

Louisville Revitalization Commission

Special Meeting Agenda

**Monday, February 3, 2025
City Hall, Council Chambers
749 Main Street
8:00 AM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 646 876 9923 or 833 548 0282 (toll free)**
Webinar ID **#852 0147 8768**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/revitalizationcommission.

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at VZarate@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments on Items Not on the Agenda
5. Business Matters of Commission
 - a. Review, Discussion and Approval of Downtown Vision Plan Consultants
6. Commissioners' Comments
7. Adjourn

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

SUBJECT: **AWARD CONTRACT BETWEEN THE CITY OF LOUISVILLE AND RVI
PLANNING + LANDSCAPE ARCHITECTURE FOR PHASE 1 OF THE
DOWNTOWN PUBLIC URBAN LANDSCAPING AND STREETScape
ENHANCEMENTS (PULSE) PROJECT**

DATE: **FEBRUARY 3, 2025**

PRESENTED BY: **KURT KOWAR, PUBLIC WORKS DEPARTMENT**

SUMMARY:

On January 21, 2025, the City Council unanimously approved moving forward with finalizing negotiations and awarding the Downtown Public Urban Landscaping and Streetscape Enhancements (PULSE) Project design contract to RVI Planning + Landscape Architecture (RVI) for \$992,773, pending concurrence from the Louisville Revitalization Commission (LRC). Council's approval also allows staff to manage contract addendums up to \$200,000 for contingencies and authorizes the Mayor, Public Works Director, and City Clerk to execute the contract on behalf of the City. Additionally, staff requests approval of a Construction Manager/General Contractor (CM/GC) or Construction Manager at Risk (CMAR) contract if awarded by City Council.

Given the project's anticipated impact on downtown businesses, a stakeholder committee will be formed upon execution of the design contract. This committee will include representatives from city departments, advisory boards, downtown event coordinators, local businesses, and the Downtown Business Association and/or Chamber of Commerce. Its primary purpose will be to gather input from affected stakeholders to help shape design and construction plans in a way that minimizes disruptions to downtown businesses and residents. To keep the LRC informed, meeting minutes will be provided, outlining stakeholder concerns and the actions taken to address them.

PROJECT DETAILS:

Initiated in 2023 by the Louisville Revitalization Commission (LRC) and officially adopted by City Council on November 19, 2024, the Downtown Vision Plan serves as the guiding framework for the Downtown PULSE Project. Phase 1 of the project focuses on refining the short-term improvement concepts outlined in the Vision Plan to align with the City's budget, followed by the design and construction of these initial improvements. Future phases of the Downtown PULSE Project will address the design and construction of mid-term and long-term improvements specified in the Downtown Vision Plan.

Staff issued a Request for Proposals (RFP) on December 11, 2024, to solicit consultant proposals for professional design services including landscaping, streetscape, lighting, traffic-calming, wayfinding signage, architecture, and engineering services as required to modify conceptual designs as outlined in the Downtown Vision Plan and advance them to final design. Staff received three proposals on January 8, 2025 from MIG, RVI, and Civitas.

The selection committee, consisting of five City staff members, evaluated the proposals and conducted interviews with all three consultants to determine the recommended consultant.

The consultant teams were also asked to provide a sealed fee proposal at the interview phase. While the fee was not a primary consideration for the selection, fees were opened and reviewed after selection to ensure that the selected consultant's fee proposal was in a reasonable range to serve as the basis for fee negotiations.

Upon completion of interviews, the selection committee met to discuss final rankings. The selection committee agreed that RVi was the most prepared and most engaged firm with a quality team of sub-consultants. The following considerations were key factors that led to selection of RVi:

- RVi's had the lowest fee by 5+%,
- RVi had the most relevant experience with similar projects by size, scope, and delivery method,
- RVi included a contractor on their team to provide independent cost control, and
- RVi had the best understanding of project challenges including working within the railroad right-of-way and floodplain issues.

The final contract is not yet complete for signature due to expedited selection timeframes and condensed timelines for follow-up activities. The draft contract is included as an attachment.

Staff plan to deliver this project using CM/GC or CMAR project delivery method. This approach will facilitate early coordination between the design and construction teams, helping to minimize construction impacts to downtown businesses, control costs, optimize scheduling, and address constructability challenges. An RFP for the CM/GC or CMAR contract will be issued in February, with a contract award anticipated in March pending City Council approval. Staff request that the Louisville Revitalization Commission (LRC) endorse this delivery method and approve a future CM/GC or CMAR contract contingent upon City Council's decision.

FISCAL IMPACT:

The costs of the Downtown PULSE Project are identified below:

Projected Funding

Description	Account	2025 Budget Amount
DOWNTOWN VISION CIP (2025 Approved Budget)	301313-660310	\$1,000,000
Total approved funding:		\$1,000,000
LRC Funding (Future Funding)		\$8,000,000
Total future funding:		\$8,000,000
Total available funding:		\$9,000,000

Projected Expenses (DOWNTON VISION CIP) 301313-660310

Description	Amount
Phase 1 Design Contract - RVi	(\$992,773)
Contingency	(\$200,000)
Total Expenses:	(\$1,192,773)
Budget Amendment:	(\$192,773)*

BUDGET AMENDMENT*

The total project budget is \$9,000,000 over the next four years from LRC bond funding. The approved 2025 budget will require an amendment of \$192,773 for current costs. The entirety of the funding is within the Capital Improvement Program.

STAFF RECOMMENDATION:

Staff recommends that the LRC provide concurrence with the Council decision, issued on January 21, 2025, to allow staff to finalize negotiations and award the Downtown PULSE Project design contract with RVi Planning + Landscape Architecture for \$992,773 plus a 20% contingency in the amount of \$200,000 for a total authorized amount of \$1,192,773 and authorize the Mayor, City Manager, Public Works Director, and City Clerk to sign and execute contract documents on behalf of the City. Additionally, staff recommend that LRC approve a future CM/GC or CMAR contract pending approval and award by City Council. If LRC concurs with this recommendation, a letter shall be provided to City Council indicating concurrence on award of the design contract and approval of a future CM/GC or CMAR contract if awarded by City Council.

**AN AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE
AND _____
FOR CONSULTING SERVICES**

1.0 PARTIES

This AGREEMENT FOR CONSULTING SERVICES (this “Agreement”) is made and entered into this ____ day of _____, 20__ (the “Effective Date”), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the “City”, and _____ [Name of Contractor], a _____ [State of Formation and Type of Entity] hereinafter referred to as the “Consultant”.

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Consultant for the purpose of providing _____ services as further set forth in the Consultant’s Scope of Services (which services are hereinafter referred to as the “Services”).
- 2.2 The Consultant represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Consultant agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference.

4.0 COMPENSATION

- 4.1 The City shall pay the Consultant for services under this agreement a total not to exceed the amounts set forth in Exhibit “B” attached hereto and incorporated herein by this reference. [Further revise as needed to reflect whether contract is hourly or flat amount] The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services (“Pre-Approved Expenses”). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Consultant’s efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside consultant fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The Consultant shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying

by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Consultant shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates _____ as the responsible City staff to provide direction to the Consultant during the conduct of the Services. The Consultant shall comply with the directions given by _____ and such person's designees.
- 5.2 The Consultant designates _____ as its project manager and as the principal in charge who shall be providing the Services under this Agreement. [The Services shall not be provided by persons other than _____.] [or] [Should any of the representatives be replaced, particularly _____, and such replacement require the City or the Consultant to undertake additional reevaluations, coordination, orientations, etc., the Consultant shall be fully responsible for all such additional costs and services.]

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to _____, 20____, unless sooner terminated pursuant to Section 13, below. The Consultant's Services under this Agreement shall commence on [(the Effective Date) or (on another date desired by the City, after the Effective Date)] and Consultant shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Consultant agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure

or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
- 7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision. The policy shall also include the Colorado Department of Transportation (CDOT), its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
- 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than FOUR HUNDRED THOUSAND DOLLARS (\$400,000) per person in any one occurrence and ONE MILLION DOLLARS (\$1,000,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the Consultant has no owned automobiles, the requirements of this paragraph shall be met by each employee of the Consultant providing services to the City of Louisville under this Agreement.
- 7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate.
- 7.2 The Consultant's general liability insurance, automobile liability and physical damage insurance, and professional liability insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies shall contain a severability of interests provision. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and

effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days' prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

- 7.4 Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Consultant agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, if and to the extent such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Consultant or any subcontractor of the Consultant, or any officer, employee, or agent of the Consultant or any subcontractor, or any other person for whom Consultant is responsible. The Consultant shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Consultant shall further bear all other costs and expenses incurred by the City or Consultant and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Consultant. Notwithstanding the foregoing, Consultant's duty to defend, indemnify and hold harmless the City, and its elected and appointed officials and employees as set forth in this section shall only arise upon determination, by adjudication, alternative dispute resolution, or mutual agreement between Consultant and the City, of the Consultant's liability or fault.]The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Consultant's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Consultant's professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of services of a similar nature in the Denver metropolitan area.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Consultant is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. Consultant shall satisfy all tax and other governmentally imposed responsibilities including but not limited to, payment of state, federal, and social security taxes, unemployment taxes, worker's compensation and self-employment taxes. No state, federal or local taxes of any kind shall be withheld or paid by the City.
- 10.2. **Consultant is not entitled to worker's compensation benefits except as may be provided by the Consultant nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the Consultant or some entity other than the City.**
- 10.3. Consultant does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Consultant has and retains control of and supervision over the performance of Consultant's obligations hereunder and control over any persons employed by Consultant for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Consultant or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Consultant nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Consultant represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Consultant and Consultant shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Consultant will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Except as provided in section 22.0 hereof, Consultant shall not assign or delegate this Agreement or any portion thereof, or any monies due or to become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City. Consultant shall not provide copies of any such material to any other party without the prior written consent of the City.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the District Court of Boulder County of the State of Colorado, and in no other court. Consultant hereby waives its right to challenge the personal jurisdiction of the District Court of Boulder County of the State of Colorado over it.

17.0 COMPLIANCE WITH LAWS

- 17.1 Consultant shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Consultant acknowledges that the City of Louisville Code of Ethics provides that independent contractors who perform official actions on behalf of the City which involve the use of discretionary authority shall not receive any gifts seeking to influence their official actions on behalf of the City, and that City officers and employees similarly shall not receive such gifts. Consultant agrees to abide by the gift restrictions of the City's Code of Ethics.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: City Manager
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4533

Fax: (303) 335-4550

If to the Consultant:

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- 20.1 Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- 20.2 Consultant shall be in compliance with the applicable provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Consultant, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Consultant receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Consultant may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Consultant will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective on the date first above written.

CITY OF LOUISVILLE,
a Colorado Municipal Corporation

By: _____
Ashley Stolzmann, Mayor

Attest: _____
Meredyth Muth, City Clerk

CONSULTANT:

By: _____
Title: _____

Exhibit A – Scope of Services



SCOPE OF WORK

Project Name: Town of Louisville – PULSE project – Phase 1

RVI# P25000151

Client Name: Town of Louisville

Client Address: 749 Main Street, Louisville, CO 80027

Based on conversations with the City of Louisville Staff, the project will be phased as outlined below. Two bid packages will be provided out into the following areas based on the recommendations outlined in the Downtown Vision Plan:

1A Bid Package:

- Relocated parking from existing parking lot at Steinbaugh Plaza site to South Street
- Diagonal to parallel re-striping on South Street to compensate for parking loss.
- Wayfinding – key monument signage in areas where phase 1B disturbance is minimal.

1B Bid Package

- Steinbaugh Plaza
- Front Street
- Main Street

ARTICLE 1. BASIC SERVICES

The Consultant shall provide, for the Basic Fee plus reimbursable expenses, services described in the following phases.

The scope is broken out in the following categories:

- General Services and Project Management
- Concept Design (phase 1 extents)
- Design Services
- Engineering Services During Construction

1.1 (TASK 01) DATA COLLECTION, GENERAL SERVICES AND PROJECT MANAGEMENT (PROJECT MANAGEMENT PLAN)

This initial phase of work is critical in developing a clear plan for executing the project, begin investigations into existing conditions and establishing initial contact and communication among property/business owners, key stakeholders, City Departments and other agencies. RVI's project management tasks will also carry through the entire project.

DATA COLLECTION

Data Collection work will begin immediately following contract execution. Final Documentation of work will be complete prior to initiating the Design Services phase of work. Documents will consist of Topographic Survey, Geotechnical Report, SUE Plans, Floodplain Assessment. Private Dry Utility coordination and further coordination with BNSF Railroad will continue to occur at this phase, with memos and updates provided throughout project.

DELIVERABLES:

1. Project Schedule
2. Project Issues/Goals/Objectives
3. Utilities and Infrastructure
4. Control Survey (CDOT 400 Series)
5. Mapping ROW / Tie-ins
6. PLSS Control (CDOT 400 Series)
7. Land Survey Control (CDOT 400 Series)
8. Tabulation of Properties (CDOT 200 Series)

9. Subsurface Utility Engineering
10. Geotechnical Report
11. Floodplain Analysis and Associated Design Requirements (curbless condition impacts)
12. Existing Lighting levels
13. Circulation Patterns/Access
14. Inventory of Historic Structures
15. Existing Cross-Sections and Spatial Delineation
16. Patio Seating analysis and effects on occupancy
17. Drainage and Water Quality Analysis
18. Event Closure Options and usage (if desired)
19. Parking Impact Analysis
20. Visual preferencing images
21. Summary of Initial Input from stakeholder, board, agency, city staff and steering committee

MEETINGS:

1. Project Kickoff meeting
2. Outreach and Meetings discussions
3. Stakeholder Meetings and Board/Agency Meetings
 - (a) Review and provide feedback on Issues/Analysis and Goals/Objectives
 - (b) Visual preferencing exercise - amenities, paving, lighting, seating photo evaluation
 - (c) Programmatic discussion - parking, events, safety/lighting, circulation/access, character, patio seating, art opportunities, seating, etc.
4. BNSF Railroad Coordination
5. Business/Property Owner Workshop #1 - listening sessions
6. City Staff/Steering Committee Workshop
 - (a) Review and provide feedback on Issues/Analysis and Goals/Objectives
 - (b) Visual preferencing exercise - amenities, paving, lighting, seating photo evaluation
 - (c) Programmatic discussion - parking, events, safety/lighting, circulation/access, character, patio seating, art opportunities, seating, etc.

PROJECT MANAGEMENT PLAN DEVELOPMENT

The project management plan development will be a document outlining tasks, meetings and deliverables that need to occur for the project to further gain approval with the stakeholder group, downtown businesses, and property owners.

This document would include the following:

- Scope of Work
- Construction budget
- Baseline project schedule
- Anticipated permitting requirements
- Outside agency coordination plan
- Resident/Business/Property Owner meeting plan
- Public outreach plan
- Anticipated project meetings
- Stakeholder list
- Communications plan
- Quality Assurance/Quality Control (QA/QC) plan

1.2 (TASK 02) CONCEPTUAL DESIGN

Preliminary Concepts will outline various alternative schemes to balance parking and sidewalk width needs and outline the pros and cons of each. In addition, lighting/ safety concepts will be outlined as well as possibilities for event closure, patio sizes, amenities, etc.

PRELIMINARY CONCEPT PLAN

1. Preliminary Concept plan responding to budget and initial input
2. Illustrative Plan(s)
3. Supporting Imagery
4. 3d renderings and cross-sections
5. Parking Summary Plans
6. Multi-modal integration
7. Wayfinding/signage plan
8. Lighting and Event diagrams
9. Preliminary Phasing
10. Contractor Pricing - OM (KCI)

DELIVERABLES:

- Budget Assessment of Vision Plan
- Evaluate Vision Plan concepts based on available budget and Business/
- Property Owner input
- Lighting and Event Considerations

MEETINGS:

1. City Staff/Steering Committee Design Charrette
 - (a) Review Analysis and Alternative Concepts for input/feedback
 - (b) Preliminary Concept Adjustments based on feedback
2. Business/Property Owner Workshop #2 - concept review
 - (a) Review preliminary Concept Plan Materials to obtain feedback
3. Agency and City Departmental Coordination
 - (a) Coordinate with agencies and City Departments to determine 'red-flags' for design and maintenance impacts, prior to final concept plan development.

FINAL CONCEPT PLAN

Final Concept Plans will outline illustrative plans and materials to describe and allow stakeholders to envision the preferred plans:

1. Concept Plans based on preferred alternative
2. Supporting Illustrations (3d models/illustrations) and Cross Sections
3. Proposed Lighting Diagrams
4. Patio Seating, Events, Site Features Kit of Parts - Image Based
5. Parking Summary Plans
6. Multi-modal integration
7. Wayfinding/signage plan
8. Lighting and Event diagrams
9. Phasing Plan
10. Contractor Pricing (KCI)
11. Business/Property Owner Workshop #3 - (1 meeting per 2-3 east/west blocks)
12. Review Final Concept Plan Materials for input and feedback
13. Individual Business and Property Owner meetings as required
14. Board Meetings to review concept design
15. Public Open House

16. Contractor Pricing (KCI)

1.3 (TASK 04) DESIGN SERVICES

Construction documents will consist of 30%, 60%, 90% and final design and construction documents required to accurately price and construct the project in coordination with all team consultants, with reviews and responses anticipated at each submittal. Final documents will vary slightly depending on Alternative Delivery potential. Construction document sets will be broken out into two separate Bid Packages as outlined in the Scope of Work Assumptions (1A and 1B).

PRELIMINARY DESIGN (30% / 60% CONSTRUCTION DOCUMENTS)

DELIVERABLES:

- Basis of Design Document
- Potholing coordination with Civil Engineer/City Staff
- Survey Control
- Demolition Plans
- Roadway Plans
- Signage and Striping
- Layout Plan
- Detail Call-Out Plan
- Electrical/Lighting Plan and Photometrics
- Grading and Drainage Plans
- Utility Plans
- Monument Plans
- Structural Plans
- Planting Plans and Details
- Irrigation Plans and Details
- Plan Enlargements
- Elevations and Cross Sections
- Site and Structural Details and Cut-Sheets
- Construction Specifications

FINAL DESIGN (90% / 100% AND FOR CONSTRUCTION BID SET)

DELIVERABLES:

- Construction documents will consist of revisions, evolution and detail additions to the Preliminary Design Documents list.

1.4 (TASK 05) CONSTRUCTION OBSERVATION PHASE SERVICES

1. Consultant shall, as part of the Basic Services, visit the site at Client's request to observe particular portions of the landscape work identified by the Client and to answer questions from the Client as to whether those identified portions are, in general being performed in accordance with the Construction Documents. Consultant may also visit the site periodically to determine whether the completed construction portions of the landscape work is in general conformance with the aesthetic intent of the Construction Documents. The Consultant will not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the work. The total number of all such Client-requested, and periodic, visits included in the Basic Services is 18.
2. Perform the following services as they relate to landscape components:
 - a. Attend pre-construction conference;
 - b. Respond to Requests for Information;
 - c. Review and process shop drawings, product data and samples (submittals). Individual submittal reviews are limited to two (2) per submittal;
 - d. Assist Client in preparing work descriptions for Change Orders;
 - e. Assist Client in reviewing applications for payment from contractor;
 - f. Assist Client in preparing progress memoranda.
3. Assist Client in conducting a Final Observation of the Project to determine, in general, whether the landscape items contained on the punchlist have been completed or corrected and are in general conformance with the aesthetic intent of the Landscape Construction Documents.
4. The Construction Observation Phase will terminate when final payment to the contractor is due, or in the absence of a final Certificate for Payment, sixty days after the Date of Substantial Completion of the Work, whichever occurs first.

ARTICLE 2. ADDITIONAL SERVICES

All services requested by the Client that are not listed in Article 1 of this Agreement are considered Additional Services. Additional Services are not included in the Basic Fee and shall be paid for by the Client as set forth in Article **Error! Reference source not found.** of this Agreement.

2.1 Additional Services include, without limitation, the following:

1. Providing services other than those set forth in Article 1 of this Agreement;
2. Expert witness services performed in preparing for and serving in connection with public hearings, litigation, arbitration, mediation, and/or negotiations;
3. Public or other presentations beyond those described in Basic Services;
4. Preparation of presentation materials for marketing or purposes other than in-progress approvals; construction of presentation models; or preparation of finish quality renderings for the Project;
5. Revisions to drawings previously provided by Consultant due to changes in the Projects' scope, budget or schedule; instructions that are inconsistent with written approvals or instructions previously given; or enactment or revision of codes, laws, or regulations subsequent to the preparation of such documents;
6. LEED or Sustainable SITES application, research, documentation, and certification services.
7. Services related to ADA/accessibility/compliance issues for existing site improvements which may be triggered by the design services for new improvements contemplated by this Agreement;
8. Any consultation, drawings, reports and other work products related to permits, approvals and ordinances; or, review and processing of permits, approvals and ordinances with agencies or municipalities having regulatory controls over the development not described in Basic Services;
9. Providing work in connection with the services of a construction manager retained by the Client;
10. Preparing drawings, specifications, supporting data and providing other services in connection with change orders to the extent that the adjustment in the basic compensation resulting from the adjusted construction costs is not commensurate with the services required of the Consultant; providing such change orders are required by causes not solely within the control of the Consultant;
11. Providing services made necessary by the default of the contractor, or by major defects or deficiencies in the work of the contractor;

2.2 HOURLY RATES

2.3 REIMBURSABLE EXPENSES

ARTICLE 3. CHANGES

ARTICLE 4. RESPONSIBILITIES OF THE PARTIES

ARTICLE 5. TERMINATION

ARTICLE 6. LIMITATIONS OF LIABILITY

ARTICLE 7. RELATIONSHIP OF PARTIES

ARTICLE 8. MISCELLANEOUS PROVISIONS

EXHIBIT B

RVI Fee Estimate - Louisville Downtown Streetscape Project - Phase 1									
13-Jan-25									
	RVI	General Services, Project Management and Data Collection	Conceptual Design	30% Design	60% Design	90% Design	100% Design/Bid Set	Construction Observation	TOTALS
	Principal	\$ 10,000	\$ 7,000	\$ 7,000	\$ 4,000	\$ 4,000	\$ 3,500	\$ 2,000	\$ 37,500
	Project Director	\$ 25,640	\$ 7,800	\$ 6,240	\$ 6,240	\$ 6,630	\$ 7,500	\$ 6,550	\$ 66,600
	Project Manager	\$ 30,550	\$ 9,600	\$ 16,200	\$ 10,800	\$ 15,600	\$ 10,250	\$ 15,300	\$ 108,300
	Landscape Architect	\$ 8,800	\$ 7,040	\$ 14,520	\$ 18,920	\$ 14,080	\$ 6,500	\$ 7,260	\$ 77,120
	Adminstrative	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 3,500
	RVI TOTALS PER TASK:	\$ 75,490	\$ 31,940	\$ 44,460	\$ 40,460	\$ 40,810	\$ 28,250	\$ 31,610	\$ 293,020
								RVI Reimbursables	\$ 5,000
								RVI Total	\$ 298,020
	CONSULTANTS								
	Civil - JVA	\$ -	\$ 14,500.00	\$ 22,500.00	\$ 33,500.00	\$ 42,500.00	\$ 18,000.00	\$ 24,000.00	\$ 155,000
	Structural - JVA	\$ -	-	\$ 4,000.00	\$ 7,000.00	\$ 12,000.00	\$ 2,000.00	\$ 7,000.00	\$ 32,000
	Transportation - Fehr & Peers	\$ 11,700	\$ 3,700	\$ 7,670	\$ 7,670	\$ 7,670	\$ 7,670	\$ -	\$ 46,080
	Lighting/Electrical - Mazzetti	\$ -	\$ 8,500	\$ 22,000	\$ 32,000	\$ 32,000	\$ 16,000	\$ 28,000	\$ 138,500
	Irrigation - Aqua	\$ -	\$ -	\$ 4,250	\$ 5,000	\$ 8,550	\$ 7,200	\$ 2,000	\$ 27,000
	Survey, Geo-tech, Dry Utilities/SUE & BNSF - WSB	\$ 200,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,573
	Cost Estimating - KCI	\$ -	\$ 3,000.00	\$ 3,000	\$ 7,000	\$ 5,000	\$ -	\$ -	\$ 18,000
	Wayfinding - Arthouse Design	\$ -	\$ 12,600	\$ 14,300	\$ 11,950	\$ 11,950	\$ 6,800	\$ 20,000	\$ 77,600
	CONSULTANT TOTALS PER TASK:	\$ 212,273	\$ 42,300	\$ 77,720	\$ 104,120	\$ 119,670	\$ 57,670	\$ 81,000	\$ 694,753
								GRAND TOTAL:	\$ 992,773



LOUISVILLE DOWNTOWN STREETSCAPE PROJECT PHASE 1

Statement of Qualifications • January 8, 2025

Prepared for: City of Louisville

Submitted by: RVi Planning + Landscape Architecture

PRINCIPAL-IN-CHARGE

Craig Russell, PLA, CLARB
506 South College Avenue, Unit A
Fort Collins, CO 80524
970.484.8855 main
970.631.2072 mobile
crussell@rviplanning.com

PROJECT MANAGER

John Beggs, PLA
506 South College Avenue, Unit A
Fort Collins, CO 80524
970.484.8855 main
970.581.4318 mobile
jbeggs@rviplanning.com



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January 8, 2025

Jordan Jefferies, PE
Assistant City Engineer
Department of Public Works
City of Louisville

Dear Mr. Jefferies,

Thank you for considering RVI's qualifications for the Louisville Downtown Streetscape Project - Phase 1. We are thrilled about the opportunity to collaborate with the City to reimagine and enhance its downtown streetscape, creating an inviting, accessible, and vibrant public realm that reflects Louisville's rich character and vision for the future.

EXPERIENCE IMPLEMENTING MULTIPLE FRONT RANGE STREETSAPES

Our experience with a number of streetscape efforts in Downtown Core settings ranges from master planning, corridor design to design and implementation. Working within complex existing conditions with highly invested and concerned retail/commercial stakeholders brings a level of complexity to these projects unlike other efforts and we have successfully helped navigate this complexity on projects including the Downtown Loveland 4th St. Heart Improvements Project, Linden Street Renovations project in Fort Collins, University Hill Event Street in Boulder, multiple downtown Alley Renovation projects in Fort Collins, the West Elizabeth Corridor Design and the Lincolnway Corridor and Streetscape plan in Downtown Cheyenne, WY.

COMMUNITY-CENTERED DESIGN IN DOWNTOWN SETTINGS

Through our extensive experience with stakeholder engagement efforts in Downtown Settings, we believe we can help craft a highly effective public and stakeholder engagement strategy that is defensible, inclusive and engaging with an eye on minimizing controversy and satisfying the diverse participants with retail/commercial oriented concerns as well as City Staff/departmental concerns. Our focus will be on gaining consensus through multiple types of engagement and alternative options.

INNOVATIVE, DURABLE SOLUTIONS

Our practice is a design firm that focuses on creating memorable places for people, and understand how to create timeless design. In addition to urban projects in Colorado, we have worked in New York, St. Louis, Chicago, Wyoming and many other locations throughout the U.S. We have a deep rooted belief in functional design that avoids trends to become memorable, elegant and permanent. We create spaces for people, respecting context, history while promoting the future use and vision, that allows for flexibility, while also allowing for organic downtown growth for business.

We hereby certify that the information provided in this Statement of Qualifications is true and complete to the best of our knowledge. Furthermore, we acknowledge receipt and review of all addenda issued for the Louisville Downtown Streetscape Project - Phase 1. Craig Russell is authorized to submit proposals and sign contracts on behalf of RVI.

RVI is ready to partner with the City of Louisville to create a transformative downtown streetscape that enhances quality of life, promotes economic vitality, and strengthens community identity. We look forward to the opportunity to bring Louisville's vision to life.

Craig Russell, PLA, CLARB
Principal-In-Charge
506 Sth College Ave, Unit A • Fort Collins, CO 80524
970.631.2072 mobile | crussell@rviplanning.com



QUALIFICATIONS



QUALIFICATIONS



Our purpose is to inspire people to be outside and engage in the community around them.

FIRM OVERVIEW

Founded in 1982, RVi is a national firm with over 150 employees and 12 offices across the country. We bring a wide range of experience and a collaborative, creative approach to each project, continuously raising the bar for clients and communities. Known for our expertise in master planning and designing outdoor spaces, we leverage our 42-year legacy to provide top-tier planning and landscape architecture services for diverse projects nationwide.

EXTENSIVE STREETSCAPE VISIONING AND IMPLEMENTATION EXPERIENCE

RVi has served as the lead designer and planner on a variety of public streetscape projects and alley enhancements projects including the Downtown Loveland 4th Street Heart Improvements Project, the Linden Street Revitalization in Fort Collins Downtown, University Hill Event Street Design, the Downtown Fort Collins Alleys & Integrated Walkways Masterplan, eight Fort Collins Downtown Alley Enhancements, Cheyenne Downtown Lincolnway Corridor/Streetscape Plan, North Main Streetscape in Sheridan, WY and the Boulder Civic Area Master Plan. We are intimately familiar with what it takes to execute a successful project in the public realm that is as simple as possible to maintain while meeting design objectives and achieving longevity. We have extensive expertise in public outreach and communicating with stakeholders for input and consensus.

ALTERNATIVE DELIVERY METHODS

RVi is currently leading design efforts on the Downtown Loveland 4th Street Heart Improvements Project which is executed under a CMAR contract. Many other streetscape and alley enhancement projects have also been led by RVi under CMGC or CMAR contracts. All subconsulting engineers also have experience with CMAR, CMGC and design build project efforts.

LICENCES AND CERTIFICATIONS

All RVi key staff involved in the project are licensed landscape architects in the State of Colorado with the exception of Will Wagenlander, AICP.

LOCATION OF KEY PERSONNEL

All RVi key project personnel primarily office in Fort Collins, CO, with the exception of Will Wagenlander, of the RVi Denver office. All other team members are located in Denver or Boulder. No key project personnel are located beyond an hour drive from Louisville.





PROJECT TEAM RESUMES

RVI PLANNING + LANDSCAPE ARCHITECTURE



CRAIG RUSSELL, PLA
Principal-In-Charge

Craig is highly regarded in the industry for his extensive expertise in design and master planning, spanning urban spaces, public parks and gardens, corporate campuses, and civic centers. His diverse portfolio reflects a commitment to creating spaces that are both functional and inspiring. An accomplished illustrator, Craig is celebrated for his ability to bring projects to life during the early concept phase through compelling visualizations. He has received multiple awards from ASLA, highlighting his contributions to the field.

EDUCATION

MLA University of Oregon, Eugene
BS, Landscape Architecture,
Colorado State University,
Fort Collins

PROFESSIONAL LICENSURE

CLARB, State of Wyoming & Colorado
Professional Landscape Architect

RELEVANT EXPERIENCE

- Linden Street Renovations, Fort Collins, CO
- University Hill Event Street, Boulder, CO
- Ft Collins Alleys, Fort Collins, CO
- 4th Street Enhancements, Loveland, CO

YEARS WITH THE FIRM 18



JOHN BEGGS, PLA, CLARB
Project Director, Assoc. Principal

Garnering tenure in two industry-leading firms, John brings extensive experience spearheading global projects to RVI. John, who will serve as the Project Manager on this project, is recognized for his outstanding design and project management skills that successfully bring clients' visions to life time and time again.

EDUCATION

BS, Landscape Architecture,
Colorado State University,
Fort Collins

PROFESSIONAL LICENSURE

Registered Landscape Architect
CLARB, State of Colorado

RELEVANT EXPERIENCE

- Linden Street Renovations, Fort Collins, CO
- University Hill Event Street, Boulder, CO
- Ft Collins Alleys, Fort Collins, CO
- 4th Street Enhancements, Loveland, CO

YEARS WITH THE FIRM 15



MELANIE CARPENTER, PLA
Project Manager, Landscape Arch.

Melanie is a licensed landscape architect whose talents and experience span an extensive range of project types, both public and private. She has worked both nationally and internationally, equipping her with a depth of experience in streetscapes, parks, playgrounds, and on-structure spaces. Melanie's projects celebrate each project site individually, recognizing each site's context and narrative as unique. She is dedicated to guiding projects to fruition, finding great fulfillment in bringing meaningful, tangible impacts to communities.

EDUCATION

MLA, University of Minnesota
Bachelor of Environmental Design
University of Minnesota

PROFESSIONAL LICENSURE

Professional Landscape Architect

RELEVANT EXPERIENCE

- Connecting Auraria, Denver, CO*
- La Alma-Lincoln Park Visions Plan, Denver, CO*
- Uvalda Channel Improvements, Denver, CO*

YEARS WITH THE FIRM 1



WILL WAGENLANDER
Planner, Public Engagement

Will brings extensive experience across diverse planning environments and disciplines, with a focus on collaboration and context-driven solutions. His approach emphasizes creating practical, community-centered plans that address complex built and regulatory environments. His expertise in land use and transportation underscores his commitment to holistic, integrated community design.

EDUCATION

University of Colorado, Master of Urban Design; Master of Urban & Regional Planning
University of Puget Sound, Bachelor of Arts – History

RELEVANT EXPERIENCE

- Northeast Texas Trail (NETT) Feasibility Study, Texas Parks and Wildlife Department
- Town of Windsor MP, Windsor, CO
- Jefferson County HWY 93 Trail Feasibility Study*
- West Vail Pass Expansion: Context Sensitive Design/Visual Impact Study*

YEARS WITH THE FIRM 2.5

** individual experience*

PROJECT TEAM RESUMES

JVA



BRETT ROBINSON
Principal, Structural Engineering

EDUCATION

B.S., Civil Engineering, Brigham Young University, Provo, UT, 1997

M.S., Civil Engineering, Michigan State University, East Lansing, MI, 2003

REGISTRATION

Professional Engineer

Colorado, Michigan

RELEVANT EXPERIENCE

- Boulder Civic Area 11th Street Bridge and Park, Boulder Parks & Recreation
- Reed Avenue Corridor Improvements, Cheyenne, WY (In Progress)
- Violet Park Bridge & Site Features, Boulder Parks & Recreation (In Progress)
- Burke Park Improvements, Boulder Parks & Recreation
- Valmont Bike Park Metal Barn Improvements, Boulder Parks & Recreation
- Valmont Bike Park Shed Foundation, Boulder Parks & Recreation
- Elks Park Replacement Bridge, Boulder Parks & Recreation



XAVIER TORRENTS
Sr Project Manager, Civil Engineering

EDUCATION

B.S., Topography Engineering, Polytechnic University of Catalonia, Spain, 1997

B.S., Civil Engineering, Polytechnic University of Catalonia, Spain, 2001

REGISTRATION

LEED Accredited Professional, 2009

Certified Floodplain Manager (CFM), 2009

RELEVANT EXPERIENCE

- Vaisala, Louisville, CO
- Louisville, Stormwater Master Plan, Louisville, CO
- Louisville Recreation and Senior Center, Louisville, CO
- Louisville Memory Pool, Louisville, CO
- Dairy Block, Denver, CO
- Affinity Luxury Flats, Denver, CO
- Inspire Trail Lafayette, Lafayette, CO

FEHR & PEERS



CHARLES ALEXANDER, PE, AICP, RSPi
Principal

Charlie is a national Complete Streets expert who specializes in complex multimodal transportation planning and engineering projects. His project experience also includes multimodal safety, traffic operations, travel demand forecasting, transit planning, and traffic engineering design projects. Charlie applies this diverse experience to projects that require complex pedestrian, bicycle, and transit design solutions; consent-building around modal tradeoffs; and strategic stakeholder and community engagement.



MAGGIE OSTWALD, EIT
Transportation Engineer/Planner

Maggie is a Transportation Engineer with a drive to build accessible transportation networks that foster strong, safe communities. Her attention was first captured by multi-modal roadway design in Worcester, MA before relocating to Denver and beginning to explore the critical intertwining of planning and transportation design. She has since worked on a wide range of projects throughout the western United States. Maggie believes strongly in community-centric design and brings a passion for reliable and sustainable travel to every project.

PROJECT TEAM

FEHR & PEERS CONTINUED



ALEX GRAESE-HARMANN, EIT
Transportation Engineer

Alex is a Transportation Engineer working to improve how people experience transportation modes through traffic engineering and transportation planning. He has worked on a variety of transportation projects throughout the north Front Range of Colorado and the Denver metro area including traffic operations analysis, microsimulation, traffic calming design, and corridor planning. He enjoys utilizing new and old skills in software such as Synchro, TransModeler, and AutoCAD for traffic analysis, corridor planning, and transportation engineering.

MAZZETTI



BRENNAN SCHUMACHER, LEED AP
Principal, Lighting Design Studio Leader

Brennan leads Mazzetti's growing global Lighting Design Studio which delivers dynamic lighting solutions that are technologically-advanced, environmentally responsible and promote human health. He has presented for the IES, Smithsonian Institute, the Department of Energy, at Green Schools conferences, Sustainable Living Fairs and several branches of USGBC. He continues to educate clients and colleagues through accredited presentations and classes on Sustainable Lighting Design and Human Health.

EDUCATION

AAS, Electrical Construction Design & Management, Dunwoody College of Technology, Minneapolis, MN

PROFESSIONAL LICENSURE
LEED® Accredited Professional & IES

RELEVANT EXPERIENCE

- Linden Street Improvements | Fort Collins
- Windsor Alley Improvements | Fort Collins, CO
- City of Loveland HIP Street Improvements | Loveland, CO | RVI Architecture and Planning

YEARS OF EXPERIENCE 24



HOLLY TAYLOR, PE
Discipline Lead, Electrical Engineer

Holly has worked on an impressive range of projects in numerous sectors, including higher education, healthcare, government, and commercial facilities. She has assisted in the design of high-performing buildings and on projects that incorporate photovoltaics, high efficiency lighting design, and reduced power consumption using automatic daylight sensing light controls. Holly's knowledge of the LEED certification process, as well as Net Zero Energy and PV design, adds value when working on sustainable buildings.

EDUCATION

B.S. Architectural Engineering
University of Colorado, Boulder, CO

PROFESSIONAL LICENSURE
Registered Professional Engineer; CO

RELEVANT EXPERIENCE

- Linden Street Improvements | Fort Collins
- Windsor Alley Improvements | Fort Collins, CO
- City of Loveland HIP Street Improvements | Loveland, CO | RVI

YEARS OF EXPERIENCE 13+



MARK DE LA FUENTE, PE, IALD
Sr Associate, Senior Electrical Engineer

Mark is an electrical engineer and an award winning lighting designer. A communicative designer, Mark utilizes a variety of computer modeling tools to convey lighting analysis and calculations, including 3D visualization software, daylighting, shadow studies, artificial lighting, and animations. Mark's experience includes both interior and exterior lighting analysis and design, daylighting analysis and LEED lighting design for both function and aesthetics, all aspects of power systems design, power distribution and power quality, emergency power systems, auxiliary life safety systems, and construction administration.

EDUCATION

B.S. Architectural Engineering University of Kansas Lawrence, Kansas

PROFESSIONAL LICENSURE
Registered Professional Engineer: MO

RELEVANT EXPERIENCE

- Fort Collins Alley Improvements, Fort Collins, CO
- John Muir Health St Improvements, Walnut Creek, CA
- Auburn Medical Center, Auburn, WA

YEARS OF EXPERIENCE 23+

PROJECT TEAM RESUMES

ARTHOUSE



BETH ROSA
Principal & Design Director

Leading ArtHouse's team of award-winning designers, Beth directs projects throughout the design process and manages complex elements from multiple disciplines with skill and grace. Her steadfast efforts and broad knowledge help to consistently exceed clients' expectations by increasing creativity and productivity for a greater return on investments. Beth approaches design with a perceptive eye and analytic mind to connect verbal and visual cues into strategic, clever solutions. With advanced technical skills and code expertise, Beth smoothly guides large-scale, multi-phase projects through municipal review processes and approvals. Partial to designing for the built environment, Beth integrates visual expression and theming to shape the idea of a place.

EDUCATION

B.S. Communication & Info, Design,
SUNY Institute of Technology, Utica, NY
B.A., Communications Design, Rocky Mtn
College of Art & Design, Denver, CO

PROFESSIONAL LICENSURE

LEED® Accredited Professional & IES

RELEVANT EXPERIENCE

- City of Louisville, Louisville, CO
- Bellevue Station, Denver, CO
- Upper Downtown, Denver, CO

YEARS OF EXPERIENCE 24



CHUCK DESMOINEAUX
Principal & Design Director

Chuck's career in design started nearly 25 years ago and he's since become an expert in visual communication, wayfinding, identity design and branded environments. His collaborative approach and attention to detail is evident in his dedication to his projects, be it a large-scale, international, multi-lingual wayfinding system or for a small boutique identity. His perspective on the world around him and distinct way of thinking, allow him to cull through clutter, finding the best solution for his clients and their projects. Chuck is known for his creativity, humor, thoughtfulness and his expert use of materials, colors and forms.

EDUCATION

B.S. Business Administration - Marketing
University of Colorado, Boulder, CO
A.S., Visual Communications - Graphic
Design, CO Institute of Art, Denver, CO

PROFESSIONAL LICENSURE

Registered Professional Engineer; CO

RELEVANT EXPERIENCE

- Copper District, Clayton, NC
- High Line Canal, Denver, CO
- Town of Avon, CO
- National Western Center, Denver, CO

YEARS OF EXPERIENCE 13+



KEVIN PENLAND
Senior Designer

Kevin's career as a Designer spans over 25 years, with a focus on graphic design, branding, environmental graphics and wayfinding programs for retail, ski resorts, hospitality, transportation, residential, and mixed-use land developments. He has been fortunate to work alongside some of the best in the disciplines of Architecture, Interior and Industrial Design. His project experience includes work across the U.S., Asia and Europe. Kevin brings along with him a deep set of skills that range from ideation, concept design, hand drawing, 3D modeling, rendering and fabrication detailing. Kevin thrives while in collaboration with our team, as he strives to provide thoughtful and beautiful solutions for the projects he is involved.

EDUCATION

B.A. Graphic Design, Drawing, Honors
- Cum Laude, Colorado State University -
Fort Collins, Colorado

PROFESSIONAL LICENSURE

Registered Professional Engineer: MO

RELEVANT EXPERIENCE

- Copper District, Clayton, NC
- DTC Wayfinding, Denver, CO
- United States Olympic & Paralympic
Museum, CO Springs, CO

YEARS OF EXPERIENCE 29

KCI



JEREMY JUSTUS
Director of Preconstruction

Jeremy has become one of the most prolific leaders in our industry along the front range in developing projects from PreConstruction to final completion. He leads the PreConstruction efforts with our team as a collaborative approach. With a keen attention to detail, Jeremy brings creative solutions to all of our projects. He is counted as an expert in making the most challenging projects become a reality and creates success for his developer partners. He has recent and relevant preconstruction experience with public facilities to enhance community spaces. Jeremy excels in collaboration with all projects stakeholders lending to successful projects for his clients

RELEVANT EXPERIENCE

- University Hill Streetscape
Renovations, Boulder, CO
- New Belgium Brewery Remodels Fort
Collins, CO
- Fort Collins Country Club Sitework
Renovation, Fort Collins, CO
- Morgan Hill Pool and Clubhouse,
Erie, CO

YEARS OF EXPERIENCE 10+

PROJECT TEAM RESUMES

WSB



SHAWN POE, PE, CFM, ENV-SP
Director of Municipal Services

Shawn is a Director of Municipal Services based in the Denver office and was hired in August 2024. Shawn has nearly 30 years of experience in the public and private sectors in both Colorado and Texas. Throughout his career, Shawn has supported communities across the nation as a City Engineer, Director of Public Works, and Director of Engineering. Shawn served on the DRCOG Technical Advisory Committee. His strengths include relationship building, organizational skills, leading teams and motivating others, and serving clients as promised with the highest level of professionalism.

EDUCATION

BS Civil Engineering,, University of Texas at Arlington, 1994

ME Engineering, Management, University of, Colorado at Boulder, 2015

REGISTRATION

Professional Engineer: CO and TX

RELEVANT EXPERIENCE

- City Engineer, Commerce City, CO
- Director of Engineering, Richardson, TX
- Director of Public Works, Rowlett, TX



MAGGIE ALLISON, PE
Project Manager, Municipal Services

Maggie is Project Manager in the Municipal Services group with over 12 years of experience. She has worked in several different specialty areas within Civil Engineering and has worked in both the private and public sector. Her strengths include excellent communication, organizational skills, attention to detail, and the drive to complete tasks as promised with the highest level of professionalism.

EDUCATION

Bachelor of Science, Civil Engineering, Purdue University, 2012

REGISTRATION

Professional Engineer: CO, CA and TX

RELEVANT EXPERIENCE

- Development Review and Coordination Engineer, Commerce City, CO
- Forensic Engineer, Golden, CO
- Engineer II, Golden, CO



ZACK MUNSTERMANN, PE
Geotechnical Engineer

Zack has over 17 years of experience in the Geotechnical profession across multiple states and various levels. Prior to his work at WSB, Zack was a Project Manager and Staff Engineer coordinating with his teams to conduct subsurface explorations, laboratory testing, and preparing Geotechnical Reports with recommendations for a vast array of projects. He has also worked as a Construction Materials Technician and held certifications for soil and concrete field testing. Zack understands the importance of clear communication and collaboration with the entire team at every stage of the process to deliver an exceptional product.

EDUCATION

Bachelor of Geological Engineering, University of Idaho, 2003

REGISTRATION

Professional Engineer: CO and OK

RELEVANT EXPERIENCE

- Bluff Lake Nature Center, Denver, CO
- GCSD - Sanitary Sewer, Cii9, Gilpin County, CO
- Aurora Highlands - Phase 1 and 2, Aurora, CO
- Convenience Store & Fueling Station, Mead, CO



MICHAEL KERVIN, PLS
Colorado Director of Survey

Michael is a professional land surveyor with over 33 years of professional experience. His skills include establishing horizontal and vertical control, topographic and boundary surveying, legal descriptions and exhibits, property research, right-of-way determination, ALTA/ACSM Land Title Surveys, monumentation, and platting. Prior to joining WSB, Michael served as the principal of Kervin Surveying, where he was responsible for day to day company operations as well as field to finish surveying.

EDUCATION

Bachelor of Science Land Surveying Engineering, Purdue University, West Lafayette, IN, 1997

REGISTRATION

Professional Engineer: CO

RELEVANT EXPERIENCE

- Municipal Airport Surveys, Statewide Colorado
- EagleP3, SERI and Northwest Extension Lite and Commuter Rail, Denver, CO

PROJECT TEAM RESUMES

WSB



JEB FRENCH
Subsurface Utility Engineering Area Mgr

Jeb has managed Subsurface Utility Engineering (SUE) programs for all service lines including renewable energy, fiber optic construction and DOT programs. With nearly 30 years experience in the utility industry, he has been directly involved in Damage Prevention and the successful management of SUE scopes on hundreds of projects throughout the state of Colorado. Jeb has extensive knowledge in managing resources, assets, teams and projects.

EDUCATION

Colorado State University
1982-1986

RELEVANT EXPERIENCE

- Akers to Calhan Fiber Build, El Paso County
- Mosier Siding, Union Pacific Railroad, Portland, OR
- Many Farms, Navajo Nation

AQUA ENGINEERING



CULLEN B. KINOSHITA, CLIA, ASIC
Project Manager, Mu

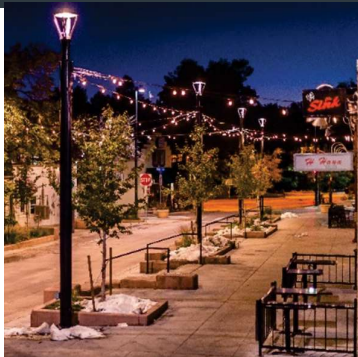
Cullen Kinoshita is an irrigation and hydraulic engineer and has over 20 years of experience as project manager and engineer. He holds a BS in Agricultural Engineering from Colorado State University. Cullen specializes in irrigation engineering, water management, hydraulic analysis, irrigation scheduling, central control system programming, and pump station design. In addition, he has experience with field staking, construction observation, and record drawing preparation. He is an Irrigation Association Certified Landscape Irrigation Auditor (CLIA) and Professional Member of the American Society of Irrigation Consultants (ASIC). In addition to his work in Colorado, Jason has also completed numerous projects in Texas, Utah, West Virginia, California, Wyoming, Kansas, Arizona and China. Jason is a registered Professional Engineer in Colorado, and an Irrigation Association Certified Landscape Irrigation Auditor (CLIA).

RELEVANT EXPERIENCE

- Ft Collins Alleys, Fort Collins, CO
- 4th Street Enhancements, Loveland, CO
- Linden Street Renovations, Fort Collins, CO



PROJECT TEAM



**RVI PLANNING + LANDSCAPE
ARCHITECTURE**

As planners and landscape architects, we embrace every opportunity to advance our mission by creating memorable and engaging outdoor experiences. Founded in 1982, RVI has grown into a national firm with a broad range of project experience that inspires our team to think creatively. The firm has offices in Colorado, Arizona, Georgia, Florida, North Carolina and Texas. We approach each new opportunity with an adventurous spirit, a collaborative mindset, and a desire to consistently raise the bar for our clients and for the communities we serve.



MAZZETTI

The firm's engineers and designers focus on integrating proven technologies with infrastructure design that serves localized needs and resource constraints. They are adept at identifying and designing for potential future constraints, resiliency needs, and technological advancements. Through integrated design, analysis, and modeling, Mazzetti's lighting designers deliver artful solutions that optimize human comfort and productivity, maximize functionality, and minimize impact on the planet. Denver Mazzetti started in 2008.



ARTHOUSE DESIGN

ArtHouse Design is a Denver-based, full-service graphic design firm devoted to the creation of beautiful, thoughtful design. Nimble and versatile, they have a wide range of expertise, from branding and identity to wayfinding and signage. Their tagline, "Left Brain, Right Design," epitomizes how they approach their work, balancing the creative with the analytical and providing clever thinking with smart decisions. They are leaders in the experiential graphic design community designing placemaking, signage and wayfinding elements that shape and enhance user-friendly, built environments.



FEHR & PEERS

Fehr & Peers is a national, 400-person transportation engineering and planning firm with Colorado offices in Denver and Boulder. They provide a wide array of transportation services including transportation engineering design, active transportation planning, traffic impact analysis, parking planning, multimodal safety, transit planning, and traffic operations. In Louisville, Fehr & Peers has been involved in several projects since 2018: the South Boulder Road Pedestrian & Bicycle Connectivity Study and design, the Traffic Signals Management Plan, re-timing of the city's traffic signals in 2024, microsimulation for the Via Appia road diet, support with a DRCOG technology grant, and the Parcel O Traffic Impact Study. Fehr & Peers has also had support roles on the Future 42 plan and design, the Downtown Vision Plan, the Comprehensive Plan, and the Design & Construction Standards.



JVA

JVA, Incorporated is a consulting structural, civil and environmental engineering firm headquartered in Boulder, Colorado with offices in Fort Collins, Denver, Winter Park, and Glenwood Springs. JVA has a 69-year history of engineering experience serving architects and owners on building projects, site development and water/wastewater projects throughout the Rocky Mountain area and nationwide. Our current staff size is 145. The principals are registered in Colorado and many states across the country.

PROJECT TEAM



KCI

Since 1987, we have built our reputation the same way we build every construction project – with honesty and a commitment to quality at a competitive price. KCI has proved its credibility for the past 33 years and is positioned to provide proactive Pre-Construction and Construction services to our clients. Over the years, our model has resulted in a repeat client average of 80% due to our loyalty, honesty, and integrity. Our experience includes extensive Pre-Construction services, new construction, renovation, and site improvements that provide safe, healthy spaces for our communities.



WSB

WSB is a forward-thinking design and consulting firm specializing in engineering, community planning, environmental, and construction services. WSB has 1,500 team members offering 50+ services and has been in business for 29 years. We believe the future is what we make of it. Fortunately, we're in the business of making. Our actions speak for themselves. We are a collective of critical, creative and empathetic thinkers with ambitious and disruptive ideas. We partner with communities to help them forge ahead. We exist to build what's next in infrastructure—the places, spaces and systems that support our lives.



AQUA ENGINEERING

A Colorado corporation founded in 1975, is an irrigation engineering firm specializing in water-conserving irrigation system design and management for aesthetic and functional landscapes and agricultural endeavors. The firm is staffed by agricultural and civil engineers and accredited design consultants with backgrounds in irrigation and water resources. Aqua Engineering has earned a reputation for applying a standard of high quality to all its work, and is at the forefront in irrigation design, engineering, and management. The firm utilizes state-of-the-art irrigation design software and high-efficiency water management metrics to develop systems that optimize irrigation application efficiency, thereby minimizing annual maintenance, water, and electrical costs.

RVi

ESTABLISHED

1982



150+
EMPLOYEES

12
twelve
OFFICES

FIVE
STATES

“RVi is an exceptional design firm that truly understands both the science behind a project and the critical nature of public involvement in the process.”

Susan Rankin,
Former Executive Director,
The Trail Foundation

FIRM CAPABILITY

KEY EXPERIENCE - RVi Fort Collins (formerly Russell + Mills Studios) will serve as the lead consultant. Our experience includes leading design teams through implementation on the Fort Collins Linden Convertible Streetscape, Loveland 4th Street Heart Improvements Project (5 blocks), City of Boulder University Hill Event Street, Downtown Fort Collins Alley Enhancements.

TEAM EXPERIENCE - Team members have all worked together previously on similar urban streetscape and corridor project efforts, RVi, JVA, Mazzetti and Aqua Engineering have implemented the University Hill Event Street and Downtown Fort Collins Alley Enhancements as a team.

CRAIG RUSSELL, PLA, ASLA, CLARB, will serve as the Principal-in-charge and will be involved throughout the project, actively participating in meetings during Concept Design, Schematic Design and providing key input during Construction Documentation as well as constant review throughout the project schedule.

JOHN BEGGS, PLA, will serve as the primary contact for this contract, bringing over twenty years of experience as a skilled landscape architect with critical experience implementing streetscape projects

UNIQUE KNOWLEDGE - All consultants and team members have dealt extensively with design in challenging, complex, urban conditions along downtown streetscapes, with multiple stakeholders and voices. In addition, our team brings specific BNSF crossing experience through WSB, downtown municipal engineering experience through JVA and implementation experience and lessons learned through RVi on very similar efforts in other Front Range municipalities.



PRINCIPAL-IN-CHARGE

Craig Russell, PLA, CLARB (RVi)
Principal



QA/QC

Tim Bargainer, PLA, ASLA, CLARB (RVi)
Sr. Vice President of Public Markets



PRIMARY POINT OF CONTACT

PROJECT DIRECTOR

John Beggs, PLA (RVi)
Landscape Architect



PROJECT MANAGER

Melanie Carpenter, PLA (RVi)
Landscape Architect



COMMUNICATIONS AND OUTREACH MANAGER

Will Wagenlander (RVi)
Director of Planning



STRUCTURAL ENGINEERING

Brett Robinson (JVA)



CIVIL ENGINEERING

Xavier Torrents (JVA)



WAYFINDING

Beth Rosa (ArtHouse)



SURVEY, GEO-TECH, DRY UTILITIES/SUE & BNSF
Shawn Poe, PE, CFM, ENV-SP (WSB)



MULTIMODAL & TRAFFIC ENGINEERING

Charles Alexander, PE, AICP, RSP1 (Fehr and Peers)



LIGHTING & ELECTRICAL ENGINEERING

Brennan Schumacher, LEED AP



COST ESTIMATING

Jeremy Justus (KCI)



IRRIGATION

Cullen B. Kinoshita, CLIA, ASIC (Aqua Engineering)

FIRM CAPABILITY

DISCIPLINES

RVi is a national firm with over 150 employees and 12 offices in Colorado, Arizona, Texas and Florida, providing Landscape Architecture, Urban Design and Planning services. RVi Fort Collins (formerly Russell + Mills Studios) will serve as the lead consultant. Our experience leading design teams through implementation on the Fort Collins Linden Convertible Streetscape, Loveland 4th Street Heart Improvements Project (5 blocks), City of Boulder University Hill Event Street and a number of other similar projects will be brought to this effort. RVi Staff Disciplines are as follows:

Craig Russell, PLA, ASLA - Landscape Architect/Urban Designer
John Beggs, PLA - Landscape Architect/Urban Designer
Melanie Carpenter, PLA - Landscape Architect
Will Wagenlander, AICP - Planner/Urban Designer

RAILROAD COORDINATION/BNSF EXPERIENCE

RVi is currently working on the Loveland 4th St. Heart Improvements Project, which includes a BNSF crossing at the west end of 4th Street. Negotiations with BNSF are expected to be finalized in Spring of 2025.

WSB will lead the BNSF crossing efforts through Shawn Poe, Director of Municipal Services and Maggie Allison, P.E., who have successfully coordinated operational and reconstruction efforts for multiple BNSF crossings along E 72nd Ave, E 96th Ave, E 104th Ave and Rosemary Street in Commerce City, Colorado. Shawn brings his knowledge of process, relationships with BNSF staff and lessons learned through these efforts to the team. WSB will meet with BNSF staff soon after notice to proceed, as early engagement is critical, in addition to multiple follow-up coordination meetings, with consistent coordination emphasized.

SUBCONSULTANT ROLES

The RVi team has been specifically assembled a

RVi -Lead Consultant, Landscape Architecture and Urban Design/ Planning

JVA - Civil Engineering Design, Drainage and Floodplain/Hydraulic Modeling, Structural Design

WSB - Railroad/BNSF Coordination, Survey, Geotechnical Engineering, SUE, franchise (dry) utility coordination

Fehr and Peers - Multimodal Integration and Transportation Planning

Mazzetti - Electrical Engineering and Lighting Design

Arthouse Design - Wayfinding and Signage Design

AVAILABILITY

The RVi team are fully available to complete all project tasks. Staff availability is as follows:

Key Firms	% of Capacity Available - 1yr	Key Firms	% of Capacity Available - 1yr
RVi		Mazzetti	
Craig Russell	15	Brennan Schumacher	15
John Beggs	25	Holly Taylor	25
Melanie Carpenter	30	Mark De La Fuente	40
Will Wagenlander	20	WSB	
Fehr and Peers		Shawn Poe	20
Charles Alexander	15	Maggie Allison	30
Maggie Ostwald	30	Zach Munstermann	20
Alex Graese-Harmann	25	Jeb French	20
JVA		Michael Kervin	25
Brett Robinson	20	KCI	
Xavier Torrents	30	Jeremy Justus	35
Arthouse Design		Aqua Engineering	
Beth Rosa	15	Cullen Kinoshita	32
Chuck Desmoineaux	30		
Kevin Penland	20		

COMPUTER SOFTWARE AVAILABILITY

Team software availability includes the following:

Key Firms	Auto CAD	Microsoft Excel	Microsoft Word	ARC GIS	Adobe Acrobat	Adobe Photoshop	Adobe InDesign	Adobe Illustrator
RVi	x	x	x	x	x	x	x	x
Fehr & Peers	x	x	x	x	x	x	x	x
JVA	x	x	x	x	x	x	x	x
Arthouse Design	x	x	x		x	x	x	x
Mazzetti	x	x	x		x	x	x	x
Aqua Engineering	x	x	x		x	x	x	x
WSB	x	x	x	x	x	x	x	x
KCI	x	x	x		x	x	x	x

PAST PERFORMANCE

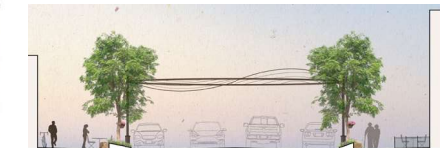
4th Street Improvements Project

Client: City of Loveland

Project Completion: Under construction (on schedule)

Budget: \$24 Million (on budget)

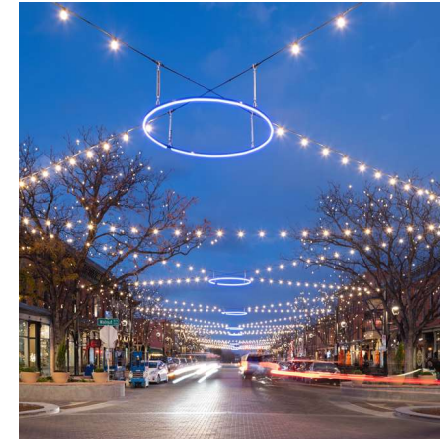
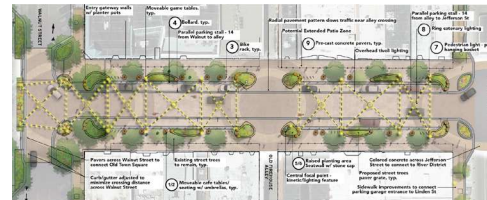
As a part of the Heart Improvement Plan for the City of Loveland, RVI Planning* was the lead urban design consultant for 5 blocks along 4th Street in Downtown Loveland. Improvements included a reconfigured curbless street cross section, enlarged sidewalk areas with concrete pavers, enhanced seating using natural stone blocks surrounding new in ground planting and festive pedestrian level lighting with catenary lights over the street. The project also included extensive public outreach and detailed coordination with the Construction Manager at Risk (CMAR) for the project. The project has also identified areas outside of the 4th St corridor for additional parking. This was done by identifying underutilized on street parking in a one block radius of the project area and producing restriping plans to create a net increase in parking for the downtown area.



Nicole Hahn, PE | City Engineer,
Public Works Dept
(970) 962-2769
(970) 217-8461
nicole.hahn@cityofloveland.org

RVI City of Louisville Projects

- South Boulder Road Pedestrian/Bicycle Connectivity Plan, Louisville, CO
- Louisville Stormwater Quality Master Plan, Louisville, CO
- Stormwater Quality Master Plan Implementation, Louisville, CO



Dillon Willett
Project Manager, City of Fort
Collins - Engineering
907-726-7685
dwillett@fcgov.com

Linden Street Renovations

Client: Ditesco/ City of Fort Collins, CO

Project Completion: 2021 - Project phased due to pandemic

Budget: \$3.5 Million - On budget

RVI* provided a master plan, urban design and construction documentation services in developing a vision for the renovation of Linden Street in Downtown Fort Collins as a convertible event street. The plan emphasizes pedestrian connectivity and amenities in an effort to create a street condition that connects Old Town Square to the River District. As a flexible festival street, the space is designed as a flush, curbless plaza that can be closed to vehicles during events while maintaining business access if necessary. Patios for adjacent businesses can be expanded if desired and parking is modified from existing diagonal conditions to an overall parallel condition.

*Russell + Mills Studios prior to merger mid 2024

PAST PERFORMANCE

University Hill Event Street

Client: City of Boulder, CO

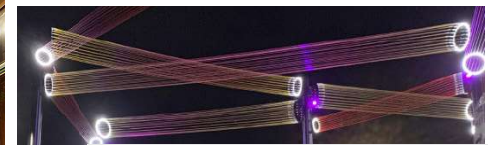
Project Completion: Project completed on time

Budget: \$1 Million - On budget

RVi* provided conceptual design and construction documents for the Pennsylvania Ave. Event Street in University Hill. The project provides unique place-making solutions for this one-half block of Pennsylvania Avenue and maximizes the potential of the space to host a variety of small events including performance, festivals, retail-oriented events and movie-nights. Planters, with steps for seating and as a grade change device anchor the south side of the street with a flexible stage area at the west side of the street. A variety of seating types are provided with gateway elements with fold out event road-closure devices as well as lighting concepts to provide a safe, comfortable environment for a variety of user demographics. The project has been a successful example of preventing loitering by transients and others which has become a significant problem for business owners and stakeholders in University Hill.



Jason Fell, Transportation Project Manager
City of Boulder - Dept of Public Works, 303-441-3266
fellj@bouldercolorado.gov



Matt Robenalt, Exec. Director
Fort Collins Downtown Development Authority
970-419-4381
MRobenalt@fcgov.com

Fort Collins Alley Enhancements

Client: Fort Collins Downtown Development Authority

Project Completion: All projects completed on time

Budget: \$1.5-2.5 million - all projects on budget

RVi* was hired by the Downtown Development Authority to develop Schematic Design, Design Development and Construction Documents for Fort Collins alleys. The alley are adjacent to a number of private and public parking areas which were accommodated in the plan. The work involved one-on-one property owner meetings and incorporates input from City Staff, and various Boards and Commissions. RVi was the lead consultant for the design efforts and design team which includes Civil, Electrical and Structural Engineers. The goal of the project is to create a catalyst for redevelopment and create rich and vibrant shared pedestrian/vehicular spaces within Fort Collins' rich alley network. Designing in old downtown areas presents unique challenges of old utilities and abandoned systems. The alleyway enhancement demonstrate how forgotten parcels of downtown can be turned into vibrant, energized places.

- West Myrtle Alley
- West Mountain Alley
- Seckner Alley
- Montezuma Fuller Alley
- Trimble and Tenney Court Alley
- Old Firehouse Alley
- Myrtle to Mulberry (in progress)
- Chestnut to Jefferson (in progress)

* Russell + Mills Studios prior to merger mid 2024

WORK PLAN

I. GENERAL SERVICES AND PROJECT MANAGEMENT

This initial phase of work is critical in developing a clear plan for executing the project, begin investigations into existing conditions and establishing initial contact and communication among property/business owners, key stakeholders, City Departments and other agencies.

Project Kickoff meeting

- Project Schedule
- Project Issues/Goals/Objectives
- Outreach and Meetings discussions
- Utilities and Infrastructure
- Stakeholder Meetings and Board/Agency Meetings

Project Management Plan Development

- Scope of Work
- Construction Budget
- Baseline project schedule
- Permitting requirements anticipated
- Outside agency coordination plan
- Resident/Business/Property Owner meeting plan
- Public outreach plan
- Anticipated project meetings
- Stakeholder list
- Communications plan
- Quality Assurance/Quality Control (QA/QC) plan

Existing Conditions Investigations and Analysis

- Existing Conditions Survey
- Geotechnical Investigation and Report
- SUE Plan and initial Coordination
- BNSF Initial Coordination Meeting
- Floodplain Analysis and Associated Design Requirements (curbless condition impacts)
- Existing Lighting levels
- Circulation Patterns/Access
- Historic Structures
- Existing Cross-Sections and Spatial Delineation
- Patio Seating analysis and effects on occupancy
- Drainage and Water Quality Analysis
- Event Closure Options and usage (if desired)
- Parking Impact Analysis
- Visual preferencing images

Business/Property Owner Workshop #1 - listening sessions

- Review and provide feedback on Issues/Analysis and Goals/Objectives
- Programmatic discussion - parking, events, safety/lighting, circulation/access, character, patio seating, art opportunities, seating, etc.
- Visual preferencing exercise - amenities, paving, lighting, seating photo evaluation



WORK PLAN

City Staff/Steering Committee Workshop Summary of Initial Input

II. CONCEPTUAL DESIGN

Preliminary Concepts will outline various alternative schemes to balance parking and sidewalk width needs and outline the pros and cons of each. In addition, lighting/safety concepts will be outlined as well as possibilities for event closure, patio sizes, amenities, etc.

Budget Assessment of Vision Plan

- Evaluate Vision Plan concepts based on available budget and Business/Property Owner input
- Lighting and Event Considerations

Preliminary Concept Plan

- Concept plan responding to budget and initial input
- Illustrative Plan(s)
- Supporting Imagery
- 3d renderings and cross-sections
- Parking Summary Plans
- Multi-modal integration
- Wayfinding/signage plan
- Lighting and Event diagrams
- Preliminary Phasing
- Contractor Pricing -OM (KCI)

City Staff/Steering Committee Design Charrette

- Review Analysis and Alternative Concepts for input/feedback
- Preliminary Concept Adjustments based on feedback

Business/Property Owner Workshop #2 - concept review

- Review preliminary Concept Plan Materials to obtain feedback

Agency and City Departmental Coordination

- Coordinate with agencies and City Departments to determine 'red-flags' for design and maintenance impacts, prior to final concept plan development.

Final Concept Plan

Final Concept Plans will outline illustrative plans and materials to describe and allow stakeholders to envision the preferred plans:

- Concept Plans based on preferred alternative
- Supporting Illustrations (3d models/illustrations) and Cross Sections
- Proposed Lighting Diagrams
- Patio Seating, Events, Site Features Kit of Parts - Image Based
- Parking Summary Plans
- Multi-modal integration
- Wayfinding/signage plan
- Lighting and Event diagrams
- Phasing Plan
- Contractor Pricing (KCI)
- Business/Property Owner Workshop #3 - (1 meeting per 2-3 east/west blocks)
- Review Final Concept Plan Materials for input and feedback

- Individual Business and Property Owner meetings as required
- Board Meetings to review concept design
- Public Open House
- Contractor Pricing (KCI)

III. DATA COLLECTION

Data Collection work will begin immediately following contract execution, Final Documentation of work will be complete prior to initiating the Design Services phase of work. Documents will consist of Topographic Survey, Geotechnical Report, SUE Plans, Floodplain Assessment, Private Dry Utility coordination and further coordination with BNSF Railroad will continue to occur at this phase, with memos and updates provided throughout project.

IV. DESIGN SERVICES

Construction documents will consist of 30%, 60%, 90% and final design and construction documents required to accurately price and construct the project in coordination with all team consultants, with reviews and responses anticipated at each submittal. Final documents will vary slightly depending on Alternative Delivery potential.

Preliminary Design (30% / 60% Construction Documents)

- Basis of Design Document
- Potholing coordination with Civil Engineer/City Staff
- Survey Control
- Demolition Plans
- Roadway Plans
- Signage and Striping
- Layout Plan
- Detail Call-Out Plan
- Electrical/Lighting Plan and Photometrics
- Grading and Drainage Plans
- Utility Plans
- Monument Plans
- Structural Plans
- Planting Plans and Details
- Irrigation Plans and Details
- Plan Enlargements
- Elevations and Cross Sections
- Site and Structural Details and Cut-Sheets
- Construction Specifications

Final Design (90% / 100% and For Construction Bid Set)

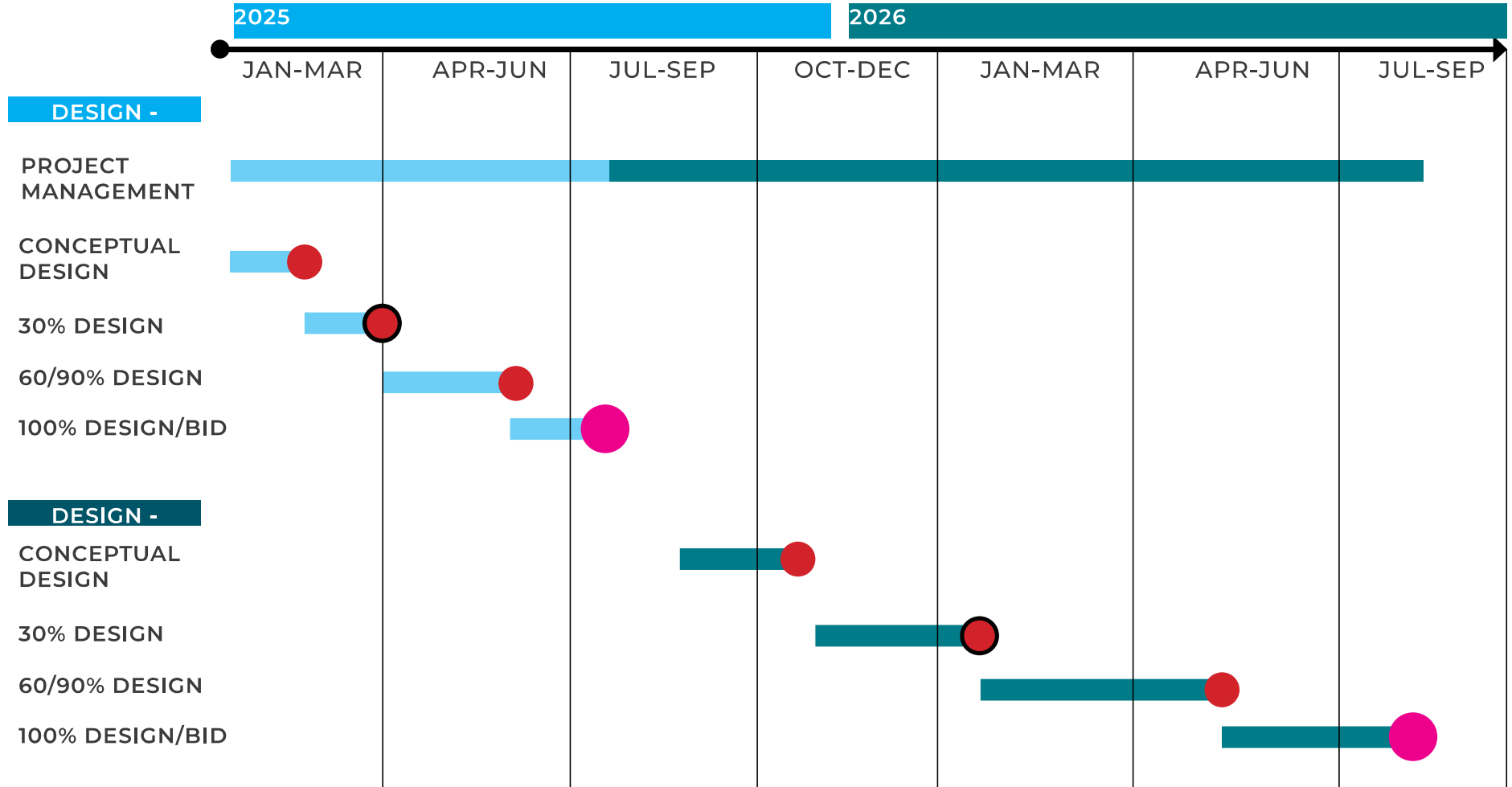
Construction documents will consist of revisions, evolution and detail additions to the Preliminary Design Documents list.

IV. ENGINEERING SERVICES DURING CONSTRUCTION

Consulting team shall provide construction observation and inspection services throughout construction to ensure built work conforms to all construction documents. This will include typical construction administration services such as site visits, RFI responses, shop drawing and submittals as well as substantial and final completion punch lists.



SCHEDULE



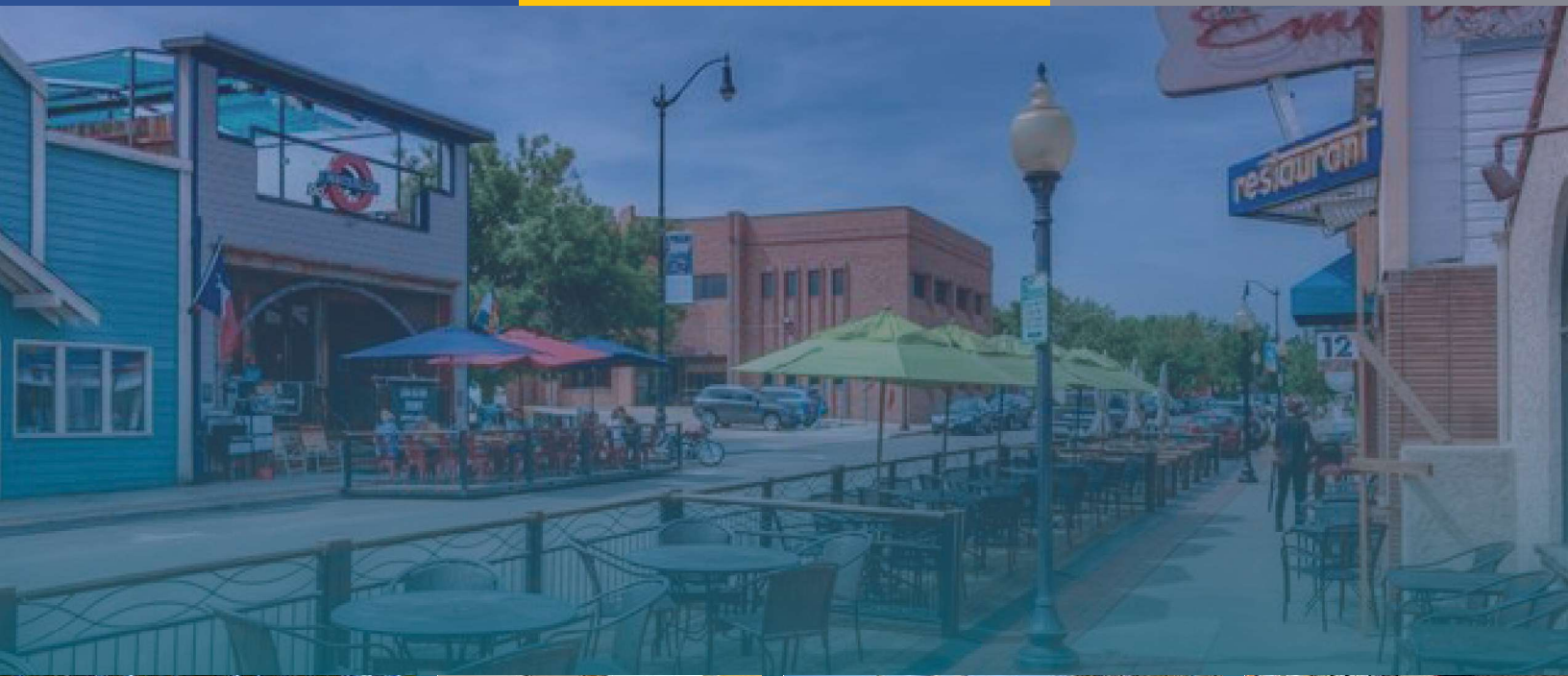
MILESTONES

- DESIGN SUBMITTAL + DESIGN REVIEW MEETING/WORKSHOP
- DESIGN SUBMITTAL + DESIGN REVIEW MEETING + PUBLIC MEETING + STEERING COMMITTEE MEETING
- FINAL DRAWING SUBMITTAL + DESIGN REVIEW MEETING

THANK YOU

RVi





CITY OF LOUISVILLE, DEPT. OF PUBLIC WORKS

Professional Design Services for
**Louisville Downtown
Streetscape Project—Phase 1**

RFP Response | January 8, 2025



518 17th Street, Suite 630 | Denver, CO 80202
(303) 440-9200 | www.migcom.com

In association with:

W Architecture & Landscape Architecture | IMEG | Consor Engineers | Terradyne Engineering
HydroSystems•KDI | ArtHouse Design | Delta Fountains



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518 17th Street, #630
Denver, CO 80202
(303) 440-9200
www.migcom.com

CALIFORNIA

BERKELEY, FULLERTON,
LOS ANGELES, PASADENA,
RIVERSIDE, SACRAMENTO,
SAN DIEGO, SAN JOSÉ,
AND SONOMA

COLORADO

DENVER

NEW YORK

BROOKLYN

OREGON

PORTLAND

TEXAS

SAN ANTONIO

WASHINGTON

SEATTLE

January 8, 2025

Jordan Jefferies, PE
Assistant City Engineer
Department of Public Works
City of Louisville
749 Main Street
Louisville, CO 80026

***RE: Professional Design Services for Louisville Downtown Streetscape Project—
Phase 1 RFP***

Dear Mr. Jefferies and Selection Committee Members:

After completing the award-winning Louisville Downtown Vision Plan (LDVP) 2024, we now know more than ever that Downtown Louisville is a treasured asset both statewide and nationally. **Moore Iacofano Goltsman, Inc. (MIG)**, is primed to continue our work from the vision plan to bring this important revitalization project to life. With our deep understanding of the community and the vision we've already set forth, we are excited to move forward with a dedicated team of designers and engineers committed to executing the plan with precision and care.

At MIG, we are committed to helping communities bring their vision to life. As we move forward with the revitalization of Downtown Louisville, we're excited to have **Matt Shawaker** continue to lead as Project Director for this project. Landscape Architect **Jonathan Knight, PLA, AICP, SITES AP, CDT**, will also continue to be the Design Co-Lead for the MIG Team. Director of Engineering, **Nathaniel Riedy, PE**, will step in to provide project management and engineering design leadership. With their extensive experience in delivering complex built projects, Matt, Jonathan, and Nathaniel will ensure the vision from the plan is realized in every phase of design and execution. We are also expanding our team for this next phase, adding longtime architectural partner **W Architecture** as co-designers for the Front Street and Steinbaugh Plaza improvements. Together, we are poised to execute this vision with expertise and collaboration.

Our Denver-based team brings extensive experience working on historic main streets throughout Colorado and across the country. Based on our work on the LDVP, we understand the unique challenges and opportunities presented by such a special place as Downtown Louisville. Our history in executing high-quality streetscape and public realm projects underscores our ability to lead this next phase of work.

The diversity of our staff—spanning urban design, landscape architecture, civil engineering, streetscape planning, and environmental psychology—allows us to bridge technical expertise with community values. This integration of disciplines enables us to facilitate meaningful stakeholder engagement and create thoughtful, implementable, and aligned designs that align with the community's vision.

Our history with the City of Louisville, including our work on the LDVP, Comprehensive Plan Update, and the State Highway 42 Underpass projects, further strengthens our understanding of the community's needs. We are excited to continue building on that foundation with a dedicated, energetic, and deeply invested team in creating a vibrant Downtown for Louisville.



We look forward to the opportunity to continue our partnership with the City of Louisville and realize this exciting vision. I, Christopher J. Beynon, AICP, Chief Development Officer for MIG, attest that I am authorized to sign and submit proposals and enter into contract negotiations for MIG. We also certify that the information and data submitted in this proposal are accurate and complete. Additionally, we acknowledge receipt of Addendum #1, dated December 23, 2024.

If you have any questions or need clarification about the information in our submittal, please don't hesitate to contact Matt Shawaker at the contact information below, or Nathaniel at nriedy@migcom.com or (303) 440-9200, extension 6130. Thank you for considering our proposal, and we look forward to discussing our approach with your staff further.

Sincerely,


Christopher J. Beynon, AICP
Chief Development Officer
chrisb@migcom.com
(510) 812-0172


Matt Shawaker
Project Director
mshawaker@migcom.com
(303) 669-8924
(303) 440-9200, ext. 6190



1. Statement of Qualifications

16th Street Mall Redevelopment, Denver, CO

Advancing the Vision and Success We've Built Together

MIG's dedication to the 2024 Downtown Vision Plan highlights our commitment to excellence in planning, design, and service for the Louisville community. We are honored to have contributed to this crucial project and are excited to carry this momentum forward into the Downtown Streetscape Project, Phase 1A and Phase 1B.

We Design Human Experiences

MIG + W ARCHITECTURE

MIG is a community of designers, planners, engineers, and storytellers dedicated to creating spaces that foster connection, interaction, and community activation. Our design philosophy centers on placemaking—crafting authentic, welcoming environments that respond to the community's needs. To build on the Louisville Vision Plan, MIG is partnering with **W Architecture**, renowned for its expertise in plazas and streetscapes. Together, we will transform the Vision Plan into an enduring reality by blending beauty and functionality, and prioritizing human comfort, accessibility, and flexible design to create vibrant, multifunctional spaces that inspire joy, creativity, and connection.

Proven Expertise

MIG's portfolio includes many transformative, curbside streetscape and plaza projects. Locally, these include the 16th Street Mall Redevelopment in Denver; Main Avenue in Durango; and the Washington Street Bridge Plaza in Golden. Nationally, these include Bell Street in Seattle, WA; Broadway Plaza in Redwood City, CA; Hemisfair Boulevard, Nueva Streets, and San Saba Festival Street in San Antonio, TX; and Zona Rosa in The Woodlands, TX. These projects demonstrate how thoughtful design enhances accessibility, encourages engagement, and supports local economies.

In addition, the MIG Team includes experts in lighting, water feature design, geotechnical engineering, signage, structural systems, and surveying—longstanding partners with a proven track record of success. With this strong foundation, we are prepared to seamlessly transition from vision to execution, ensuring a smooth implementation of Phases 1A and 1B with a Construction Manager on board.

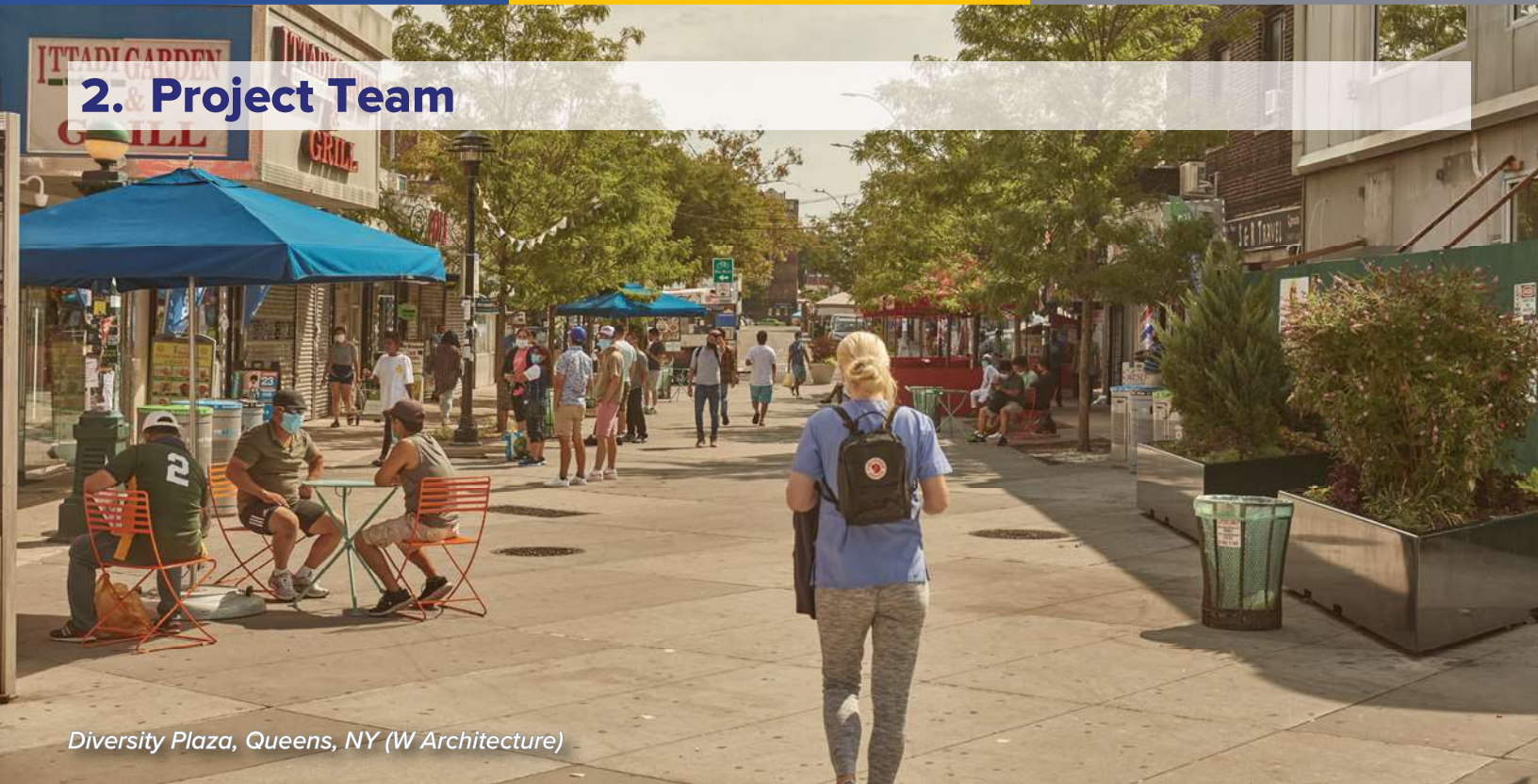
Managing Construction Impact and Ensuring Downtown Vitality

We recognize the concerns regarding construction and its potential effects on the economic vitality of Downtown Louisville. The MIG Team has extensive experience managing complex projects that require careful coordination of construction activities to ensure continued access for businesses and the smooth operation of events and festivals. This expertise is evident from our work on the 16th Street Mall, as well as our previous experience with CMAR and CMGC contracts. We are dedicated to collaborating closely with the Construction Manager, stakeholders, and the community to make sure that the construction process is well managed and does not interrupt the Downtown Louisville experience.

ADDITIONAL LOCAL AND FIRMWIDE RESOURCES

With over 260 staff firmwide, including civil engineers, landscape architects, urban planners, communications specialists, and graphic designers, MIG is equipped to manage and execute large multidisciplinary projects. Our Denver office, with a staff of 20, represents the breadth of the firm's technical services. While most of the work will be performed locally by staff dedicated to this project, MIG's depth of resources allows us to nimbly dedicate additional resources during times of high production. ***The Project Team section (on the following page) provides a full list of professional licenses, professional certifications, staff locations, and availability.***

2. Project Team



Diversity Plaza, Queens, NY (W Architecture)

SUBCONSULTANTS

Our subconsultants are experienced professional services firms that bring specialized expertise to this project and a long history of partnering with MIG:

- » **IMEG:** IMEG and MIG have worked together on numerous projects over 20 years; most notably Ulysses Park, DeLong Park, and US-6—Linking Lookout with the City of Golden.
- » **Consort Engineers:** Consort and MIG have a long standing relationship delivering innovative streetscape design projects together. This includes several current projects, including Sheridan Boulevard streetscapes with CDOT; 72nd Avenue in Westminster; and the 5280 Trail—Acoma Segment, converting an existing street into a two-block shared street and plaza.
- » **HydroSystems-KDI:** We have worked together on over 30 streetscape, public realm, and park-related projects.
- » **Terradyne Engineering:** Terradyne is a new partner for MIG, and a minority-owned firm.
- » **ArtHouse Design:** They are a continuing partner from the Louisville Downtown Vision Plan.

LEVEL OF INVOLVEMENT

As Project Director, Matt Shawaker will be involved in day-to-day project correspondence. Matt will lead the facilitation of public and stakeholder communications, and he will be responsible for affirming that all deliverables meet client expectations.

Project Principal Mark Davies will make certain the technical rigor of work products is at acceptable standards and confirm quality control protocols are followed.

Consulting Principal Barbara Wilks will lead the design of the plaza and Steinbaugh Pavilion.

KEY PERSONNEL

MATT SHAWAKER	Role: Project Director	Years with Firm: 2.5
Qualifications: As Director of Urban Design, Matt Shawaker has over 20 years of experience in streetscapes, urban design, and landscape architecture. Matt brings a deep understanding of the project elements. Through regular check-ins, key milestone reviews, and stakeholder coordination, Matt provides alignment between the project vision and deliverables.		Location: Denver
Unique Knowledge of Team Member: Project Director for the Louisville Downtown Vision Plan. Matt understands the vision and intent of the community for these downtown projects.		Availability for this Project: 20%

NATHANIEL RIEDY	Role: Project Manager and Lead Engineer	Years with Firm: 16
Qualifications: Director of Engineering Nathaniel Riedy has extensive experience in streetscape projects, including Durango Main Avenue, and San Saba Festival Street. His expertise as a civil engineer who has cross-trained with landscape architects throughout his career makes him an invaluable asset to the team. Nathaniel understands the interconnectedness of form and function.	Location: Denver	Licenses and Professional Certifications: CO: PE #50429
	Unique Knowledge of Team Member: Over eight years managing multi-disciplinary teams. Specific expertise in curbless street drainage and design and historic downtowns.	Availability for this Project: 40%

JONATHAN KNIGHT	Role: Design Co-Lead	Years with Firm: 2
Qualifications: Jonathan Knight brings proven CMGC expertise, consistently delivering projects on time and on budget. At the \$60M Tom Lee Park in Memphis, he led the design and construction documentation of the dynamic plaza within the park, complete with in-grade lighting and a water feature. This park project earned a national award from the American Society of Landscape Architects, highlighting Jonathan's exceptional design and construction expertise. His portfolio includes numerous \$10M+ high-profile, technically complex, and impactful built works.	Location: Denver	Licenses and Professional Certifications: CO: PLA #1477, AICP, SITES AP, and CDT
	Unique Knowledge of Team Member: Project Manager for the Louisville Downtown Vision Plan. Jonathan understands the different personalities and perspectives of Downtown merchants and stakeholders.	Availability for this Project: 50%

BARBARA WILKS	Role: Design Co-Lead	Years with Firm: 25
Qualifications: Barbara Wilks brings over 40 years of expertise in architecture and landscape architecture to her role as a consulting principal. Renowned for her leadership in urban, public, and institutional projects, Barbara offers a unique ability to harmonize built and natural environments, creating spaces that foster connection and community. On this project, she plays a key role in quality assurance and quality control (QA/QC) for the landscape and urban design, with a particular focus on plaza and pavilion design.	Location: New York, NY	Licenses and Professional Certifications: FAIA, FASLA, RLA, NCARB-Certified, and CLARB-Certified
	Unique Knowledge of Team Member: Special expertise in plaza and pavilion design.	Availability for this Project: 20%

MARK DAVIES	Role: Project Principal	Years with Firm: 26
Qualifications: Principal Mark Davies' detail-oriented approach safeguards seamless design integration with existing infrastructure while enhancing the user experience. His collaborative style fosters effective communication among clients, contractors, and team members, while his mentorship supports junior staff in delivering high-quality work.	Location: Seattle, WA	Licenses and Professional Certifications: LEED AP and SITES AP
	Unique Knowledge of Team Member: Special expertise in downtown street design and quality control.	Availability for this Project: 20%

COMMITMENT OF TIME AND AVAILABILITY

As previously indicated, we have confirmed the availability and commitment to dedicate the necessary time and resources to this project for all our key personnel. Over the next 24 months, the MIG Team will allocate the time necessary to make certain all milestones are met, and deliverables are completed and submitted to City staff on schedule.

The MIG Team Organizational Chart is located on page 10. Beginning on page 11, we have included resumes for the MIG Team's key personnel in the Appendix of this submittal.

3. Firm Capability



Bush Terminal Made in New York (MiNY) Campus, Brooklyn, NY | W Architecture (under construction)

PROVEN EXPERTISE IN DELIVERING EXCEPTIONAL RESULTS

MIG is a multidisciplinary team of over 260 professionals, including designers, planners, engineers, scientists, engagement specialists, and storytellers, dedicated to fostering creative problem-solving and collective action. Our staff includes 65 planners, 54 landscape architects and designers, 19 civil engineers, and 17 outreach specialists, ensuring we have the expertise and capacity to take on new projects and respond to unexpected needs.

The team selected for this phase is fully prepared to lead the effort and is aligned with the project's anticipated schedule. We are enthusiastic about collaborating again with the City and have made this project a top priority for our team.

LEVERAGING INDUSTRY STANDARDS AND SPECIALIZED EXPERTISE

MIG uses the most current design software available for its planning and design projects, selecting what is most appropriate for project delivery and meeting the City's needs for deliverables. For visioning and concept design, MIG primarily uses the current editions of Adobe Creative Cloud, Autodesk AutoCAD Civil3D, ESRI ArcGIS, Trimble SketchUp, Rhino, and rendering software, including Lumion and V-Ray. We also maintain numerous community engagement software subscriptions for online engagement. MIG has full-size (up to 48" width) color plotters and scanners to print and collaborate in person using full-size plans. We use Bluebeam Revu software to collaborate with outside team members and clients. Depending on the design task, client needs, and project stakeholders, we also have extensive experience using various other tools, including Bentley Systems MicroStation, OpenFlows Water, and SWMM stormwater modeling software.

BNSF AND RAILROAD COORDINATION

Based on their past experience and integration with survey and right-of-way research, IMEG will lead coordination with BNSF. Since understanding the impacts of any existing easements or other constraints is particularly critical to understanding the feasibility of different Steinbaugh Plaza improvements, this effort is a top priority as we begin the project. IMEG has experience with various railroads including BNSF; most recently for the ongoing Colorado River Ranch project. MIG brings additional experience coordinating with railroads, including our in-progress coordination with BNSF for the Elliott Bay Connector Project and navigating various constraints for the National Western Center project, which included consolidation of Rock Island Rail Road with RTD and BNSF.

ROBUST QA/QC PROCESSES

MIG has a 42-year record of working interactively with our clients to deliver innovative designs and plans promptly and cost-effectively. Quality deliverables backed up by clear and accurate data are critical to the success of a project. We understand that your credibility with community stakeholders and the public depends upon timely, high-quality products. We will implement a rigorous Quality Assurance/Quality Control (QA/QC) program to assure the integrity of deliverables. We strongly emphasize QA/QC for all our work. Our quality control measures result in over 80 percent of our clients returning to us for service.

The PIC and PM will review all work using a comprehensive internal checklist and applicable City checklists. An independent MIG Team member who has not been involved in the design will review all work products prior to delivery to the City. When needed, MIG's communications staff provides editorial assistance to improve the clarity and readability of materials.

4. Past Performance on Similar Projects



Zona Cultural Streets	Years: 2017–Ongoing
Experience Applicable to Louisville Downtown Streets Project: Similar to the Louisville Downtown Vision Plan. In 2017, MIG prepared the Zona Cultural Master Plan, followed by construction documents and construction support. The Master Plan focused on traffic calming and placemaking to revitalize the downtown area surrounding the Historic Market Square.	Commerce Street, Phase 1 completed in 2023
Phase 1 of the Master Plan implementation consisted of seven blocks of Commerce Street. Phase 2 consisted of three projects, designed separately but bid and constructed jointly. Phase 2 includes Santa Rosa Street, the second phase of Commerce Street, and San Saba Street.	Client: City of San Antonio
All the projects incorporate dense tree canopies, custom wayfinding, lighting, and specialty paving. San Saba Street includes two flexible blocks of curbsless street.	Contact: David Pulido, Construction Project Manager
	Phone: (201) 207-0501
	Email: David.Pulido@sanantonio.gov
Firm Role: Landscape Architect of Record (MIG)—Commerce Phase 1, Commerce Phase 2, Santa Rosa, San Saba. Civil Engineer of Record, Prime Consultant (MIG)—San Saba	
Control Engineering and Construction Costs: MIG worked with the City to “right-size” the project’s scope at the 40% phase to align with the City’s budget and identify contingency items that could be eliminated or substituted to manage costs.	
Estimate Construction Costs: The low bid cost for the San Saba project (for which MIG was the Prime consultant) was within 3% of (under) the Engineer’s Estimate.	
Quality Assurance/Quality Control Plan: In addition to MIG’s internal QA/QC protocol, MIG designed the projects to comply with applicable City of San Antonio checklists and design guidance documents.	
Meet Schedules: MIG successfully directed staff resources to deliver several design and construction phase services concurrently.	
Provide Quality Work: The City of San Antonio continues to utilize MIG’s services for each subsequent phase of the Zona Cultural implementation and is contracting MIG for other complex streetscape projects, both as prime and subconsultants.	
Original Schedule and Budget: The San Saba project design schedule (for which MIG was the Prime consultant) was extended due to pauses for a change in the City’s Project Manager, as well as to integrate the Commerce Phase 2 and Santa Rosa street projects. MIG has provided additional services for additional utility coordination, additional stakeholder outreach, additional utility design, increased construction duration, and minor studies outside of the project area but included in the contract.	



16th Street Mall Redevelopment	Years: 2017–Ongoing
Experience Applicable to Louisville Downtown Streets Project: The 16th Street Mall Redevelopment has created a flexible, multifunctional space that can function as a street or plaza. This concept is very similar to that for Front Street, which is also envisioned as both a comfortable local street and an extension of the Steinbaugh Plaza that can host markets and festivals year-round.	Client: City and County of Denver, Department of Transportation and Infrastructure
The re-design of the 16th Street Mall Redevelopment includes multiple details and lessons that will be directly relevant to Front Street, including delineation of the transit lanes for people with vision challenges, drainage details, tree planting and irrigation, and providing power for events.	Contact: Brian D. McLaren, PE, Engineering Specialist
	Phone: (720) 913-4546
	Email: brian.mclaren@denvergov.org
Firm Role: Matt Shawaker has been deeply involved with the design and construction of the 16th Street Mall Redevelopment since May 2017. While with a previous firm, Matt was Principal-in-Charge, leading urban design throughout the concept design, NEPA process, and preliminary design. He prepared the Basis of Design that was provided to Design-Build teams. Due to EA’s commitments to preserving the historic paving pattern, safety, and other issues, the Basis of Design included a detailed layout of all streetscape elements, street tree species, and a detailed design of key curbsless street elements, including drainage and safety features. In addition, Matt coordinated the tree procurement and contract growing process to provide larger trees at installation. Through the Design-Build process, MIG has represented the City of Denver on construction oversight, focused on urban design, tree planting, and public life. In addition, MIG has worked closely with local businesses and the Downtown BID to activate the street and coordinate the location and design of private patios and new public furnishings and amenities.	
Control Engineering and Construction Costs: During the NEPA and Basis-of-Design process, Matt worked with the City and lead engineering consultant to evaluate the construction and life-cycle costs for multiple design options, including paver and CIP concrete pavements. MIG worked with the City to identify contingency items that could be eliminated or substituted to manage costs.	
Estimate Construction Costs: During the NEPA and Basis-of-Design process, Matt worked with the City and led the engineering consultant to estimate construction costs in anticipation of the Design-Build procurement process.	
Quality Assurance/Quality Control Plan: Internal QA/QC protocols assured quality production of the Basis-of-Design plans and details. In addition, due to the unique nature of the design, the City of Denver and RTD did not have applicable design requirements. As part of the preliminary design, Matt created technical design requirements for the Basis of Design, based on FHWA, NACTO, PROWAG, and relevant City design standards for shared streets.	
Meet Schedules: Matt successfully directed staff resources to deliver the Basis of Design on time and within the fee budget.	
Provide Quality Work: Over the past 7.5 years, Matt has been deeply involved in the project from the concept design/NEPA phase through construction. With various changes to the construction procurement process and City leadership, Matt effectively supported the client, ensuring key design goals were successfully implemented.	

Bush Terminal MiNY Campus		Years: 2018–Ongoing (opens 2025)
Experience Applicable to Louisville Downtown Streets Project: The Made in New York (MiNY) Bush Terminal project is a destination designed to attract the community while also protecting and elevating historic structures to serve current and future populations. Bush Terminal provides new community gathering space for the neighborhood, emphasizing the pedestrian and gathering experience and celebrating the area’s historic character. It combines streetscapes that conform to paving and furnishing standards with a Community Plaza, featuring an entry arch, stepped and platform seating, a gathering lawn, shade trees, and a café table area at adjacent retail—all to support flexible everyday use and special events. The design pays close attention to highlighting sustainability and historic character. Plantings, trees, and permeable materials are carefully integrated within this existing urban zone to provide a more comfortable and welcoming space for people. Focused re-use of the existing granite cobbles and rail tracks as part of the paving design adds historic character and enhances sustainability.		Client: New York City Economic Development Corporation Contact: Alexander Creem Phone: (212) 312-6510 Email: acreem@edc.nyc
Firm Role: Landscape Architect of Record (W Architecture and Landscape Architecture)		
Control Engineering and Construction Costs: W worked with the project management team (Gilbane Construction) and cost estimator to ensure the design met the planned budget throughout the project. W identified contingency items and adjusted the design to manage costs. W continually evaluated design decisions to balance constructability with long-term maintenance costs.		
Estimate Construction Costs: While our scope does not include cost estimation, we worked with both Gilbane Construction’s and the design team’s cost estimators to support more accurate estimating for the landscape scope.		
Quality Assurance/Quality Control Plan: W followed internal QA/QC protocols and City guidelines and standards. As the project unfolded over many years, both the construction and prime engineer experienced staffing changes, which sometimes made project knowledge a challenge. W’s consistent staffing helped support project knowledge.		
Meet Schedules: W successfully delivered all phases of deliverables and worked with City agencies, such as the New York City Public Design Commission.		
Provide Quality Work: W has been deeply involved in the project from design through construction, demonstrating unwavering dedication over its extended timeline. Throughout the years and various changes, W effectively supported both consultants and the client, ensuring design goals remained intact and fostering a comprehensive understanding of the project. W was engaged in different elements of the project, such as art selection, to help realize different aspects of the project vision.		
Original Schedule and Budget: Originally scheduled for completion in Spring of 2021, the project was extended due to COVID. The original budget was \$39.4M. During the design phase, the client was able to increase the budget to \$53 million to support desired program elements, given the complexity of existing conditions, as well as the importance of the project to the environmental and economic success of the neighborhood.		

MIG TEAM PROJECTS WITH THE CITY OF LOUISVILLE

- » Louisville Comprehensive Plan Update | MIG
- » SH-42 Underpass, SH-42 Gateway, and SH-42 Station Area Plan | MIG
- » South Street/Bullhead Gulch Underpass | MIG
- » Louisville Median Renovation Design Services | MIG
- » Louisville Downtown Vision Plan | MIG and ArtHouse Design
- » Stormwater Quality Master Plan | Consor
- » Southern Water Supply Pipeline Expansion | Consor
- » Louisville Downtown Streetscape | HydroSystems•KDI
- » Miner’s Field | HydroSystems•KDI
- » Louisville Corner Park | HydroSystems•KDI
- » Relish Pickleball | HydroSystems•KDI
- » Signage and Wayfinding, 2016–2017 | ArtHouse Design

5. Work Plan and Scope of Services

The short-term improvements identified in the Louisville Downtown Vision Plan (LDVP) focus on four priorities: Revitalizing Front Street and the Steinbaugh Pavilion; Streetscape Improvements on Main Street; South Street (striping); and Implementing a Signage and Wayfinding plan. The LDVP illustrates a vision for the future of these priorities based on feedback from the community, stakeholders, and the City and LRC. However, as the RFP states, the full list of short-term improvements identified in the LDVP exceeds the City and LRC's current budget.

The first priority is to align the Phase 1 vision with the available budget. Multiple technical and design questions need to be addressed and evaluated with the City, stakeholders, and the community to confirm the Phase 1 vision. Potential investments in the drainage system, utility relocations, and the restrictions of the BNSF easement could significantly impact the costs and design. In addition, the LDVP included several assumptions and questions that were deferred to the design phases for further study and discussion.

The following draft scope of work outlines the MIG Team's strategy for the Data Gathering and Conceptual Design Phase. It emphasizes the critical path and the necessary information to make sure that the Phase 1 implementation stays within the available budget. To keep this submittal concise, as outlined in the RFP, detailed descriptions of tasks outlined in the Scope of Services listed in the City's RFP are not possible. The final Work Plan and Scope of Work will need to be refined in collaboration with City staff and the MIG Team once the contract is awarded.

Work Plan

1. PROJECT INITIATION AND DATA COLLECTION

MIG will prepare a draft Project Management Plan (PMP), including all elements indicated in the RFP, for review at the Project Kickoff Meeting. After the Kickoff Meeting, the MIG Team and City staff will walk through the Site to confirm areas of concern and focus for Data Collection. This meeting will also confirm meeting cadence and communication protocols.

Tasks

- » Project Kickoff and Site Walk
- » Prepare PMP
- » Establish Project Communication Protocols and Progress Meetings
- » Establish Agency, Stakeholder, and Steering Committee Meetings
- » Establish Public Communication Protocols
- » Prepare Meeting Notes

Data Collection

Based on our knowledge of the project and Site, MIG will be able to rapidly deploy our staff resources to gather the key data that was not available during the LDVP to advance the conceptual design.

The feasibility of some Steinbaugh Park improvements may depend on constraints imposed by railroad easements and/or right-of-way. Understanding these constraints will be one of IMEG's first priorities, utilizing their extensive expertise in survey research and railroad coordination.

Additionally, the MIG Team understands that other outstanding scope limit decisions are contingent upon understanding existing drainage and utility conditions, which may impact the streetscape design or require relocation. Utilizing Consor Engineer's past experience working with the City on drainage and water quality projects, we will be able to quickly assess drainage conditions and constraints.



Tasks

- » Prepare Data Request and Tracking Log
- » Confirm commitments and approaches from previous studies or plans
- » Obtain title information
- » Facilitate initial railroad coordination meetings and assess constraints related to railroad easements and/or right-of-way
- » Facilitate initial utility coordination meetings
- » Perform topographic and boundary surveys
- » Perform utility locates and Level C and B subsurface utility engineering
- » Assess structural/architectural opportunities for relocation and/or rehabilitation of Steinbaugh Pavillion
- » Assess existing drainage, floodplain, and floodway conditions, and identify constraints
- » Perform Geotechnical Investigations

2. CONCEPTUAL DESIGN

Building on the findings of the Data Collection phase, the MIG Team will develop Conceptual Design alternatives and costs that will enable the City, stakeholders, and the community to evaluate tradeoffs and make informed decisions about the Phase 1 scope. The understanding and trust we established during the LDVP phase uniquely equip MIG to facilitate these discussions.

To determine the full scope of work for Phase 1, the Conceptual Design process must quickly evaluate the costs and trade-offs for several items, including (but not limited to):

- » Steinbaugh Pavilion;
- » Public Restrooms;
- » Water Feature;
- » Planting Systems;
- » Character and Materials; and
- » Main Street Bulb-Outs.

Tasks

- » Prepare basis of design document
- » Prepare 15% Design Concept Plans
- » Prepare a 15% Design Conceptual Estimate of Probable Construction Cost
- » Facilitate pre-submittal meeting
- » Facilitate Comment Resolution meeting
- » Facilitate Progress Meetings
- » Facilitate Stakeholder and Steering Committee Meetings
- » Maintain PMP
- » Prepare Meeting Notes

Note about Alternative Project Delivery: We have experience working with contractors through CMGC, CMAR, and Design-Build projects. For this project, and with the main goal of bringing a contractor on early for construction phasing and sequencing, we recommend CMGC or CMAR. From our past project experience, the most value is obtained from having the Contractor engaged at or before the 30% Design Submittal. This creates the most opportunities for Contractor sequencing and constructability input to be incorporated into the design and decreases variability in cost estimating to avoid intensive value engineering at an advanced phase of design. We look forward to working with the Contractor, once selected, as a valued partner in the design process.

PHASE 1A AND 1B PLANS, SPECIFICATIONS, AND ESTIMATES

Based on our understanding of the project and community priorities, we anticipate that Phase 1A will include the restriping on South Street to address parking capacity during later phases and the installation of wayfinding signage. Since Phase 1A design will likely need to be initiated in parallel with Data Collection and Conceptual Design, this phase may include other “low-hanging fruit” that can begin being designed with limited background information. Where progress of data collection, utility coordination, and approval of the Phase 1 scope limits allow, Phase 1A may also include advance utility relocations.



Bell Street Park, Seattle, WA

Since Phase 1B will likely include more major improvements, it will be important to have the Data Collection and Conceptual Design Phases completed and Phase 1 scope limits fully delineated before progressing to 30% Design. The design, coordination, and Contractor integration will all require more time in this phase, as compared to Phase 1A. Phase 1B will also likely be more troublesome for Downtown businesses and operations, so the MIG Team will work closely with the Contractor to develop the project schedule and sequencing plan.

Tasks

- » Prepare 30% PS&E Package
- » 30% Public Presentation
- » Preliminary and Final Reports: Drainage and Utility Impact
- » Prepare 60% PS&E Package
- » Perform Level A subsurface utility engineering
- » Prepare 90% PS&E Package
- » Prepare Construction Documents PS&E Package
- » Prepare construction sequencing plan and schedule
- » Facilitate Utility Coordination Meetings
- » Facilitate Railroad Coordination Meetings
- » Facilitate pre-submittal meetings
- » Facilitate Comment Resolution Meetings
- » Facilitate Progress Meetings
- » Facilitate Stakeholder and Steering Committee Meetings
- » Maintain PMP
- » Prepare Meeting Notes

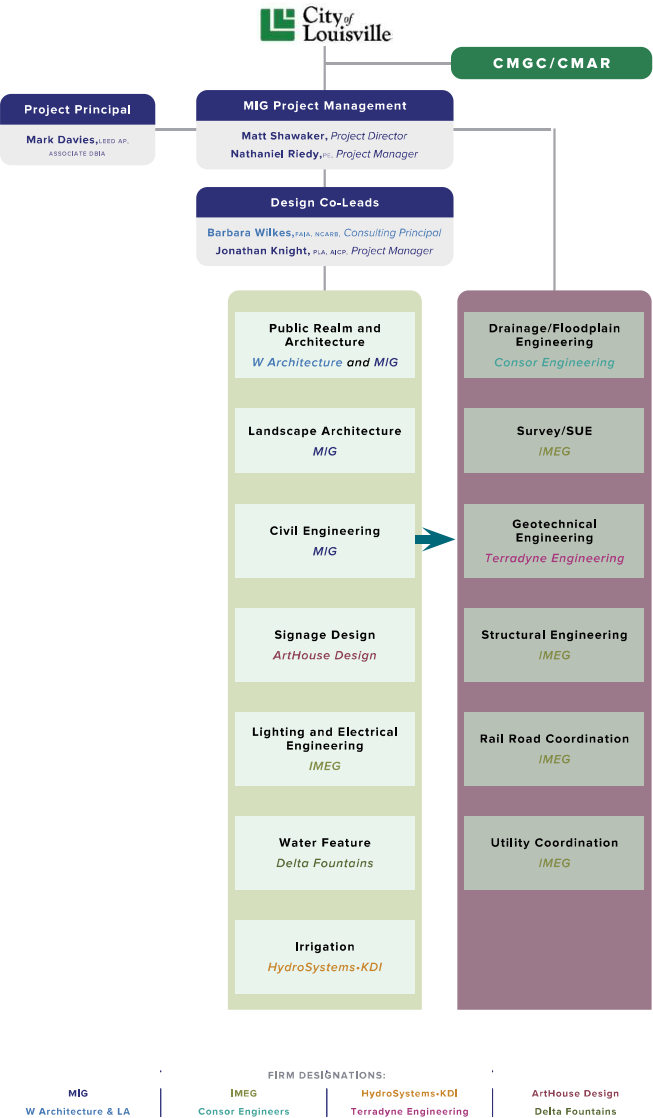
5. PHASE 1A AND 1B CONSTRUCTION SUPPORT SERVICES

The City's intent to engage in a CMGC or CMAR during the design process will allow the MIG Team and Construction Team to build a rapport and provide the Construction Team with additional understanding of design considerations as they solicit bids from and manage subcontractors. The MIG Team will continue to support the City and Construction Team through the construction phase. Due to the phased construction sequencing, some construction support services will be provided concurrently with the design phases.

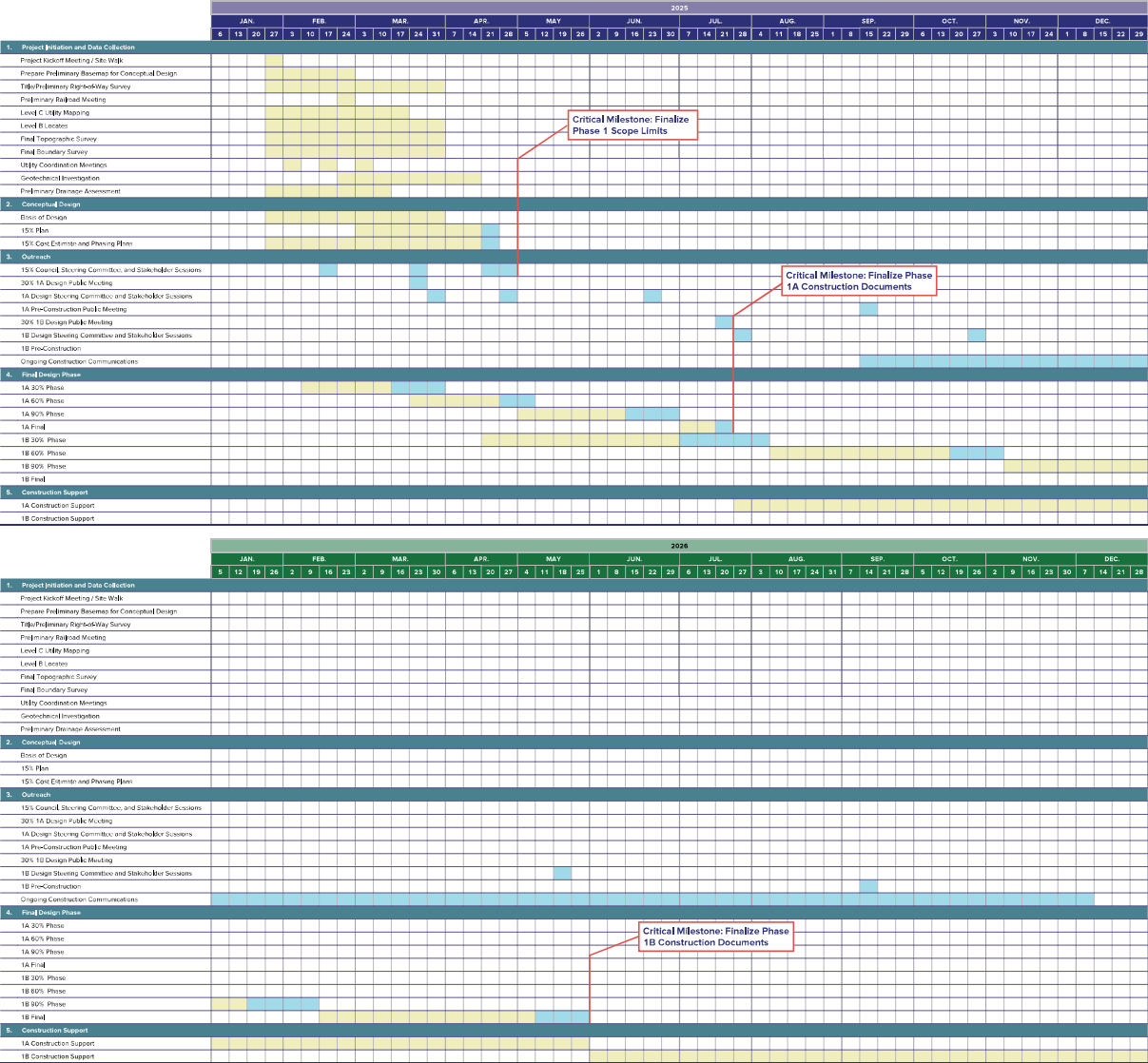
Tasks

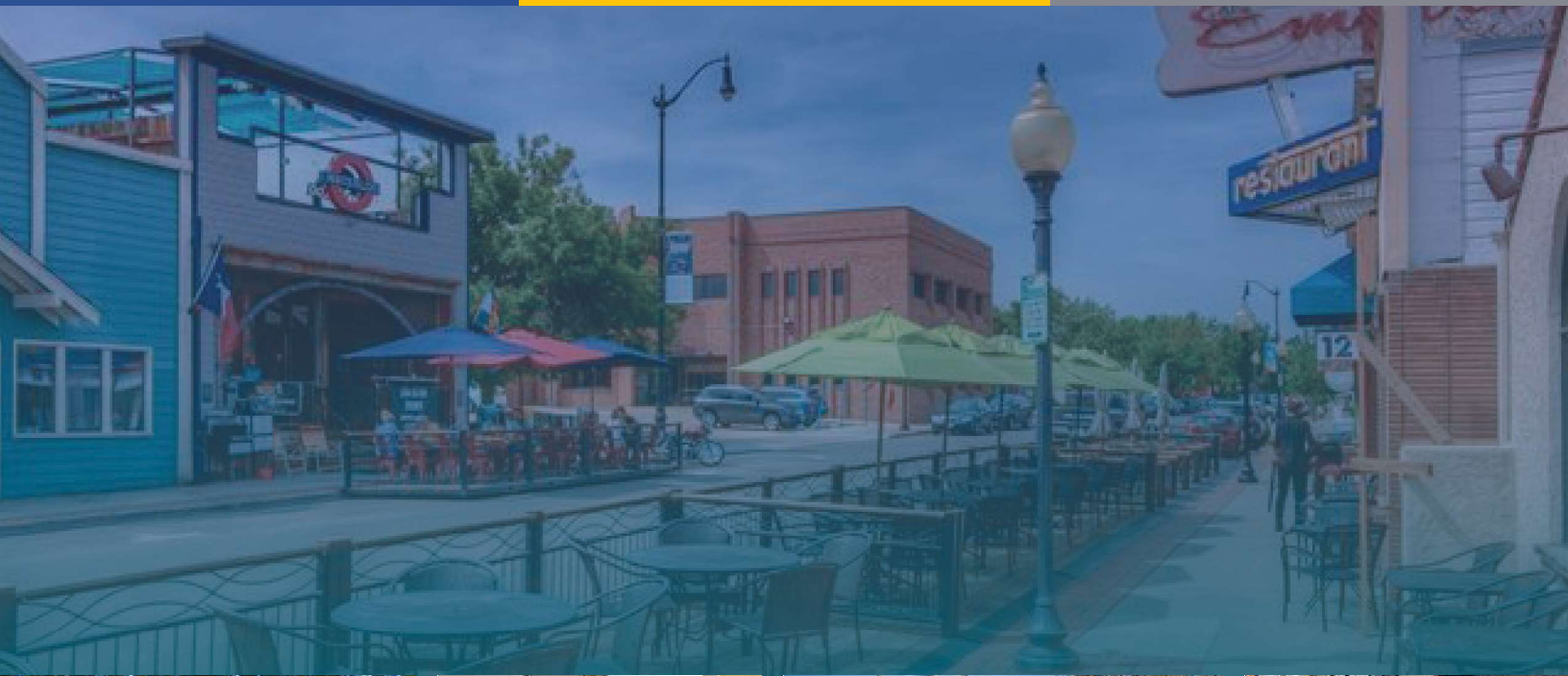
- » Attend pre-construction and progress meetings
- » Provide responses and clarifications to RFIs, shop drawings, and submittals
- » Assess proposed changes to the design or scope of work
- » Assist with change orders and document changes to the project scope
- » Prepare punch-list, as-built drawings, warranties, and project documentation
- » Oversee testing and commissioning of critical infrastructure

MIG Team Organizational Chart



6. Preliminary Schedule





Appendix:

Project Team

Resumes



Matt Shawaker

PROJECT DIRECTOR | MIG

Matt Shawaker is an urban designer with over 20 years of experience creating vibrant public spaces, downtowns, and urban districts. Often working at multiple scales, through a community engagement process with public and private clients and stakeholders, he works to create aspirational yet practical solutions that connect people and place. Matt focuses on the public realm—streets in particular—as a means to promote equity and inclusion, stimulate economic growth, and enhance sustainability. He has led multidisciplinary teams for projects with public agencies, business improvement districts, and private development, from visioning through detailed design, construction, and ongoing operations. His recent efforts include planning and design for the 16th Street Mall Redevelopment in Downtown Denver, reconfiguring the iconic design to improve pedestrian safety and create more space for public life and amenities.

EDUCATION

- » MLA, Housing and Urbanism (Distinction), Architectural Association School of Architecture, London, England
- » BLA, University of Arizona, Tucson, AZ

PROFESSIONAL AFFILIATIONS

- » American Society of Landscape Architects (ASLA)
- » Denver Downtown Design Advisory Board, Member
- » Downtown Denver Partnership, Mobility Council Member
- » Urban Land Institute (ULI)
- » ULI Colorado Chapter, Member
- » ULI Next Leadership Program

SELECTED PROJECT EXPERIENCE

- » Downtown Vision Plan, Louisville, CO
- » 16th Street Mall Redevelopment Construction Oversight, Denver, CO
- » 16th Street Mall Redevelopment, Denver, CO*
- » Main Street (US-40) Streetscapes, Winter Park, CO
- » 5280 Trail—Acoma Curbless Street, Denver, CO
- » Main Street Traffic Calming, Delta, CO
- » Glenarm Shared Street and Street Closure Pilot Project, Denver, CO*
- » Bannock Street Promenade, Civic Center Park, Denver, CO*
- » East Colfax Bus Rapid Transit, Denver, CO
- » State Street Master Plan, Santa Barbara, CA
- » Union Avenue and Main Street Master Plan, Pueblo, CO
- » St. Anthony's Redevelopment Streetscapes & Public Realm, Denver, CO*
- » St. Anthony's Redevelopment Master Plan, Denver, CO*
- » Denver Moves Downtown, Denver, CO*
- » 5280 Trail Wayfinding, Denver, CO*
- » ZeCO Net-Zero Community Master Plan, Brighton, CO*
- » Horizon Uptown Community Master Plan, Aurora, CO*
- » Eastlake Conceptual Streetscape Plan, Thornton, CO*
- » Brighton Boulevard Redevelopment, Denver, CO*
- » Snowflower II Base Area Redevelopment, Steamboat Springs, CO*

* Project completed prior to joining MIG



Nathaniel Riedy, PE

PROJECT MANAGER/LEAD CIVIL ENGINEER | MIG

Nathaniel Riedy is a highly skilled and adaptable civil engineer whose experience and expertise have contributed to infrastructure projects across the country. Nathaniel's early aspiration to improve quality of life in the built environment is continuously achieved with each new project—from site engineering and stormwater management to utility design and street improvements. As a project manager, he is committed to project stewardship from initial planning to post-construction sustainability. As a water resources and environmental engineering specialist, Nathaniel focuses on using green infrastructure and low-impact development principles to meet performance targets, mitigate costs, facilitate future maintenance, and protect or enhance the environment. His cross-training and collaboration with urban designers and landscape architects enables him to develop projects that are both functional and experiential. Nathaniel's technical communication and writing skills yield plans and documents that are succinct, well-organized, and easily readable by clients and laypersons alike. Registered in five states, he strives to ensure that project solutions are context sensitive to meet not just engineering standards, but also the multifunctional needs and expectations of each community.

EDUCATION

- » BS, Civil Engineering, University of Washington

REGISTRATIONS

- » Professional Engineer:
CO #0050429, CA #80161,
TX #126555, WA #50177,
and AL #35421

SELECTED PROJECT EXPERIENCE

- » Zona Cultural Streets: San Saba Street, Commerce Street, Phases 1 and 2, and Santa Rosa Street, San Antonio, TX
- » Hemisfair Complete Streets: Hemisfair Boulevard, Phases 2 and 3, San Antonio, TX
- » National Western Center Campus Placemaking Study, Denver, CO
- » Elliott Bay Connector Trail, Seattle, WA
- » Main Street Traffic Calming, Delta, CO
- » Durango Main Avenue Streetscape Design, Durango, CO
- » Beltway Trail Design, Addison, TX
- » Main Street (US-40) Streetscapes, Winter Park, CO
- » LID Implementation Manual, Fort Collins, CO
- » LID Pilot Project, Westminster, CO
- » Winslow Way Planning and Design, Bainbridge Island, WA
- » Yellow Brick Road Green Infrastructure, Richmond, CA
- » 21st Street, Paso Robles, CA
- » Three Creeks Trail SWPPP, San José, CA
- » Sunnydale Redevelopment Infrastructure, Phases 1, 2, and 3, San Francisco, CA
- » Corpus Christi North Beach Boulevard, Corpus Christi, TX
- » King County Barton Basin CSO Control with GSI and Deep Infiltration Street Improvement Permitting, Seattle, WA



Mark Davies, LEED AP, ASSOCIATE DBIA™

PROJECT PRINCIPAL | MIG

Mark Davies became interested in construction early in his life working with his carpenter grandfather. This interest led to a career spanning over two decades in civil engineering. From large, multi-phased infrastructure projects to more intimate parks and trails, Mark uses his engineering expertise to address a range of issues that impact people's daily lives—from utilities and stormwater to accessibility and sustainability to rights-of-way and multimodal transportation. He is inspired by the collaboration that comes from working with a diverse team of clients, colleagues, contractors, and community members to see a project through to successful construction. Mark enjoys diving deep into the details to develop a comprehensive understanding of client and project needs, enabling him to approach each project strategically and cost-effectively. As an endurance athlete, he has an affinity for transportation and recreation projects that facilitate mobility and connection. In addition to providing project-oriented leadership and vision, Mark offers insight and experience as a mentor to younger staff.

EDUCATION

- » BS, Civil Engineering,
University of Washington

REGISTRATIONS

- » Professional Engineer,
WA #36022

CERTIFICATIONS

- » Associate DBIA™, 2012
- » LEED AP v2.2, 2007
- » 2014 Highway Runoff
Manual Training Certified,
Certificate #140423

SELECTED PROJECT EXPERIENCE

- » Zona Cultural Streets: San Saba Street, San Antonio, TX
- » National Western Center Campus Placemaking Study, Denver, CO
- » Elliott Bay Connector Trail, Seattle, WA
- » Hemisfair Complete Streets: Hemisfair Boulevard, Phase 3, San Antonio, TX
- » Durango Main Avenue Streetscape Design, Durango, CO
- » Beltway Trail Design, Addison, TX
- » Meridian Streetscape Design, Puyallup, WA
- » SR-520 DB Montlake to Lake Washington I/C and Bridge Replacement, Seattle, WA
- » Yesler Way Redevelopment Street Improvements, Seattle, WA
- » Woodland Park Zoo On-Call/Capital Asset Management Program, Seattle, WA
- » SHA On-Call Civil Engineering Services, Seattle, WA
- » EHA Park District Redevelopment, Everett, WA
- » Fort Worden Sewer and Water Replacement and EIS, Port Townsend, WA
- » Seattle Department of Transportation's 2016 Neighborhood Street Fund Program Conceptual Designs, Seattle, WA
- » VA Building 81 Seismic Replacement, American Lake Campus, Joint Base Lewis-McChord, WA
- » Winslow Way Planning and Design, Bainbridge Island, WA
- » Lynnwood Interurban and 208th and 212th Street Crossing Improvements, Lynnwood, WA
- » City of Shoreline Trail Along the Rail, Shoreline, WA
- » Snohomish County On-Call/204th Street SW and 6th Avenue W, Snohomish County, WA



Barbara Wilks, FASLA, FAIA, RLA

CONSULTING PRINCIPAL | W ARCHITECTURE

Barbara Wilks, principal and founder of W Architecture and Landscape Architecture, is a leader in the field of design. Beginning her career as an architect and obtaining prominence for her design skills, she soon realized that her interests in public space linked with the profession of landscape architecture. Now as an architect and landscape architect, Barbara uses her leadership skills to realign nature and communities.

Barbara has won many awards for her work and was elected to both the College of Fellows of the American Institute of Architects and the American Society of Landscape Architecture for her design accomplishments. Her projects range in scale from urban plans, to public spaces, to infrastructure, to architecture. In addition to opening her projects for participation, Barbara continues the spirit of inclusion to the surrounding communities and government agencies throughout the design process.

EDUCATION

- » BArch, Cornell University
- » MLA, University of Pennsylvania

REGISTRATIONS

- » Registered Architect:
MD, NY, NJ, TX
- » Registered Landscape
Architect: MD, NY, MO-pending

CERTIFICATIONS

- » National Council of
Architectural Registration
Boards Certified
- » Council of Landscape
Architectural Registration
Boards Certified

AWARDS

- » American Architecture Award:
Mississippi River Learning
Center, 2023
- » Honor Award: The Riverline,
Buffalo, NY, ASLA NY, 2022

SELECTED PROJECT EXPERIENCE

- » Diversity Plaza, Queens, NY
- » Pier Approach Community Plaza, St. Petersburg, FL
- » MiNY Bush Terminal North Campus, Brooklyn, NY
- » Acoma Shared Street and Plaza, Denver, CO*
- » Buffalo Downtown Waterfront Improvement Plan, Buffalo, NY*
- » Downtown Eustis Master Plan Update, Eustis, FL*
- » Hudson Streetscape, New York, NY
- » Plaza 33 and Streetscape, New York, NY
- » Shore Parkway Restoration and Bike Trail, Brooklyn, NY
- » 50 W Street Plaza, New York, NY
- » The Edge, Brooklyn, NY
- » West Harlem Piers Park, New York, NY
- » CC Moore Playground, Queens, NY
- » Mississippi River Learning Center, St. Paul, MN
- » The Riverline Concept Study, Buffalo, NY
- » St. Patrick's Island, Calgary, AB

* *Project completed with MIG*



Jonathan Knight, PLA, AICP, SITES AP, CDT

LANDSCAPE ARCHITECT/PLANNER | MIG

Jonathan Knight is an award-winning landscape architect and community planner with over a decade of experience delivering beautiful, functional civic spaces with a focus on parks and plazas. Jonathan has collaborated on nationally awarded and internationally recognized projects, including Tom Lee Park in Memphis, the Arkansas Museum of Fine Arts in Little Rock, Pride Park in Miami Beach, and One Manhattan Square in New York City. His work reflects a commitment to transformative design, exceptional quality, and lasting community impact.

He has a proven ability to guide projects from concept through construction, with a specialty in managing technically complex and high-profile construction projects. As a project manager, Jonathan excels at teaching, collaboration, and translating complex challenges into clear, actionable steps for teams and consultants, ensuring projects are delivered on time and to the highest standards. His collaborative leadership and attention to detail consistently produce results that exceed client expectations and enhance the built environment.

EDUCATION

- » MLA, Kansas State University
- » MRCP, Kansas State University

REGISTRATIONS

- » Licensed Landscape Architect:
CO #1477, AR #9988,
TX #3872, and UT #5301

CERTIFICATIONS

- » American Institute of
Certified Planners (AICP)
- » Sustainable SITES
Accredited Professional
(SITES AP), Green Business
Certification, Inc. (GBCI)
- » Construction Document
Technologist (CDT),
Construction Specifications
Institute

PROFESSIONAL AFFILIATIONS

- » American Society of Landscape
Architects (ASLA)
- » American Planning
Association (APA)

AWARDS

- » Merit Award: Louisville
Downtown Vision Plan,
CO/WY ASLA

SELECTED PROJECT EXPERIENCE

- » Downtown Vision Plan, Louisville, CO
- » 16th Street Mall Redevelopment Construction Oversight, Denver, CO
- » Main Street (US-40) Streetscapes, Winter Park, CO
- » Sheridan Boulevard Streetscape Improvements, Edgewater, CO
- » Carroll Butts Park Master Plan and Implementation, Westminster, CO
- » Durango Main Avenue Streetscape Improvements, Durango, CO
- » 16th Street Mall Redevelopment Construction Oversight, Denver, CO
- » Tom Lee Park, Memphis TN*
- » Pride Park, Miami Beach, FL*
- » Arkansas Museum of Fine Arts, Little Rock, AR*
- » Hatcher Gardens Children's Garden Master Plan, Spartanburg, SC*
- » One Manhattan Square, New York, NY*

* Project completed prior to joining MIG



Evan Rochelle, EIT

CIVIL ENGINEER-IN-TRAINING | MIG

As an engineer in training, Evan Rochelle applies his problem-solving acumen and aesthetic sensibilities to support urban infrastructure, mobility, and mixed-use/housing projects. Evan always enjoyed assembling and building things, which transitioned into a profession that challenges and rewards him daily. He seeks to maximize community benefits with minimal environmental consequences by expanding his expertise in green infrastructure and low-impact development. Evan drafts planning, design, and construction documents based on the collaborative efforts of clients and colleagues and the collective input of community stakeholders. He reviews and researches guidelines and standards to ensure compliance with applicable local, state, and federal regulations. Evan's ability to easily forge relationships enables him to work across disciplines and readily adapt his skills to each project. Enthusiastic and inquisitive, he seeks to explore unconventional approaches that can advance sustainability, accessibility, and safety well into the future.

EDUCATION

- » BS, Civil Engineering,
Florida State University

REGISTRATIONS

- » Engineer-in-Training:
#1100025819

CERTIFICATIONS

- » Fundamentals of
Engineering Certificate

PROFESSIONAL AFFILIATIONS

- » Institution of Structural
Engineers CRG Youth
Members Group, Florida
State University, Vice President
of External Affairs

SELECTED PROJECT EXPERIENCE

- » Durango Main Avenue Streetscape Design, Durango, CO
- » Zona Cultural Streets: San Saba Street, Commerce Street, Phases 1 and 2,
and Santa Rosa Street, San Antonio, TX
- » Elliott Bay Connector Trail, Seattle, WA
- » Hemisfair Complete Streets: Hemisfair Boulevard, Phase 3, San Antonio, TX
- » Eagle Rock School Duplex, Estes Park, CO
- » Sunnysdale Redevelopment Infrastructure Phase 3, San Francisco CA
- » Firestone Comprehensive Plan, Firestone, CO
- » East Colfax Bus Rapid Transit, Denver, CO
- » Durango Main Avenue, Durango, CO
- » Hemisfair Boulevard, San Antonio, TX
- » Everett Housing Authority Redevelopment, Everett, WA
- » Temple Judea Early Childhood Center, Los Angeles, CA
- » Sunnysdale Redevelopment Stormwater Master Plan, San Francisco, CA
- » Beltway Trail Design, Addison, TX



Daniel Navarro-Gomez

LANDSCAPE DESIGNER | MIG

Daniel Navarro-Gomez is a third-generation public space designer who brings a passion for community identity and aspiration to his work. Influenced by his early experiences exploring cities with his architect grandfather and working in his father's landscaping company, Daniel developed a passion for landscape design rooted in craftsmanship and the shaping of public spaces that enhance the quality of life and create lasting connections between people and place. He fosters collaboration and actively engages clients, community stakeholders, and end users to ensure their perspectives are integral to the design process. While Daniel's portfolio spans a range of project scales and spaces, his expertise and passion are centered around streetscapes and the crafting of urban and neighborhood communities—places where everyday life unfolds. Committed to creating accessible, thoughtfully designed spaces, Daniel strives to craft environments that are functional, resilient, and welcoming for all.

EDUCATION

- » MLA, University of Colorado, Denver
- » MUD, University of Colorado, Denver
- » BArch, Portland State University

PROFESSIONAL AFFILIATIONS

- » Downtown Denver Partnership, PaCi Committee Member, 2023–Ongoing

SELECTED PROJECT EXPERIENCE

- » Main Street (US-40) Streetscapes, Winter Park, CO
- » Main Street Traffic Calming, Delta, CO
- » East Colfax Bus Rapid Transit, Denver, CO
- » 16th Street Mall Redevelopment, Denver, CO*
- » National Western Center Triangle, Denver, CO
- » 5280 Trail—Acoma Curbless Street, Denver, CO
- » Historic 25th Street Redevelopment, Ogden, UT
- » Point of the Mountain Phase 1 Infrastructure, Draper, UT
- » Indian Tree Golf Course Clubhouse Concept Design, Arvada, CO*
- » Springville Mainstreet, Springville, UT*
- » Hampden Corridor Feasibility Study, Denver, CO*
- » Princeville Golf Course Redevelopment, Princeville, HI*
- » Siena Lake Community Clubhouse, Gypsum, CO*
- » Burnham Yards Feasibility Study, Denver, CO*
- » Park Hill Golf Course Community Master Plan, Denver, CO*

** Project completed prior to joining MIG*



Laura Lopez

LANDSCAPE DESIGNER | MIG

Laura Lopez is a landscape designer and planner dedicated to creating places that are sustainable, resilient, and inclusive. In her final year of undergraduate studies, Laura received feedback about her holistic approach to a design assignment that led her to landscape architecture. She believes in the power of design and planning to create spaces that unite people in shared experiences, and to do so, Laura considers each site and its context in relation to community, culture, history, and environment. She has a deep interest in using her skills and experience to address climate change and environmental justice through authentic and collaborative planning and design processes. Laura is particularly adept in graphic communications, such as visualizations, modeling, and rendering, to help clients and communities “see” what is achievable. She also conducts research and analysis to evaluate impacts and trade-offs associated with alternatives in support of well-informed decision-making.

EDUCATION

- » MLA, Auburn University
- » BA, Industrial Design, Auburn University

PROFESSIONAL AFFILIATIONS

- » ASLA Student Chapter, Auburn University 2018–2020

AWARDS

- » Auburn Symposium, College of Architecture Design and Construction Division Award, 2020

SELECTED PROJECT EXPERIENCE

- » National Western Center Triangle, Denver, CO
- » 5280 Trail—Acoma Curbless Street, Denver, CO
- » Main Street Traffic Calming, Delta, CO
- » SA Tomorrow Area Planning Services—Phase 3, San Antonio, TX
- » Addison Beltway Drive Trail, Addison, TX
- » DOLA Roadmap, Denver, CO
- » Edgewater Comprehensive Plan Update, Denver, CO
- » Elizabeth Pickleball Complex, CO
- » Future of Park Lane Study, Kirkland, WA
- » Happy Valley Downtown Overlay, OR
- » Longmont TechHub, CO
- » Northglenn Tiered Gateway Signage Standards, CO
- » San Marcos Comprehensive Plan Update, TX
- » San Mateo Objective Design Standards, CA
- » Santa Barbara State Street Master Plan, CA
- » Sidewalk Plans for Gulfton and Kashmere Gardens, Houston, TX
- » Texas A&M San Antonio Campus Visualizations, San Antonio, TX



Amy Mitchell, PLA, RLA

URBAN DESIGN/LANDSCAPE TECHNICAL QUALITY REVIEW MANAGER | W ARCHITECTURE

Amy Mitchell is a visionary and versatile landscape architect whose work can be found in a range of settings around the country. Coming from arts education, Amy was drawn to landscape architecture as a means of manipulating texture, color, form, and space to create entire environments that people experience everyday. In designing spaces, Amy strives to capture the spirit and the character of the communities that use them. To do so, she manages collaborative processes with extensive community outreach and needs assessments to uncover and reflect shared values. While detail-oriented and organized, Amy allows for a little controlled chaos because creativity needs space to emerge and unfold. She is a focused and persistent problem-solver, adept at utilizing new technology and open to exploring different perspectives to achieve desired project goals.

EDUCATION

- » BS, Landscape Architecture, University of California, Davis
- » BFA, Art Education, University of North Texas

REGISTRATIONS

- » Licensed Landscape Architect: NY, NJ, CA, TX, AL, SC

AWARDS

- » LA Foundation Case Study: Yanaguana Garden, San Antonio, TX, 2020
- » Merit Award: Yanaguana Garden, San Antonio, TX, Texas ASLA, 2019

SELECTED PROJECT EXPERIENCE

- » Hemisfair Park Streets and Yanaguana Garden, San Antonio, TX*
- » Heritage Park and Master Plan and Design, Fort Worth, TX*
- » Newark Civic Center Plaza, Newark, CA*
- » North Park Mini Park and Plaza, San Diego, CA*
- » Far Rockaway Phipps Houses, Queens, NY
- » Sol on Park NYCHA Senior Houses, Bronx, NY
- » Woodhaven Boulevard, Queens, NY
- » West Brighton NYCHA Renovation, Staten Island, NY
- » 615 River Road, Phase 1, Edgewater, NJ
- » 27 West Street Waterfront Park, Brooklyn, NY
- » Tamarack Nature Center 'Discovery Hollow,' White Bear Township, MN*
- » Hal Brown Park at Creekside, Kentfield, CA*
- » Compton Creek Natural Park, Compton, CA*
- » Craig Ranch Regional Park, North Las Vegas, NV*

* *Project completed with MIG*



Ian Dillon

LANDSCAPE DESIGNER | W ARCHITECTURE

Ian Dillon is a landscape designer at W Architecture and Landscape Architecture. Since joining W, he has been engaged as project manager throughout the conceptual design of complex public projects, including the St. Paul River Learning Center. He has also worked on several waterfront projects in New York City during various stages of the design process from schematic design to construction administration.

Having studied in the American Midwest and Northeast, Ian is interested in engaging with both urban and rural communities to collaboratively design and implement a more just, resilient built environment. He combines his commitment to the public realm with a growing knowledge of landscape architectural history to creatively address limitations and challenges facing the contemporary built environment.

SELECTED PROJECT EXPERIENCE

- » Acoma Shared Street and Plaza, Denver, CO*
- » Canarsie Public Library Plaza, Brooklyn, NY
- » MiNY Bush Terminal North Campus, Brooklyn, NY
- » Buffalo Downtown Waterfront Improvement Plan, Buffalo, NY*
- » Downtown Eustis Master Plan Update, Eustis, FL*
- » Woodhaven Boulevard, Queens, NY
- » Queens Boulevard Phase B, Queens, NY
- » Mississippi River Learning Center, St. Paul, MN
- » Sunset Park Streetscape Improvements, Brooklyn, NY
- » Orchard Beach Natural Landscape Renovation, NY
- » Far Rockaway Phipps Houses, Queens, NY
- » 615 River Road Residences, Edgewater, NJ

* *Project completed with MIG*

EDUCATION

- » MLA, University of Pennsylvania
- » BArch, Iowa State University

AWARDS

- » Honorable Mention: Chicago Athenaeum, International Architecture Award, 2024
- » American Architecture Award: Chicago Athenaeum, 2023



Jill Bersano

PRINCIPAL IRRIGATION MANAGER | HYDROSYSTEMS•KDI

Jill Bersano is President and Owner of HydroSystems•KDI and manages all irrigation system designs, planning, production, scheduling, and construction observation work. She began her career in 2000 at KDI Designs, specializing in contractor Design-Build irrigation projects. In August 2002, KDI Designs merged with HydroSystems and Jill assumed a project manager position in HydroSystems•KDI, Inc. In 2014, Jill became part owner of HydroSystems•KDI, Inc. and was Vice President until January of 2018 when she became the majority owner/President and has restructured the company, responsibilities, and officers. She also assists in company management, operational functions, including bookkeeping and invoicing. Jill is a graduate of Metropolitan State University of Denver with a degree in Business Management. Jill is a Principal of HydroSystems•KDI and acts as a Project Manager for select projects, specializing in large community developments and city projects.

EDUCATION

- » BS in Management, Metropolitan State University of Denver

CERTIFICATIONS

- » CAD Certification, Red Rocks Community College
- » Qualified Water Efficient Landscaper (QWEL) certified
- » Irrigation Association, Level 2 Testing
- » Green Industries of Colorado certified

PROFESSIONAL AFFILIATIONS

- » Irrigation Association, Member

SELECTED PROJECT EXPERIENCE

Jill has developed irrigation master plans and construction documents for such notable projects as:

- » Arista, Broomfield, CO
- » Backcountry, Highlands Ranch, CO
- » Wheatland's, Aurora, CO
- » Southlands, Aurora, CO
- » Erickson Wind Crest, Highlands Ranch, CO
- » The Meadows, Castle Rock, CO
- » Leyden Rock, Arvada, CO
- » Ridgeway, Lone Tree, CO
- » Adams County Government Center, Brighton, CO
- » Harvest Junction, Longmont, CO
- » Dry Creek Community Park, Longmont, CO
- » Lake Minnequa Park, Pueblo, CO
- » Prairie Center, Commerce City, CO
- » Parkfield Lake Park, Denver, CO
- » Castle Rock Adventist Hospital, Castle Rock, CO
- » Midtown, Adams County, CO
- » Colfax and Lipan Medians, Denver, CO
- » Peoria Crossing, Denver/Aurora, CO
- » Amber Creek, Thornton, CO
- » Rockinghorse, Aurora, CO
- » Crystal Valley Ranch, Castle Rock, CO
- » Westerly Creek, Denver, CO



Ken DiPaolo

IRRIGATION DESIGNER | HYDROSYSTEMS•KDI

Ken DiPaolo is Vice President and Owner of HydroSystems•KDI and helps manage irrigation system design, planning, production, scheduling, and construction observation work. Ken began his career in irrigation as an irrigation designer at The Warner Company, a local wholesale supplier, in 1976. In 1988 The Warner Company sold out to Ferguson Enterprises and Ken opened a new wholesale irrigation supply business called Westurf Distributors. Ken was an operating partner and owner in Westurf Distributors until October 1999 when he sold the business to United Green Mark. Throughout the 23 years in the wholesale supply business Ken provided Design-Build irrigation designs at the contractor level. Ken developed several design programs that are still being utilized to educate Contractor's in the Denver area. Ken also taught basic irrigation design and installation at Arapahoe Community College for five years. In 2000, Ken opened a small irrigation design and consulting business called KDI Designs, specializing in contractor Design-Build irrigation projects. In August 2002, KDI Designs merged with HydroSystems and Ken became a co-owner in HydroSystems•KDI, Inc. Starting in 2014, Ken begun to transfer stock and ownership to Jill Bersano and named her Vice President. In January of 2018 Jill Bersano came the majority Owner/President and has restructured the company, responsibilities, and officers. Ken remains part of the ownership and holds the position of Vice President. This combination of the wholesale supply industry and design experience has given Ken the unique qualifications to understand all aspects of irrigation system design.

EDUCATION

- » General Studies (two years), University of Colorado

CERTIFICATIONS

- » Mechanical Drafting certification, Siebel School of Drafting
- » Irrigation Designer—Golf Course Design certified, Irrigation Association

PROFESSIONAL AFFILIATIONS

- » Irrigation Association, Member

SELECTED PROJECT EXPERIENCE

Ken has developed irrigation master plans, construction documents, and construction period services for such notable projects as:

- » Park Hill Golf Course, Denver, CO
- » Promontory, Greeley, CO
- » Colorado Department of Highways I-70 (I-25 West to Huron Street) Project, Denver, CO
- » Memorial Park, Arvada, CO
- » Dick's Sporting Goods Stadium and Soccer Complex, Commerce City, CO
- » Glendale Sports Complex, Glendale, CO
- » Federal Center Central Control Conversion, Lakewood, CO
- » Harvey Park and Pump, Denver, CO
- » Civic Center Park Redevelopment, Denver, CO
- » Fred Thomas Park, Denver, CO
- » Curtis Park, Denver, CO
- » North Speer Boulevard Irrigation Renovations, Denver, CO
- » Golden High School, Golden, CO
- » RTD Light West Rail Line, Golden, CO
- » • 6th Ave & I25 Renovations □ Denver • Sterling Ranch □ Douglas Co. •



John Keesen

WATER MANAGEMENT SPECIALIST | HYDROSYSTEMS•KDI

John Keesen began his career with Keesen Water Management, Inc., specializing in commercial irrigation design projects and irrigation system evaluations. He also managed all other aspects of the business including payroll, invoicing, and client proposals. In June 2014, John joined HydroSystems•KDI as a project manager. His duties include irrigation system evaluations and audits, water management, construction observation services, and irrigation design. John is a Principal of HydroSystems•KDI and acts as a Project Manager for select projects, specializing in irrigation system evaluations and audits, water management, construction observation services, and irrigation design.

EDUCATION

- » BS, Business Administration, University of Colorado at Boulder

CERTIFICATIONS

- » Certified Landscape Irrigation Auditor (CLIA)
- » Qualified Water Efficient Landscaper (QWEL) certified

PROFESSIONAL AFFILIATIONS

- » Irrigation Association, Member

SELECTED PROJECT EXPERIENCE

John has developed irrigation master plans, construction documents, and construction period services for such notable projects as:

- » Amazon Fulfillment Centers, Colorado Springs, CO
- » USGS Site at the Denver Federal Center, Denver, CO
- » FAA/Technical Operations Center, Denver, CO
- » Eastman Kodak Colorado Division, Windsor, CO
- » River Run Park, Commerce City, CO
- » Kaiser Permanente East Offices, Denver, CO
- » The Meadows, Castle Rock, CO
- » WalMart/Sam's Club (numerous locations), US
- » Home Depot (numerous locations), US

System Evaluations / Audits

- » Inspiration Metro District, Aurora, CO
- » Cherry Creek Vista Parks District, Englewood, CO
- » Cottonwood Metro District, Parker, CO
- » John Deery Park, Englewood, CO
- » Village of 5 Parks, Arvada, CO
- » East Cherry Creek Valley Water District, CO
- » Arapahoe County Water Authority, CO
- » Carriage Club HOA, Lone Tree, CO
- » Crown Point, Parker, CO



Taylor Goetz, PE

CIVIL ENGINEER | IMEG

Taylor Goetz has more than 24 years of varied experience in planning, engineering, management, and construction in site development engineering. His experience includes a wide variety of tasks including public works services, water and wastewater conveyance, stormwater and detention facilities, roadways, recreational facilities, and entertainment projects.

SELECTED PROJECT EXPERIENCE

Castle Pines Metropolitan District, Castle Rock, CO

- » Crestone Way Widening and Water Line Replacement, Central City, CO
- » Miscellaneous On-Call Engineering Services

City of Golden, CO

- » Jackson Street Improvements
- » Miscellaneous Engineering Services for Water, Wastewater, Transportation, and Other City Needs
- » Roundabout Feasibility Evaluation at Washington/19th Intersection
- » Ulysses Street Improvements
- » US-6 and 19th Street Linking Lookout Interchange
- » Washington Avenue Bridge
- » Apricot Avenue Road Improvements, Greeley, CO
- » Acres Green and Park Meadows Drive Overlay-Supplementary Intersection, Lone Tree, CO

Pavement Replacement Design

- » Chester Street Improvements
- » Design of Rectangular Rapid Flashing Beacon Signs at Six Different Intersections for Enhanced Pedestrian Crossings
- » Lincoln Avenue Pedestrian Bridge
- » Lincoln Avenue Widening
- » Park Meadows Drive/Parkway Drive Reconstruction
- » RidgeGate Parkway/Peoria Street Extensions.
- » Street Overlay and Concrete Replacement
- » New Street Standards and Access Design Standards, Johnstown, CO

EDUCATION

- » BS, Civil Engineering,
Colorado School of Mines

REGISTRATIONS

- » Licensed Professional Engineer:
CO #40237

PROFESSIONAL AFFILIATIONS

- » American Public
Works Association
- » Colorado Asphalt
Paving Association
- » Leadership Douglas
County Association



Greg Jeppesen, PE

CIVIL ENGINEER | IMEG

Greg Jeppesen is a dynamic professional engineer with strong project and construction management experience. He maintains focus on bottom-line results while ensuring on-time and on-budget delivery of large-scale projects. He has extensive knowledge in permitting, civil engineering for residential, commercial, and industrial development projects, and utilities. Greg excels at communication, relationship building and leadership skills, and is proficient in Microsoft Word, Excel, Autocad, Civil 3D, and numerous engineering design programs.

SELECTED PROJECT EXPERIENCE

Castle Pines Metropolitan District, Castle Rock, CO

- » Crestone Way Widening and Water Line Replacement
- » Hummingbird Drive Water Line Replacement Design

City of Golden, CO

- » 2021 Miscellaneous On-Call Engineering Services
- » 8th Street Temporary Trail Crossing
- » Arapahoe Street Improvements
- » Delong Park Civil Design
- » Lions Park Trail/Sidewalk Improvements
- » Ulysses Street Facility Planning

City of Greeley, CO

- » Centennial Village New Parking Lot and Drainage Design
- » Apricot Avenue Road Improvements
- » Street Overlay and Concrete Replacement, Lone Tree, CO
- » Kolorado River Ranch, LLC, Gypsum, CO
- » Palace of Agriculture, Office of the State Architect, Pueblo, CO
- » As-Needed Miscellaneous Engineering, Morrison, CO

EDUCATION

- » MS, Civil Engineering, University of Colorado
- » BS, Civil Engineering, Purdue University

REGISTRATIONS

- » Licensed Professional Engineer: CO #43935, TX #102821, and FL #55365

CERTIFICATIONS

- » TBD

PROFESSIONAL AFFILIATIONS

- » TBD

AWARDS

- » TBD



Mark Zappanti, PE, PE, LEED AP

LEAD LIGHTING/ELECTRICAL ENGINEER | IMEG

Mark Zappanti has over 24 years of experience managing and engineering projects across various markets, including telecommunications, industrial, healthcare, municipal, and educational sectors. As a project manager, he excels in team coordination, client communication, resource allocation, and cost estimation. Mark ensures electrical designs meet owner specifications for cost, maintenance, and redundancy while actively participating in construction administration through site observations, RFIs, and shop drawing reviews. His expertise spans power distribution, lighting, power generation, photovoltaic systems, grounding, fire alarm systems, security, data systems, and arc flash hazard analysis.

EDUCATION

- » BS, Electrical Engineering, Colorado State University—Fort Collins

REGISTRATIONS

- » Licensed Professional Engineer: CO #38569, CA #21344, ID #P-16029, DE #20268, MD #32212, MN #51866, MS #27253, MO #2010022417, NE #E-12373, NH #12257, NY #085848, ND #8549, OK #22957, SD #12319, and TX #118459

CERTIFICATIONS

- » LEED Accredited Professional

SELECTED PROJECT EXPERIENCE

- » Atwell LLC, Larkspur, CO
- » Castle Pines Metropolitan District, Castle Rock, CO
- » The Aurora Highlands Monument Sign and Site Lighting, Aurora, CO
- » The Aurora Highlands Roadway Lighting, Aurora, CO
- » City of Golden, CO
- » Astor House, Lions Park, and Parfet Park Public Restroom Facilities Rehabilitation Project
- » Delong Park Civil Design
- » Grampsas Parking Lot Conversion, Including Storm Drainage and Water Quality Improvements
- » Ulysses Park Design & Bidding Services, Includes Softball Fields Conversion to Multi-Use Fields, New Restroom and Pavilion, Storage, Trail Improvements, Dog Park, and Utility and Drainage Improvements
- » City of Healdsburg, CA, New Public Park, Featuring Pollinator Garden, Recreational
- » Lawn Areas, Nature Play Area, and Woodland Garden
- » City of Idaho Springs, CO, City Hall Main Entrance Improvements
- » Elizabeth Parks & Recreation District, Elizabeth, CO, Casey Jones Park Master Plan
- » Jacobs Entertainment Inc, Black Hawk, CO
- » Canyon Parking Lot Flashing Crosswalk Beacons
- » State of Colorado Office of the State Architect, Pueblo, CO, Palace of Agriculture Landscape Redesign



Beth Rosa

DESIGN DIRECTOR | ARTHOUSE DESIGN

Leading ArtHouse's team of award-winning designers, Beth Rosa directs projects throughout the design process and manages complex elements from multiple disciplines with skill and grace. Her steadfast efforts and broad knowledge help to consistently exceed clients' expectations by increasing creativity and productivity for a greater return on investments. Beth approaches design with a perceptive eye and analytic mind to connect verbal and visual cues into strategic, clever solutions. With advanced technical skills and code expertise, Beth smoothly guides large-scale, multi-phase projects through municipal review processes and approvals. Partial to designing for the built environment, Beth integrates visual expression and theming to shape the idea of a place.

EDUCATION

- » BFA, Communications Design, Rocky Mountain College of Art and Design (RMCAD)
- » BS, Communication and Information Design, SUNY Institute of Technology

PROFESSIONAL AFFILIATIONS

- » Society for Experiential Graphic Design, Denver Chapter
- » American Institute of Graphic Arts, Colorado Chapter
- » International Code Council

SELECTED PROJECT EXPERIENCE

- » City of Louisville, CO
- » City of Littleton, CO
- » Belleview Station, Denver, CO
- » Upper Downtown, Denver, CO
- » Colfax Avenue Identity, Denver, CO
- » Colorado State University—Nancy Richardson Design Center, Fort Collins, CO
- » Colorado School of Mines—Marquez Hall, Golden, CO
- » University of Rochester Medical Center—Golisano Children's Hospital, Rochester, NY
- » Auraria Campus, Denver, CO
- » University of Colorado—Anschutz Medical Campus, Aurora, CO
- » Colorado State Capitol Wayfinding, Denver, CO



Chuck Desmoineaux

DESIGN DIRECTOR | ARTHOUSE DESIGN

Chuck Desmoineaux's career in design started nearly 25 years ago and he's since become an expert in visual communication, wayfinding, identity design and branded environments. His collaborative approach and attention to detail is evident in his dedication to his projects, be it a large-scale, international, multi-lingual wayfinding system or for a small boutique identity. His perspective on the world around him and distinct way of thinking, allow him to cull through clutter, finding the best solution for his clients and their projects. Chuck is known for his creativity, humor, thoughtfulness and his expert use of materials, colors and forms. He thrives in a dynamic work environment where he can discover what makes each project unique and develop an elevated, strategic solution.

EDUCATION

- » BS, Business Administration—Marketing Emphasis, Cum Laude, University of Colorado at Boulder
- » AS, Visual Communications—Graphic Design, Colorado Institute of Art

PROFESSIONAL AFFILIATIONS

- » Society for Experiential Graphic Design, Denver Chapter
- » American Institute of Graphic Arts, Colorado Chapter, Past Board Member

AWARDS

- » Honors: Best Portfolio, Colorado Institute of Art

SELECTED PROJECT EXPERIENCE

- » City of Louisville, CO
- » Town of Avon, CO
- » Downtown Iowa City, Iowa City, IA
- » High Line Canal, Denver, CO
- » National Western Center, Denver, CO
- » 16th Street Mall Redevelopment, Denver, CO
- » Auraria Campus, Denver, CO
- » Bellevue Station, Denver, CO
- » Clayton Lane, Denver, CO
- » Copper District, Clayton, NC
- » University of Rochester Medical Center—Golisano Children's Hospital, Rochester, NY
- » Yas Island, Abu Dhabi, UAE



Kevin Penland

SENIOR DESIGNER | ARTHOUSE DESIGN

Kevin Penland's career as a Designer spans over 25 years, with a focus on graphic design, branding, environmental graphics, and wayfinding programs for retail, ski resorts, hospitality, transportation, residential, and mixed-use land developments. He has been fortunate to work alongside some of the best in the disciplines of Architecture, Interior, and Industrial Design. His project experience includes work across the US, Asia, and Europe. Kevin brings along with him a deep set of skills that range from ideation, concept design, hand drawing, 3D modeling, rendering, and fabrication detailing. Kevin thrives while in collaboration with our team, as he strives to provide thoughtful and beautiful solutions for the projects he is involved.

EDUCATION

- » BFA, Graphic Design—Drawing, Cum Laude, Colorado State University—Fort Collins

PROFESSIONAL AFFILIATIONS

- » Society for Experiential Graphic Design, Denver Chapter

SELECTED PROJECT EXPERIENCE

- » Copper District, Clayton, NC
- » DTC Wayfinding, Denver, CO
- » United States Olympic and Paralympic Museum, Colorado Springs, CO
- » Google Midpoint Campus, San José, CA
- » Rancho Mission Viejo, Orange County, CA
- » Riverwalk, Madera, CA
- » Disney Grand Californian Hotel, Anaheim, CA
- » 3 Creek Ranch, Jackson, WY
- » Winter Park Trail Signage, Winter Park, CO

Joseph Petry

PRINCIPAL DESIGNER | DELTA FOUNTAINS

Joe Petry began with Delta Fountains as President. His main duties at inception were to build the employee base for production and initiate marketing efforts for national sales. In 1994, Joe and his partner, Scott Johnston, purchased the company and have since acquired a fiberglass company, machine shop and the fountain assets of the Hydrel Corporation. Joe's main duties are focused on marketing, and he is tasked with assisting in the development of new products and animation techniques, as well as his role as director of the company. Since 1994 the company has grown from 1,000 SF to over 53,000 SF.

EDUCATION

- » Marine Military Academy

PUBLICATIONS/PRESENTATIONS

- » Hopper, Leonard J. Landscape Architectural Graphic Standards. New Jersey: John Wiley & Sons, Inc. (Water Features, Fountains, and Pools, pgs. 417–430), 2007
- » Hopper, Leonard J. Architectural Graphic Standards, 11th Edition. New Jersey: John Wiley & Sons, Inc. (Site Improvements, pgs. 689–692), 2007

VOLUNTEER/COMMUNITY WORK

- » YMCA Volunteer and Sulzbacher Center Homeless Shelter

SELECTED PROJECT EXPERIENCE

- » National September 11 Memorial and Museum, New York, NY
- » Hearst Building, New York, NY
- » Oklahoma City National Memorial and Museum, Oklahoma City, OK
- » Kelsey Seybold Hospital, Houston, TX
- » Friendship Fountain Renovation, Jacksonville, FL
- » Brewer Fountain Renovation, Boston, MA

Scott Johnston

DESIGNER | DELTA FOUNTAINS

Scott Johnston has been 50% Owner, Secretary, and Treasurer of Delta Fountains since 1994. In addition to daily financial and administrative responsibilities, he assists the sales staff and marketing functions with strategic planning, as well as being personally involved in the design development through input derived from extensive field experience. Scott also assists in writing project specifications and notes on the plans that meticulously outline the quality of materials that are to be incorporated. He is involved in the review of the final drawings so the fine details and notes are adequately communicated on the drawings and specifications. The vast knowledge derived from Scott's extensive field work has continuously contributed to the research and development process of Delta Fountains, and has lead to innovative designs that are streamlined and maintenance friendly.

EDUCATION

- » BBA, University of Oklahoma
- » Numerous Technical Classes

AWARDS

- » Ranked as one of America's Fastest Growing Companies, *Financial Times*, 2020
- » Ranked as one of the fastest-growing private companies in America, *Inc. 5000*, 2019
- » Grant for GrowFL Program, with emphasis in Entrepreneurial Growth Division, 2012
- » Awarded STEP Grant's Export Marketing Plan (EMP) Program with Gold Key Service Enterprise—Florida, 2012
- » Palmer Hall Business Person of the Year, Rotary Club, 2012

SELECTED PROJECT EXPERIENCE

- » National September 11 Memorial and Museum, New York, NY
- » National 9/11 Pentagon Memorial, Washington, DC
- » First Church of Christ, Scientist, Boston, MA
- » Main Street Square, Rapid City, SD
- » Chicago Goldstar Memorial, Chicago, IL
- » Metropolitan Museum of Art, New York, NY
- » World's Fair Park, Flushing Meadows, NY

James Turner

PROJECT DESIGNER | DELTA FOUNTAINS

James Turner is Vice President of the organization. He is the head of the design department and is primarily responsible for the design, engineering, and estimating of the water features. James is personally involved in all stages of the design development from conception to final start-up of the feature and brings an extensive level of expertise in mechanical and electrical design. James has over 25 years of experience in designing water features. His education in design gives him a unique ability to cohesively integrate the necessary mechanical and electrical design requirements with the architectural elements and is an asset to the creative design process.

EDUCATION

- » BS, Interior Design, Florida State University
- » Design Education and Mechanical Plumbing Experience

CERTIFICATIONS

- » Autocad and Solid Works Certified

SELECTED PROJECT EXPERIENCE

- » National September 11 Memorial and Museum, New York, NY
- » Curtis Hixon Riverfront Park, Tampa, FL
- » Pier 84—Hudson River Park Trust, New York, NY
- » Citibank Headquarters, New York, NY
- » Apple Fifth Avenue, New York, NY
- » The National Memorial for Peace and Justice, Montgomery, AL
- » Schermerhorn Symphony Center, Nashville, TN
- » The Legacy Museum/Equal Justice Initiative, Montgomery, AL

Chris Blanton

DESIGN ASSOCIATE | DELTA FOUNTAINS

Chris Blanton has been a design associate at Delta Fountains for 13 years. His background in mechanical and electrical drafting and design has helped with his current involvement in Design/Schematic drawings throughout all stages of development. He works closely with clients throughout the entire design process to ensure all goals are achieved.

EDUCATION

- » United States Navy
- » Pentair Water Training Institute

SELECTED PROJECT EXPERIENCE

- » Castle Hills Reflecting Pool, Lewisville, TX
- » Elmhurst Park, Queens, NY
- » Governor’s Island, Governor’s Island, NY
- » Brewer Fountain Renovation, Boston, MA
- » Tarkington Park, Indianapolis, IN
- » Dallas Arboretum Children’s Garden, Dallas, TX
- » First Ward Park, Charlotte, NC
- » Caesars Madrid, Madrid, Spain
- » Switchyard Park, Bloomington, IN
- » Landmark Square, Stamford, CT
- » Mill River Park, Stamford, CT
- » 601 Lexington Avenue, New York, NY

CIVI

LANDSCAPE ARCHITECTURE
DESIGN & RELATED SERVICES



Downtown Streetscape Project - Phase 1

■ CITY OF LOUISVILLE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION

SVL



BELMAR PLAZA - WINTER ICE RINK

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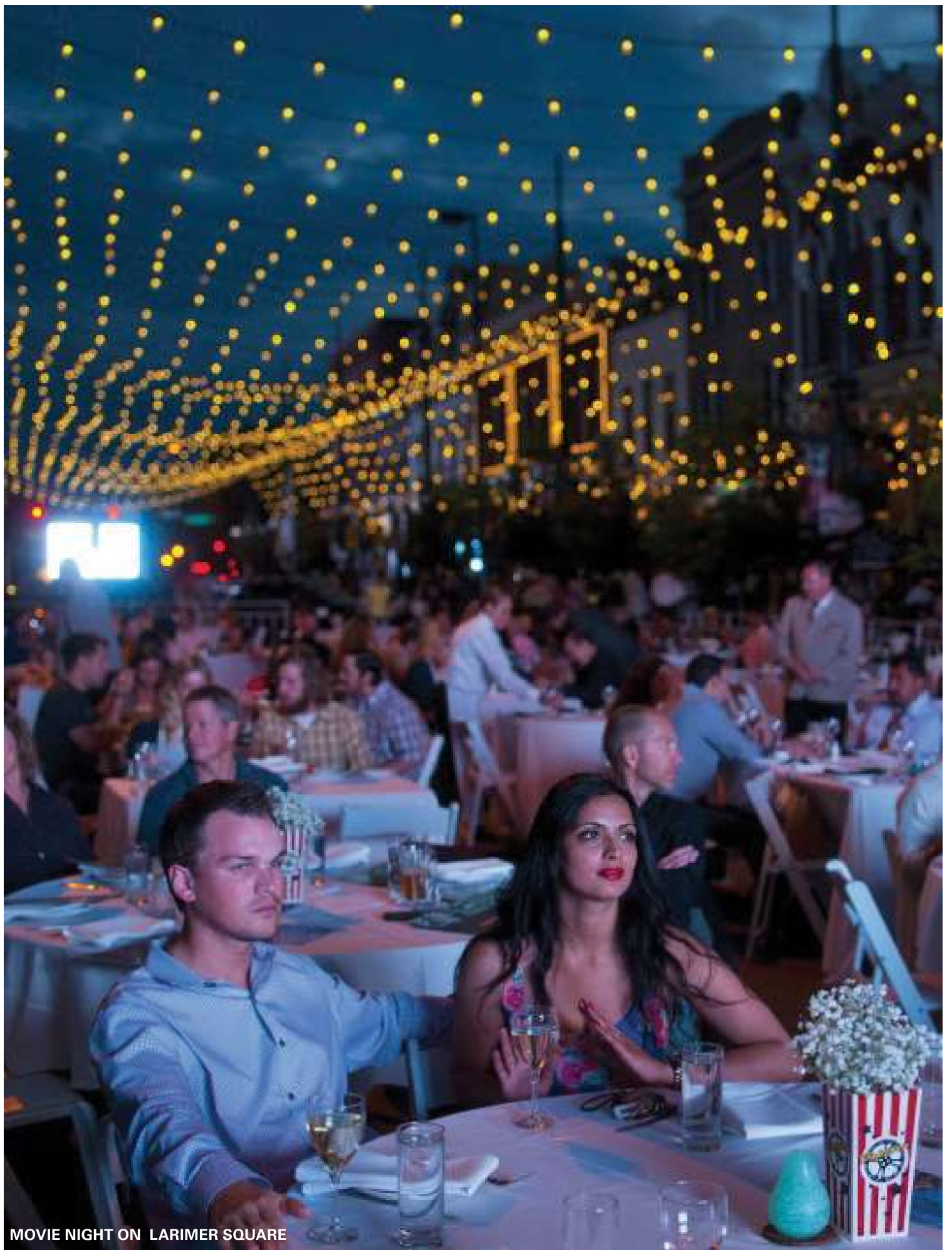
02 PROJECT TEAM

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MOVIE NIGHT ON LARIMER SQUARE

To: Jordan Jefferies, P.E. Assistant City Engineer
Department of Public Works
City of Louisville
749 Main Street
Louisville, CO 80026

Re: Professional Design Services for the LOUISVILLE DOWNTOWN STREETSCAPE PROJECT – PHASE 1

Dear Mr. Jefferies and the Selection Committee:

We are honored to submit our qualifications for the Louisville Downtown Streetscape Project. As a practice, we seek out aspirational and collaborative clients who are looking to achieve meaningful change within their communities. This project can create a new living room and heart to your community. For 40 years our firm created impactful changes across North America, and we take great pride in the work we do in our home state of Colorado. As a Denver-based practice we focus on building stronger communities through the design of the public realm. With legacy projects such as Larimer Square, Belmar Plaza and Streetscapes, and the emerging mixed-use center, streetscapes and future plaza at Belleview Station, we understand how to lead transformational projects from design through implementation.

However projects like this one require much more than just creative design vision. It requires a team that knows how to move a project through the myriad of reviews, permits, and approvals of City, State, and even Federal agencies. It requires a rigorous approach, clear and intentional communication, and a spirit of collaboration that proactively seeks input from all stakeholders throughout the process. This is how we - along with our selected partners - will approach this important endeavor.

Personally, having worked in places of all scales, I have developed a fondness for working in smaller communities where residents are more active and connected to the project because it is “theirs”. When a project has this sort of personal meaning to its community, all decisions are important, and the community tends to be more engaged. Our work is meant to be done *for* the place, and *with* the people of that place. We view design as the way in which we give form, expression and craft to the ideas and values of the community. Said another way, design should grow from people, place, history, and function, with the form and style a result of a process not an imposition of our ego or brand.

We are in receipt of Addenda #1, and I am fully authorized to submit this proposal and sign contracts on the firm’s behalf.

I certify that the information and data submitted is true and complete to the best of my knowledge.

Sincerely,



Scott Jordan, Principal

sjordan@civitasinc.com

303-903-2598



NORTH EMBARCADERO WATERFRONT PLAZA - SAN DIEGO

01 STATEMENT OF QUALIFICATIONS

GENERAL FIRM INFORMATION AND STREETScape EXPERIENCE FOR PRIME

With over 40 years of experience working in the Front Range, Civitas has extensive experience in most local municipalities. As the designer of the first festival street in Colorado, the historically designated Larimer Square, we have been creating pedestrian focused urban streetscapes for over 40 years. While our experience in Louisville is limited, we have a consultant team with first-hand experience. We are currently working on similar streetscapes, curbless streets, and central plazas in Boulder, Broomfield, Belleview Station (Denver), Calgary (Alberta), Wayzata (Minnesota), Lincoln (NB) and the closure/curbless conversion of Larimer Square.

EXPERIENCE WITH ALTERNATIVE PROJECT DELIVERY METHODS FOR PRIME

In the past twenty years we have worked on projects with every possible management structure and project delivery method. We prefer a CM/GC delivery method, particularly when the contractor is on board earlier in the process, as it allows for our unique knowledge sets to work with and off of each other. The end result is a consultant and contractor team that works as partners throughout the entire process. When problems arise, efforts center on solving the problem with the best and most cost-effective solution for the project. This is the single best way to remove time inefficiencies or mystery in the decision-making process. We value the collaborative spirit of this delivery method so much that when afforded the opportunity on privately funded projects that are not held to a more traditional design/bid process, we recommend and lead our clients through a selective CM/GC process.

LIST OF LICENSES AND PROFESSIONAL CERTIFICATIONS FOR PRIME

Landscape Architects	Civitas	8
AICP	Civitas	2
SITES	Civitas	1
Colorado Gardner	Civitas	1

LOCATION AND AVAILABILITY FOR KEY TEAM MEMBERS

Scott Jordan	Civitas	Denver	20%
Jason Newsome	Civitas	Denver	50%
Chris Parezo	Civitas	Denver	10%
Benjamin Corotis	ADBC	Oakland, CA	20%
Adriana Daringa	ADBC	Oakland, CA	25%
Beth Rosa	ArtHouse	Denver	10%
Chuck Desmoineaux	ArtHouse	Denver	15%
Dane Sanders	Clanton	Boulder	20%
April Coney	Clanton	Boulder	20%
Jeff Killion	Matrix	Denver/C. Springs	30%
Alex Aguilar	Matrix	Denver/C. Springs	25%
Jill Bersano	Hydrosystems	Lakewood	15%
Ken DiPaola	Hydrosystems	Lakewood	50%
Dwight Fadel	Terracon	Denver	25%



02 PROJECT TEAM

For a complex and fast-paced project such as this it requires a variety of intelligences and expertise to ensure a successful outcome. We seek out curated partnerships that enable us to think beyond the knowledge base of our studio, empowering us to perform projects of considerable complexity and scale.

We believe the best and most authentic design solutions are derived through open collaboration. We have composed a team of award-winning specialists and industry leading local collaborators to provide the technical expertise, design creativity and collaborative spirit necessary to address the complexities of this important project. Our team features Matrix Design Group for Civil, Survey, and to lead all permitting submittals, Clanton and Associates - Lighting and Electrical Engineering, ADBC Architecture for Architecture + Structural Engineering, ArtHouse for Wayfinding and Signage, Hydrosystems KDI for Irrigation Design, Terracon for Geotech, and Accurate Estimating Services for Cost Estimating.

Resumes and firm profiles provided at end of document

We have included consultants with deep experience in Louisville and across the Front Range that can apply their local knowledge to expedite the submittal and review/approval process. ***We have successfully collaborated with each of these partners on current and past projects of similar scope and scale.*** These past experiences enable our process to be efficient and effective, while respectful enough to allow us to challenge each other's assumptions and ideas to ensure a positive and well-conceived plan.

Scott Jordan and his 23+ years at Civitas will lead this effort as Principal-in-Charge, interfacing regularly with city staff and the Project Management Team ensuring that our thinking is organized effectively. Scott will be present at all creative sessions, public engagements, and critical design meetings, allocating up to 20% of his time to this project. Jason Newsome will be the Project Manager, dedicating 50% of his time to the project and will be responsible for the day-to-day communications, client coordination, and manage all of our consultants. With over 10 years' experience managing and leading streetscapes and urban plazas locally and across North America. He is an effective communicator, a creative designer, and experienced at leading clients through a rigorous but expedited design and documentation process. With over 16 years of experience leading complex urban projects in municipalities across the Front Range, Chris Parezo will act as Consulting Principal, dedicating up to 10% of his time to provide strategic guidance and in depth understanding of envisioning and implementing streetscape and urban systems. Throughout the design and construction phases of this project Civitas will rely on our 25+ employees to provide technical and design support.



CHALK ART FESTIVAL - LARIMER SQUARE

■ 03 FIRM CAPABILITY

Civitas is a creative collaborative of 27 landscape architects and urban designers based entirely out of Denver. Our experience has ranged from very large regenerative streetscapes and many new and reconfigured urban plazas that have become the heart of the communities where they are located.

We have over \$1B in built work across North America but remain committed to creating transformational urban projects where we live, work, and play. We utilize AutoCAD as our digital platform for all technical documentation, with extensive experience in most graphic, modeling, and representation software.

Over the past 40 years, our firm has worked with numerous public agencies and organizations locally and across the country, including numerous experiences working with BNSF and other major transportation agencies. Over the past 9 years we have collaborated with the City of Wayzata and BNSF to successfully implement a major waterfront plaza that borders an active BNSF line. As part of this process, we led the design and implementation of two enhanced pedestrian

crossings that utilized the best management practices to further community safety while establishing a working partnership between the City and BNSF.

Design is a creative activity but not one that comes from one author. Civitas sees design as the way in which we give form, expression and craft to the ideas and values of the community. As you review our qualifications you will note that we do not bring a signature, or a branded style to our work. Design grows out of people, place, history, and function, with the form and style a result of a process not an imposition of our ego or brand. This is why Civitas projects are so consistently successful, well-used and loved by communities - because we design from them and for them, and not for ourselves.



Panoway on Wayzata Bay

■ WAYZATA, MN

BUDGET

\$23M

COMPLETED

2020 Phase 1 - On time & On Budget

2024 Phase 2 - Delayed & Over Budget

Historically warm winter temperatures resulted in a completely different construction method being used for the lakewalk resulting in extended construction timeframes and an increase in overall project costs.

CLIENT REFERENCE

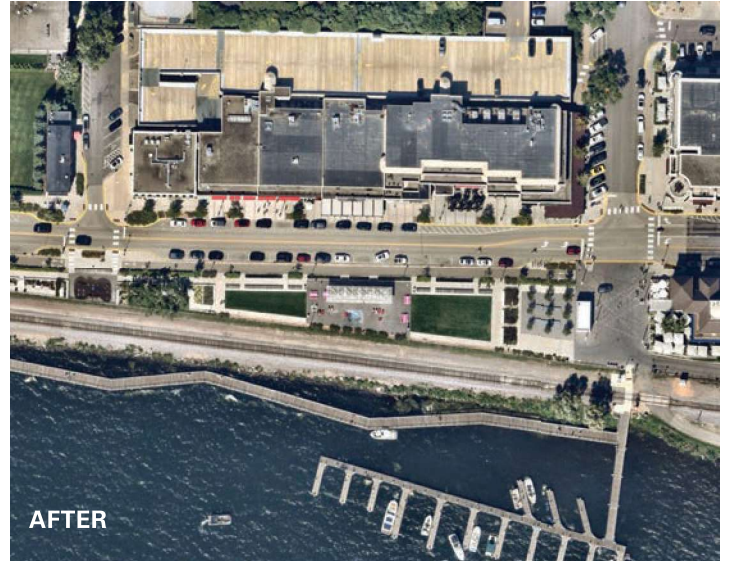
Jeff Dahl

City Manager

City of Wayzata

jdahl@wayzata.org 952.404.5309

04 PAST PERFORMANCE



The Panoway Plaza and Lake Street Improvements were designed as a place for Wayzatans and visitors to come together and enjoy all that Lake Minnetonka has to offer. By prioritizing the public realm, focusing on creating a safe and accessible waterfront, and emphasizing pedestrians over vehicles, the project has allowed Wayzata to reclaim its lakefront and provide an amenity that accommodates users of all ages and backgrounds.

Located immediately adjacent to an active BNSF rail line, the design team and city worked over a four year period to create a true partnership with BNSF to enable the proposed improvements to occur.

The initial phase of the Panoway project included converting the City's former municipal parking lot into an active and vibrant Lakefront Plaza that has become the community's living room on the north shore of Lake Minnetonka.

Included in the Lakefront Plaza are a community shade pavilion, flexible lawn areas, a children's water play zone (splash pad) and public restrooms. The design succeeded in creating a well-connected, year-round civic destination that provides new spaces to accommodate Wayzata's diverse user groups, while catalyzing the adjacent development sites and existing retail.

1st Street Plaza and Streetscape

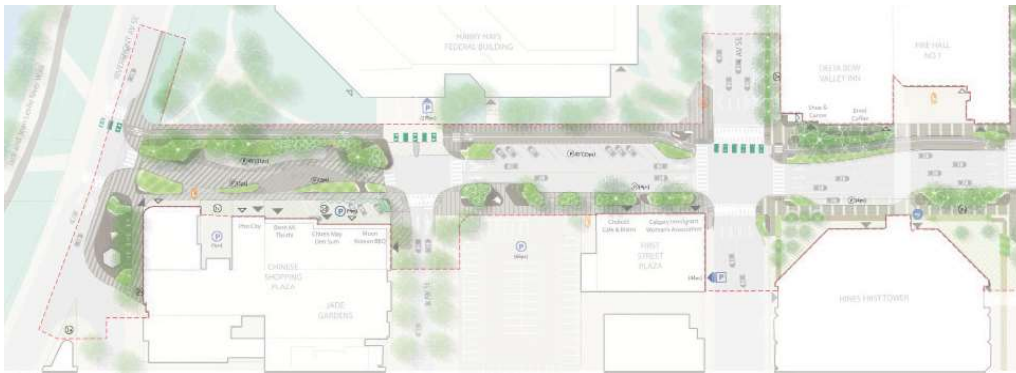
■ CALGARY, AB

CLIENT REFERENCE

Joyce Tang
City of Calgary - Project Manager
joyce.tang@calgary.ca 403.268.8382

PROJECT DETAILS

\$30M estimated
Currently in Design Development



Civitas is leading the urban design and landscape architecture for the 1st Street SE Revitalization project in Downtown Calgary. The project reimagines the streetscape, adjacent plazas and property connections along 9 blocks through the heart of Downtown, connecting the Bow River to the Beltline neighborhood. The project includes rethinking the current disjointed streetscape to include a continuous off-street multi-use trail, 2 blocks of a shared/festival street through Calgary's Chinatown, the redesign of a railroad underpass owned by Canadian Pacific-Kansas City, and the reconstruction of an intersection at the heart of the City's cultural district.

The project creates an important identity and character that links some of the City's strongest assets and neighborhoods.

By reimagining the entire right-of-way, it will better connect all modes of transportation through a safer, greener, and more equitable public realm along 1 Street SE.

Currently in Design Development, Civitas and the rest of the project team continue to work with 1 ST business owners, residents, and institutions to create placemaking opportunities and with city leaders and agencies to ensure project execution. At its completion, this transformational project will demonstrate a new approach to urban transportation corridors that better balance pedestrian and active transportation needs with the functionality of an urban arterial through an adaptive design and placemaking.

Town Center Plaza and Streetscapes

■ BROOMFIELD, CO

REFERENCE

Joseph D Vostrejs

City Street Investors

JVostrejs@citystreetinvestors.com

PROJECT DETAILS

\$25M

Project elements are similar to concept plan.



Civitas led the urban design planning and construction phase services to create a new 'heart' and central gathering place for the Town of Broomfield. The design creates a pedestrian oriented public realm with a series of varying size public spaces that stitches into the existing open space network and surrounding neighborhoods and is walkable to existing recreational facilities, transit and office uses. The focal point of this design is a new central plaza and curbless street that will become the focal point for future mixed-use development. The street is designed to accommodate everyday traffic but can be closed for special events as an extension of the plaza.

In collaboration with Milender White who is acting as the Construction Manager on behalf of the client, Civitas recently completed public realm construction documents with groundbreaking occurring in 2025.

Throughout the design and documentation process we have worked in partnership with the CM to establish project budget and allocate funds to the appropriate project components to ensure a successful outcome.

The design exemplifies high quality craft and materials coupled with contemporary sustainable construction methods and detailed consideration for event programming, activation, safety, and long-term maintenance. Program elements include flexible lawn area, pop-jets, outdoor seating areas, public art, signature overhead lighting, and a flexible plaza space that can be used for festivals, farmers, markets, concerts, and movies. Sustainable elements consist of drought tolerant, low water landscape mixed with pollinator species. A drivable, permeable paver system cleans stormwater run-off while allowing for necessary vehicular traffic for event staging.



NORTH EMBARCADERO WATERFRONT PLAZA - SAN DIEGO

05 WORK PLAN

HOW WE WORK WITH YOU

We have successfully implemented transformational projects across North America because we are careful about where and who we work with. When we commit our practice to these complex and fast-moving efforts, we commit ourselves to a partnership with the client group and local leaders to do what is best for these communities today and for future generations. To be successful we must build a relationship founded in trust to realize a shared vision. What we require from you is a willingness to participate in our collaborative process, to be present and actively participate in all meetings and working sessions, to provide guidance and feedback in a timely fashion, and most importantly to be willing to share your thoughts and ideas.

To ensure our partnership is successful we are proposing a highly interactive process that combines bi-weekly in-person working sessions with all key project partners during the initial validation and decision-making phase of the projects, with less frequent working sessions/meetings as we proceed into more detailed and technical phases of the project. Throughout all phases of the project, we anticipate bi-weekly project manager meetings to provide project updates, and to review/discuss any current or pressing issues.

OUR PROCESS

The design as it stands today is grounded in a great vision focused on placemaking, created with your city leaders and your community. This inspires us, and we recognize the magnitude of this opportunity, but the hard work to transform the masterplan and program into the heart of your downtown district that fits within the available funding will require a deep understanding of the proposed design, how it was created, and why decisions have been made. Our process prioritizes listening to and learning from the city team and project stakeholders to define project parameters, and to confirm and evaluate the proposed design recommendations. Early engagement with key stakeholders, community members, and regulatory agencies is important in that analysis.

Due to the page limits outlined in the RFP, we have chosen to focus on the processes that make our team uniquely qualified to be your partner for this important project. We have thoroughly reviewed the overall scope of work outlined and agree with the proposed scope and deliverables.

Design Validation

Civitas exercises a disciplined approach that results in timely assessment of the issues, constructibility, sustainability, resiliency and cost performance of materials and details. We like to say that 85% of the cost of any project results from decisions that are made in the first 15% of the design process. For that reason, we intend to use the same approach that we have used on numerous other projects where we began our work with conceptual design completed by others. We will begin our work with a period of Design Validation.

The design validation phase is not about putting our design teams' "style" on the proposed design, it is about allowing our teams fresh set of eyes to look at the current thinking in a new way, uncover questions or concerns that previously may have gone unnoticed, and to explore the technical realities of each proposed solutions and/or material based around the financial realities of the project. As outlined in the RFP and during the pre-proposal call there is a substantial gap between what has been proposed and what funding is currently available. Reconciling this will be a critical initial step. Difficult questions will need to be addressed related to the proposed materiality, scope, and phasing scenarios currently outlined. This validation process will take place with each major feature, material, and detail.

As currently outlined the initial phases of the project will create an immediate transformation and galvanize Main Street, Front Street, and Steinbaugh Plaza as the heart of the community. While preliminary and lacking the clarity that would be created through a collaborative process with the City and project stakeholders, the following questions and many others will need to be addressed in the validation phase. What components of the initial phases are required to achieve the intended vision? Are any existing facilities capable of supporting this vision without major re-construction?

Do the proposed layouts balance a great everyday experience and overall functionality against the needs of large events and festivals? Does each individual element balance placemaking, circulation and parking for all user modes, if not what takes priority? How does each material reflect the gritty origins of Louisville's historic past? Is each proposed material appropriate, durable, sustainably-sourced or made, and reasonable in cost for its purpose? Are there ways to save costs while enhancing beauty, meaning and performance by focusing financial resources on the right priorities?

At the completion of design validation, our team will prepare a conformed Conceptual Design package that memorializes all decisions and will set the direction for the entire project (Phase 1A and 1B) as it moves into Design Development and subsequent tasks of the project. To accommodate the accelerated schedule of Phase 1A, following approval of the Conceptual Design Package and budgets for the entire project, we are proposing to focus on the detailed documentation of Phase 1A while pausing work on Phase 1B, with the exception of any long lead items, and/or coordination with agencies with longer approval times, such as coordination with BNSF. Critical to the success of this approach will be establishing and agreeing to the proposed budget allocations for both phases and protecting these allocations during the accelerated Phase 1A schedule.

MANAGING THE PROJECT

Delivering a visionary project requires a comprehensive foundation of project management, quality control, and knowledge of construction materials, methods, and processes.

Schedule Management

The schedule will be organized to coordinate with standing meeting dates and times, to coordinate with long lead time processes, to integrate adequate coordination time among the team, and adequate (and agreed upon) review time by city agencies and client leadership. Typically, we will develop a schedule that allows for quiet periods, in anticipation of extended client review. A critical component of maintaining the accelerated schedule for Phase 1A improvements will be the required City and other agency review and approval times. Depending on what project elements are included in Phase 1A, and the number of agencies reviewing the documents, we may want to consider an alternative

sequence of deliverables that reduces the number of total submittals to maintain the desired July 2025 completion of bid documents. Careful monitoring of progress over time allows us to anticipate potential delays before it can affect the overall schedule.

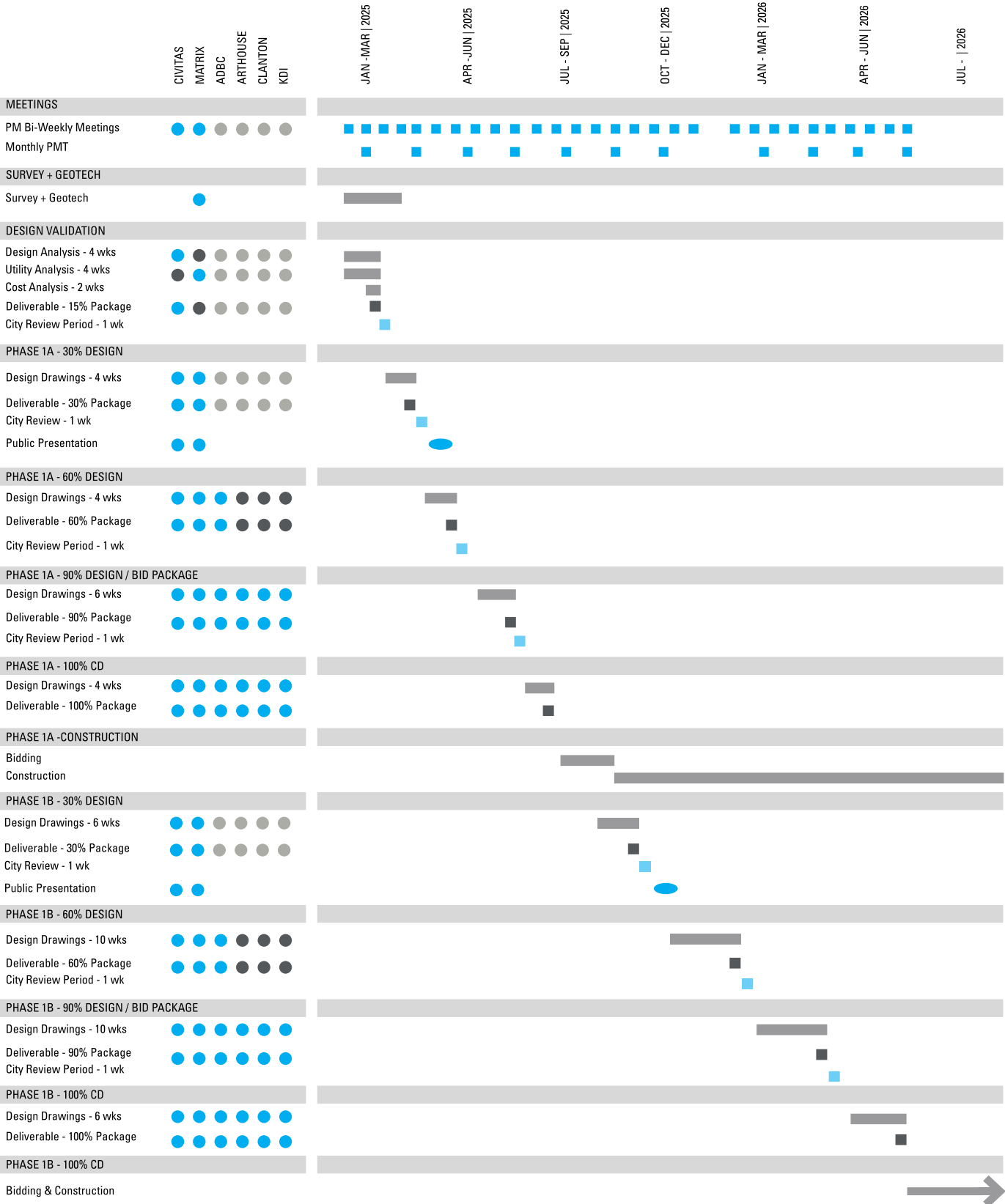
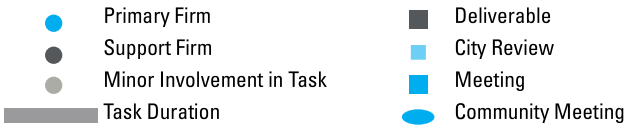
Document Quality Control Review

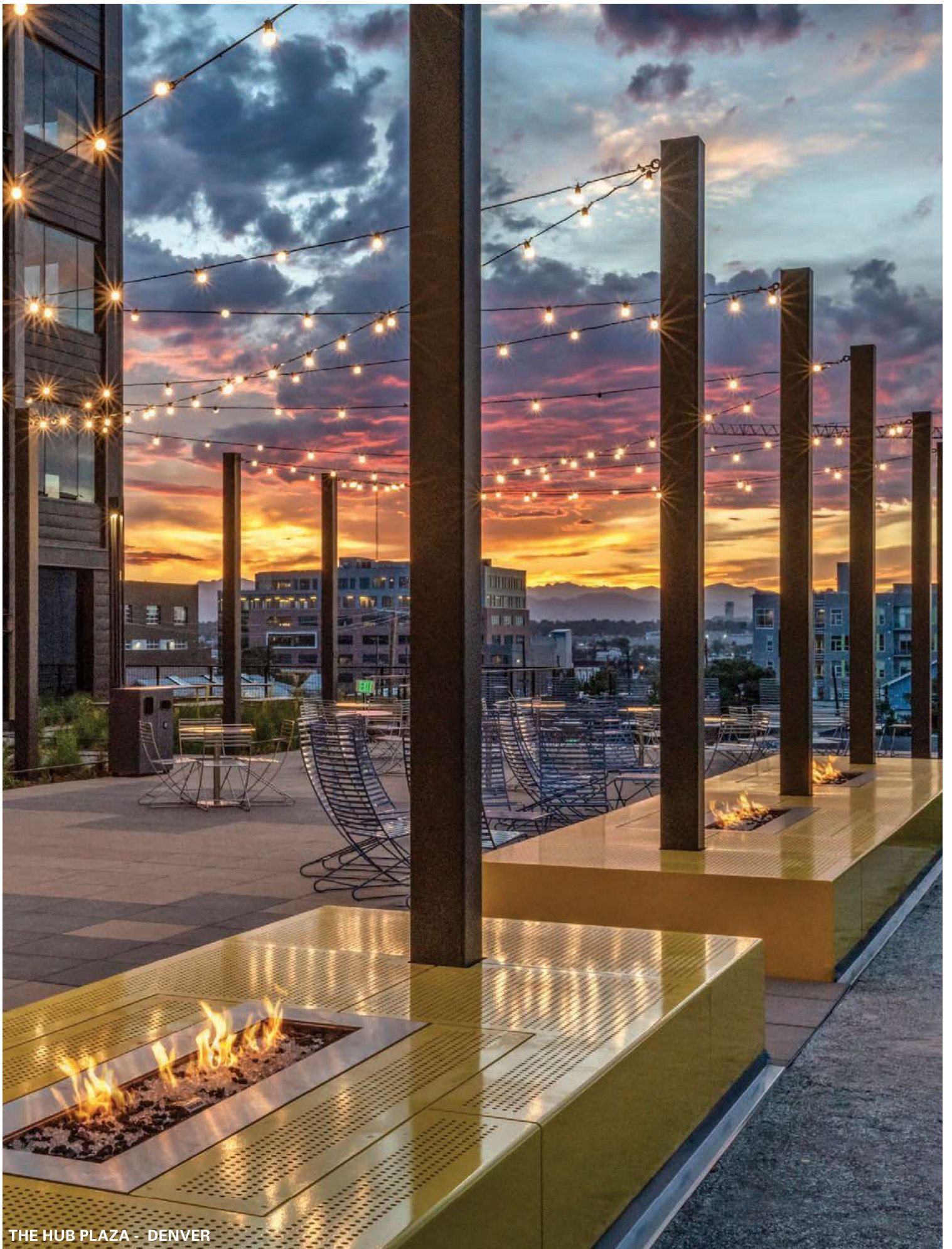
We have established high quality in-house standards for construction documentation, outlining expectations for content, presentation, and quality, while allowing for flexibility in design and detailing. Consistent documentation maintains effective quality control review at each phase of the project. In addition to the independent review performed by our Director of Quality Control, the Project Principal and senior design staff assigned to the project will check on content and quality of documents on an ongoing basis. Our quality control process is a 5-step process performed at each key milestone submittal. This process will identify issues that need to be addressed, resolved, and corrected within the documents, followed by execution of the necessary corrections, with a final verification that those changes were made. Each step in the process is needed to accurately depict the design intent shown within the documents.

DESIGN TO BUDGET

We know that the most critical time for cost control, budget reviews, value engineering and cost planning to occur is in the earliest stages of the project. Early in the Design Validation phase we will work directly with our cost estimator or the City's selected Construction Manager to establish a working cost model (WCM) that will be updated monthly. This is a live spreadsheet that allows us in real time to update the overall cost of the project as well as elements that are in design evolution. From the WCM, a trend log is developed to track those evolving elements or issues that impact the overall budget and cost. As items are resolved or developed new costs can be applied, allowing for immediate cost adjustment, decisions. This coincides with the Formal Opinion of Probable Construction Cost milestones identified in the project schedule. The primary benefit of tracking cost this way is to avoid serious budget overruns at the end of phases when extensive documentation changes will be required.

06 PRELIMINARY SCHEDULE





THE HUB PLAZA - DENVER

Additional Team Materials

CONSULTANT FIRM PROFILES

KEY TEAM PERSONNEL BIOS



Scott Jordan

■ PRINCIPAL

EDUCATION

University of Manitoba in Winnipeg; Master of Landscape Architecture

University of Manitoba in Winnipeg; Bachelor of Environmental Design

Scott Jordan has led many of Civitas' most complex and challenging projects across North America and around the world. Having joined the firm in 2001 and finding mentorship in Mark Johnson, he now leads the day-to-day operations of the office, playing a prominent role in establishing, maintaining and curating the culture that fuels Civitas' interdisciplinary design process.

The transformative effect that landscape architecture and urban design have on cities is what drew Scott to this profession nearly 20 years ago; and over the years he's developed a passion for engaging the public throughout the design process, further deepening the relationships between people and place. His focus on the public realm is driven by a desire to create social interactions and build a sense of community by bringing people of diverse backgrounds together. A prime example of this commitment was his design efforts for Calgary's St. Patrick's Island and for the North Embarcadero Improvements to San Diego's waterfront. Scott has led the design and re-design of parks and open spaces across the country including working in numerous smaller communities including the redesign of Black Bay Park in Post Falls Idaho, and the creation of a new Lakefront Park and Boardwalk in Wayzata, Minnesota. His recent work includes a vision plan for the Jones Center Campus in Springdale, Arkansas, creating a much-needed public gathering space for an important community – and galvanizing Scott's belief in the power of community engagement, and in the importance of authentically connecting and actively listening.

FEATURED PROJECTS

5th Street Square

CALGARY, AB

Panoway on Wayzata

WAYZATA, MN

Belmar Plaza and

Streetscapes

LAKEWOOD, CO

Jones Central Green

SPRINGDALE, AR

Goodnight Museum Park

RALEIGH, NC

Williams Village II - Central

Plaza and Curbless Street

BOULDER, CO

North Embarcadero

SAN DIEGO

Metropolitan Park

JACKSONVILLE, FL

Central Commons Park

CALGARY

The Hub

DENVER, CO



Chris Parezo

■ PRINCIPAL / URBAN DESIGN

EDUCATION

University of Buffalo; Master of Urban Planning & Design

University of Buffalo; Bachelor of Art, Environmental Design and Architecture

Since joining Civitas in 2007, Chris has led a variety of project types and teams, fueled by his passion for cities and by his infinite curiosity about how they operate and evolve to influence the way people live. He is known for enthusiastically embracing the most challenging urban design projects and for bringing the design creativity, thought leadership and strategic thinking necessary to create livable, healthy cities.

Chris believes that urban environments are most resilient when they successfully blend time-tested principles of design and placemaking with the contemporary thinking and values that shape today's lifestyles. This philosophy inspires his work for Civitas, which ranges in scale from the design of urban infill development and public spaces, to sustainable residential communities and new transit oriented communities, corporate and medical campus design, and long-range city planning. Globally connected, he assists both public and private clients in creating a vision for their project and obtaining the necessary approvals and entitlements to move the project toward reality. He has led significant public outreach processes to garner community input and support that is necessary to the success of each project.

FEATURED PROJECTS

Pikes Peak Park, Pueblo, CO

Midtown Centennial Urban Design, Centennial, CO

Painted Prairie Neighborhood Design, Aurora CO

Gary Community Investments Urban Design Vision, CO

Broomfield Town Square, Broomfield, CO

Placemaking + Urban Design Study, Centennial, CO

Alpine Balsam Civic Area Urban Design, Boulder, CO

The 5280 Trail Master Plan and Design Guidelines, Denver, CO

Calgary Stampede and Rivers District Master Plan, Calgary, AB

Lakewood Brickyards Urban Design Plan and Entitlements, Lakewood, CO

40th and Colorado Urban Design Plan, Denver, CO



Jason Newsome

■ PROJECT MANAGER, PLA

EDUCATION

University of Colorado, Master of Urban Design, Denver, CO

University of Massachusetts, Bachelor of Science, Landscape Architecture and Regional Planning, Amherst, MA

Jason is an Urban Designer and Landscape Architect whose experience spans many scales and approaches to city building. Since joining Civitas in 2013, Jason has been a part of the design teams spanning from the neighborhood and urban district planning scale to detail site design and construction with a focus on urban sites. He believes that the constant change in our urban environments creates opportunities to enact meaningful projects that make cities better places for communities to live, grow, and thrive.

As a Project Leader he has used his creativity and leadership to successfully lead and execute compelling designs and strategies with city agencies, transportation departments, communities, and private developers across the country, Canada and parts of Europe. He was a key design partner on The 5280 Trail, in Denver, a proposed world-class trail linking distinct downtown communities, people, health, culture and nature; he designed, created and managed content and production of the Rivers District Master Plan in Calgary, led the effort of planning 6 neighborhoods in the Northside of St. Louis, and is currently the urban design and landscape architecture lead for the re-imagining, design and construction of 9 blocks through the heart of Downtown Calgary.

FEATURED PROJECTS

1 ST SE Streetscape + Underpass

CALGARY, AB

Victory Crossing / Dick's Sporting Goods Park Vision Plan

COMMERCE CITY, CO

Our Plan - Project Connect Area Neighborhood Plans
ST LOUIS, MO

The 5280 Trail
DENVER, CO

Centerra Loveland Station
LOVELAND, CO

Calgary Stampede + Rivers District Master Plan

CALGARY, AB, CAN

I-25 and Broadway Station Area Plan
DENVER, CO

The Hub
DENVER, CO

Fitzsimmons Redevelopment Authority Master Plan
AURORA, CO

National Western Center Complex Master Plan
DENVER, CO

At **ADBC**, we are all connected by a shared drive to listen first, learn from the natural world, collaborate with our peers, and contribute to a better built environment. The firm was founded in 2014 by Adriana Daringa and Ben Corotis. The first an architect and the latter an architect and structural engineer, they saw the power of bringing two disciplines together to create innovative, efficient and human-centered designs that delight. At ADBC, we approach the architectural process in a different order, bringing design and structure together from the very beginning. We have discovered a myriad of benefits from approaching a project through an integrated design process. Allowing structure to inform the design results in architectural visions that create thoughtful large-scale forms and small-scale details. Our technical expertise produces designs that are beautiful as well as buildable and afford our clients efficiency and visibility central to successful implementation.



Benjamin Corotis

■ PRINCIPAL

Benjamin is a licensed Architect and Engineer and has been practicing architecture and structural engineering in the bay area for 23 years. He has a Master's of Architecture and Civil Engineering from UC Berkeley. He is interested in integrating structure and architecture as a single system into the design process to create a more meaningful integrated design. He is committed to creating spaces that are clean and modern and beautifully detailed. He has a broad experience in public and civic projects, parks and bridges, and residential projects. Benjamin is a co-founder of ADBC in 2014, and has concentrated on the integration of structural and architectural design across various scales and project typologies. He really enjoys collaborating with a wide range of teams to think creatively about design and problem solving. The recognition of context and place for each design is an important part of his generative process, and results in designs that are site specific, unexpected and exciting.



Adriana Daringa

■ PRINCIPAL

Adriana is a licensed Architect and has been practicing architecture in the bay area for 23 years. She has a Master's of Architecture from UC Berkeley. Adriana was born and raised in Romania, and is influenced in practice by her upbringing in Bucharest, a dense urban environment. As a result, she is interested in designing meaningful places, where spaces are created in relationship to each other, to buildings and landscape to create a sense of connection within the community. As co-founder of ADBC Architecture, Adriana is focused on memorable architecture that is connected to context at the small scale of the details but also the larger scale of its surroundings. With extensive technical experience, Adriana creates designs that are not only beautiful but also practical, providing clients with the efficiency and visibility crucial for success. Adriana has lead and collaborated on a wide range of projects, Civic to commercial, parks to residences.

ARTHOUSE DESIGN is a Denver-based, full-service graphic design firm devoted to the creation of beautiful, thoughtful design. Nimble and versatile, they have a wide range of expertise, from branding and identity to wayfinding and signage. Their tagline, “Left Brain. Right Design.”, epitomizes how they approach their work, balancing the creative with the analytical and providing clever thinking with smart decisions. They are leaders in the experiential graphic design community designing placemaking, signage and wayfinding elements that shape and enhance user-friendly, built environments. They thrive when partnering and collaborating with architects, landscape architects, master planners, developers, and municipalities to improve public spaces through branding and signage.



Beth Rosa
■ PRINCIPAL

Leading ArtHouse’s team of award-winning designers, Beth directs projects throughout the design process and manages complex elements from multiple disciplines with skill and grace. Her steadfast efforts and broad knowledge help to consistently exceed clients’ expectations by increasing creativity and productivity for a greater return on investments. Beth approaches design with a perceptive eye and analytic mind to connect verbal and visual cues into strategic, clever solutions. With advanced technical skills and code expertise, Beth smoothly guides large-scale, multi-phase projects through municipal review processes and approvals. Partial to designing for the built environment, Beth integrates visual expression and theming to shape the idea of a place.



Chuck Desmoineaux
■ PRINCIPAL

Chuck’s career in design started nearly 25 years ago and he’s since become an expert in visual communication, wayfinding, identity design and branded environments. His collaborative approach and attention to detail is evident in his dedication to his projects, be it a large-scale, international, multi-lingual wayfinding system or for a small boutique identity. His perspective on the world around him and distinct way of thinking, allow him to cull through clutter, finding the best solution for his clients and their projects. Chuck is known for his creativity, humor, thoughtfulness and his expert use of materials, colors and forms. He thrives in a dynamic work environment where he can discover what makes each project unique and develop an elevated, strategic solution.

CLANTON AND ASSOCIATES, INC. is an award-winning design firm that specializes in sustainable lighting design. The firm has been committed to environmentally sensitive design since 1981. Clanton & Associates employs 23 people including four registered engineers and five senior designers. Three design staff members are LEED Accredited Professionals. Since being founded, Clanton & Associates has participated in over 4,000 design projects of all types and sizes. The firm's diverse portfolio of work includes: interior and exterior lighting design projects and the development of local and national lighting standards. The firm has successfully developed outdoor urban lighting designs to illuminate streetscapes, pedestrian malls, architectural facades, town squares, landscape features, public art, bridges, roadways, and parking areas and developed master plans for cities, national parks, and federal agencies. With a design process that focuses on creating nighttime environments of the highest quality, unwanted glare, light pollution, and light trespass are minimized. Clanton & Associates collaborates with the client and design team to satisfy the unique goals of each individual project.



Dane Sanders

■ PRESIDENT+CEO

Dane Sanders joined Clanton & Associates, Inc. in 2002. With strong design and technical skills in lighting, daylighting and controls, Dane approaches challenging projects with inspired and innovative designs. Several of his projects are LEED certified, including six LEED Platinum projects. His project experience includes museums, exhibits, art galleries, convention centers, commercial interiors, streetscapes, and public realm. He is a frequent guest lecturer at the University of Colorado Illumination Engineering Program for daylighting, lighting controls, and advanced lighting design and detailing. He also speaks at lighting and energy conferences such as LightFair and Greenbuild.



April Coney

■ ASSOCIATE DESIGNER

April has been a team member of Clanton & Associates from 2016 to 2021 and rejoined the team in January 2024. She has been a lighting designer for over a decade with a broad range of experience including streetscapes, transportation, parks, hospitality, education and residential. Additionally, she has worked with cities and government agencies to develop outdoor lighting ordinances, lighting masterplans, standard specifications, and criteria guidelines. She believes that good design includes the careful consideration of environmental impact, including energy use, light pollution, and maintainability, and that the best outcomes are the result of thoughtful collaboration between the entire project team and the community. April holds a bachelor's degree from the University of Colorado at Boulder in Architectural Engineering, with an emphasis in Lighting and Electrical Systems.

MATRIX is an award-winning, interdisciplinary firm providing professional planning, engineering, environmental, program management, and other consulting services for both the public and private sectors. Our integrated “matrix” structure maximizes the provisioning of significant expertise in the areas that best meet our clients’ needs. Our diverse staff create functional, attractive, and sustainable design solutions that are responsive to the visions, values, and budgets of the communities we serve. We combine best practices, ingenuity, and advanced technology to provide optimal plans and design solutions.



Jeff Killion
■ CIVIL LEAD

Jeff is a Vice President for Matrix with 26 years of experience both designing and managing a broad range of development and municipal projects. Jeff provides quality solutions geared to address the client’s specific needs, on time and within budget. Jeff’s work on projects of all sizes has given him the experience and understanding that each project has its own specific challenges which need their own specific solutions. Jeff has provided project management, master planning, and design services for a multitude of large-scale developments in the Denver area, including Sloans (St. Anthony’s Hospital Redevelopment), National Western Center, Broadway Station (Gates Factory Redevelopment), Broncos Stadium Development Plan, Platte to Park Hill 39th Avenue Greenway, Sun Valley Redevelopment, and The Aurora Highlands.



Alex Aguilar
■ SURVEY

Alex has over a decade of expertise in land surveying, geomatics, and project management. His background includes collecting and processing existing conditions for engineering design and preparing topographic and control surveys. Alex also specializes in general Land Survey Plats, easements/legal descriptions, and other professional land surveying service documents. With extensive experience in construction and entitlement, Alex is well-equipped to manage projects from inception to successful conclusion, including scheduling, coordination, and budget management.

HYDROSYSTEMS started with a staff of two and grew to seven until August of 2002, when HydroSystems and KDI Designs merged increasing staff size to keep up with the ever increasing demand of the irrigation industry. We moved our offices to Lakewood where we are currently located today. Today HydroSystems•KDI has grown to a staff of 9 and over 180 years of combined experience in the irrigation system construction and design environment. We are uniquely qualified to meet the needs of our clients and project owners and HydroSystems•KDI is dedicated to providing a level of service and technical expertise in irrigation system design that is unmatched in the consulting industry.

Our staff currently consists of 8 irrigation system designers. HydroSystems•KDI Inc. currently utilizes the most current version of AutoCAD for all planning and irrigation design efforts. We utilize our own irrigation design software that works with AutoCAD, developed and design for our own internal use, by members of the staff. We also have GPS equipment that we use for basic spot surveys and GPS located as-built plans.



Jill Bersano
■ PRESIDENT

Jill is President and owner of HydroSystems•KDI and manages all irrigation system designs, planning, production, scheduling and construction observation work. She began her career in 2000 at KDI Designs, specializing in contractor design-build irrigation projects. In August 2002, KDI Designs merged with HydroSystems and Mrs. Bersano assumed a project manager position in HydroSystems•KDI, Inc. In 2014, Mrs. Bersano became part owner of HydroSystems•KDI, Inc. and was Vice President until January of 2018 when she became the majority owner/President and has restructured the company, responsibilities and officers. She also assists in company management, operational functions, including bookkeeping and invoicing. Mrs. Bersano is a graduate of Metropolitan State University of Denver with a degree in Business Management.



Ken DiPaola
■ VICE PRES

Ken is Vice President and owner of HydroSystems•KDI and helps manages irrigation system design, planning, production, scheduling and construction observation work. Throughout the 23 years in the wholesale supply business Ken provided design-built irrigation designs at the contractor level. Ken developed several design programs that are still being utilized to educate Contractor's in the Denver area. Ken also taught basic irrigation design and installation at Arapahoe Community College for five years. In 2000, Ken opened a small irrigation design and consulting business called KDI Designs, specializing in contractor design-built irrigation projects. In August 2002, KDI Designs merged with HydroSystems and Ken became a co-owner in HydroSystems•KDI Inc. The combination of the wholesale supply industry and design experience has given Mr. DiPaola the unique qualifications to understand all aspects of irrigation system design.

TERRACON is a 100 percent employee-owned consulting engineering firm providing quality services to clients. Since 1965, Terracon has evolved into a successful multi-discipline firm specializing in geotechnical engineering, construction materials observation, testing and special Inspection services, environmental engineering, and facilities services. Terracon currently has more than 7,000 employees in more than 180 offices providing services in every state nationwide. Our national team serves thousands of clients in both the public and private sectors. Locally, we provide geotechnical and materials testing services to clients across Boulder County including more than 375 geotechnical and materials testing projects within the City of Louisville. Our team can handle any request for services, no matter the size of project. Our capabilities are backed by our in-house accredited (American Association of State Highway and Transportation Officials, Concrete and Cement Reference Laboratory, United States Army Corps of Engineers) laboratory and locally based fleet of twelve drill rigs for subsurface exploration.

In the industry, Terracon's success is further evidenced by a current ranking of 18 in Engineering News-Record's 2024 listing of the Top 500 Design Firms. Terracon's growth is due to dedicated employees who are responsive to clients, provide quality services, and take advantage of opportunities in the marketplace.



Dwight Fadel
■ GEOTECH ENG

Dwight is the Group Manager for our geotechnical team in Denver with over 6 years of experience. He has a background both in geotechnical field work as well as construction materials testing and inspection. He is currently responsible for managing our geotechnical team on all projects and working closely with our drilling department. Dwight has a wide range of experience providing as a geotechnical assistant project manager and in testing and observation services for commercial, multi-family, and mixed-use developments, including high profile projects in the Denver Metro area and in congested urban neighborhoods. He brings to the geotechnical team a firsthand knowledge of construction projects from pre-development to project completion. He has performed a variety of field and laboratory testing, observations, and inspections for soils, reinforced concrete, masonry construction, and asphalt for Terracon's Denver office.
