly reduced, a PV array is required. BranchPattern proposed a location at a lower altitude, at Glen Cove which is approximately 4,000 ft below the summit.
 start/completion: 2015/2021
 cost: \$50 Million



Land+Shelter was founded in Carbondale in 2005, and has always sought to be part of the fabric of the community. We'll be here in 20 years when we'll all really know if this facility is successful or not, and you'll still have our number. We will be here to stand by the work. We can't imagine a better, more exciting project than a public facility right at the entrance to Downtown, and we're excited to present our team and qualifications for you to consider.

Andrea Korber, principal and owner of Land+Shelter, has collaborated with Heather Henry, principal and owner of Connect One Design on past projects. Both architect and landscape architect are personally invested in this project. Andi has worked on several historic commercial core projects in Carbondale, including 579 Main Mixed Use, the True Nature Kiva and True Nature Center projects, a renovation for Sopris Engineering, and a new Bakery. This is in addition to several nearby projects throughout Town including some "downtown north" development ideas that extend the downtown core. L+S also provided the initial fundraising design for the Carbondale Arts Youth Art Park just behind Town Hall.

Andi has lived in Carbondale for 17 years, and she formerly served on the Carbondale Public Arts Commission and KDNK Community Radio boards - most recently as president of the KDNK board. Andi has volunteered for the Town Octoberfest, Clay Center, and Carbondale Arts. She was hired by the Town of Carbondale to perform an outreach campaign for the Third Street public improvements and hired a second time to work with the Pedestrian and Bike commission on a public safety review. She is a regular user of the Rec Center and pool, and is eager to discuss ways this new facility will complement the existing facilities. And of course, she runs the Turkey Trot every year.

Heather Henry has lived, worked, and played in the Roaring Fork Valley for 23 years, 17 of which in Carbondale. Never one to take for granted that special places need care to continue, she quickly joined the ranks of town leadership after moving to Carbondale. She served for 4 ½ years simultaneously on the Town's Parks and Recreation and Planning and Zoning Commissions and then 6 years as a Carbondale Trustee. During her tenure the Town created the UDC and updated the Parks, Recreation, and Trails Master Plan, Comprehensive Plan, and Climate Action Plan. She also sat on the Board during the creation of the Aquatics Master Plan and successful voter approval for the bond to construct the new facility. Heather now serves as co-chair of the West Mountain Regional Housing Coalition. Donning cowboy boots and tie-dye, Heather knows the culture and heart of Carbondale and what it takes to build a project that makes this community proud. It has taken an army of dedicated volunteers, staff, and elected officials to reach this milestone. It should never be taken for granted that the legacy of this project will last for generations, as has the current pool facility, and every aspect of its design should be viewed through this 50-year lens and beyond.

Our aquatics team member, Connor Riley with Counsilman-Hunsaker, is also a native of the Roaring Fork Valley. Connor's passion for aquatics started in the Carbondale Aquatic Center pool where he took summer swim lessons for several years in the early 90's. While Connor may have fought the lifeguards for making him do "bobs" day in and day out, he is now grateful for the lifelong skills he learned and the fond memories with family and friends at the CAC pool.

Connor now channels his aquatics expertise for Counsilman-Hunsaker, an aquatics design and engineering firm that offers diverse aquatics solutions for every aquatics facility. They bring aquatics to life with stunning, state-of-the-art facility design, assure facilities meet the needs of the community, and guarantee facilities run safely and sustainably for guests and operators. Their award-winning, professional aquatics design team is made up of competitive swimmers, pool operators, and waterpark enthusiasts who are a mix of professional engineers, architects, and skilled project managers to ensure your project inspires others to dream more, learn more, do more and become more.

In addition to these core team members, our structural engineer - Sara Mickus, also located in Carbondale, has collaborated extensively with Land+Shelter. Sara's office is located on Main Street, and this is the Town where she lives with her family. Like Heather and Andi, Sara is a community member and user in addition to being a committed designer. SGM is headquartered in Glenwood Springs.

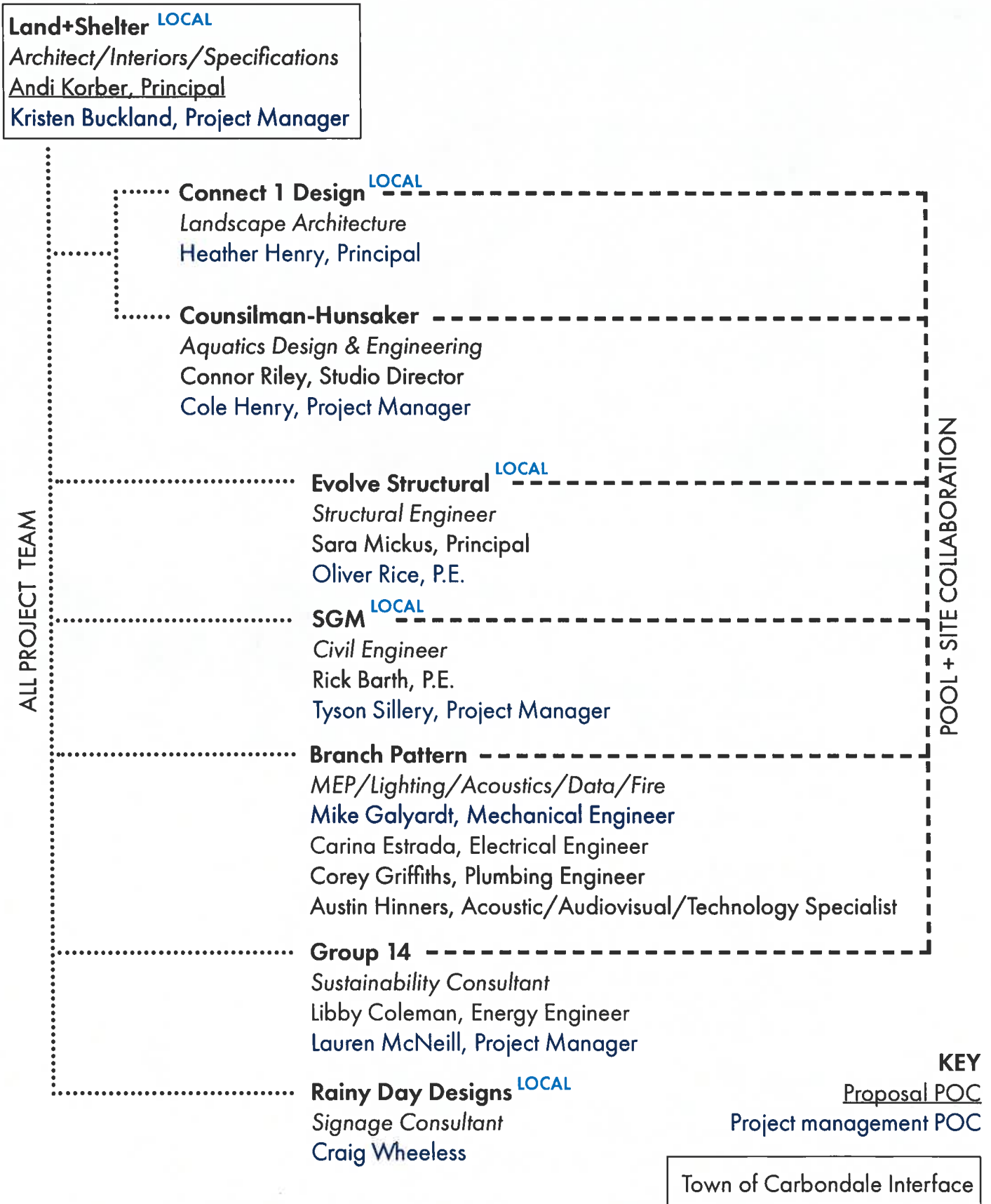
Land+Shelter has worked frequently with Rainy Day Designs, our signage teammate on this proposal since 2008 when we collaborated on the logo for the Third Street Center. Rainy Day Designs shares space with Land+Shelter on 4th Street and Craig Wheelless, owner of RDD, lives in Carbondale with his family.

We have recruited Branch Pattern and Group14 for some cutting edge sustainability resources. We've had amazing experiences working with these teammates and find their skills unmatched in our efforts to provide net-zero designs for our clients. We don't know yet whether that is your goal, but it's certainly possible, and we have the team who can design to that standard, and/or - at least make the project "net zero ready" if we need to manage costs based on the available budget.

North Jefferson County Recreation Center, Arvada, CO - Evolve Structural Design



PART 3-B
Staffing Organizational Structure

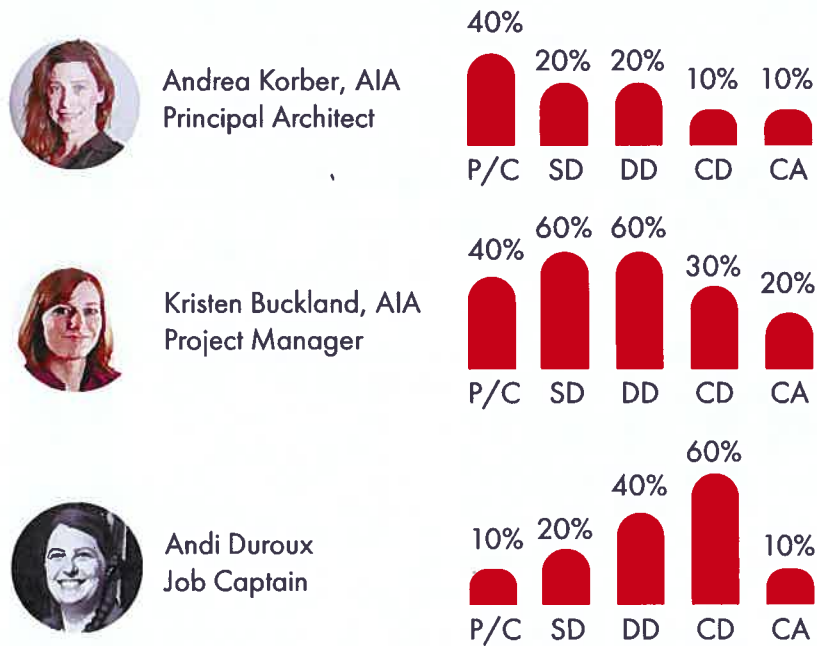


PART 3-C + D

Staffing/Qualifications Matrix

Time Commitment

Below is the percentage of our key architectural staff's time spent on your project.



Qualifications Matrix

Below is a breakdown of some relevant projects our team has successfully completed. Land+Shelter's architects are highly experienced in aquatics, community, and public buildings.



Our Featured Experience

Journey Home Animal Care Center	✓	✓
True Nature Healing Arts	✓	✓
Turnabout Ranch	✓	✓
Third Street Center for Non-profits	✓	✓
579 Main Multi-Family Mixed Use	✓	✓

Additional Experience

Colorado Mountain College Early Childhood Center	✓	✓	✓
Chair Mountain Ranch Spa & Retreat	✓	✓	✓
Penrose Aquatics & Fitness Center		✓	
South Park Community & Recreation Center		✓	
Garden of the Gods Club Spa & Fitness Center		✓	
Waters Edge: Africa Pool Exhibit		✓	

Qualifications

Licensed Architect	✓	✓
LEED Accredited Professional	✓	
Experience designing buildings with pools		✓
Carbondale local	✓	✓
Plans to live in Carbondale soon		✓



ABOUT ANDREA:

Andrea is principal and sole owner of Land+Shelter, Architecture & Planning. She has been with the firm for 16 years.

Andrea's 21 years of experience comprise a broad background including public, residential, commercial, and institutional work. Andrea takes pride in the deep community ties forged through projects like the Third Street Center and True Nature Healing Arts. Throughout her early career, Andrea taught architecture while practicing – first at the Harvard Design School Career Discovery Program and later at the Georgia Tech College of Architecture. She is passionate about the power of design to create a better world. She is an avid skier and pursues her own fine art projects outside of the office.

IN THE COMMUNITY:

Andrea serves on the annual Udall Grant committee for CORE and has volunteered with Pitkin County on the 2019 sustainability code revision task force. Andrea recently stepped down as the president of the KDNK community radio station board. She is a past member of CPAC (Carbondale Public Arts Commission), former board member for the second American Institute of Architects (AIA) Atlanta Chapter, and the Atlanta Housing and Neighborhood Developers (AHAND) Affordable Housing Policy Advocacy Team. Andrea lives in Carbondale with her husband and two children.

ADDITIONAL PROJECTS:

- Eastwood 133 Self Storage Facility, Carbondale, CO
- Eagle's Rise Equestrian Center, Pitkin County, CO
- Wilderness Workshop Offices, Carbondale, CO
- SGM Office Remodel, Glenwood Springs, CO
- Rifle Animal Shelter, Rifle, CO
- EPA Case Study, Atlanta, GA
- Outpost Bali Co-working Space, Ubud, Bali
- Aspen Skiing Company Ticket Office, Basalt, CO
- Turnabout Ranch, Pitkin County, CO
- Osmia Organics, Carbondale, CO



AIA, LEED AP, PRINCIPAL
Bachelor of Arts, Dartmouth College 1998
Master of Architecture, Harvard Graduate School of Design 2002

SELECT PROJECTS:

BURLINGAME AFFORDABLE HOUSING AND EARLY CHILDHOOD CENTER

Land+Shelter is the record architect on a combination early childhood education center and affordable housing project that will be the final build out of the Burlingame Ranch affordable housing project in Aspen. As of fall 2022, we are wrapping up schematic design. We anticipate a capital campaign to follow. Project highlights include a robust outreach campaign with City departments, the immediate neighborhood, and the larger community. Best practices in sustainability, health, and welfare of our smallest community members guided design decisions. Owner: City of Aspen contact Jen Phelan 970.319.9949; GC: TBD.

TRUE NATURE KIVA SPA - RECORD ARCHITECT

Andrea was hired to resolve a challenging project delivery for a downtown Carbondale retreat, restaurant, boutique, and spa. The True Nature Kiva-Spa was designed by design architect Lea Sisson. The owner and contractor decided to go with the dependable crew at Land+Shelter, lead by Andrea Korber, in order to steer this complex project to success.

Owner: Eaden Shantay 970.361.2195

GC: Terralink Construction, Keith Brand 970.379.8002 & Andy Braudis 970.379.3741

CARBONDALE PUBLIC OUTREACH

The Town of Carbondale has hired Andrea twice to lead public outreach campaigns on public planning issues. First, Andrea lead a community outreach program around the Third Street improvement project and second Andrea lead a community input process on pedestrian safety. Outreach Client: Janet Buck

GARFIELD COUNTY EDUCATION CENTER

Andrea was the lead architect for this net-zero energy, adaptive reuse project which transforms a feed warehouse into a makerspace and flexible 4H education facility. Her experience with youth organizations and sustainable building practices helped the Net-Zero ready project meet the unspoken needs of its users. The Garfield County Education Center will house the Western Colorado 4H club along with classrooms for Colorado State University extension programs, and Garfield County fairgrounds.

- ACES, Rock Bottom Ranch Education Center Remodel, Eagle County, CO
- Third Street Center, with Energy & Sustainable Design, Carbondale, CO
- Carbondale Mixed Use Multifamily at 579 Main, Carbondale, CO
- Taylor&Tessier Jewelry Retail Store, Carbondale, CO
- Sopris Engineering Exterior Remodel, Carbondale, CO
- Abundant Acres Ranch, Pitkin County, CO
- Bookbinders Bookstore, Basalt, CO
- Three B's Bakery, Carbondale, CO
- Basalt/Blue Lake Willits Early Childhood Center, Basalt, CO

**AIA PROJECT MANAGER**

Master of Architecture, Cleveland Urban Design Center 2011
 Master of Urban Design, Cleveland Urban Design Center 2011
 Bachelor of Science in Architecture, Kent State University 2009

ABOUT KRISTEN:

Kristen has extensive experience in many program types, including education, hospitality, multi-family residential, cultural, and office. She is a design focused Architect, specializing in client development, concept, and schematic design. A team leader, she has developed strong working relationships with numerous engineers and general contractors in the state.

IN THE COMMUNITY:

Kristen is a volunteer for the Colorado Mountain Club, serving on the board of directors and teaching numerous courses, including; avalanche education, intro to backcountry skiing, rock climbing, and ice climbing. She is a certified Wilderness First Responder and AIARE Avalanche Instructor.

PROFESSIONAL ASSOCIATIONS:**ADDITIONAL PROJECTS:**

- **354 Snowmass Creek Residence**, Aspen, CO
- **Chair Mountain Ranch**, Marble, CO
- **Colorado Mountain College ECE**, Glenwood Springs, CO*
- **Carmel Community Center**, Colorado Springs, CO*

SELECT PROJECTS:**PENROSE AQUATICS POOL & FITNESS CENTER***

The New Athletic Center is a 60,000 square foot, state-of-the art facility that includes an eight lane swimming pool, locker rooms, community rooms, fitness rooms, a climbing gym, and a traditional gymnasium. A commons concourse provides space for student, faculty and alumni social functions. The Fitness Room provides the latest equipment for the student athletes to train for all sports including hockey, soccer, lacrosse, and equestrian programs. All athletes are supported with new training room equipment including cold and hot tubs.

SOUTH PARK COMMUNITY POOL & RECREATION CENTER*

Design services were provided for an extensive expansion of the South Park Pool & Recreation Center in Fairplay, CO. The Recreation Center was a phased project, with the pool facility being constructed first. The scope included design of new community rooms, basketball & volleyball courts, cardio & weight lifting areas, a rock climbing gym, suspended running track, and a technology center. This expansion establishes the existing rec center as the new Recreation & Community Center for all of the South Park Area. The District sought community input to better understand residents' needs through multiple community workshops, implemented by the design team.

GARDEN OF THE GODS CLUB SPA & FITNESS CENTER*

The Spa & Fitness Center is an interior renovation of an existing spa, salon and fitness space at the Garden of the Gods Club Spa & Resort. The existing spa and salon were relocated on the Resort's campus, while the existing fitness center was expanded to include a larger cardio and weight training facility. The new renovation also includes fully functioning yoga and pilates studios. Additionally, minor modifications to the existing locker rooms were completed to refresh the interior finishes of the locker room, steam saunas and hot tub area.

WATER'S EDGE: AFRICA POOL EXHIBIT*

The pre-engineered metal building exhibit is designed for maximum opportunities to experience the animals, but also to sustain successful breeding programs for the Nile hippos and endangered African penguins. The exhibit's new water recycling system is an environmentally friendly feature that will help the Zoo's efforts of local water conservation. The project includes 1.5 acres of exterior exhibit space and 17,000 square feet of interior space. The exterior space features opportunities for up-close encounters with penguins in a shared walk through exhibit.

- **City Administration Building**, Colorado Springs, CO*
- **City of Colorado Springs Entry Signage**, Colorado Springs, CO*
- **Natural Sciences Research Center**, Fort Collins, CO*
- **Learning Commons Office Meeting Space**, Collegeville, MN*

*Denotes work completed at a previous firm



Heather Henry
Principal

EDUCATION

BS in Landscape Architecture - University of Connecticut, 1997
Fordham University, 1993 - 1995

PROFESSIONAL CERTIFICATIONS

LEED Accredited Professional
The Effective Facilitator Certification - Leadership Strategies

Heather has worked across the United States creating award winning designs that solve social, environmental, economic and aesthetic issues, solutions grounded in a sound approach to public and political involvement. Her Clients have included public, quasi-public, non-profit and private sector groups seeking thoughtful approaches to complex problems. She is an accomplished speaker, trained facilitator and engaged volunteer in her community.

Heather arrived at the internationally renowned planning and landscape architecture firm Design Workshop in 2000 interested in putting her background in environmental sciences and passion for communication to better use. Soon after arriving Heather was running the 35 person Aspen office of Design Workshop as the Operations Manager. Heather departed the firm in 2009 as the Legacy Environment Forum Leader, at the time responsible for bringing sustainable building practices knowledge to the entire 250 person firm and infusing these practices into every project. Late in 2009, Heather and her partners began Connect One with the goal of combining the highest quality of design available at larger firms with the personalized service and lower costs of a boutique company.

SELECTED PROJECTS

Aspen Affordable Housing, Aspen, CO
Snowmass Master Housing Plan,
Snowmass Village, CO
Basalt Vista Affordable Housing, Basalt, CO
Aspen Mountain Summer Enhancement Plan,
Aspen, CO
ASC Basalt Campground Tiny Home Retrofit,
Basalt, CO
Aspen Country Inn Renovation Project, Aspen, CO
RFTA BRT, Roaring Fork Valley, CO



Katie Tabor
Landscape Architect

EDUCATION

Master of Landscape Architecture,
Louisiana State University, 2011
Bachelor of Animal Science + Environmental
Horticulture, Louisiana State University, 2006

PROFESSIONAL CERTIFICATIONS

Member ASLA

COMMUNITY

Aspen Center for Environmental Studies (ACES),
Volunteer, 2012- 2018

Fascinated by the malleability and evolution of living systems in human scale applications, Katie pursued her Master in Landscape Architecture at Louisiana State University. She is inspired by the articulation of space between architecture and the surrounding environment. Katie's goals include designing these complex spaces so that they are ecologically dynamic, as well as socially connective - a true melding of art, science, nature and the human element.

Her professional experience ranges from the detailed design of small streetscape spaces to broad-level conceptual design of public parks and hotels. She gained invaluable experience through her public outreach and design support for the Rubey Park Transit Center and Sky Hotel in Aspen, CO; she continues to strengthen her vision of these energetic, high-use spaces through ongoing work on public and streetscape projects.

SELECTED PROJECTS

Aspen Historic Society, Aspen, CO
Brandt Residence, Aspen, CO
Kelly Residence, Aspen, CO
Berko Residence, Aspen, CO
Aspen Country Inn, Aspen, CO
The Sky Hotel, Aspen, CO
Rubey Park Transit Center, Aspen, CO
The Gap Building Streetscape, Aspen, CO
Victorian Square, Aspen, CO
Hallam Street Cabins, Aspen, CO

**Sara M. Mickus, P.E.**

Principal Engineer

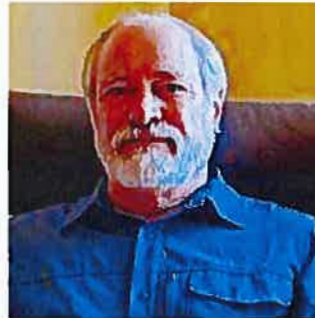
(970) 618-7708

sara@evolvestruct.com

CO Professional Engineer License #43316

Sara M. Mickus, P.E., has built Evolve into one of the Western Slope's most sought after structural engineering firms. She has twenty years of experience in the design of structures utilizing wood, heavy timber, steel, concrete, masonry and many non-conventional types of construction. She has successfully completed high-end custom residential, tract housing, multi-family, office, retail, hotel, and historical preservation projects. Her focus has been in the mountain regions of Colorado, acclimating designs to the complex site conditions and high snow loads often encountered. She has extensive expertise in multifaceted additions and renovations, and continually finds ways to tie in sustainable design concepts within her practice.

Sara is a graduate of the University of Colorado at Boulder with a Bachelor of Science degree in Architectural Engineering. She is a Director of the SEAC (Structural Engineers Association of Colorado) Board ('22-'24) and a member of ASCE (American Society of Civil Engineers), ACEC (American Council of Civil Engineers), AWC (American Wood Council) and SEI (Structural Engineering Institute).

**Oliver W. Rice, P.E.**

Senior Structural Engineer

(720) 626-9201

oliver@evolvestruct.com

CO Professional Engineer License #27451

Oliver W. Rice, P.E., has been engaged in structural design for thirty years. He has successfully completed a wide variety of civic, educational, recreational, hospitality, multi-family, historical preservation, and residential projects throughout the nation. Notable aspects of his designs extend into the rehabilitation of buildings in high seismic regions of southern California and into the hurricane-prone regions of South Carolina. Oliver has been working on projects in the Roaring Fork Valley since 2006 and has completed a number of aquatic and recreational center projects throughout his career.

Oliver is a graduate of the University of Colorado at Boulder with a B.S. degree in Architectural Engineering, and an active member in ACI (American Concrete Institute), AISC (American Institute of Steel Construction) and SEAC (Structural Engineers Association of Colorado).

Aquatic & Recreation Center Projects completed by Oliver Rice, PE (while at JVA)

North Jefferson County Recreation & Aquatics Center (Apex Center) - Arvada, CO

Sand Hollow Aquatics Center - St. George, UT

Longmont Recreation & Aquatics Center - Longmont, CO



Counsilmans • Hunsaker
AQUATICS FOR LIFE

counsilmanshunsaker.com



Connor Riley, P.E.
Studio Director

PROFESSIONAL REGISTRATIONS
CO, ID, MT, ND, NE, NM, NV, SD, UT, WY

CERTIFICATIONS
Mechanical Engineer

ORGANIZATIONS

Certified Pool/Spa Operator - PHTA

As Studio Director, Connor oversees projects from initial interview and contract negotiation to construction administration and everything in-between. He possesses a wealth of experience and knowledge of the aquatics industry, and he prides himself in providing practical, cost-effective and efficient designs. He possesses a wealth of experience in designing aquatic facilities to serve a variety of user groups for municipalities, universities, YMCAs, school districts, and hospitality establishments. Connor's experience includes programming, conceptual development, design development, completion of construction documents, and construction administration. With specific emphasis on projects in the Rocky Mountain region of the United States, Connor has demonstrated an ability to lead diverse groups through all phases of design and construction.

NOTABLE PROJECTS

Artesia Aquatic Center - NM
Brandon Municipal Pool - SD
Brigham Young University Natatorium - Rexburg - ID
Clear Creek Metropolitan Recreation Center - Idaho Springs - CO
Colorado Mesa University Hotel Pool - Grand Junction - CO
Eagle Pointe Recreation Center - Commerce City - CO
Franklin Pool - South Suburban - CO
Great Outdoors Waterpark - Lafayette - CO
Harlow Pool - South Suburban - CO
Holly Pool - South Suburban - CO
Jicarilla Community Center - Dulce - NM
Kuehn Park Pool - Sioux Falls - SD
Mitchell Aquatic Center - SD
Ridge Waters Waterpark - Butte - MT
Roswell Aquatic Center - NM
Salt River Pima Maricopa Indian Community Center - Scottsdale - AZ
Scott Carpenter Pool - Boulder - CO
Sheridan YMCA Recreation Center - WY
Spellerberg Park Aquatic Center - Sioux Falls - SD



Cole Henry
Project Manager

CERTIFICATIONS
Colorado State Board of Licensure
for Professional Engineers -
Engineer-in-Training (EIT)

ORGANIZATIONS
Certified Pool/Spa Operator -
NSPF

Cole Henry brings a valuable set of skills to each project that he manages, drawing on a large amount of aquatics experience as well as a Mechanical Engineering degree from Colorado School of Mines. Having previously worked for a manufacturer within the industry, Cole provides a unique and cost-effective approach for each aquatic design. As a Project Manager, Cole works with clients to develop concepts, specify preferred equipment, generate construction documents, and assure that projects are constructed properly. Cole's work includes renovations, additions, and new builds. His projects have served a wide range of applications such as therapy, recreation, education, and competition. Cole's experience and set of skills ensure that his clients will receive a high-quality aquatic facility that maximizes effectiveness for their target group of end-users.

NOTABLE PROJECTS

Augustus Brown Pool - Juneau - AK
Campbell County School District Natatorium - Gillette - WY
Cherry Creek Park District - Orchard Pool - Englebrook - CO
Columbine West Park and Pool - Golden - CO
Congress Park Pool - Denver - CO
Eaton Middle School Pool Renovation - CO
Green Valley Ranch Recreation Center Addition - Denver - CO
Laramie County School District (East High School) - Cheyenne - WY
Larry R. Walkup Aquatic Center - Los Alamos - NM
Margaret Carpenter Recreation Center - Thornton - CO
Parklane Pool Sprayground Addition - Aurora - CO
Pueblo West Metro District Aquatic Center - CO
San Bruno Recreation Center - CA
Scott Carpenter Pool - Boulder - CO
Sixth Avenue West Park and Pool - Golden - CO
South Suburban Pools - Centennial - CO
Sundance Hills Pool - Greenwood Village - CO
Village at Breckenridge Health Club - CO
Windler Community Center - Aurora - CO



Rick Barth, P.E.
Senior Engineer
Civil Team

REGISTRATION/CERTIFICATION
Professional Engineer, CO
PE 0036749

EDUCATION
BS Civil Engineering, Secondary
Major in Environmental Science,
Kansas State University, 1997

MBA Management Focus, University of Oklahoma, 2000

Rick, a senior engineer, brings over 25 years of professional experience to SGM. With multiple years of private development as a designer and project manager, and municipal experience as a City Engineer and Public Works Director, Rick lends his expertise in development, review and constructability for various elements of engineering endeavors. He has worked on everything from sidewalks to roads, minor drainage to reservoirs, and numerous utility projects. Rick's history adds great value from scoping and budgeting to construction. He re-joined SGM in 2018.

REPRESENTATIVE PROJECT EXPERIENCE

Red Mountain Subdivision Improvements 2019 – 2020

City of Glenwood Springs, CO. Rick currently serves as the Engineer of Record for the project which consists of roadway reconstruction and subsurface utility upgrades to various streets in the Red Mountain subdivision. Key project elements include survey, mapping, subsurface utility engineering (SUE), waterline and sewerline design, storm drainage design, and street and sidewalk design.

Crystal Riverbank Restoration 2019 – 2020

Pitkin County Open Space and Trails, Aspen, CO. Rick was the Engineer of Record for the Crystal River emergency streambank protection project following the high flows of 2019 run-off. The design project addressed eroding bank threatening the closure of the Crystal Valley Trail through replacement of a revetment bank and tapered floodplain bench for riparian plant restoration. Hydraulics, rip-rap sizing, plan design, and correspondence were all under Rick's purview.

COGS Elec Op Center 2022

City of Glenwood Springs EOC. Site plans for grading, drainage, utilities for a commercial maintenance and storage site for the City of Glenwood Springs Electric Department. Utility extensions and services, paving layout, drainage design supervision.



Tyson Sillery
Senior CAD Designer
CAD Team

EDUCATION
AAS, Computer Science in
Computer-Aided Drafting
Technology, Universal Technical
Institute (UTI), Arizona, 2000

Tyson has 23 years of diverse experience in the construction industries. He has extensive knowledge using AutoCAD, Civil 3D, and Autodesk design software. Tyson is a professional, experienced designer with the desire, knowledge and skills to produce a variety of technical drawings according to national and local jurisdictional standards, including CDOT, USACE, National Forest Service, and National Parks Service. Tyson also has extensive experience in Civil Design including, roadway and site design, grading/drainage, water and sewer systems, as well as survey plats, Alta surveys, and legal exhibits. Tyson joined SGM in 2016.

REPRESENTATIVE PROJECT EXPERIENCE

Hwy 82 Pedestrian Underpass 2021

Highway 82 & 27th Street, Glenwood Springs, Garfield County, CO. Tyson served and coordinated all drafting efforts for new pedestrian underpass tunnels under Hwy. 82 & 27th Street in Glenwood Springs. He developed the new trail alignments and tunnel locations as well as utility locations wall layouts. Tyson coordinated with CDOT, RFTA and the City of Glenwood Springs to make sure all design aspects were met and that the project was ADA compliant. Tyson also coordinated the drafting efforts for Civil 3D and plan production.

Glenwood Hot Springs Pool 2019 - 2021

Glenwood Springs, CO. Tyson provided design and layout of Phase 2 and 3 of the Hot Springs pool expansions. Project consisted of revisions to existing pools as well as the addition of new pools and mechanical buildings. Tyson was responsible for the Utility layouts and grading design of new pool areas. He coordinated all Civil design and drafting efforts with design team.

LOVA Trail New Castle to South Canyon 2018 - 2020

CDOT Bike Path, Garfield County, CO. Tyson provided layout and design for a new pedestrian/bike path from New Castle to South Canyon. Design aspects included working with CDOT and SGM Structural for alignment and bridge designs. Layout consisted of a bridge over Colorado River, a bridge over UPRR ROW and another bridge over I-70.



Lauren McNeill, LEED AP BD+C, LFA, GGP, EcoDistricts AP
Sustainability Project Manager

LICENSES & CERTIFICATIONS
U.S. Green Building Council LEED Accredited Professional in Building Design and Construction / Living Future Accredited & International

Living Future Institute Ambassador / Certified Green Globes Professional / EcoDistricts Accredited Professional

Lauren has over 12 years of experience in the sustainable building industry providing project management on 100+ LEED projects. She is passionate about how buildings can enhance occupant health and wellbeing through material selection and biophilic design. Lauren's educational background in environmental economics provides a fresh perspective on corporate sustainability. Lauren has worked on numerous mountain town projects and on over 10 recreation center projects.

PROJECT EXPERIENCE

Trailwinds Recreation Center - Thornton, CO LEED Consulting for 81,000 SF new recreation center, which includes an aquatic center, theater, teaching kitchen, gym and access to park/regional trail systems.

Hobbs Health, Wellness & Learning Center - Hobbs, NM LEED Silver consulting for a 147,544 SF recreation center that includes a pool, natatorium and advanced lighting systems controls.

Whalen Athletic Complex Expansion at Fort Lewis College - Durango, CO Sustainability consulting for expansion project, which is enlarging the gym from 47,000 SF to more than 121,000 SF, and is being designed to earn LEED Gold certification.

UCCS Student Rec Center Expansion - Colorado Springs, CO LEED consulting for 88,997 SF, LEED Gold recreation center renovation and expansion project.

Swansea Rec Center - Denver, CO Sustainability consulting for 15,300 SF addition, which includes an indoor pool.

Thornton Active Adult Center- Thornton, CO Sustainability consulting for 26,000 SF rec center.

Aspen Distillery - Pitkin County Sustainability consulting for 12,000 SF Aspen Distillery, which is on track to earn both LEEDv4 BD+C Platinum and Living Building Challenge certification.



Libby Coleman, P.E., LEED AP
Energy Engineer

LICENSES & CERTIFICATIONS
Licensed Professional Engineer / U.S. Green Building Council LEED AP BD+C

EDUCATION
M.S. Architectural Engineering, University of Colorado, Boulder

B.S. Civil Engineering, University of Vermont

Libby is a Professional Engineer with five years of experience in the building energy field. Libby works with design teams to evaluate cost-effective energy design solutions and energy code compliance using building energy models. Libby's modeling specialization is with OpenStudio and EnergyPlus. She has completed energy modeling for a wide array of building types, including recreation centers, libraries, k-12 schools and higher education facilities.

PROJECT EXPERIENCE

Lewisville Multigenerational Recreation Center - Lewisville, TX Energy modeling for new 87,000 SF recreation center, which includes gyms, an aquatic center, and water slides.

Idaho Outdoor Fieldhouse - Boise ID Energy modeling for 46,000 SF field house, which features an aquatic center, gym, performance fitness areas and climbing wall.

Jackson Recreation Center - Jackson, WY Energy modeling for renovation and expansion project will include a new gym, elevated walking and running track, climbing gym, and zero-depth splash pad.

Denver Wastewater - Denver, CO Energy modeling and Xcel EDA consulting for a 65,383 SF commercial interior renovation project.

Colorado Christian University Armstrong Center - Lakewood, CO Energy consulting for new 60,000 SF arts and academic hub.

Berkeley City College - Berkeley, CO Energy consulting for new 60,000 SF building, which will house general assignment and specialty classrooms, art studios and a learning resource center.



Mike Galyardt

Point-of-Contact / Mechanical Engineer



Mike is a Mechanical Engineer who enjoys taking part bringing more efficient, sustainable, and user-oriented buildings to communities. His schooling and professional experience has allowed him to be incorporated in various disciplines involved with building design.

Mike has 8 years of significant experience in mechanical and plumbing design for various building types. His experience includes designing a number of different system types.

Education

B.S. Architectural Engineering, Kansas State University

Affiliations

ASHRAE
KCAHE

Relevant Experience

Burlingame Childcare Center

City of Aspen | Aspen, CO | 8,000 sf | Mechanical Engineer

Western City Campus

City of Boulder | Boulder, CO | 112,425 sf | Mechanical Engineer

Olathe Psychiatric Health - Mental Health

Olathe, KS | 59,000 sf | Mechanical Engineer

Frontier Schools

Kansas City, MO | 72,000 sf | Mechanical Engineer

Contact Information:

mike.g@branchpattern.com | 913 348 4607

Carina Estrada

Electrical Engineer



Carina is an Electrical Engineer with over 9 years of experience creating innovative, cost-efficient designs. Carina specializes in performing all aspects of electrical engineering projects including concept design and development, drawings and specifications for civic clients. As the Electrical Engineer, Carina will be responsible for preparing electrical construction documents including drawings, specifications, and reports. Additionally, Carina will ensure compliance with applicable codes, and accepted engineering practices.

Education

B.S. Industrial Engineering, Colorado State University- Pueblo

Relevant Experience

Timber Office~

Boulder, CO | Electrical Engineer

AC South Platte Crossing

Commerce City, CO | 36,000 sf | Electrical Engineer

City and County of Denver Crossroads

Denver, CO | 50,310 sf | Electrical Engineer

City of Aurora Customer Service Hub

City of Aurora | Boulder, CO | 7,000 sf | Electrical Engineer

Western City Campus

City of Boulder | Boulder, CO | 112,425 sf | Electrical Engineer

Thornton Police Training Facility

City of Thornton | Thornton, CO | 17,030 sf | Electrical Engineer

Contact Information:

carina.e@branchpattern.com | 913 348 4607

~ Projects with aquatic component



Corey Griffith

Plumbing Engineer



Corey is a Plumbing Engineer who has extensive experience planning, developing and overseeing the design of plumbing systems on both new construction and complex renovation civic projects. He is dedicated to delivering first-class engineering services for sanitary, domestic water, storm water and specialty plumbing systems. He also possesses expertise in navigating the extensive healthcare facility code requirements on projects for local clients and the federal government. Corey looks forward to helping clients provide facilities that better serve their communities.

Education

B.S. Architectural Engineering, Drexel University

Affiliations

ASHRAE
ASPE

Relevant Experience

Stonegate North Villages Metropolitan District**

Parker, CO | .5-Acres | Plumbing Engineer

Peakline at Copperleaf Apartments**

Haven Residential | Aurora, CO | 20,000 sf | Plumbing Engineer

Upstate New York Physical Therapy Building**

Upstate, NY | 10,000 sf | Plumbing Engineer

Jackson County Detention Center

Jackson County | Kansas City, MO | 400,000 sf | Plumbing Engineer

Contact Information:

corey.g@branchpattern.com | 720 440 7857

* Projects with previous employer | ~ Projects with aquatic component

BETTER BUILT ENVIRONMENTS®

Austin Hanners

CTS-D, CTS-I

Acoustic, Audiovisual and Technology Specialist



Austin is an Audiovisual + Acoustics Specialist with over 9 years of experience. Austin helps ensure technology integration design works in harmony with staff. He creates spaces that provide a modern and user-friendly experience while bridging technical and creative components. He is an advocate for flexibility in design and has a vision that offers best results and provides efficient spaces for occupants. His goal is to help ensure ease of use, efficient operation, and optimal selection of professional-grade audio visual equipment that provides reliable results.

Education

M.S. Business Administration, Lee University

B.S. Business Administration and Management, Lee University

Affiliations

Certified Technology Specialist- Design / Installation

Relevant Experience

Soaky Mountain Waterpark**

Wilderness Resorts & Waterparks | Pigeon Forge, TN | 50-Acres | Audiovisual Design & Cx

Dollywood Wildwood Grove Park Expansion**

Herschend Entertainment | Pigeon Forge, TN | 6-Acres | Audiovisual Design & Cx

Thornton Police Training Facility

City of Thornton | Thornton, CO | 17,030 sf | Technology Specialist

Contact Information:

austin.h@branchpattern.com | 720 398 6042

* Projects with previous employer | ~ Projects with aquatic component



branchpattern.com

PART 4

Qualifications Q & A

A. project architect + lead design capabilities

Unique Design: We are a community oriented design company, and we'd be honored to work with you on your project. We're excited to work on everything from the nuts and bolts to the little creative touches that will give your project a unique and joyful identity. We've included a few examples we've done over the years that give a space something special without blowing the budget. See the timber frame surround on the Bookbinders Bookstore as an example, or our "Take Me Home" featured animal rooms at the Rifle Animal Shelter. These design moves have big impact on the identity of a building and create a sense of pride in place. That pride is so critical to long term management and community buy in. Land+Shelter also believes in architecture that is site specific. That means we respond to a particular site with a design that is crafted to the neighborhood and to the landscape. In this case, we're seeing a great opportunity in making an impact statement for everyone who enters town. We love to reuse and repurpose whenever we can, the idea of salvaging materials to carry what was into what will be.

Full scope of service: Land+Shelter will provide a full-service design that includes programming through construction administration and closeout. As a 10 person firm, we have the staffing capacity to design and manage this project. L+S will coordinate approvals with the Town, design your wayfinding signage, craft a unique, low maintenance interior design including FF&E. Our experienced team brings efficiency to your project which allows for better fee



Journey Home Animal Care Center; Rifle, Colorado 2022



Arbaney Pool Improvements; Basalt, Colorado 2020 - Connect One Design.

value and a truly integrated process. Our team of consultants who bring expertise to every part of the project scope are integral to the success of the collaborative process you're looking for. The pools, landscaping, building and all the space between will be stitched together without a seam. We like to make design fun and engaging. We also know how to manage the heavy lifting so your staff can remain focused on your mission.

Visualization: We will share full 3D renderings and videos with you throughout the project to ensure thorough understanding and clarity on all design aspects. Our renderings are created using a "photo real" program called Lumion that aims to truly capture all the real light and shadow and materials as they will be in final design. We use our 3D computer model to communicate with our team including design consultants, neighbors, Carbondale officials, future contractors and their subcontractors, and anyone else who will be part of the project. We build the model in Revit, and everything is modeled in 3D in that software.

On Budget: In addition to recent project successes that closely model budget and size we have a history of working on non-profit and fundraising dependent projects. It is a core part of our practice. We're also familiar with the current challenges of construction in 2023. The cost of materials and labor have reached new heights and the best tools we have to manage these challenges is collaboration with the design team and the construction manager. We applaud your decision to make a CMAR part of early design and to integrate cost estimation into the design process as a whole. The ability to base design decisions on real time numbers will be crucial to budget success.

Our non-profit clients include: Ascendigo Autism Services, Garfield County 4H, Aspen Valley Land Trust, Wilderness Workshop, Blue Spruce Habitat for Humanity, Aspen Santa Fe Ballet (their children's dance program), Community Office for Resource Efficiency, the Third Street Center Community Nonprofit Center, Aspen Center for Environmental Studies (ACES), The Farm Collaborative, and Carbondale Arts (we just helped to create a Youth Art Park for Carbondale Arts).

For each of these clients we have created images and marketing collateral for the campaigns, participated in fundraisers, created newspaper ads, invitations, and post cards. We also have donated our own in-kind services for our non-profit clients and we offer a non-profit rate sheet standard for any hourly work we do for non-profits. This project would follow a long history of working in the non-profit capital campaign world.

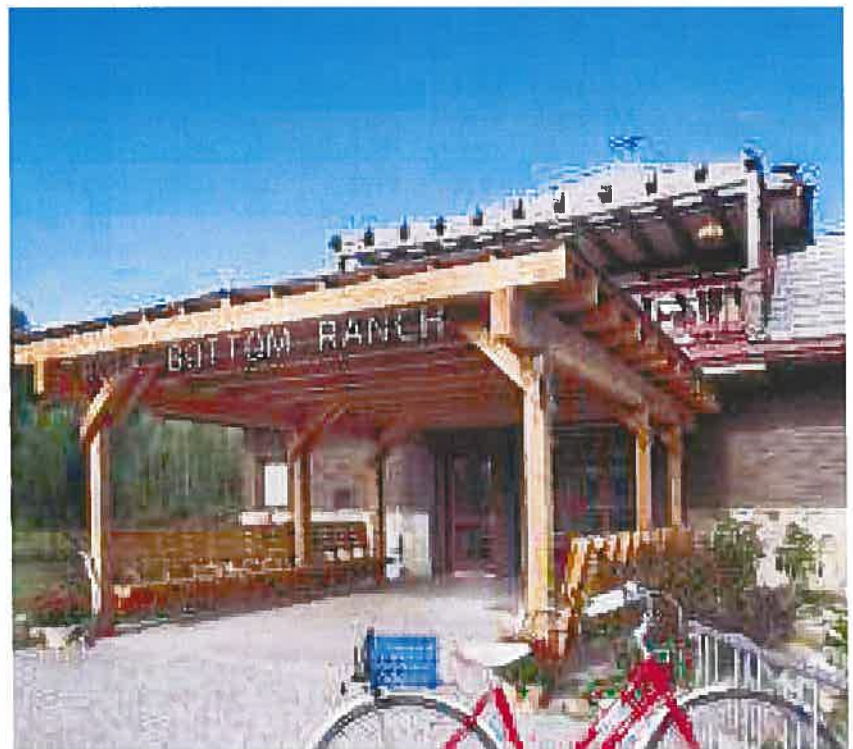
Energy: Our team celebrates the idea of creating a high-performance, net-zero ready facility dedicated to the next generation of pool users. The building should embody the best practices for children to see and experience energy responsibility. We would propose some teaching moments where all pool users can understand how the systems work. In addition to our enthusiasm for your goals, our partner Group 14 also brings ambitious energy experience to this project.



Beaton Residence; Glenwood Springs, Colorado.



True Nature Center, Carbondale, Colorado 2018.



ACES/Rock Bottom Ranch Renovation, Basalt, Colorado 2017.



Triple M Barn, Basalt, Colorado 2015.



Third Street Center, Carbondale, CO

Carbondale Creative District Wayfinding
Rainy Day Designs

A. continued

There are no net-zero aquatic centers in Colorado for a reason; it would be setting a high bar, and one that we're excited to explore. A net-zero goal would place the Carbondale Aquatic Center at the forefront of sustainable design and technology. There are only a few existing net zero aquatic facilities on the continent. However, depending on budget and Town priorities - it's possible, and we'd like to at least give you all your options. We will review electrifying HVAC systems with you to understand pros and cons.

In the coming decades we see all-electric as standard, if not imperative - so it's important to plan ahead. That means it is prudent to truly understand electrification now, even if this has an upfront cost. We just also need to understand those costs. We're here to work through that with our whole team and make decisions together. The decision of whether or not to electrify will be balanced with the cost associated with future conversion to electric systems, maintenance considerations, potential to reduce greenhouse gas emissions, and Carbondale's Climate Action Plan.

No matter what we install now, we recommend providing infrastructure for future electrification, and - where possible - on-site renewables. In addition to electrification, the building design will meet all best practices for sustainable design: optimize thermal envelope systems, design efficient lighting systems, utilize daylighting, specify materials with thoughtful attention to embodied energy, and reduce internal loads to lower energy use wherever possible.

Embodied Carbon will be evaluated and considered. Our team will be exploring materials that minimize the environmental impact of our structure, enclosure, and finishes. These considerations will help inform everything from foundation systems to locker materials.

B. Describe what makes your team different; explain how that difference adds value to the project.

We're presenting a unique combination of local users and national experts. We will know the people who show up to the community input meetings, and we'll build on that knowledge and trust for an open and meaningful dialogue. We also have the expertise of dozens of aquatic centers in Counsilman Hunsaker - with their decades of user feedback to combine with Land+Shelter's/Connect One's community knowledge and trust.

Local relationships have another benefit - we need to maintain our relationships with your staff after this project is over. This won't be our last Town of Carbondale project. In that sense, we want to over deliver for you. That desire to be your repeat architect adds a special kind of value for your staff; we want you to enjoy the process.

C. The owner desires a highly collaborative process and although the agreement will not be an integrated project delivery (ipd) or multi-party agreement we anticipate high levels of collaboration to successfully deliver the project. Describe what elements of integrated project delivery you would prefer to see in order to streamline the process for all team members. Include examples of implementation the design team/engineers have recently experienced.

During the design phase, we will work with the team to choose the best platform. From simple shared dropbox folders to google drive spreadsheets, we can make our working documents available in real time. That results in comforting transparency and confidence about what the most recent version is for the team.

In terms of the "drafting", we use a cloud based revit model shared with the whole design team. It's a full 3D model, not lines, so "drafting" is not a great description of our CAD work, it's really "modeling". Our model and the structural engineering model are one and the same. We do not work on conflicting versions. They are the same model.

During construction, we find great success when the GC maintains a website like ProCore for sharing photos, RFI, ASI, etc. We're open and eager to maintain best practices of information sharing using the proven technology we all have available to us. It's not rocket science, but construction projects have evolved to integrate these cloud based sharing opportunities and we wholeheartedly support that evolution.

D. Describe your teams experience with fast paced projects. Describe three lessons learned / concepts that should be considered on this project.

Make sure the design and budget are aligned. Moving forward with a design that does not meet budget goals can backfire with our fast changing construction pricing. Many clients set a goal for a project pace that requires decisions be made out of pace with pricing. We recommend building in frequent pricing checks in order to avoid any backtracking for budget reasons. We recently requested interim pricing for a spa/retreat outside of marble so that we could look at the budget in real time with our clients. The result of that exercise was a significant scope reduction. When our clients understood the reality of their holistic budget, they chose to course correct early. Fast is only successful if you get to where you want to be in the end, and that means on-budget.

Make sure the stakeholders understand the project because fast paced design can result in costly changes when folks understand too late. People become attached to schedules and opening dates, even when there is lack of 100% buy-in during design. We need to get to stakeholder agreement in order to avoid requests for changes later. When stakeholders truly engage and participate in schematic design it's easy to incorporate their needs. When they engage and make requests later it's more costly in both time and money. For this reason, some of our visualizations have become critical. We use photo-real visuals right from the start to make sure people are really seeing the space. Setting a realistic schedule and truly



Sand Hollow Aquatics Center, St. George UT - Evolve Structural Design

understanding who the stakeholders are is the best protection against this very ubiquitous problem. So, for example - if the trustees are going to weigh in on design, they need to do so at every phase, from the start, not just the final phase. And - the schedule needs to leave time for that input (which includes scheduling trustees packets, etc)...

Public input needs to be built into the schedule, no matter how fast it is. Our community is our client. We know this project has gone through a comprehensive master planning project, and that's a great start. We can build on that for the next phase of design.

E. Explain what you believe the best benefit and biggest challenge of cm@r from the architect's perspective.

Benefits are the contractor prices it conservatively up front, and the best version of this proceeds smoothly on budget. (Challenging in a construction climate that has seen 1% price increases per month in the last few years, even though this is cooling off).

Challenge is that conflicts arise if overruns occur, folks go into a blame mentality instead of a fix it mentality. Conflict hurts everyone.

F. Describe a design solution that allows the team to meet the proposed schedule that would ensure delivery of the project by July 2024. Address potential challenges in the schedule and how design solutions could address that.

The proposed schedule requires a fast pace, but we think it's possible if we are decisive early, and no external pricing pauses are needed. That all seems pretty a-typical for municipal work recently. In our experience, folks build in 4-6 week pauses during design to check budget. This is our proposed schedule that meets either of your timelines (which are 4 weeks different - not that meaningful for your design team):

2023

March (2 weeks) Contract Negotiations (and during that time we would be prepping for starting right away in early April, i.e. - scheduling early meetings might occur before contract signing)
 April-May (2 months) - Programming (2 weeks) /Conceptual (6 weeks - inclusive of any feedback)
 May-July (3 months) Schematic Design (Note: This is total, and therefore inclusive of any feedback: kick off meeting, public meeting, Trustee meeting, pricing, etc. So - that's more like 6 weeks of actual design work.)
 August-October (3 months) Design Development (inclusive like SD)
 November-January Construction Documentation (inclusive like SD)

2024

February Permitting
 Spring Construction start

That said, we think the project would be served by considering a longer schedule. Design is iterative and we're overlaying ambitious sustainability, a highly visible location, a heritage structure, and a realistic budget.

We're committed to meeting your schedule either way.

Snowmass Club - Connect One Design



G. How do you propose to integrate operations and maintenance considerations and stakeholder input into the design process?

We would seek and obtain feedback from a variety of sources during the critical programming phase and again after conceptual design. Stakeholders include (but are not limited to): Parks & Recreation Board, P&Z, Trustees, community at large, town staff, cleer, immediate neighbors like the forest service, contractors not bidding, and aquatics staff from other communities with similar facilities. We suggest creating an advisory group made up of about 10-15 of these stakeholders who will provide feedback throughout the design process. We would also host public input meetings for more general, broad-based information sharing. The advisory group would provide knowledgeable stakeholder feedback and answer specific questions raised during design rather than provide general feedback.

Facilities staff and the building operator will be included in our advisory group to ensure they have a voice in system selection and speak to any O&M concerns. Through our experience with similar facilities and energy modeling, we will evaluate design options in terms of operational energy costs as well as maintenance to help inform decisions.

The design process will include interaction with the client to be sure we are using the same vocabulary as it relates to pools. *As we share and discuss information regarding pool programs, water depths, layout requirements and codes among other things, we will be analyzing staffing requirements directly impacting your operational cost.* For instance, if we can remove a curve or shift positions of play features to positively impact a lifeguard's sightline, or even reduce the number of guards, it will be incorporated into the design. In the equipment selection process discussions will include life cycle cost, repair / maintenance schedules and local availability or presence of the manufacturer or distribution network.

H. Describe some recent strategies that the design team and engineers have generated on aquatics projects that have reduced operation and maintenance costs and would be considered innovative solutions to today's sustainable design challenges.

- Innovative pool water heating: Counsilman-Hunsaker has successfully helped implement a number of innovative pool water heating systems from gas fired or electric pool heater to geothermal, air-to-air heat pumps, and solar.
- Pool cover options: Evaporative loss and energy loss from pools results in high operating costs. We will explore pool cover options, which are required by the energy code.
- Water filtering options to reduce water use.
- Sewer waste heat recovery
- VRF with DOAS. *Variable Refrigerant Flow*
- Ground source heat pump *Redeclared outdoor air systems*
- Passive House envelope design can help reduce the size, and therefore the complexity, of the building's HVAC system, which will aid in maintenance costs while also reducing building energy use.
- BranchPattern has extensive experience with PV design for net-zero



ACES/Rock Bottom Ranch Renovation, Basalt, Colorado 2017.



North Jefferson County Recreation Center, Arvada, CO, Evolve Structural Design.

energy building projects, coordinating with building owners and electric utilities on net metering.

I. The owner is considering design assist on the major trades including mep and structural to increase coordination and meet the proposed schedule. Describe the mep and structural engineers experience with this approach, identify any lessons learned that would improve the process on this project.

Our MEP and structural teammates prefer and incorporate design assist services on all their projects, in some cases more formally than others. We hope to make this project an overt example of design assist.

BranchPattern recently completed Meadowlark School which utilized the design assist delivery method. Our team has learned several things from this project that we can bring to the CAC Aquatic Facility project team. First, we learned the value of a collaborative process with the entire design/build team. Our approach is to walk our contractor partners through the design early on in order to provide clarity as well as seek feedback. Our approach is to get to know the subcontractors who will be our teammates. We plan to hold an all discipline team meeting where design team members put faces to names and exchange cell phone numbers. We've seen this be successful during the construction process. We build relationships between partners, and better relationships mean better communication. These relationships will include peer review that will allow us to have productive iterative discussions with our contractor partners during design so that the owner gets the buildings that they want within the budget. BranchPattern has seen huge success when the contractor's design assist scope is defined clearly, and the contractor is engaged early. BranchPattern is willing to work with the Town of Carbondale to help define the contractor's design assist scope of work so that it's clear and effective.

J. List the top three things you hope residents would say and not say after spending a day at the newly completed aquatic center.

Say:

*I love the new pool!
This feels right for Carbondale.
My kids prefer this pool to the RVR pool.*

Not say:

*Why did they spend so much money on this?
It's already crowded again/why didn't they make it bigger?
The locker rooms should have included (fill in the blank).*

K. Provide an example of when and how your team has worked with a client to integrate space for non-aquatics community organizations into an aquatics facility and identify the challenges and success in that effort.

The team we present to you understands and places emphasis on the importance of a strong programming effort. This will establish the critical spaces and adjacencies that will drive the use of this facility for staff and the public. Each of our key staff has experience working on community based projects with and without aquatics programming. Counsilman-Hunsaker has



Iron Mountain Hot Springs, Glenwood Springs, CO 2014-2020, SGM



Beaton Residence; Glenwood Springs, Colorado.



Garfield County Education Center; Rifle, Colorado.



Snowmass Club, Connect 1 Design

recreation center project experience that varies widely in size and scope. It is common for the aquatics programming to be a focal point of the recreation center, however the aquatic offerings must integrate naturally with other programming aspects within the recreation center. There are many times where the natatorium or pool deck footprint must change or compress to meet the needs of other requirements such as meeting rooms, sport courts, exercise spaces, and other building support space requirements. Entry and exit spaces to the natatorium or pool deck must be considered from a recreation center traffic perspective as well as a safety perspective: How will community users enter the space, and is a wet corridor provided for them to access showers and locker rooms following their aquatics experience? The design team must consider ingress/egress control and connectivity to accommodate various user groups by asking these kinds of questions.

During a recent project in Austin, Texas, ownership had stated that the existing pool was used as an area for beauty pageants. When the pool was being renovated, CH was asked to include a peninsula within the multipurpose pool that could be used as a runway for these pageants, so that the community could continue to use the space for that purpose. Design considerations to accommodate this included unique activity pavilion space adjacent to the pool with direct access to the peninsula area where spectators could view the participants. Sight lighting also had to be considered for this activity, due to the pageant events taking place at twilight hours.

L. Describe how changes in aquatics facilities will affect how this project is designed and constructed.

Our team understands the nature of ever evolving aquatics technology and energy consciousness that this project demands. Our goal is to provide an aquatic facility that the community can use for 50 years or more. When designing a facility with such a large lifespan, it is important to consider the future changes and preferences that may occur within the aquatics industry. CH specifically designs pools that exceed current health code parameters to ensure that obsolescence is not an issue in the years to come. CH designs aquatic facilities to meet the CDC's Model Aquatic Health Code (MAHC) standards which are much more stringent than the typical Colorado Pool Code standards. Local health departments around the state have been working towards adopting the Model Aquatic Health Code, so designing to this criteria will ensure that the facility meets any new regulations that are implemented. In addition to code considerations, it is also important to consider aquatic programming within the pool space. CH considers pool geometries from a holistic standpoint that can be repurposed for many different applications in the future by designing spaces that can be used for shallow water and deep water recreation, as well as learn-to-swim classes, aerobics, lifeguard courses, scuba, kayaking, etc. CH is also very forward-thinking from a mechanical perspective by recommending slightly larger mechanical room spaces with generous walking paths that allow for easier equipment replacement processes. This ensures that the Aquatic facility can easily replace pool mechanical equipment or add technology as it is developed and accepted by the industry.

PART 5

Fee Proposal

2.0 PROPOSAL FORM FOR PROFESSIONAL SERVICES

(Please use additional sheets as necessary.)

COMPANY NAME: Land+Shelter, Inc

COMPANY ADDRESS: P.O.Box 550, 16 North 4th St. Carbondale, CO 81623

PHONE: 970.963.0201 FAX: NA

CONTACT PERSON NAME: Andrea Korber

CONTACT PERSON PHONE: 970.366.1582

CONTACT PERSON EMAIL: andi@landandshelter.com

1. I Acknowledge that the "Sample Agreement" attached to this RFP has been reviewed and is agreed to as shown. NO. Do you request amendments to the "Agreement" NA Please list them if yes.

Reviewed Exhibit A, Sample Agreement, it is the AIA A133-2019 GMP Amendment Owner/Construction Manager agreement. Please provide architectural sample agreement for review/amendment responses. Land+Shelter is comfortable with the AIA Owner-Architect series agreements and frequently uses them.

2. Acknowledgment that the submitting agent meets or exceeds insurance requirements as outlined in the RFP. YES, with the following exception:
- L+S current professional policy coverage limits are \$1M per claim with a \$2M aggregate written. We can expand this coverage.
3. The undersigned Proposer declares and stipulates that this proposal is made in good faith, without collusion or connection with any other person or persons bidding for the same Work, and that it is made subject to all the terms and conditions of the Request for Proposal and associated documents, all of which have been examined by the undersigned. YES
4. The submission of the proposal constitutes an agreement, and shall not be withdrawn after the proposal opening for a period of forty-five days.
5. Acknowledgment that the submitting agent carries (or will carry) a license in Garfield, Colorado YES
6. The Proposer hereby acknowledges receipt of addenda numbers 1 through 1
- Reviewed: Response to RFP Questions dated 3/1/23

Signature:  Date: 03/07/2023

*** End of Proposal Form ***

3.0 SCHEDULE OF PERSONNEL BILLING RATES

RESPONDENT: Land+Shelter, Inc.

PERSONNEL CLASSIFICATION	BILLING RATE PER HOUR (2023 Rates)
<u>L+S Principal</u>	<u>\$ 185</u>
<u>L+S Associate</u>	<u>\$ 160</u>
<u>L+S Project Manager</u>	<u>\$ 135</u>
<u>L+S Job Captain</u>	<u>\$ 105</u>
<u>L+S Draftsperson/Administrative</u>	<u>\$ 95</u>
<u>Connect One Design Principal</u>	<u>\$ 225</u>
<u>Connect One Design Project Manager</u>	<u>\$ 150-210</u>
<u>Connect One Design Landscape Architect</u>	<u>\$ 110-150</u>
<u>Connect One Design Landscape Designer</u>	<u>\$ 80-110</u>
<u>Connect One Design Administrative</u>	<u>\$ 95</u>
<u>Counsilman-Hunsaker Principal</u>	<u>\$ 285</u>
<u>Counsilman-Hunsaker Project Manager</u>	<u>\$ 220</u>
<u>Counsilman-Hunsaker Project Engineer/Architect</u>	<u>\$ 185</u>
<u>Counsilman-Hunsaker CAD Tech</u>	<u>\$ 155</u>
<u>Counsilman-Hunsaker Administrative</u>	<u>\$ 90</u>
<u>SGM Principal</u>	<u>\$ 224</u>
<u>SGM Engineer</u>	<u>\$ 193</u>
<u>SGM Drafter</u>	<u>\$ 152</u>
<u>SGM Administrative</u>	<u>\$ 84</u>
<u>Group 14 Senior Engineer/Project Manager</u>	<u>\$ 192</u>
<u>Group 14 Project Manager/Job Captain</u>	<u>\$ 146</u>
<u>Group 14 Admin support</u>	<u>\$ 87</u>
<u>BranchPattern Principal</u>	<u>\$ 275</u>
<u>BranchPattern Engineer</u>	<u>\$ 155</u>
<u>BranchPattern Drafter</u>	<u>\$ 140</u>
<u>BranchPattern Administrative</u>	<u>\$ 90</u>
<u>Evolve Structural Principal</u>	<u>\$ 200</u>
<u>Evolve Structural Senior Engineer</u>	<u>\$ 180</u>
<u>Evolve Structural Design Engineer</u>	<u>\$ 120</u>
<u>Evolve Drafter</u>	<u>\$ 105</u>
<u>Rainy Day - Signage Graphic Designer</u>	<u>\$ 200</u>



2022-2023

GRANT CALENDAR



GOCO's fiscal year runs from July 1, 2022 to June 30, 2023. This is an at-a-glance view of important dates related to our grant opportunities in that window.

TRIENNIAL GRANTS (RUNNING 3 TIMES PER YEAR)

LAND ACQUISITION, COMMUNITY IMPACT, PLANNING & CAPACITY, STEWARDSHIP IMPACT, AND CENTENNIAL OPPORTUNITIES

	FIRST CYCLE	SECOND CYCLE	THIRD CYCLE
Concepts accepted up to:	August 4, 2022	November 3, 2022	February 2, 2023
Applications invited:	August 17, 2022	November 18, 2022	February 15, 2023
Application due dates:	September 15, 2022	January 5, 2023	March 20, 2023
Grants awarded:	December 9, 2022	March 2023	June 2023

ANNUAL GRANTS (RUNNING ONCE PER YEAR)

CONSERVATION SERVICE CORPS

RFP available: July 8, 2022
Applications due to CYCA: August 29, 2022
Grants awarded: December 2022

FELLOWSHIP PROGRAM

Application available by request: August 10, 2022
Applications due: October 6, 2022
Grants awarded: December 9, 2022

Please note that dates are subject to change. Additional info about remaining annual/partner programs, including RESTORE Colorado, is forthcoming.

COMMUNITY IMPACT

**BEING OUTSIDE MAKES US HAPPIER,
LESS STRESSED, MORE CREATIVE,
AND MORE SOCIALLY CONNECTED.**

Nature Kids Discovery Zone in Lafayette. Photo by moxie82inc.

 › PROGRAMS & PROJECTS › COMMUNITY IMPACT

Communities deserve the best quality of life possible. GOCO invests in the processes and projects to give people greater access to the outdoors. Apply to this program to help develop and revitalize parks, trails, schoolyards, fairgrounds, environmental education facilities, and other outdoor projects important to your Colorado community.

We fund community-driven projects of all sizes in communities big and small through this flexible program. We collaborate with grantees to support efforts through all phases, concept to completion. For example, funding might support local capacity for project management, land acquisition for development, community-centered planning and design, and project implementation—and all within a single grant. In the end, through this program, we celebrate the incredible and unique impacts the outdoors has across Colorado's diverse communities.

Matching requirements and project timelines will be customized to our partners and your projects. While there is no maximum request amount, we expect most requests to fall below \$1 million for any given grant cycle.

Who can apply

Colorado municipality or county

Title 32 special district eligible to receive distributions from the Conservation Trust Fund

Political subdivision of the State of Colorado that includes in its mission the identification, acquisition, or management of open space and natural areas

501(c)(3) non-profit land conservation organization that includes in its mission the identification, acquisition, or management of open space and natural areas, e.g., land trusts

Colorado Parks and Wildlife

When to Apply

First Cycle

Concepts accepted up to: August 4, 2022

Applications invited: August 17, 2022

Applications due: September 15, 2022

Grants awarded: December 9, 2022

Second Cycle

Concepts accepted up to: November 3, 2022

Applications invited: November 18, 2022

Applications due: January 5, 2023

Grants awarded: March 2023

Third Cycle

Concepts accepted up to: February 2, 2023

Applications invited: February 15, 2023

Applications due: March 20, 2023

Grants awarded: June 2023

Apply to this program

If you're thinking about applying to this program, now is a great time to **connect with your regional program officer** to discuss your project. We recommend touching base with your regional officer and reviewing our **frequently asked questions** prior to submitting a concept paper.

Please read through the entire application before you start filling it out. In particular, review the eligibility information to ensure that your project meets all the necessary requirements. Our **reviewer guidance** speaks more to the merits

Visit "Where can I get vaccinated" (<https://covid19.colorado.gov/for-coloradans/vaccine/where-can-i-get-vaccinated>) or call 1-877-COVAXCO (1-877-268-2926) for vaccine information.



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Grant Information

General Information

Our grant programs are compliant with federal and state law. Federal law limits how lease payments distributed to the Garfield County Federal Mineral Lease District can be used. Distributions may only be made to eligible entities: the state, or its political subdivisions. These eligible applicants may only use the distribution for eligible purposes: (1) planning, (2) construction and maintenance of public facilities, or (3) provision of public services. See 30 U.S.C. §191. All grant requests must fit within one of those three categories, or the grant application will not be considered by the GCFMLD.

Under Colorado law, the GCFMLD's grant programs help alleviate social, economic, and public finance impacts resulting from federal mineral leasing activities in our communities, providing the greatest use of these financial resources for the greatest number of Citizens.

Grant Cycles

We operate two grant cycles a year, one in the spring, the other in the fall. In our Spring Cycle, we accept applications in February, review them in March, and make awards in April. In our Fall Cycle, we accept applications in August, review them in September, and make awards in October.

*The District Board reserves the right to take whatever time is necessary to make its final determinations.

Grant Programs

Because federal law requires that funds we distribute be used for (1) planning, (2) construction and maintenance of public facilities, or (3) provision of public services, we operate two grant programs along those lines.

The Traditional Grant Program typically funds new public works or other capital projects, their replacement or repair, and the associated planning, engineering, design, or architectural costs. Funding is also available for public services addressing health, safety, and welfare impacts from federal mineral leasing activities, including but not limited to animal control, education, emergency services, protective services, recreation, social services, and transportation.

The **Mini Grant Program** grants up to \$25,000 with no matching requirement for projects aligned with the GCFMLD Mission Statement and federal law. An exception to the no matching requirement is any mini grant primarily for a planning project, which requires a fifty percent cash match.

The **Joint Grant Program** stresses collaboration, encouraging entities to work together for the benefit of the citizens of Garfield County. Up to \$1,000,000 is available for the program

In either grant program, for any grant submitted primarily for planning projects, the GCFMLD will fund no more than fifty percent of that project. In addition, a fifty percent cash match is required, and the cash match will be the first money expended on the planning project.

Eligible Applicants

As political subdivisions of the state, municipalities, school districts, public and state controlled institutions of higher education, library districts, metropolitan or other special districts, and fire protection districts are eligible applicants under 30 U.S.C. §191. For-profit, private sector entities are not eligible. Non-profit corporations under section 501(c)(3) of the I.R.S. Code are not eligible applicants. The GCFMLD will not provide grants to individuals or for-profit entities seeking to start a business or expand an existing business.

Full Grant History

Click on the link below to download a full accounting of all past GCFMLD grants.

[Master Grant List \(https://gcfmld.colorado.gov/sites/gcfmld/files/Master%20List%20for%20Web.pdf\)](https://gcfmld.colorado.gov/sites/gcfmld/files/Master%20List%20for%20Web.pdf)

Grant Cycle Information

Please download the files below to download the grant application.

Spring 2023 Grant Application

[GCFMLD Spring 2023 Grant Application.pdf](https://gcfmld.colorado.gov/sites/gcfmld/files/GCFMLD%20Spring%202023%20Grant%20Application.pdf)

[.https://gcfmld.colorado.gov/sites/gcfmld/files/GCFMLD%20Spring%202023%20Grant%20Application.pdf\)](https://gcfmld.colorado.gov/sites/gcfmld/files/GCFMLD%20Spring%202023%20Grant%20Application.pdf)

Budget Documents

[GCFMLD Budget Form - Excel](https://gcfmld.colorado.gov/sites/gcfmld/files/GCFMLD%20Budget%20Form%20FINAL.xls)

[.https://gcfmld.colorado.gov/sites/gcfmld/files/GCFMLD Budget Form FINAL.xls\)](https://gcfmld.colorado.gov/sites/gcfmld/files/GCFMLD%20Budget%20Form%20FINAL.xls)



[Contact Us \(/contact-us\)](/contact-us)

[Grant Information \(/grant-information\)](/grant-information)

[About Us \(/about-us\)](/about-us)

Learn about [Proposition 123: Local Government Eligibility and Commitment \(https://engagedola.org/prop-123\)](https://engagedola.org/prop-123).

[Housing Engagement 2022 \(/2022-summer-engagement-outreach-division-of-housing\)](/2022-summer-engagement-outreach-division-of-housing)

[Local Funding Guide \(/funding-technical-assistance/local-community-funding-guide\)](/funding-technical-assistance/local-community-funding-guide)

[State Demography Office \(https://demography.dola.colorado.gov/\)](https://demography.dola.colorado.gov/)

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COLORADO
Department of Local Affairs (/)

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Community Development & Planning

Funding Programs

Best and Brightest Program (/best-brightest-internship-fellowship)

Broadband Program (/funding-programs/broadband-program)

Community Crime Prevention Initiative (/funding-programs/community-crime-prevention-initiative-ccpi)

Community Development Block Grant (CDBG)

CDBG Guidebook (/funding-programs/community-development-block-grant-cdbg/community-development-block-grant-cdbg)

Community Development Block Grant - Disaster Recovery (CDBG-DR)

Community Services Block Grant

Conservation Trust Fund (CTF)

Defense Counsel First Appearance Grant Program (/funding-programs/defense-counsel-first-appearance-grant-program)

Direct Distribution

Disaster Resilience Rebuilding Program (/funding-programs/disaster-resilience-rebuilding-program)

Energy/Mineral Impact Assistance Fund Grant

Firefighter Cardiac Benefit Program (/funding-programs/firefighter-cardiac-benefit-program)

Grant Totals by County Lookup (<https://gis.dola.colorado.gov/financial-assistance-lookup/>)

Innovative Affordable Housing Strategies (/1271)

Law Enforcement Community Services Grant Program (/funding-programs/law-enforcement-community-services-grant-program)

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Limited Gaming Impact Grant

Local Match Program (/funding-programs/local-match-program-federal-infrastructure-investment-and-jobs-act)

Marijuana Enforcement Grant (/funding-programs/marijuana-enforcement-grant)

Microgrids for Community Resilience (/microgrids-for-community-resilience-program)

Mobile Veterans Support Unit Grant (MVSU) (/funding-programs/mobile-veterans-support-unit-grant-mvsu)

Nonprofit Infrastructure Grant Program (/funding-programs/nonprofit-infrastructure-grant-program)

Peace Officer Behavioral Health Support and Community Partnership Grant Program (/funding-programs/peace-officer-behavioral-health-support-and-community-partnership-grant-program)

Pool Initiative 2022 (/funding-programs/pools-special-initiative-2022)

Rural Economic Development Initiative (/funding-programs/rural-economic-development-initiative)

Search and Rescue Fund (/funding-programs/search-and-rescue-fund)

Strong Communities (/community-development-planning/strong-communities)

Volunteer Firefighter Pension Fund (/funding-programs/volunteer-firefighter-pension-fund)

Local Government Information System (<https://dola.colorado.gov/lgis/>)

Local Government Services

Regional Managers (/regional-managers)

REACT (/react)

The Department of Local Affairs administers the federal Community Development Block Grant (CDBG) program for non-entitlement municipalities and counties to carry out community development activities.

The Division of Local Government (DLG) oversees Public Facilities. Eligible uses of funds include acquisition, design/engineering, construction, reconstruction, rehabilitation or installation of public improvements or public facilities. Examples of projects include sewer and water systems, commercial streetscape improvements, community centers, food banks, shelters, health clinics etc.

The funds must be used for activities that either benefit low- and moderate-income persons, or prevent or eliminate slums or blight.

Entities eligible to apply for grants are limited to units of local governments, including counties. These entities may apply on behalf of nonprofits.

Application

All applications must be submitted using the online grants portal to be considered for an award (See Manage Grants "button" below). If you do not yet have an account you will need to create one, there is a prompt on the log in page. Log into the system and complete each section of the application. You will be able to save and close a completed page of your online application and return to complete it at a later time. Certain questions will require the upload of a document. All documents needing to be uploaded are labeled and available below.

The application deadline for 2023 CDBG funding consideration is Friday, February 17, 2023.

Citizen Participation Plan (<https://drive.google.com/open?id=1cFePWjlzFNBA7GFDjB55KyRbc06cjKu6&authuser=0>)

Public Hearing Template (https://drive.google.com/open?id=10Tog630uur54AQdMIOfBNFo_qcdJHZi8&authuser=0)

Project Budget (https://drive.google.com/open?id=1uldKQ_COeZOcjColBLnAtZ5zAUH9Bcq&authuser=0)

Financial Information (<https://drive.google.com/open?id=1uNg4F1nydLZPWxf0B2k3D8tZSMZLU3X8&authuser=0>)

Environmental Worksheet (<https://drive.google.com/open?id=16BHHKdPD0q7fQ95BDmGeil0FtvmFH84s&authuser=0>)

If you have any questions regarding your application, please contact your Regional Manager ([/regional-managers](#)).

Manage Grant (https://dola.colorado.gov/grants_portal/)

Reporting & Planning

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All of the reporting is found in the [CAPER Annual Performance and Evaluation Report \(/publications-reporting\)](#), all planning is found in the [Consolidated Plan \(/publications-reporting\)](#). Both are maintained by the Division of Housing.



The Department of Local Affairs (DOLA)

1313 Sherman Street

Suite #518

Denver, CO, 80203

DOLA Email: dola_web@state.co.us (mailto:dola_web@state.co.us)

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Over the past couple of months the Board of Trustees has asked me to research the different rules regarding membership, appointment methods, renewal dates and other specifics and do a comparison for their discussion, with an eye toward making these measures more uniform, less confusing and making it easier to coordinate recruitment, public outreach and education, etc. The BOT had an initial discussion last work session and made some suggestions for uniformity, pending a deeper discussion with the individual advisory boards. Attached is a spreadsheet showing many of the differences existing at the moment, along with supporting documentation for each of your Boards.

Initial suggestions from the BOT are as follows:

All Boards' annual appointment dates be moved to June 1

All Board members serve three-year terms.

Each Board has 7 regular members, with two of the members allowed to live outside town limits.

Attendance requirements suggested were that missing three consecutive meetings could be cause for removal.

Appointments – for all Boards except P&Z and CHPC, if there is one applicant for an open position, the advisory Board interviews and make a recommendation to the BOT for appointment.

If there is more than one applicant for an open position, the BOT and the advisory Board Chair interview at a BOT meeting and select the appointee. P&Z and CHPC are BOT interviews with advisory board chairs.

All boards have an optional youth member position that can be appointed.

Alternates were discussed and the BOT was interested in whether or not your boards felt alternates were necessary either to train up future members or to avoid cancellations for lack of a quorum.

It is thought that appointments would all be made at one annual BOT meeting, that trainings would be held together for new board members, and that there would be an annual "Get to Know the Boards and Commissions" event to inform the public.

Please bring this conversation to your respective Boards at your next available meeting and let me know your thoughts and questions. If the appointment dates will be changed to June, I know the BOT would like to institute changes no later than the end of April.

Thanks much,

Lauren S. Gister
Town Manager



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Board of Trustees Agenda Memorandum

Meeting Date: March 21, 2023

TITLE: Coordination and Uniformity of Boards and Commissions

SUBMITTING: Town Manager

ATTACHMENTS: Board and Commission Data Comparison spreadsheet; relevant excerpts from Municode and UDC

BACKGROUND: Over the past several months, there have been several instances of confusion by boards and commissions regarding appointment methods to fill vacancies. In researching these items, it was found that there are varying standards for appointments, differing numbers of members and terms of office, different renewal dates, numbers or allowable out of town members, etc. from one board to another. I have been asked by the Mayor and the Board to research the differences and make some suggestions for better uniformity as well as opportunities for recruiting and training new board members.

DISCUSSION: There does not appear to be specific rationale for determining the various details of the make-up, term length or renewal dates for filling vacancies on Carbondale's Boards and commissions. When vacancies arise, there is minimal response from the public, and there is no consistent way to keep track of expiring terms since they expire at different times of year depending on the particular Board. Some of the incorporating documents speak to meeting frequency and meeting procedures while others do not. Some require periodic reporting to the Board of Trustees and some do not.

Additionally, since new members are added throughout the year either by expiring terms or resignations, there is no uniform or regularly scheduled training regimen to orient new members to the structure and requirements of public meetings or the responsibilities and relationships of the commission members to the public, Town staff or the Board of Trustees. It would serve Carbondale well to coordinate the rules surrounding the Boards and Commissions to make them uniform where appropriate and to make the regular term expiration and appointment dates happen at the same time each year to allow for better recruitment, training and orientation of new members. It has been suggested that May or June would be a good time of year so that new commission members may familiarize themselves with commission business prior to the beginning of budget season and recruitment would not need to occur during the summer vacation months when many people are away. A Board and Commission open house could occur each spring to better inform the public about the various commissions and the work that they do, how to volunteer, and the obligations inherent in being a commission member. This memo is intended to begin a discussion of possibilities with the Board so that staff can coordinate with the various commissions and bring a specific proposal to the trustees during the month of April.

RECOMMENDATION: That the Board of Trustees have a frank discussion and provide guidance to staff for better coordination of commission recruitment, appointment, membership requirements and orientation for new members.

Prepared By: Lauren Gister, Town Manager

[illegible]

ARTICLE 7 - Parks and Recreation Commission

Sec. 2-7-10. - Establishment; membership.

There is hereby created a Parks and Recreation Commission for the Town, consisting of seven voting members, and two alternate member with voting rights only in the absence of a regular member. Three members of the commission, whether voting members or alternate members, may be residents of the area served by the Recreation Department, but need not reside within the Town limits. One of the alternate members shall be a Youth Commissioner, under 18 years of age at the time of appointment, who shall serve a term of one year. The Parks and Recreation Director shall be an ex officio, nonvoting member of the Parks and Recreation Commission.

(Ord. No. 16, 1977 §1; Ord. No. 6, 1992; prior code 2.31.010; Ord. No. 8, 2015 §1, 8-11-2015; Ord. No. 8, 2021, §2, 10-26-2021)

Sec. 2-7-20. - Powers and duties.

The Parks and Recreation Commission shall have the power and duty to:

- (1) Act in an advisory capacity to the Board of Trustees in all matters pertaining to parks and recreation.
- (2) Review the preliminary budget prepared by the Recreation Director and provide input as needed before submission to the Town Manager and Board of Trustees.
- (3) Assist in the planning of a recreation program for the inhabitants of the Town and surrounding area, promote and stimulate public interest therein and, to that end, solicit to the fullest extent possible the cooperation of the school authorities and other public and private agencies interested therein.
- (4) Advise the Board of Trustees with respect to the acceptance of money, personal property or real estate donated or offered to the Town for recreational or park purposes.
- (5) Create and recommend to the Board of Trustees for approval a parks and recreation master plan and review such plan annually prior to the budget process, for the purposes of updating the contents.
- (6) Review all proposed subdivision plats for conformance with the parks and recreation plan and make suggestions and recommendations to the Board of Trustees with respect to the conformance to the Town's standards of proposed park and open space improvements contained in such plats.
- (7) Offer recommendations to the Town Manager for selection of the Recreation Director.
- (8)

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Perform such other duties not inconsistent with this Article as may be requested by the Board of Trustees, Town Manager or other Town departments or agencies.

(Ord. No. 16, 1977 §2; Ord. No. 6, 1992; prior code 2.31.020; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-7-30. - Appointment; terms.

- (a) Appointments to the Parks and Recreation Commission shall be made by the Board of Trustees. Persons interested in serving on the Parks and Recreation Commission shall complete an application expressing their interest in serving on the Parks and Recreation Commission and responding to representative questions as approved by the Parks and Recreation Commission.
- (b) Members of the Parks and Recreation Commission shall be appointed as outlined in this Section. Nothing shall preclude a member from serving succeeding terms if so appointed.
- (c) Upon receipt of the application, Town staff will schedule with the Parks and Recreation Commission an interview of prospective candidates at a special meeting. The interview committee shall consist of a Board of Trustees liaison and the full Parks and Recreation Commission. Upon completion of the interview, the Board of Trustees shall then make the appointment.
- (d) In the event a regular member of the Parks and Recreation Commission resigns his or her position, the alternate, if interested in filling that position, will be required to submit an application, respond to the aforementioned questions and participate in the interview process.
- (e) The terms of the regular members including the other alternate member, shall be for a period of three years. The term of the Youth Commissioner shall be for one year.
- (f) If and when there is a vacancy on the Parks and Recreation Commission due to a resignation or other reason, the Chair, acting Chair or Recreation Director shall be responsible for notifying the Town Manager within two weeks of the vacancy.
- (g) The Parks and Recreation Commission shall formulate an appropriate application form for prospective members. The terms of office of the Parks and Recreation Commission members shall begin and end on August 31.

(Ord. No. 16, 1977 §3; Ord. No. 6, 1992; Ord. No. 7, 1994; Ord. No. 26, 2004; Ord. No. 27, 2004; prior code 2.31.030; Ord. No. 8, 2015 §1, 8-11-2015; Ord. No. 8, 2021, §2, 10-26-2021)

Sec. 2-7-40. - Meetings, officers.

- (a) As soon as practicable following the first day of September every year, the Parks and Recreation Commission shall organize by electing three of its members to serve as Chair, Vice Chair and Secretary, respectively, to serve at the pleasure of the Parks and Recreation Commission.
- (b)

The Parks and Recreation Commission shall hold such regular and special meetings as may be required. All proceedings shall be open to the public. The affirmative vote of a majority of the entire membership of the Parks and Recreation Commission shall be necessary for it to take any action except to adjourn. The Parks and Recreation Commission may prescribe regulations for the conduct of its internal affairs, which shall be consistent with this Article and other provisions of this Code. Copies of such regulations shall be kept on file in the office of the Town Clerk, where they shall be available for public inspection.

(Ord. No. 16, 1977 §4; Ord. No. 7, 2000; prior code 2.31.040; Ord. No. 8, 2015 §1, 8-11-2015; Ord. No. 8, 2021, §2, 10-26-2021)

Sec. 2-7-50. - Compensation.

The members of the Parks and Recreation Commission shall serve without compensation for their services as such, but may receive reimbursement for necessary travel and other expenses incurred on official duty when such expenditures have received prior authorization within the municipal budget.

(Ord. No. 16, 1977 §5; prior code 2.31.050; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-7-60. - Vacancies.

- (a) Any vacancies in the Parks and Recreation Commission, from whatever cause, shall be filled as required by Section 2-7-30 of this Article.
- (b) The office of Parks and Recreation Commission members shall become vacant, and shall be so declared by the Board of Trustees, under the following conditions:
 - (1) If a member is absent from three consecutive regular meetings of the Parks and Recreation Commission without first having notified the Parks and Recreation Commission or Recreation Director, the notification to be expressed in the minutes of the Parks and Recreation Commission's meetings.
 - (2) If a member is convicted of a crime involving moral turpitude.
- (c) The Board of Trustees may remove any member of the Parks and Recreation Commission for cause. The Board of Trustees shall consider removal of any member of the Parks and Recreation Commission for cause upon recommendation by a majority vote of the Parks and Recreation Commission.

(Ord. No. 16, 1977 §5; Ord. No. 6, 1992; Ord. No. 26, 2004; prior code 2.31.060; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-7-70. - Ex officio members.

The Mayor, with the consent of the Board of Trustees, may from time to time appoint ex officio members to the Parks and Recreation Commission. Such members shall serve at the pleasure of the Mayor and the Board of Trustees. Ex officio members shall not be entitled to vote on any matter brought before the Parks and Recreation Commission.

(Ord. No. 16, 1977 §6; prior code 2.31.070; Ord. No. 8, 2015 §1, 8-11-2015)

ARTICLE 9 - Tree Board

Sec. 2-9-10. - Creation.

There is hereby established a Tree Board, consisting of seven members and one alternate member. The Tree Board shall serve in an advisory capacity to the Board of Trustees in all matters relating to trees within the Town.

(Ord. No. 5, 2002; prior code 7.10.050; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-9-20. - Appointment; term.

(a) Members of the Tree Board shall be appointed by the Board of Trustees.

(b) The term of each member of the Tree Board shall be for two years, except that the term of two of the members appointed to the first Tree Board shall be for one year.

(Ord. No. 5, 2002; prior code 7.10.050; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-9-30. - Compensation.

Members of the Tree Board shall serve without compensation.

(Ord. No. 5, 2002; prior code 7.10.050; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-9-40. - Vacancies.

In the event that a vacancy occurs during the term of any member, his or her successor shall be appointed by the Board of Trustees for the unexpired portion of the term.

(Ord. No. 5, 2002; prior code 7.10.050; Ord. No. 8, 2015 §1, 8-11-2015)

CHAPTER 16 - Historic Preservation

ARTICLE 1 - General Provisions

Sec. 16-2-10. - Establishment.

The Carbondale Historic Preservation Commission (CHPC) is hereby established in and for the Town by the Board of Trustees.

(Ord. No. 3, 2007; prior code 19.50.010; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-20. - Composition.

The CHPC shall consist of seven members and up to three alternates. At least 40 percent of the CHPC members shall be professionals in preservation-related disciplines, such as architecture, landscape architecture, architectural history, archaeology, history, planning, American studies, American civilization, cultural geography or cultural anthropology. This requirement may be waived if there has been a good faith effort to recruit professionals and the composition of the CHPC is capable of carrying out CHPC responsibilities. All CHPC members must have a demonstrated interest, competence or knowledge in historic preservation. All CHPC members shall also be residents of the Town or own property within the Historic Commercial Core area; provided, however, that:

- (1) The Board of Trustees shall have discretion to appoint up to two nonresidents who do not own property within the Historic Commercial Core area, should it deem appropriate to do so;
 - (2) If possible, two Planning and Zoning Commission members shall be given priority for appointment as regular voting members; and
 - (3) If possible, one member shall be a representative of the Mount Sopris Historical Society.
- Information on the credentials of the CHPC members shall be kept on file and available to the public.

(Ord. No. 13-2007 §1; prior code 19.50.020; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-30. - Appointment and compensation.

The regular members of the CHPC shall be appointed by the Mayor, with the advice and consent of the Board of Trustees, as volunteers with no compensation. ;hn0; (Ord. No. 3, 2007; prior code 19.50.030; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-40. - Terms of office.

The regular members of the CHPC shall be appointed each August and shall serve staggered terms, with three members serving three-year terms, two members serving two-year terms and two members serving a one-year term. Thereafter, all appointments to the CHPC shall be for three-year terms. In his or her

Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

Relocation means any relocation of a structure on its site or to another site.

Repair means any change that does not require a building permit, that is not construction, relocation or alteration.

Secretary of the Interior's Standards means standards of appropriate activity promulgated by the U.S. Secretary of the Interior that will preserve the historic and architectural character of a structure or area, as more fully set forth in Section 16-1-30 below.

Structure means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but not without limiting the generality of the foregoing, buildings, fences, gazebos and radio and television antennae, including supporting towers.

(Ord. No. 3, 2007; prior code 19.10.005—19.10.160; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-1-30. - Secretary of the Interior's Standards.

- (a) **Standards and guidelines.** Except as otherwise provided in this Chapter, the Standards for Rehabilitation and Guidelines of Rehabilitating Historic Buildings, a section of the Secretary of the Interior Standards for Historic Preservation, revised in 1990 as part of Department of the Interior Regulations (36 C.F.R. Part 67, Historic Preservation Certifications), as amended from time to time, shall be hereby adopted by the Town as it relates to the rehabilitation of historic buildings, excepting any standards relating to aesthetic color schemes. In addition, the Historic Preservation Design Guidelines shall be adopted in conjunction with the Secretary of the Interior's Standards for Historic Preservation. Copies shall be provided to any citizen upon request.
- (b) **Rehabilitation.** The standards for rehabilitation, a section of the Secretary's Standards for Historic Preservation and the Historic Preservation Design Guidelines, address rehabilitation.
- (c) **Materials and construction types and sizes.** The Secretary's Standards for Rehabilitation and the Historic Preservation Design Guidelines pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior (as it affects the exterior) of historic buildings. The standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent or related new construction. The Secretary's Standards and Historic Preservation Design Guidelines shall be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

(Ord. No. 3, 2007; Ord. No. 16, 2012 §1; prior code 19.45.010—19.45.030; Ord. No. 8, 2015 §1, 8-11-2015)

ARTICLE 2 - Carbondale Historic Preservation Commission

discretion, the Mayor may also appoint up to three alternate members of the CHPC for up to three-year terms.

(Ord. No. 3, 2007; prior code 19.50.040; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-50. - Vacancies.

Vacancies on the CHPC shall be filled for the unexpired term in the same manner as originally appointed.

(Ord. No. 3, 2007; prior code 19.50.050; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-60. - Officers.

At the first regular meeting after the seating of the new CHPC, the members shall elect from the CHPC members a Chair and Vice Chair, who shall each serve until August of the following year. Thereafter, the CHPC shall annually elect a Chair and Vice Chair, who shall hold office until August of the following year. The CHPC shall have the authority to elect such other officers as it may deem necessary.

(Ord. No. 3, 2007; prior code 19.50.060; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-70. - Duties of officers.

It shall be the duty of the Chair to preside over all meetings of the CHPC. In the absence of the Chair, the Vice Chair shall preside.

(Ord. No. 3, 2007; prior code 19.50.070; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-80. - Rules and procedures.

The CHPC may adopt a set of rules to govern its own meetings and procedures. The rules may be amended from time to time, but only upon notice to all CHPC members and the Board of Trustees.

(Ord. No. 3, 2007; prior code 19.50.080; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-90. - Meetings.

- (a) *Regular meetings.* The CHPC shall meet in regular open session a minimum of six times a year at a time and place selected by the vote of its members. The time and place of said meetings shall be posted in accordance with the Colorado Open Meetings Law. Additional meetings may be called as needed.
- (b) *Special meetings.* Special meetings may be held at any time upon a call by the Chair of the CHPC, subject to compliance with posting in accordance with open meeting laws. Written notice of special meetings shall be given to all members.

(c) *Quorum.* A quorum of four members shall be required for any action to be taken by the CHPC. A majority vote of those members present shall be necessary for a motion to be approved or denied.

(d) *Absence of members.* Absence from three unexcused meetings in a calendar year without the formal consent of the CHPC may be deemed to constitute the retirement of a member, and the vacancy thus created shall be filled thereafter by the Board of Trustees by the appointment of a successor to fill the unexpired term of office in the same manner as first appointed.

(Ord. No. 3, 2007; prior code 19.50.090; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 16-2-100. - Powers and duties.

The CHPC shall have the following powers and duties:

- (1) Adopt criteria for review of historic resources and for review of proposals to alter, demolish or move designated resources.
- (2) Review resources nominated for designation as a historic landmark and recommend that the Board of Trustees designate by ordinance those resources qualifying for such designation.
- (3) Review and make decisions on any application for alteration to a designated historic landmark.
- (4) Review and make decisions on any application for moving or demolishing a historic landmark.
- (5) Provide a courtesy review of new structures, alterations or relocations in the Historic Downtown Area.
- (6) Review alteration, demolition or relocation requests for buildings that are at least 50 years old.
- (7) Advise and assist owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation and reuse, including nomination to the National Register of Historic Places.
- (8) Develop and assist in public education programs, including but not limited to walking tours, brochures, a marker program for historic properties, lectures and conferences.
- (9) Conduct surveys of historic areas for the purpose of defining those areas of historic significance and prioritizing the importance of identified historic areas.
- (10) Advise the Board of Trustees on matters related to preserving the historic character of the Town.
- (11) Actively pursue financial assistance for preservation-related programs.
- (12) Determine whether an economic hardship exists in order to allow an exemption from the certificate requirements.
- (13)

RESOLUTION NO. 7
SERIES OF 1998

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
CARBONDALE, COLORADO, ESTABLISHING THE CARBONDALE
ENVIRONMENTAL BOARD**

WHEREAS, the Board of Trustees of the Town of Carbondale, Colorado has determined that it is appropriate to formally establish the Carbondale Environmental Board and set forth its duties, which shall include consideration of environmental issues and making recommendations with respect to such issues to the Board of Trustees; and

WHEREAS, said environmental issues may include environmental pollution, solar orientation, water quality, air quality, use of pesticides and herbicides, transportation, water conservation, and recycling and solid waste; and

WHEREAS, the Board of Trustees desires by resolution to set forth the duties of the Carbondale Environmental Board, appointment of members, and other matters as set forth more fully below;

BE IT THEREFORE RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, that:

1. There is hereby created the Carbondale Environmental Board (Environmental Board). The Environmental Board shall provide analysis and recommendation to the Town Board of Trustees regarding environmental issues including those described above. Such analysis and recommendation may include recommendations to the Board of Trustees in order to accomplish a coordinated development and handling of issues within the Town and its environment which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare of the Town and its citizens.

2. The Environmental Board shall consist of up to twelve members with a minimum of seven full members and two alternate members who shall be appointed by the Board of Trustees. Three of the members, whether alternates or voting members, may live outside of the town limits. The alternate members shall act in the absence of any regular member at the request of the chairman.

3. The term of office of members of the Environmental Board shall be two years, provided that three of the members and one alternate initially appointed to the Environmental Board shall serve terms of office of one year so that terms of office are staggered. Vacancies occurring at any time shall be filled by appointment by the Board of Trustees. Any member of the Environmental Board may be removed by a majority vote of the Board of

Trustees for any reason, including inefficiency, neglect of duty, or non-attendance at meetings.

4. The Environmental Board shall elect from its membership a chairman who shall be responsible for chairing all meetings and a vice-chairman who shall act in the chairman's absence.

5. The initial members serving two year terms are:

- a. Scott Chaplin.
- b. Laurie Stone.
- c. Betsey Kipp.
- d. Auden Schendler.
- e. Joyce Wright.

6. The initial members serving one year terms are :

- a. Doc Philip.
- b. Annie Runyan-Worley.

7. The alternate with a two year term is: Debby Van Cott.

8. The alternate with a one year term is: Jeff Dickinson.

9. The Environmental Board shall set meetings at such time and with such frequency as the Environmental Board determines is necessary or appropriate. It shall keep records of its findings and actions, which shall be filed as soon as practicable at the Carbondale Town Hall and which shall be open to public inspection. All meetings and procedures shall be conducted and governed by Roberts' Rules of Order. Special meetings may be called by the chairman upon forty-eight (48) hours prior notice to the board members.

INTRODUCED, READ, AND PASSED this 27th day of January, 1998.

TOWN OF CARBONDALE

By: S. Randall Vanderhurst
S. Randall Vanderhurst
Mayor

ATTEST:

Suzanne Cerise
Suzanne Cerise, Town Clerk

**RESOLUTION NO. 21
SERIES OF 2012**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN
OF CARBONDALE, COLORADO, ESTABLISHING THE
CARBONDALE PUBLIC ART COMMISSION FOR THE
PROMOTION OF ART IN PUBLIC PLACES PROVIDING FOR
ITS COMPOSITION, AND SETTING FORTH ITS POWERS
AND DUTIES**

WHEREAS, the Board of Trustees has determined that it is appropriate to establish a Carbondale Public Art Commission as an advisory board to make recommendations and perform other tasks on behalf of the Board of Trustees; and,

WHEREAS, the Board of Trustees has determined that the composition of the Carbondale Public Arts Commission shall consist of fifteen (15) members, with no more than five (5) members from outside the limits of the Town of Carbondale;

BE IT THEREFORE RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, as follows:

1. Establishment: The Carbondale Public Art Commission is hereby established in and for the Town of Carbondale by the Town of Carbondale Board of Trustees.
2. Composition: The Carbondale Public Art Commission shall consist of fifteen (15) members. The composition of the Commission shall be citizens at large, with not more than five (5) members from outside the Town limits of the Town of Carbondale.
3. Appointment: The members of the Commission shall be appointed by the Board of Trustees.
4. Terms of Office: The members of the Commission shall be re-appointed each January and shall serve staggered terms with four 4 members serving three (3) year terms, four 4 members serving two (2) year terms, and one (1) member serving a one (1) year term. Thereafter, all appointments to said council shall be for three (3) year terms.
5. Vacancies: Vacancies on the Commission shall be filled for the unexpired term as provided in Section 3 above. The Commission shall recommend to the Board of Trustees persons to be appointed to fill membership vacancies.
6. Officers and Terms of Office: Within fourteen (14) days after appointment of members, the members of the Commission shall meet in regular session and elect from their members a Chairman, Vice-Chairman and Secretary. The first Chairman, Vice-Chairman and Secretary shall serve until December 31st. Thereafter, the

Commission shall elect a Chairman, Vice-Chairman and Secretary who shall hold office until December of the following year. The Commission shall have the authority to elect such other offices as it may deem necessary.

7. Duties of Officers:

a. Chairman – It shall be the duty of Chairman to preside over all meetings of the Commission. In the absence of the Chairman, the Vice-Chairman shall preside.

b. Secretary – It shall be the duty of the Secretary to keep a record of all proceedings of the Commission.

8. Rules and Procedures: The Commission shall adopt a set of rules to govern its own meetings and procedures. The rules may be amended from time to time, but only upon notice to all Carbondale Public Art Commission members and the Board of Trustees.

9. Meetings:

a. Regular Meetings – The Commission shall meet in regular open session at least once a month at a time and place selected by vote of its members. The time and place of said meetings shall be posted in accordance with the Colorado Open Meetings Law.

b. Special Meetings – Special meetings may be held at any time upon a call by the Chairman of the Commission, subject to compliance with posting in accordance with open meeting laws. Written notice of special meetings shall be given to all members.

10. Members Absent. Absence from three (3) consecutive regular meetings or a total of six (6) meetings in a calendar year without the formal consent of the Commission shall be deemed to constitute a retirement of a member and the vacancy thus created shall be filled thereafter by the Commission by the appointment of a successor to fill the unexpired term of office in the same manner as first appointed.

11. Powers and Duties. The Carbondale Public Art Commission shall have the following powers and duties:

a. To evaluate sites within the Town of Carbondale appropriate for public art.

b. To promote local artist's work.

c. To recommend to the Board of Trustees the purchase or other acquisition of works of art that are suitable for public display.

d. To pursue all means of funding to purchase, promote & commission works of art.

e. To work in cooperation with other public agencies and private individuals to promote art awareness.

12. Advisory Capacity. The Commission shall appoint an Art Selection Committee. The Art Selection Committee shall be selected by the Commission and shall consist of five (5) members, two (2) from the Commission, and three (3) at-large members. The powers and duties of the Art Selection Committee shall be to recommend potential art pieces from all mediums for acquisition by the Town, and provide to the Board of Trustees those recommendations. The Committee shall serve at the pleasure of the Commission and may be in place on a per project basis or for more than one project as may be necessary.

13. Annual Report. The Carbondale Public Art Commission shall render a quarterly report of its work to the Board of Trustees and shall annually submit a proposed budget for the next calendar year.

INTRODUCED, READ AND PASSED this 13th day of November, 2012.

TOWN OF CARBONDALE

By:

Stacey Bernot, Mayor

ATTEST:

Catherine Derby, Town Clerk

**RESOLUTION NO. 13
SERIES OF 2010**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
CARBONDALE, COLORADO, ESTABLISHING THE CARBONDALE
BICYCLE, PEDESTRIAN AND TRAILS COMMISSION.**

WHEREAS, the Board of Trustees of the Town of Carbondale, Colorado, has determined that it is appropriate to formally establish the Carbondale Bicycle, Pedestrian and Trails Commission and set forth its duties which shall include consideration of safe and convenient bicycle and pedestrian access to all parts of the community and making recommendations with respect to such issues to the Board of Trustees; and,

WHEREAS, said bicycle and pedestrian issues may include ensuring all town policies, plans, codes and programs are updated and implemented to take advantage of every opportunity to create a more bicycle and pedestrian-friendly community; educate and develop programs to encourage bicycle and pedestrian transportation; improve the environment and reduce vehicle congestion; educate all road users to share the road and interact safely; and,

WHEREAS, bicycling and pedestrian trails use can enhance and promote recreational activities and further contribute the quality of life in the community and improve the health and well being of the population by promoting routine physical activity; and,

WHEREAS, a Bicycle, Pedestrian and Trails Commission will establish information programs to promote bicycling and nonmotorized mobility for all purposes, and to communicate the many benefits of bicycling and pedestrian trail use to residents and businesses. Educate cyclists of all ages how to ride safely in any area from single-track trails, BMX parks, multi-use trails and congested town streets, and

WHEREAS, the Board of Trustees desires by resolution to set forth the duties of the Carbondale Bicycle, Pedestrian and Trails Commission, appointment of members, and other matters as set forth more fully below;

BE IT THEREFOR RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, that,

- 1. There is hereby created the Carbondale Bicycle, Pedestrian and Trails Commission. The Bicycle, Pedestrian and Trails Commission shall provide analysis and recommendation on nonmotorized mobility issues including those described above. Such analysis and recommendations may include recommendations to the Board of Trustees in order to accomplish a coordinated development and handling of issues within the community which will, in accordance with present and future needs, best promote the**

health, safety, order, convenience, prosperity, and general welfare of the Town and its citizens.

2. The Bicycle, Pedestrian and Trails Commission shall consist of up to nine members with a minimum of seven full time members and two alternates. Three of the members, whether alternates or voting members, may live outside the town limits. The alternate members shall act in the absence of any regular member at the request of the chairperson.
3. The terms of office of members of the Bicycle, Pedestrian and Trails Commission shall be two years, provided that three of the members and one alternate initially appointed to the Bicycle, Pedestrian and Trails Commission shall have terms of office of one year so that terms of office are staggered. Vacancies occurring at any time shall be filled by appointment by the Board of Trustees. Any member of the Bicycle, Pedestrian and Trails Commission may be removed by a majority vote of the Board of Trustees for any reason, including inefficiency, neglect of duty, or non-attendance at meetings.
4. The Bicycle, Pedestrian and Trails Commission shall elect from its membership a chairperson who shall be responsible for chairing all meetings and vice-chairperson who shall act in the chairperson's absence.
5. The Bicycle, Pedestrian and Trails Commission shall set meetings at such time and with such frequency as the Bicycle, Pedestrian and Trails Commission determines is necessary or appropriate. The Commission shall keep minutes and records of its findings and actions, which shall be filed as soon as practicable at the Carbondale Town Hall and which shall be open to public inspection. All meetings and procedures shall be conducted and governed by the Robert's Rules of Order. Special meetings may be called by the chairperson upon forty-eight (48) hours prior notice to the board members.

INTRODUCED, READ, AND PASSED this 28th day of September 2010.

TOWN OF CARBONDALE

By: Stacey Bernot
Stacey Bernot, Mayor

ATTEST:

Cathy Derby
Cathy Derby, Town Clerk



2.8. Review and Decision-Making Bodies**2.8.4. Board of Adjustment****2.8.4.B Powers and Duties****CHAPTER 17.02: ADMINISTRATION**

arrangement; wise and efficient expenditure of public funds; the promotion of energy conservation; the protection of environmentally sensitive areas; the adequate provision of public utilities, open space and other public requirements; provisions of this Code; and input from the staff, the applicant, and the general public.

C. Organization and Membership

1. The Planning and Zoning Commission shall consist of seven members and two alternate members appointed by the Board of Trustees. A total of two members, either alternates or full-voting members, may live outside the Town limits. The alternate members shall act in the absence of any regular member at the request of the chairman.
2. The term of office of the members of the Planning and Zoning Commission shall be four years. All terms of the members and alternates shall commence from the time of appointment by the Board of Trustees.
3. Vacancies occurring other than from the expiration of a board member's term shall be filled for the remainder of the unexpired term by the appointment of the Board of Trustees.
4. The Planning and Zoning Commission shall elect from its membership a chairman, a vice-chairman and such officers as it may deem necessary during the first commission meeting of each calendar year. The Director or a designated representative shall serve ex officio as secretary of the Commission, but shall have no vote.
5. Any member of the Planning and Zoning Commission may be removed by majority vote of the Board of Trustees, after public hearing for inefficiency, neglect of duty, or malfeasance in office. The Planning and Zoning Commission may request that the Board of Trustees remove members who fail to attend three consecutive meetings without excuse from the chairman of the Planning and Zoning Commission. If the Board of Trustees removes a member of the Commission, it shall file with the minutes of the hearing a written statement of the reasons for such removal.
6. The appointments of existing members and alternates to the Planning and Zoning Commission are hereby ratified, and such terms shall continue until a successor lawfully takes office, until the expiration of the terms ratified by this subsection, or until the member resigns or is removed.

2.8.4. BOARD OF ADJUSTMENT**A. Affirmation**

The Board of Adjustment, heretofore created and existing by resolution of the Board of Trustees of the Town, is hereby affirmed.

B. Powers and Duties

1. The Board of Adjustment shall have the powers and duties set forth in Section 2.2, *Summary Table of Procedures*, to be carried out in accordance with the terms of this Code.

2.8. Review and Decision-Making Bodies**2.8.5. Town Administration****2.8.5.B Planning Director****CHAPTER 17.02: ADMINISTRATION**

2. The Board shall not have the power to change the terms of this Code or to change the zone district map of the Town or to grant a variance that allows a use which is not permitted in the zone district in which such use will be located;
3. A majority vote from members of the Board shall be necessary to reverse any order, requirement, decision, or determination of any Town administrative official, or to decide in favor of the applicant any matter upon which it is required to pass, or to grant any application for a variance.

C. Membership

1. The Board shall have five members and up to two alternate members which shall be appointed by the Board of Trustees from applicants after such positions have been advertised. In addition, in the event that less than five persons, whether members or alternate members, are available to serve due to absence, conflict of interest, or otherwise, members of the Carbondale Planning and Zoning Commission shall be special alternate members of the Board of Adjustment to hear matters in such circumstances. Alternate members and special alternate members shall serve in the absence of a regular member at the request of the chairman so that to the greatest extent possible, all matters shall be heard and considered by five persons. No member of the board shall be a member of the Town board. All members shall be residents of the Town.
2. The term of office of members of the Board of Adjustment shall be four years.
3. Vacancies occurring on the Board other than from the expiration of a member's term shall be filled for the unexpired term in the same manner as the initial appointment.
4. The Board shall elect from its membership a chairman, and a vice-chairman and such officers as it may deem necessary at its first meeting during each calendar year. The Town shall provide the board with a secretary who shall keep and maintain the minutes of the board meetings.
5. Members of the Board of Adjustment may be removed by majority vote of the Board of Trustees, after public hearing for inefficiency, neglect of duty, or malfeasance in office. The Board of Adjustment may request that the Board of Trustees remove members who fail to attend three consecutive meetings without excuse from the chairman of the Board of Adjustment. If the Board of Trustees removes a member of the Board of Adjustment, it shall file with the minutes of the public hearing a written statement of the reasons for such removal.

2.8.5. TOWN ADMINISTRATION**A. Town Manager**

See Title 2, Chapter 2.02.

B. Planning Director

1. There is established the office of the Planning Director (or Director). The Director shall be appointed by the Town Manager and shall be charged with the general responsibility for administering, interpreting, and enforcing this Unified Development Code.
2. The Director shall have the review and decision-making responsibilities set forth in Section 2.2, *Summary Table of Procedures*, to be carried out in accordance

2.8. Review and Decision-Making Bodies**2.8.5. Town Administration****2.8.5.B Planning Director****CHAPTER 17.02: ADMINISTRATION**

2. The Board shall not have the power to change the terms of this Code or to change the zone district map of the Town or to grant a variance that allows a use which is not permitted in the zone district in which such use will be located;
3. A majority vote from members of the Board shall be necessary to reverse any order, requirement, decision, or determination of any Town administrative official, or to decide in favor of the applicant any matter upon which it is required to pass, or to grant any application for a variance.

C. Membership

1. The Board shall have five members and up to two alternate members which shall be appointed by the Board of Trustees from applicants after such positions have been advertised. In addition, in the event that less than five persons, whether members or alternate members, are available to serve due to absence, conflict of interest, or otherwise, members of the Carbondale Planning and Zoning Commission shall be special alternate members of the Board of Adjustment to hear matters in such circumstances. Alternate members and special alternate members shall serve in the absence of a regular member at the request of the chairman so that to the greatest extent possible, all matters shall be heard and considered by five persons. No member of the board shall be a member of the Town board. All members shall be residents of the Town.
2. The term of office of members of the Board of Adjustment shall be four years.
3. Vacancies occurring on the Board other than from the expiration of a member's term shall be filled for the unexpired term in the same manner as the initial appointment.
4. The Board shall elect from its membership a chairman, and a vice-chairman and such officers as it may deem necessary at its first meeting during each calendar year. The Town shall provide the board with a secretary who shall keep and maintain the minutes of the board meetings.
5. Members of the Board of Adjustment may be removed by majority vote of the Board of Trustees, after public hearing for inefficiency, neglect of duty, or malfeasance in office. The Board of Adjustment may request that the Board of Trustees remove members who fail to attend three consecutive meetings without excuse from the chairman of the Board of Adjustment. If the Board of Trustees removes a member of the Board of Adjustment, it shall file with the minutes of the public hearing a written statement of the reasons for such removal.

2.8.5. TOWN ADMINISTRATION**A. Town Manager**

See Title 2, Chapter 2.02.

B. Planning Director

1. There is established the office of the Planning Director (or Director). The Director shall be appointed by the Town Manager and shall be charged with the general responsibility for administering, interpreting, and enforcing this Unified Development Code.
2. The Director shall have the review and decision-making responsibilities set forth in Section 2.2, *Summary Table of Procedures*, to be carried out in accordance

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Sec. 2-8-40. - Membership.

- (a) The Planning and Zoning Commission shall consist of seven members and two alternate members.
- (b) The Board of Trustees shall appoint members and alternate members of the Planning and Zoning Commission. An alternate member shall act in the absence of any regular member at the request of the Chair. A total of two members, either alternates or full voting members, may live outside the Town limits.
- (c) The members of the Planning and Zoning Commission shall serve terms of four years or until their successors lawfully take office, whichever occurs first.
- (d) Any member of the Planning and Zoning Commission may be removed by majority vote of the Board of Trustees, after a public hearing, for inefficiency, neglect of duty or malfeasance in office. The Planning and Zoning Commission may request that the Board of Trustees remove a member who fails to attend three consecutive meetings without excuse from the Chair of the Planning and Zoning Commission. If the Board of Trustees removes a member of the Planning and Zoning Commission, it shall file with the minutes of the hearing a written statement of the reasons for such removal.
- (e) Vacancies occurring on the Planning and Zoning Commission, either from the expiration of a member's term or from the resignation of a member, shall be filled in the following manner.
 - (1) Persons interested in serving on the Planning and Zoning Commission shall complete an application expressing their interest in serving on the Planning and Zoning Commission and respond to representative questions as approved by the Planning and Zoning Commission.
 - (2) Upon receipt of the application, Town staff will schedule with the Board of Trustees and Planning and Zoning Commission an interview of prospective candidates at a special meeting. The interview committee shall be made up of the Board of Trustees and the Chair and one other member of the Planning and Zoning Commission selected by the Chair. In the event the Chair is unavailable to attend said special meeting, two members of the Planning and Zoning Commission will be selected by the Chair to participate in the interview process. Upon completion of the interview, the Board of Trustees shall then make the appointment.
 - (3) In the event a regular member of the Planning and Zoning Commission resigns his or her position, any existing Planning and Zoning Commission alternate interested in filling that position will be required to submit an application, respond to the aforementioned questions and participate in the interview process. Existing alternate members will retain their status as an alternate member if not appointed as a regular member.
 - (4) The Town shall be responsible for advertising for positions that need to be filled. Application forms shall be available at Town Hall. All applications shall be delivered to Town Hall. If and when there is a vacancy on the Planning and Zoning Commission due to a resignation or other reason, the Chair or acting Chair of the Planning and Zoning Commission shall be responsible for notifying the Town Manager within two weeks of the vacancy. The Planning and Zoning Commission shall formulate an appropriate application form for prospective members. All new appointments to the Planning and Zoning Commission shall be made by August 31 of each year, and the terms of Planning and Zoning Commission members shall begin and end on August 31.
- (f) If any member of the Planning and Zoning Commission is elected or appointed to the Board of Trustees, that

member shall resign from the Planning and Zoning Commission within 120 days of the date of said election or appointment.

(Ord. No. 15, 1992; Ord. No. 7, 2000; Ord. No. 26, 2004; prior code 2.30.030; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-8-50. - Meetings.

The Planning and Zoning Commission may hold meetings at such times as the Chair calls such meetings and gives written notice thereof to the members of the Planning and Zoning Commission at least 48 hours prior to the time of the meeting and posts such notice at the Town Hall at least 48 hours prior to the time of the special meeting.

(Ord. No. 11, 1976; prior code 2.30.050; Ord. No. 8, 2015 §1, 8-11-2015)

ARTICLE 10 - VALE Board

Sec. 2-10-10. - Creation.

There is hereby created the Victims and Witnesses Assistance and Law Enforcement Board (the "VALE Board") for the Town.

(Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-10-20. - Membership.

The VALE Board shall be formed and shall be composed of the members set forth below. Members shall be appointed by the Board of Trustees.

- (1) Two citizens who are residents of the Town, who shall serve for a four-year term.
- (2) Two members of the Board of Trustees, who shall serve for a term consistent with their terms of office.
- (3) The Town Manager.

(Ord. No. 16, 2002; prior code 9.27.010; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-10-30. - Powers and duties.

- (a) The VALE Board shall designate one of its members as Chair, shall establish rules of procedure and order and shall hold meetings as it might deem necessary.
- (b) The VALE Board shall submit minutes of its meetings to the Board of Trustees at the next regular Board of Trustees meeting following the VALE Board's meeting.

(Ord. No. 16, 2002; prior code 9.27.020; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 2-10-40. - Surcharge imposed.

A surcharge equal to 30 percent of the fine imposed for violation of this Code or all Town ordinances, including ordinance violations under the Model Traffic Code, is levied on each Municipal Court action resulting in a conviction, plea of guilty or no contest, or a deferred judgment and sentence, which violation is charged pursuant to this Code. All

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Sec. 7-4-130. - Plant Management Advisory Commission.

Pursuant to Section 35-5.5-107, C.R.S., the Board of Trustees appoints itself as the Plant Management Advisory Commission.

(Ord. No. 19, 1992 §2; Ord. No. 25, 1997; prior code 9.29.130; Ord. No. 8, 2015 §1, 8-11-2015)

BEE FRIENDLY CARBONDALE

Landscape/Ecology Subcommittee,
Carbondale Environmental Board

March 2023

MISSION

Our mission is to increase Carbondale's **biodiversity, drought tolerance, and beauty** through native and regionally adapted plants.

Inspired by both water and wildlife conservation, we aim to identify, replace, and manage the transformation of nonessential irrigated turf into **resilient, pollinator-friendly landscapes**.



Native Collection: Denver Botanical Gardens



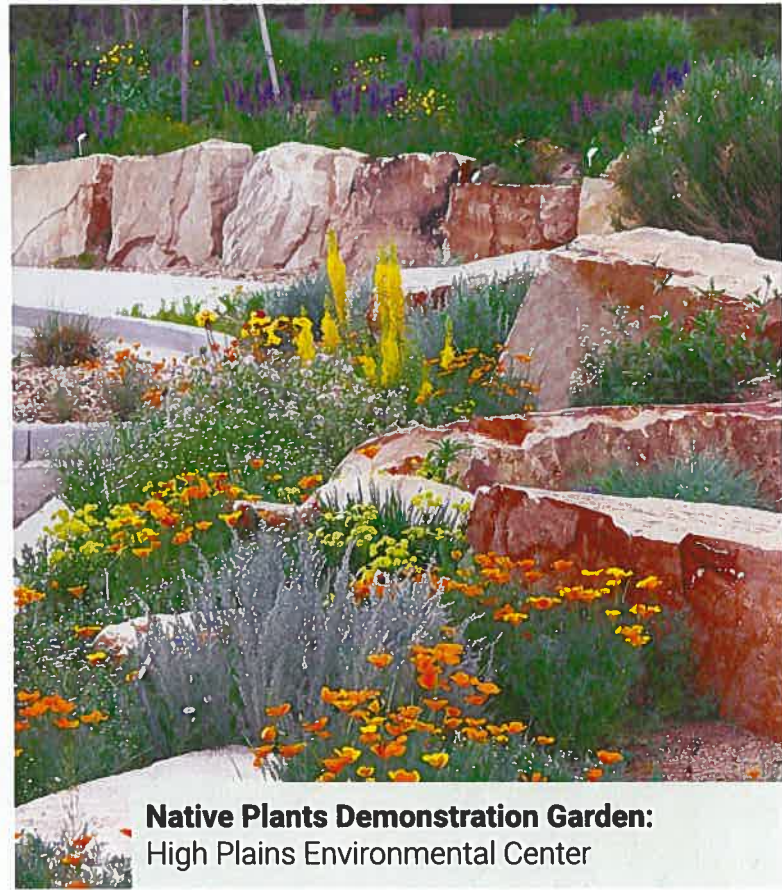
Basalt Town Hall: Lisa Dinardo



Steppe Planting: Cassian Schmidt



Colorado Natives:
Montrose Botanical Gardens



Native Plants Demonstration Garden:
High Plains Environmental Center



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Reimagining the Parkway:
Rob Proctor and Lauren Springer

Why Bee Friendly?

Native Landscape

Conserves Water
Natural Beauty
Biodiverse
Supports pollinators
Upfront -> Low Maintenance

Turf Lawn

Consumes Water
Homogeny
Monoculture
Hinders pollinators
Ongoing Maintenance
Best for: sports, gathering, dog parks

Beeing Friendly is about tending our landscapes wisely to restore habitat for native plants and buzzing bees. A healthy ecosystem is vital for a healthy community!

“There was once a town in the heart of America where all life seemed to live in harmony with its surroundings.”

Rachel Carson, Silent Spring

Current Efforts: Colorado and Beyond

Glenwood Springs: Drought resistant landscape code adoption + native plant list

Colorado Water Conservation Board: Turf Replacement Program, CO HB-22

Colorado Native Plant Society: Education, advocacy, and grants to support Colorado's native plants

Audubon of the Rockies: Habitat Heroes creating habitat for wildlife by native plant gardens

People and Pollinators Action Network: Promoting sustainable land management practices and promote biodiversity

CSU Extension: Low-water native plant guide

Nature in the City (Fort Collins): Creates and connects open spaces within city to provide functional habitat for people, plants and wildlife

City of Fort Collins: Colorado Xeriscape Incentive Program

Colorado Springs Utilities: CO's Business Turf to Native Grass Conversion Incentive

Wild Ones: Preserves, restores, and establishes native plant communities across the country

Colorado Wildlife Federation: Stewardship programs to connect our yards to the larger planet

National Wildlife Federation: Certified Wildlife Habitat garden program

UN Climate Action: Working to stop "triple planetary crisis" of climate change, pollution, and biodiversity loss

Goals: Bee Friendly Carbondale

- Use our municipal and residential **water** resources efficiently.
- Reduce **energy** consumption related to turf maintenance.
- Cultivate **native plants** in our home gardens and public landscapes.
- Increase bee, bird and butterfly **habitat**.
- Create **pollinator corridors** throughout Carbondale.
- Connect our **community** to our natural environment.

MOWED LAWN



NATIVE WILDFLOWERS



Lawn to Wildflowers:
Turf to natives (lawntowildflowers.org)

Actions: Bee Friendly Carbondale

1. Residential Resources:

Create local resources for native landscape education for Carbondale residents.

2. Municipal Landscape Standards:

Partner with Town of Carbondale to adopt landscape standards including: water efficiency, native and adapted plant species, pollinator habitat, tree plantings in the built environment (adequate soil volume) to guide new and existing development.

3. Native Plant and their Pollinators Demonstration Landscapes:

Participate in Adopt-A-Garden public gardens & beyond.

Transform the irrigated turf around Thompson House into a native pollinator habitat.

Leverage grant funding, Town of Carbondale partnerships, and community collaborators.

Timeline: 7-Year Plan

YEAR 1-2

1. Town Partnership Established
2. Bee Friendly launch (Dandelion Day May 2023)
3. Grant Funding applied and secured
4. Identify existing public gardens for pollinator habitat conversion (Adopt a Garden): Sopris Park, Hendricks Park, Northface Park, Town Hall

YEAR 3-5

1. Thompson House turf conversion for native planting/pollinator habitat
2. Ongoing public garden pollinator habitat maintenance and conversion: Chaco Park, Town Pool, 8th Street
3. New landscape standards adopted by Town of Carbondale
4. Residential turf replacement incentives for native pollinator gardens

YEAR 5-7

1. Thompson House public gardens established
2. Incorporate food forest garden
3. Ongoing public garden pollinator habitat maintenance and conversion
4. Pollinator corridors are connecting

Existing Public Gardens: Inventory (60+)

Sopris Park



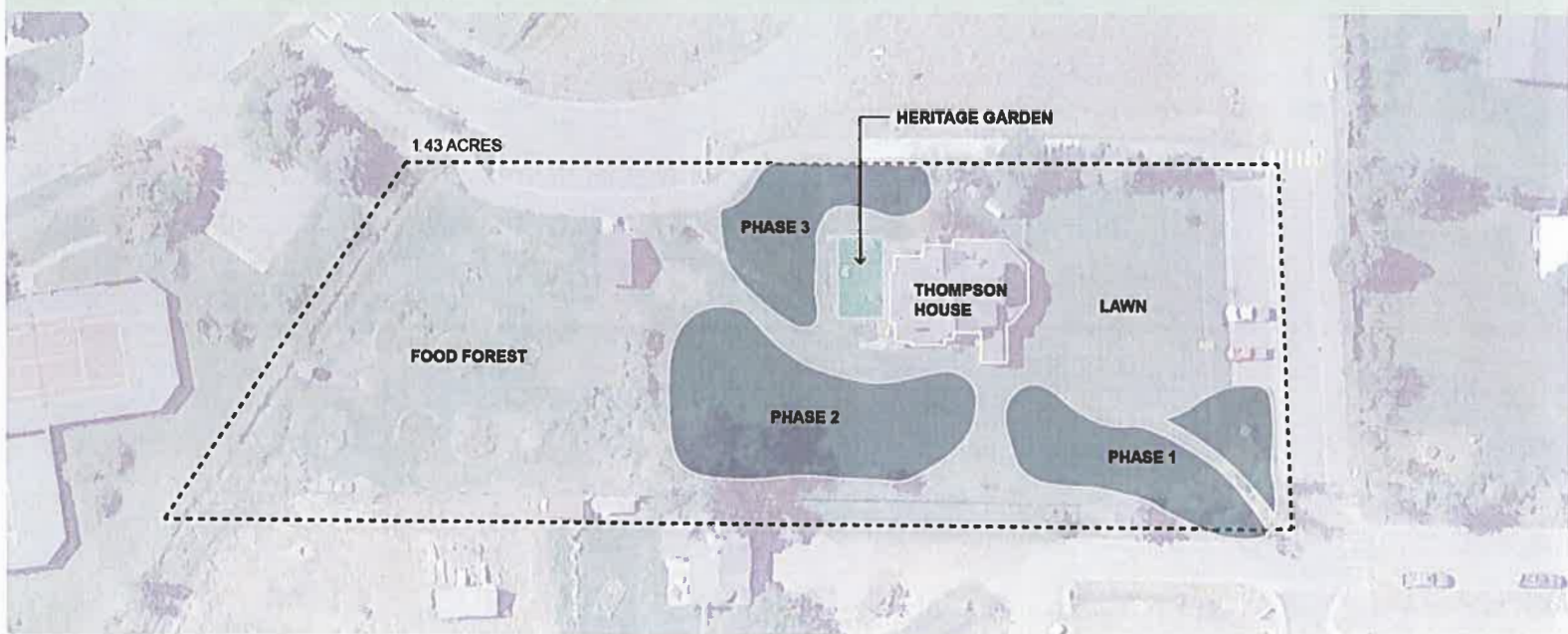
8th and Main

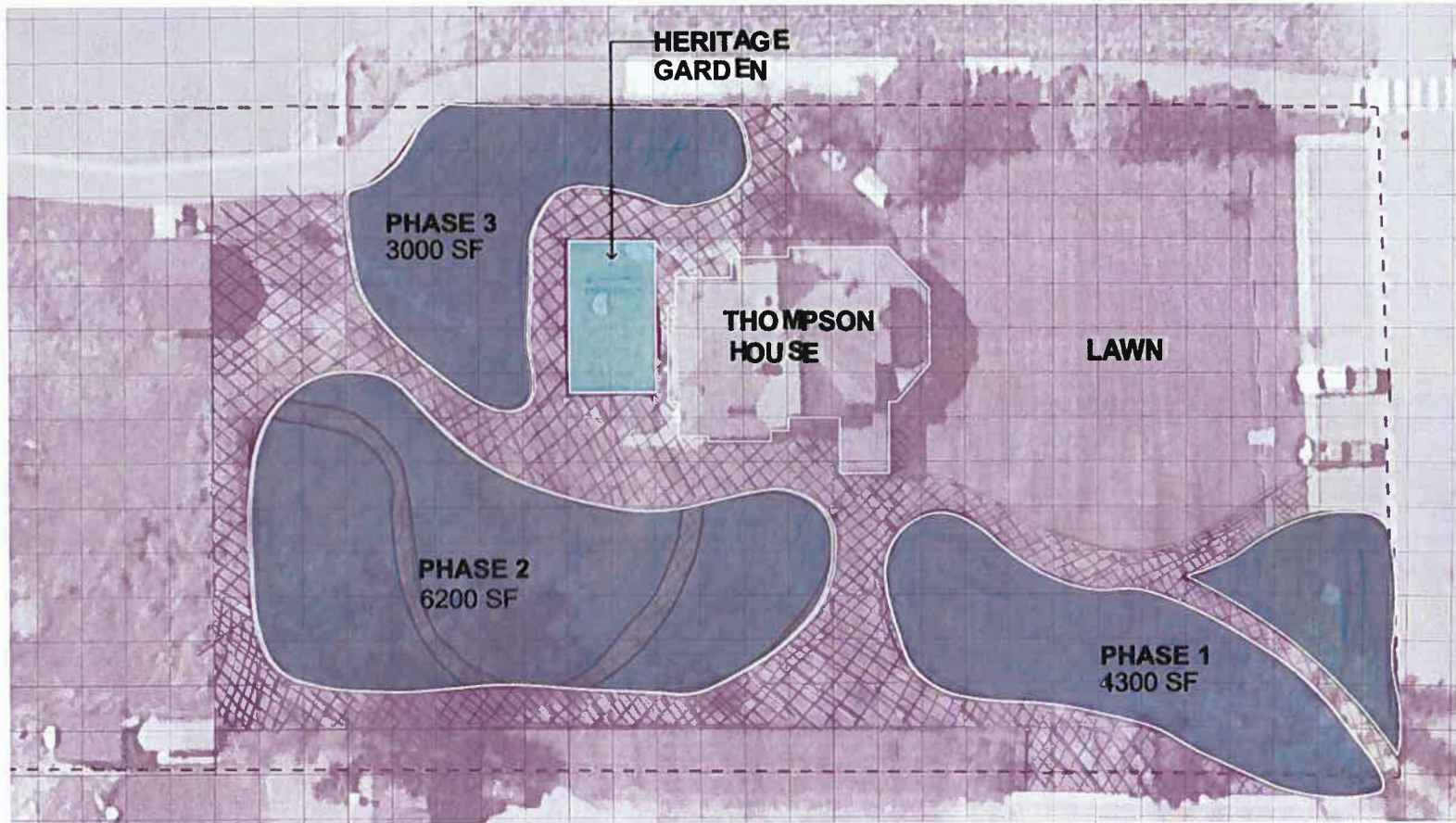


Promenade Park

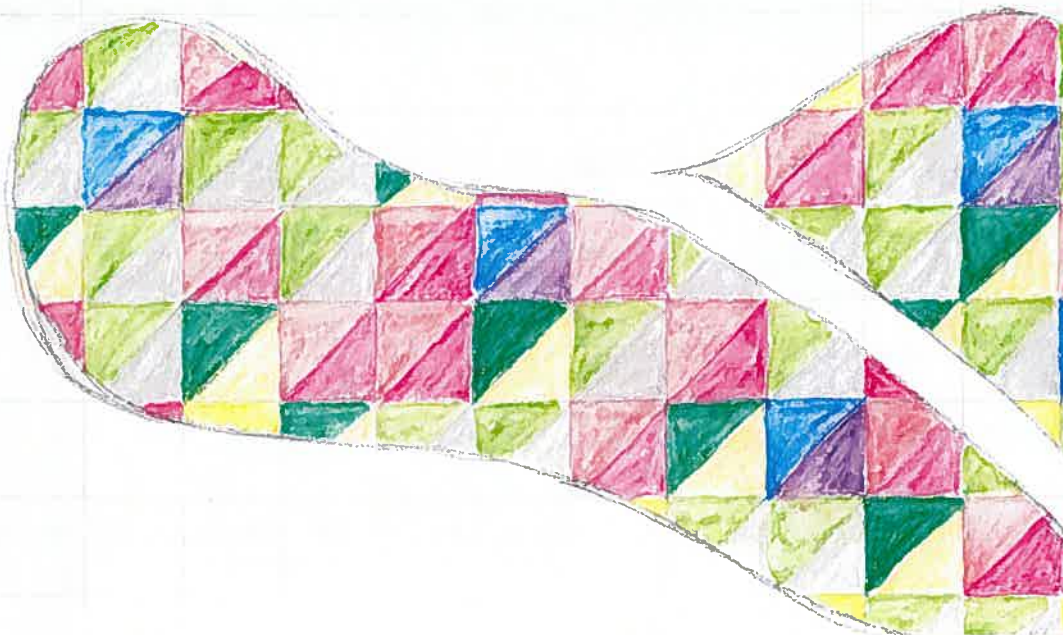


Native Pollinator Demonstration Landscape: Thompson House










Phase 1: 4,300 SF | 3,500 plants



PLANTING DIAGRAM

-  **Shrub (10%)**
-  **Flowering (30%)**
-  **Grasses (15%)**
-  **Ground Cover (40%)**
-  **Self Sowing (5%)**

Plant Selections: Ecology, Beauty, Maintenance

DESIGN	 Shrubs (10%): Sagebrush, Rabbitbrush, Fernbush, Russian Sage, Leadplant...
	 Perennial (30%): Butterfly milkweed, Larkspur, Salvia, Lavender, Penstemon...
FUNCTION	 Grasses (15%): Muhly Grass, Fescue, Blue Grama...
	 Ground Cover (40%): Prairie Sage, Sulphur Buckwheat...
	 Self Sowing (5%): California Poppy, Chocolate Flower, Mexican Hat, Coreopsis, Gaillardia...

Conversion: Process + Timeline

1. **Modify Existing Irrigation**
 - a. Rotors → pop ups (Rainbird 1806)
2. **Turf Removal**
 - a. Flag all irrigation, valve boxes
 - b. Turf cutting: 5 volunteers, 2 days
 - c. Sod Removal
 - d. Assess existing soil structure properties (drainage, filtration)
3. **Hardscape**
 - a. Phase 1: 2,600 SF
 - b. Soil removal, compaction, crusher fines
 - c. Amendments delivered
4. **Planting**
 - a. Volunteer orientation: 2 hrs
 - b. Prepare staging area for Phase 1 plants and unload: 2 volunteers, 1 day
 - c. Site Prep (soil amendments, establish grid, place pots: 3-4 volunteers, 2 days)
 - d. Planting: 5-8 volunteers 3 days
 - e. Clean Up: 2 volunteers, 1 day
5. **Maintenance**
 - a. 3 years to establish (Bee Friendly, grant funded labor hours, volunteers)
 - b. 3-7 transition (Bee Friendly + Town Staff)

Grant Opportunities

1. **CWCB Turf Replacement Program:** *matching funds for turf replacement with low-water plants, \$25K, Due 3/31 and 8/31*
2. **The Garden Conservancy-Garden Futures,** *funds for projects that contribute to the study and preservation of garden history, \$10K, Due 4/15*
3. **Colorado Garden Foundation,** *Matching funds for horticultural projects , \$75K, Due 8/30*
4. **Aspen Snowmass Environment Foundation:** *funds for projects that foster environmental stewardship, \$10K, Due 10/1*
5. **GOCO Community Impact:** *funds for projects that revitalize parks and trails, no cost limit, Due 8/2*
6. **USBR Small Scale Water Efficiency:** *matching funds for projects that reduce water use, \$225K, Due 8/1*
7. **CPW Partners in the Outdoors:** *funds for projects that conserve water and wildlife habitat , \$10K, Due 3/20*

Partnership with Town of Carbondale

1. Residential Resources

- a. Host Bee Friendly website, linked through E Board's webpage, Parks & Rec homepage

2. Landscape Standard Update Committee (E Board Subcommittee)

3. Partner for grant funding (Bee Friendly/E Board writes the grants)

4. Existing Public Garden

- a. Inventory of existing public gardens
- b. Prioritize existing public gardens
- c. Bee Friendly recommendations for ecological design, pollinator friendly, plant list
- d. Wholesale account through town

5. Thompson House Landscape

- a. Change irrigation system
- b. Removal of sod
- c. Allocated turf maintenance → pollinator habitat
- d. Use town account for wholesale purchase
- e. Collaborate on maintenance practices

BEE FRIENDLY CARBONDALE

Thank you!

Bee Happy Lands
A Project of Turtle Lake Refuge
848 East 3rd Ave Durango, CO 81301
970-317-0988



Organic Land Stewardship Proposal for 2023
for the Town of Carbondale

March 21, 2023

Prepared for the Town of Carbondale, Colorado

Overview:

Bee Happy Lands will provide an educational and hands on treatment of our organic land stewardship practices for the Town of Carbondale for the 33 acre Carbondale Nature Preserve and Dog Park area. Our focus will be to harvest/mitigate the Yellow toadflax and Canada Thistle focus areas.

Bee Happy Lands recommends sending a crew to work in the Nature Preserve/Dog Park for one work day in the beginning of this growing season. Friday, May 12th, 2023 is an ideal time because we will already be in the area. During the day long work session, in addition to providing an organic land stewardship treatment, we will offer education about the various methods we use to maintain a balance of the pioneer species to the Carbondale Parks and Recreation staff. Our goals are to remediate the ecosystem by increasing the fertility of the soil, stabilizing the land and increasing the diversity of species to create a healthy ecosystem long term.

Unless you already have a preferred seed mix, we can provide a native local seed mix from Southwest Seeds out of Dolores Colorado. There are several seed mixes that thrive in the 6,181' elevation of Carbondale. We recommend a Foothill Native Mix, the Pollinator Feast or the Low Grow/Low Maintenance Mix. We can discuss the options and make this decision prior to the work day.

We recommend offering two to three additional work days by the Parks and Recreation staff throughout the growing season following a similar strategy modeled by the Bee Happy Lands crew. Our goal is to provide education and any needed support to continue the remediation work ongoing to create a healthy ecosystem of the Nature Preserve and Dog Park for the town and community of Carbondale.

Purpose: Bee Happy Lands' mission is to support healthy ecosystems for the wild pollinators, the collective watershed, native species and local human community. We are land stewards. Our goal is to nourish the soil and promote diversity. Our efforts focus on supporting the health and vitality of the natural environment while mitigating the stresses to the land. We encourage the wild plant populations to establish a greater balance and ecological harmony. We recognize the value of the pioneer succession species (the wild weeds) and work with their natural participation in mitigating disturbed lands. We are students to nature's wisdom. In collaboration with the hardy pioneer species, Bee Happy Lands remediates the soil and prepares the ground for next succession species. The wild weeds are a valuable part of our work force and minimal disturbance to the land brings about ultimate success in long term health of the ecosystem.

Methods:

- Seeding the terrain with drought tolerant native seeds appropriate to elevation
- Applying finished compost and mulch to seeded areas
- Applying organic soil amendments to the land by hand or with backpack sprayers
- Soil Amendments include:
 - Compost Tea
 - Fungal Soup
 - Effective Microorganisms
 - Biodynamic Ash Remedies
 - Inoculated Biochar
- Manual harvesting of specific pioneer plants
- Minimal disturbance in our land stewardship practices
- Honoring the pioneer species as a part of our land stewardship work force
- Educating about the value of the wild weeds
 - The pioneer species regenerate topsoil fertility by composting their leaves every season
 - The wild weeds aerate the compacted soil through their deep taproots
 - They maintain moisture in the soil and prevent topsoil drying up and blowing away
 - The pioneer species are a primary source of nectar and pollen for the honeybees and wild pollinators
 - They have an essential relationship to the microorganisms in the soil promoting healthy soil ecology
 - The wild weeds are a key factor in preparing the soil for greater diversity by helping the next succession species get established
 - They are invaluable foods and medicine to humans and a multitude of other species.
 - These pioneer plants are drought hardy species that re-mineralize and regenerate the soil

Cost Overview: The cost for organic land stewardship includes the manual labor, transportation, and materials costs. The staff are paid hourly for manually harvesting the plants, applying the native seeds, compost, mulch and soil amendments. After the total cost of labor and transportation, we factor in 33% to cover materials and equipment.

Cost Breakdown:

We propose a full day of work which will include labor and education.

8 hours of labor x 4 crew members = \$736

Materials/Equipment = \$645

Transportation time (\$13/hr.) and mileage (.585/mile) = \$ 511

We are discounting the travel time because we will already be going to Carbondale for the Dandelion Days.

One Site Visit for 2023 = \$1892

Summary: Bee Happy Lands provides organic land stewardship to public and private lands with a goal to increase the health of the ecosystem. Through the application of soil amendments, low impact harvesting efforts and the spreading of native seeds, we increase the fertility, stability and diversity to balance the natural habitat. Our practices ultimately lead to the legacy of vital healthy land, water and pollinators which will sustain for future generations, benefiting humans and all wild species.

Bee Happy Lands' professional team works with minimal impact on the land to encourage optimal land stability. We apply amendments that increase soil fertility and spread native seeds to foster diversity. These are the keys to bringing balance into the wild plant populations over time. We manually harvest specific wild primary succession plants in moderation, while treading lightly to discourage further disturbance. We do not use motorized travel such as ATV's, because they have a large impact and create heavy compaction to the soils. We do not use herbicides because they act as another disturbance to the soils and ecosystem and have documented harmful side effects to the community members, pollinators, waterways and soil microorganisms.

Bee Happy Lands' purpose as organic stewards of the land, is to support the local ecosystem to regenerate and thrive, ultimately, benefiting humans and all wild species for future generations



For further information and questions, please contact Katrina Blair at katblair@frontier.net or call her at 970-317-0988.

Thank you
Bee Happy Lands

In Progress	Carbondale P & R Outstanding Projects		4/13/2022	Funding source or amount	Completed	30 days	60 days	90 days
Need to check on status								
2022 New projects								
*delayed final design/ permit	Red Hill Signage for completed kiosk		2022 budget	RFP with Proposals	Kiosk signage completed and installed	done		
	GOCO Resilient Communities AVLTL Red Hill Shade Shelter & landscaping		Grant \$55,000	GOCO Contract & Resoution	RFP out and due May 13th	Contracting and construction		Contracting and construction
	Red Hill B-Line Trail Improvements and C-line alternate bike trail.		AVLT Maintenance Endowmen	RFOV May project BLM trail appro	RFOV Community Project May 3,10,17	Assess completion or probuild needs		Potential probuild to finish
	Crystal River Restoration and Weaver Ditch Efficiency Project		Grant Funded	Fully Funded	access permission,bidding and contracting	construction		construction
	GOCO Resilient Communities AVLTL ADA Access/ classroom		grant \$55,000	GOCO Contract &Resoution	access permission,bidding and contracting	construction		construction
	Fishing is Fun Grant Crystal River Project. CPW 2020 ADA access/classroom		Grant \$30,000	processed	access permission,bidding and contracting	construction		construction
	Fishing is Fun Grant Crystal River Project. CPW 2021 In-channel improvemer		Grant \$50,000	processed	access permission,bidding and contracting	construction		construction
	CIWMP- Approval for 2022 weed mitigation strategies		2022 Budget	BOT 2022 Plan Approved	Contracting Natural Land managers	Implement Plan		Implement Plan
	Playground & Park equipment repairs Cirsas audit RFR		2022 Budget	RVR& Orchard spinner floors	Hendricks, Sopris and Gianinetti	vinyl coating on exposed metal		spring project
	High Speed Radio WiFi Internet at Gateway RV Park		2022 rv park budget	purchased tower & wi-fi radios	install equipment and hook up to tower	completed by May 1st		completed by May
*no staff training	Mobile Stage 3 trained used 8 times in 2021		2022 budget	purchasing side walls and banners	Create fee waiver guidelines	spring use		Spring Use
	Aquatics Facility Bond Process Hilltop Securities		hired council & bond finance	voter approved	schedule bond release dates	Hire Owners Rep		RFP for engineering and design work
	Nature Park-loop pathway improvements trail maintenance techniques		surplus EWF from 2021	Test sections wood chips	Test Pea gravel on muddy sections	report		
	Hillcrest Cemetery		2022 budget	Fence Completed	contract for survey and plot layout	work commenses		work concludes
	RVR Park Weed Management - can/will they adopt Town weed plan		Orchard & Triangle Park	Town Staff request to GM	old town owners approaching RVR board	experiment in Triangle and Orchard		report
	Hendricks Playground Replacement Burke bid \$82,604		2022 Budget	RFP closed 5 proposals	analize bids & public outreach	contracting		construction
	Sopris Park Water Fountain replacements		ordered	ordered second	bids for new concrete pads poured	fall project August/Sept		fall project August/Sept
	Dogs in park story map		2022 Budget	research	subcontract graphic artist	produce		marketing and advertise
	Miners Park Irrigation Retrofit to ditch water		2022 parks CIP budget	VFD Pump on hand	Hire electician to hook up pump	get functional		Functional
	Highway 133 South Irrigation replacement project		2022 Parks CIP budget	System designed with parts list	rfp for contractor Due May 5th	Contracting for installation		summer fall project
*delayed production/ delivery	Electrification of mow equipment		2022 parks budget	equipment purchased	training and use	use		use assesment
	Youth Art Park Rio Gande with Carbondale Arts		\$35k GOCO Grant Extension	extension to Sept 2022	RFP for contractor phase 1	Summer Project		Summer Project
	North Face Bike Park Jump line capping		2022 Rec budget	schedule and re-contract work	spring project late April	project completed		Project complete
	Replace Rec Center Skylights and LED Gym retrofit		2022 Rec budget & FMLD Mini	Grant Completed	out to bid with RFP grant notification	Bidding and Contracting		summer project project
	Replace Pool Chemtrol distribution unit		2022 Pool Budget	budgeted	ordering	Schedule and contract the work		spring project
	Replace pool water heater at Pool		2021 budget partial	replaced , waiting to test	installed	test in spring when waer back on		functioning
	Updated Highlighted Chart of Master Plan		na	Feb P & R Meeting	use for 2023 budgeting	use for 2023 budgeting		budgeting for 2023
	Ramey-Harvey Park Improvements		2022 budgeted	New town park paperwork	bear proof trash cans & install signage	install solar irrigation controllers		maintain
	4th Street Plaza Park Imrovements		Not budgeted	Title work complete?	Research improvements	Research improvements		Budget for improvements 2023
	* affected by covid-19							
Completed 2021-22								
* timing pushed back	Orchard Park Playground Replacement Project		Construction completed	Completion Winter 2021				
* change scope public outreach	Aquatics Facility Master Plan		completed	GOCO Grant closeout				
	Nuche Park - Parking & Signage		Fence Permit and approval	fence completion				
	Miners Park Volleyball Border Project		net sleeves, lines, grass seed	Completed				
	Triangle Park Tennis Courts crack repair		completed with final fix	open				
*delayed fundraising	Batting Cage at Bill Hanks		construction complete	Inspected install signage	shut down store for winter in shed			
*delayed bidding	Fence at White Hill (Hillcrest) Cemetery received bid Taylor Fencing		Old Fence Removed & contrac	Construction and completed				
	Nuche Park Parking Lot improvements Grade and Road base		Street Crew		Timing TBD but before Bald Eagle Closure	Construction		Bald Eagle Closure Dec 1
	Bear Proof Trash and Recycling Cans		conservation Trust Fund	2 in triangle, 2 in Thompson	arrived and placed	done		done
	Bonnie Fisher Park signage and enforcement		Demeters Garden/Access road	public outreach /sign production	Signs Installed send letters to homeowner	Enforcement		Enforcement
	Electric Work at RV Park		2022 rv park budget	Contracted w/Lassiter phase 4	work complete sites 15-19	completed		completed by May
Grants not awarded 2021	FMLD Gianinetti Park Playground phase 2			submitted	Not awarded			
	GOCO Gianinetti Park ADA enhancements Resilient Communities Grant			did not qualify				
	GOCO/ NFWF Restore Grant for Crystal Riv \$249,947		submitted	Award notification March 2021	Not awarded			