



**City of Franklin**  
**November 25, 2024 4:30 PM City Hall**

1. Call Meeting to Order Roll Call
2. Verification of Open Meetings Notice
3. **Discussion and Action Items**
  - 3.a. Discussion and action on the request for qualifications as presented
  - 3.b. Discussion and action setting deadline dates for the request for proposal for the building of the City Shop
  - 3.c. **Public Comments**
4. Adjourn

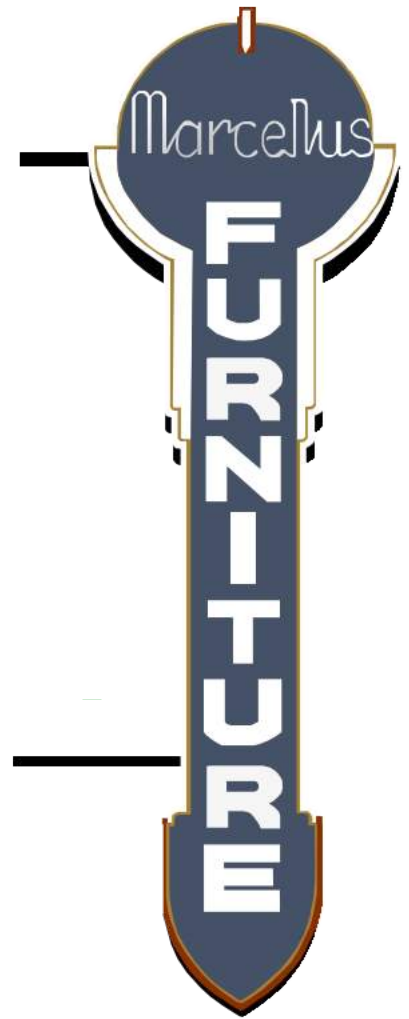
---

The City of Franklin follows the Nebraska Open Meetings Act. A copy is displayed in this room as required by state law. The Mayor and City Council may enter an Executive Session anytime during the meeting, even if not listed on the agenda. The Mayor and City Council intend to follow the agenda order but may rearrange items to suit schedules. Individuals who wish to address the council may be allotted a speaking time of three minutes per person, per topic. Speakers are kindly requested to approach the podium and articulate their topic with clarity and professionalism.

# City of Franklin Marcellus Building Project

To  
City of Franklin  
For  
Architect Planning & Project/Construction Management

Date  
November 21, 2024



# LETTER OF INTEREST



November 21, 2024

City of Franklin  
619 15th Avenue  
Franklin, NE 68939  
ATTN: Raquel Felzien

RE: Request for Qualifications  
Project Services/Construction Management

Raquel & Members of the Selection Committee;

It was great to meet with you in person and review the project last week.

On behalf of Erickson Sullivan Architects, I thank you for this opportunity to submit the qualifications of our team for the architectural planning and project/construction management for the City of Franklin Marcellus Building Project. The information presented herein will show that we can provide the City of Franklin with an experienced design team placing client service as our highest priority, including direct principal accountability, accessibility, and professional and efficient technical support. These are vital aspects of our management approach in addressing our client's needs.

This proposal is presented with Erickson Sullivan Architects as the primary architectural firm. Established in Lincoln, Nebraska, in 1978, we provide architectural services for preservation, renovation, institutional, commercial, healthcare, industrial, and foodservice projects. Some of our more notable adaptive reuse projects include Lincoln Station and Iron Horse Park, Rock Island Railroad Depot, the 100-year-old Sigma Nu Fraternity House, and Lincoln's Havelock Business District. These projects involved facade repairs, window tuckpointing, and overall upgrades.

Additionally, R.O. Youker, REGA and Geary Engineering were chosen to provide knowledgeable and professional engineering experience, specifically with renovation projects. Together, our firms have provided previous clients with optimal solutions focused on affordable architectural creativity for functional, efficient, and enduring structures.

Erickson Sullivan Architects also recognizes the time and efforts that have been put into the preliminary design of this project to date by Alissa Bush of Bush Design. We would look to include her throughout the project, not only for input on the design development and construction documents, but we would also look to encourage contractors to utilize her services as a casework supplier. We feel her expertise is critical to the success of the project and would be excited to include her throughout the project process.

With over 40 years of adaptive reuse experience, we look forward to collaborating on your desired goals for the City of Franklin. Our firm's success is not only measured in satisfied clients but in our delivery of projects on time and within budget. We look forward to discussing in more detail and how Erickson Sullivan Architects may contribute to the City of Franklin Marcellus Building Project Repair project. Thank you very much for your consideration.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "T Hull", written in a stylized, cursive-like font.

Trevor L. Hull, AIA

# FIRM EXPERIENCE



110 S. 14th Street, Suite 200  
Lincoln, NE 68508  
Tel 402.475.1787  
[www.ericksonsullivan.net](http://www.ericksonsullivan.net)

Established in 1978 as Erickson Schulz Architects, the firm was conceived with the goal of bringing a high level of design to projects of modest scope. In 1991, Scott Sullivan, AIA, became a Principal in the firm and the name was changed to Erickson Sullivan Architects. Over the past 40+ years the firm has grown into a medium-sized architectural corporation, employing 8-10 personnel. Effective the first of this year, Erickson Sullivan Architects was proud to announce the promotion of Trevor Hull, AIA and Jennifer Rohn as Principals. The practice is oriented to public, commercial, institutional, municipal, and healthcare clients. A particular emphasis of the firm for the past 40+ years has been in municipal and governmental work. The firm is licensed to practice architecture in Nebraska, Iowa, Missouri, Kansas, Colorado, and Florida.



## PRINCIPAL LEADERSHIP

At Erickson Sullivan Architects we emphasize continuous principal leadership to ensure our staff approaches every project with client collaboration, efficiency, and cost-effective solutions in mind. This also means a principal personally and carefully explains the concepts behind our designs and assists clients in evaluating the work.

## RELIABILITY

Our architects are licensed with the American Institute of Architects (AIA) because of their commitment to the public's health, safety, and welfare. To stay licensed, our architects must stay up to date with the latest techniques, technology, and production of construction documents through continuing education training.

## PHILOSOPHY

Our philosophy at Erickson Sullivan Architects is to provide value to clients by designing solutions. These solutions are created by identifying problems through actively listening to our clients and researching the circumstances surrounding a project. Our most valuable resources in this phase are our 30+ years of knowledge, experience, and dedication to providing customized results.

## FULL SERVICE

- Project Inception (Feasibility, site and zoning analysis)
- Schematic Design (Initial sketches and budget requirements)
- Design Development (Defining scope and cost projections)
- Interior Design (Space planning, lighting, and finishes)
- Construction Documents (Drawing and specifications)
- Contractor Bidding and Negotiation
- Construction and Contract Administration (On-site visits)
- Substantial Performance of Construction

# TREVOR HULL, AIA

## Principal - Project Architect



### EXPERIENCE

2000 - Present

### EDUCATION

The University of Nebraska at Lincoln - Lincoln, Nebraska

- Masters of Architecture
- Bachelors of Architecture

### SUMMARY

As Principle of ESA, Trevor Hull has worked on all types and sizes of projects over his 24 years with Erickson Sullivan Architects. He has a firm understanding of building codes, construction methods, and construction costs. Trevor has also worked on a variety of new construction, renovation, and preservation projects ranging from small remodels to new multi-million dollar facilities.

Communication is another strength of Trevor's, as he takes on a leadership role in nearly all architectural projects for the firm. His focus includes designing and managing all construction documents with local consulting teams and assisting with construction administration.

### PROJECTS

- Fairbury Housing - Fairbury, NE
- Sigma Nu - Lincoln NE
- Havelock Facades and Streetscape - Lincoln, NE
- Lincoln Station Historic Rehab - Lincoln, NE
- Haymarket Square Historic Rehab - Lincoln, NE
- Rock Island Railroad Depot Historic Rehab - Fairbury, NE
- Rococo Theater - Lincoln, NE
- Iron Horse Park - Lincoln, NE
- The Creamery Building Renovations - Lincoln, NE
- Live Yes Studios - Lincoln, NE
- Litz Building - Lincoln, NE
- Bell Tower Lofts & Daycare - Lincoln, NE
- The University of Nebraska - Kearney - Kearney NE
- Lincoln Building - Lincoln, NE
- City of Lincoln/Lancaster County Emergency Response/HAZMAT Storage Building - Lincoln, NE
- City of Lincoln Bluff Road Landfill Gate House and Vehicle Maintenance Building - Lincoln, NE
- City of Lincoln North 48th Street Transfer Station Buildings - Lincoln, NE
- Nebraska State Laboratories Building - Lincoln, NE
- Hallam Volunteer Fire & Rescue Station - Hallam, NE
- City of Lincoln Highlands Fire Station No. 14 - Lincoln, NE



### ARCHITECT LICENSES

Nebraska: #A-2305  
Iowa: #ARC07586  
Colorado: #ARC 00406947  
Kansas: #4294  
Missouri: #2010039777  
Florida: #AR-100719



### MEMBERSHIPS

National Council of Architectural  
Registration Boards

American Institute of Architects

## EXPERIENCE

2018 - Present

## EDUCATION

The University of Kansas - Lawrence, Kansas

- Masters of Architecture

## SUMMARY

Ben Brewer has a range of experience from small residential projects to large, complicated healthcare projects. He has spent the last five years building his proficiency in production management, MEP coordination, and client relations. Ben has focused on project management and pragmatic design, and brings an eye for detail to every project in which he involved.

## PROJECTS

- Live Yes Studios - Lincoln, NE
- Four Corners Health Department - York, NE
- Sid Dillon CDJR - Lincoln, NE
- Hobby Hill Apartments - Kansas City, MO
- Muhlbach Apartments - Kansas City, MO
- The Residences at Park 39 - Kansas City, MO
- Mount Eagle Single Family Residence - Mount Eagle, PA
- Harrison County Hospital - Bethany, MO
- St. Lukes Health System - Kansas City Metro
  - St. Lukes Hospital - Plaza
  - St. Luke's East
  - St. Luke's North
  - St. Luke's South
  - Bishop Spencer Place
- Free State High School Outdoor Athletic Facility - Lawrence, KS
- Kansas City Public Schools - Kansas City, MO
- WeWork
  - HUB - Denver, CO
  - Well Fargo Tower - Denver, CO
  - Corrigan Station - Kansas City, MO
  - Sprint (T-Mobile) HQ - Overland Park, KS
  - One City Center - Durham, NC
- Steris Off-site Reprocessing Center
  - Project ORCA - Durham, NC
  - Reprocessing Center - Chattanooga, TN
  - Corporate HQ - Mentor, OH
- Atlanta Braves VIP Lounge/Bar Renovation - Atlanta, GA
- Columbus Crew Training Facility - Columbus, OH
- Conoco Phillips New Production Facility - Orange, TX
- Lyondell Basel Facility Upgrades - Channelview, TX
- Lyondell Basel Facility Upgrades - Houston, TX



# ESTRELLA AVILA

## Interior Designer

### EXPERIENCE

2024 - Present

### EDUCATION

The University of Nebraska - Lincoln

- Bachelors of Science - Interior Design

### SUMMARY

Estrella provides interior design and drafting support to all of ESA's projects. Her role includes interior design, space planning, drafting, finish selections, and specifications.

Her previous professional experience includes hospitality design experience includes healthcare and education design. Estrella is currently pursuing her NCIDQ licensure as well.

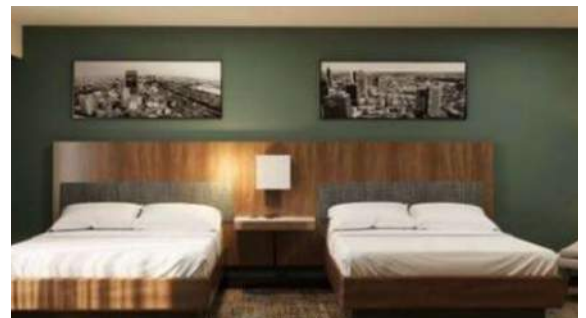
### PROJECTS

- Screamers Telegraph District - Lincoln, NE
- Heritage House - Lincoln, NE
- La Quinta - Mesquite, Texas
- The Angler Boutique Hotel - Livingston, Texas
- Wingate by Wyndam - Garner, North Carolina
- Best Western White Mountain Inn - Franconia, New Hampshire
- Knights Inn - Danvers, Massachusetts
- Hampton Inn and Suites - Havelock, North Carolina
- Hampton Inn and Suites - Oregon, Ohio
- Best Western Mineola Inn - Mineola, Texas
- Best Western Executive Hotel of New Haven, West Haven, Connecticut



### SKILLS

AutoCAD  
Revit  
Adobe Creative Suite  
Rhinoceros 3D  
DesignSpecs



# COURTNEY KLIMM

## Production Coordinator

### EXPERIENCE

2016 - Present

### EDUCATION

Metropolitan Community College - Omaha, Nebraska  
• Associate Degree - Architectural Drafting

### SUMMARY

Courtney has been with the firm since 2016, contributing her expertise as a project manager. Her responsibilities include conducting ADA code reviews and implementing upgrades, overseeing flat and shingled roof renovations, managing partial to full building remodels (both interior and exterior), and coordinating permitting and bidding processes. She also ensures thorough construction administration documentation.

Courtney's versatility and dedication allow her to take on multiple roles, ensuring projects are completed on time and to the highest standards of quality.



### PROJECTS

- NDOT Kearney Rest Area ADA Improvements – Kearney, NE
- NDOT Brady Rest Area ADA Improvements – Brady, NE
- NDOT Sutherland Rest Area ADA Improvements – Sutherland, NE
- NDOT Cozad Rest Area ADA Improvements – Cozad, NE
- NDOT Central Admin Restrooms – Lincoln, NE
- NDOT Superior ADA Upgrades – Lincoln, NE
- NDOT Auburn Re-Roof – Auburn, NE
- NDOT Alma Re-Roof – Alma, NE
- NDOT Beatrice Re-Roof – Beatrice, NE
- NDOT Imperial Re-Roof – Imperial, NE
- NDOT Wahoo Re-Roof – Wahoo, NE
- NDOT Holdrege Re-Roof – Holdrege, NE
- NDOT Superior St Re-Roof – Lincoln, NE
- NDOT Omaha Office/Shop Re-Roofs – Omaha, NE
- NDOT Gering Wash Bay Addition – Gering, NE
- NDOT Niobrara Maintenance Facility – Niobrara, NE
- NDOT Aurora Maintenance Facility – Aurora, NE
- Islamic Foundation of Lincoln – Lincoln, NE
- Lincoln Station – Red Thread – Lincoln, NE
- Lincoln Station – Kinkaider Brewery – Lincoln, NE
- Lincoln Station Third Floor Remodel – Lincoln, NE
- Madonna TCU – Lincoln, NE
- Madonna Rehabilitation Hospital 2121 Project – Lincoln, NE
- Madonna West Entry Renovations – Lincoln, NE

### MEMBERSHIPS

Foodservice Consultants  
Society International

Women in Architecture



# RONALD GEARY, PE, LEED AP

## TEAM LEADER - MECHANICAL/ELECTRICAL



### EXPERIENCE

1991 - Present

### EDUCATION

- The University of Nebraska - Lincoln
- Bachelors of Science - Electrical Engineering

### SUMMARY

Ronald Geary has served as President of Geary Engineering, Inc. Since he started the firm in 1991. Ronald is a registered professional engineer in the mechanical, electrical, and fire protection engineering disciplines and is a LEED Accredited Professional. He also holds a Master Electrical Contractors License in the State of Nebraska.

His involvement in the construction industry for the last 44 years gives him extensive experience with various mechanical and electrical systems. Engineering designs provided by Geary Engineering consider the latest in innovations and are highly energy efficient.

### PROJECTS

- The Stack Apartments - Lincoln, NE
- The Lofts - North Platte, NE
- City of Lincoln Hazmat Storage Building - Lincoln, NE
- Beatrice Household Waste Collection Facility - Beatrice, NE
- Dawson County Road Department Maintenance and Office Building - Concord, NE
- Howells Shop and Maintenance Building - Howells, NE
- Clarkson Shop and Maintenance Building - Clarkson, NE
- Leigh Shop and Maintenance Building - Leigh, NE
- Scale House and Transfer Station - Grand Island, NE
- Lower Big Blue Natural Resources District Office and Shop Facility - Beatrice, NE
- Paul Davis Restoration Office and Storage Warehouse - Lincoln, NE
- Saline County Area Transit - Western, NE
- Nebraska Department of Roads Vehicle Maintenance and Storage Building - Imperial, NE
- Pilger Maintenance Shop - Pilger, NE
- UNL ENREEC Office and Shop - Mead, NE
- Cedar Bluffs Schools Gymnasium and Kitchen - Cedar Bluffs, NE



### REGISTRATIONS

Nebraska  
31 Other States

### MEMBERSHIPS

- American Society of Heating, Refrigeration and Air Conditioning Engineers, (ASHRAE)
- Illuminating Engineers Society, (IES)
- National Fire Protection Association, (NFPA)
- American Consulting Engineers Council, (ACEC)
- International Association of Electrical Inspectors, (IAEI)
- Society of Fire Protection Engineers (SFPE)

# MICHAEL D. EISENBARTH, P.E., S.E.

## SENIOR STRUCTURAL ENGINEER

### EXPERIENCE

1992 - Present

### EDUCATION

The University of Nebraska - Lincoln

- Bachelors of Civil Engineering

### SUMMARY

Michael Eisenbarth, P.E., S.E. joined the R. O. Youker team in 1992 and now serves as the President and Principal Engineer of the firm. Mike's experience encompasses over 30 years in structural design. His accumulated experience in historic preservation, forensic investigations, and designing buildings utilizing all construction materials provides him with the robust set of skills and expertise required to provide exemplary analysis and design for all types of projects and building materials. As Principal, Michael oversees all phases of projects, from design development through construction.

### PROJECTS

- Nebraska State Capitol - Lincoln, NE
- Hamilton County Courthouse - Aurora, NE
- Hastings City Hall- Hastings, NE
- 2120 Central Avenue- Grand Island, NE
- Kensington Building- Beatrice, NE
- Willa Cather Home - Red Cloud, NE
- Ford Conservation Center- Omaha, NE
- Kennard House- Lincoln, NE
- Cozad Opera House - Cozad, NE
- Newburg Building- LaCrosse, WI
- Dairy House- Lincoln, NE
- Sherman County Courthouse- Loup City, NE
- Ferguson House - Lincoln, NE
- J. Sterling Morton Mansion Improvements- Nebraska City, NE
- Saline County Courthouse- Wilber, NE
- NPS Truman Home - Independence, MO
- Meadow Gold Building - Lincoln, NE
- Valley County Courthouse - Ord, NE
- Old Federal Building- Lincoln, NE



### ENGINEER LICENSE

Structural Engineering: #NE-10534  
Oklahoma

Civil Engineering:  
NE, AZ, CO, IA, KS, MI, MO, MT,  
OK, OR, SD, TN, VA, WI, WY

### MEMBERSHIPS

American Society of Civil Engineers  
American Concrete Institute  
Structural Engineers Association of NE  
American Wood Council  
International Code Council  
American Institute of Steel Construction

# NATHANIEL BURNETT, P.E., PRESIDENT CIVIL ENGINEER



## EXPERIENCE

2011 - Present

## EDUCATION

Colorado State University

- Bachelors of Civil Engineering

The University of Nebraska - Lincoln

- Masters of Civil Engineering

## SUMMARY

Nathaniel Burnett has more than 13 years of experience as designer project engineer and project manager. During his time at REGA, Nate has worked on a variety of school additions and renovations throughout various stages of design and construction. Nate's project experience includes the traditional design, bid, build as well as several design/build projects. Nate has also reviewed cost estimates, plan submittals, and construction documents prior to and during construction of these projects.



## PROJECTS

- City of Lincoln Hazmat Storage Building - Lincoln, NE
- New Office & Shop Building - Lincoln Parks and Rec Garden Division - Lincoln, NE
- Athletics Office Parking Lot Addition - Lincoln, NE
- Pinewood Bowl and Scene Shop - Lincoln, NE
- Pinewood Bowl Upgrade - Lincoln, NE
- Wilderness Nature Camp, Pioneers Park - Lincoln, NE
- Adams Fire Station - Adams, NE
- Bradshaw Fire Station - Bradshaw, NE
- University of Nebraska - Kearney - Kearney, NE
- University of Nebraska - Lincoln - Lincoln, NE
- Lancaster County Events Building - Lincoln, NE
- Helen Boosalis Park Indoor Shooting Range - Lincoln, NE
- Lincoln Police Department Canine Building - Lincoln, NE
- Willard/Schroeder Park - Lincoln, NE
- Lancaster County Jail - Lincoln, NE
- Lincoln Public Schools (Various Projects) - Lincoln, NE
- NDOT Office and Maintenance Facility Projects - Various Locations
- Nebraska community Playhouse, Hickman, NE
- Midtown Sculpture Garden, Holdrege, NE
- Barber apartments, Hickman, NE
- Multi-Family Plex, Hastings, NE
- Will Cather Foundation Reno, Red Cloud
- University Lutheran Chapel Renovation, Lincoln, NE
- Midtown Crossing Health Clinic Addition, Norfolk, NE
- J-Boutique, Hickman, NE
- Mead Public Schools Addition, Mead, NE

## PRO. LICENSES

NE, CO, WY, NM, ND, MN, TX, KS

# COREY HASELHORST, PLA

## LANDSCAPE ENGINEER



### EXPERIENCE

2003 - Present

### EDUCATION

University of Arizona

- Masters of Landscape Architecture

The University of Nebraska - Lincoln

- Bachelor of Science - Architecture

### SUMMARY

Mr. Haselhorst has over 21 years of experience as a designer and project manager in architecture, engineering, and landscape architecture. His landscape architecture experience includes working on public and private projects including, commercial and residential subdivision design and layout, regional parks and river parks, educational facilities, institutional facilities, commercial design, freeway expansions and urban streetscapes, storm, sanitary, water main design and storm water pollution prevention design. Corey also has experience creating visual simulations for land use planning, neighborhood and regional parks, academic and institutional projects, as well as streetscape and plaza design.



### PROJECTS

- Nebraska community Playhouse, Hickman, NE
- Midtown Sculpture Garden, Holdrege, NE
- Barber apartments, Hickman, NE
- Multi-Family Plex, Hastings, NE
- Will Cather Foundation Reno, Red Cloud
- University Lutheran Chapel Renovation, Lincoln, NE
- Midtown Crossing Health Clinic Addition, Norfolk, NE
- J-Boutique, Hickman, NE
- Mead Public Schools Addition, Mead, NE
- S. 68th Street Place Improvements, Lincoln, NE
- Mallet Lodge ADA Ramp Improvements, Lincoln, NE
- IBEW Building Addition, Lincoln, NE
- Ziggy's Coffee, Omaha, NE

### PRO. LICENSES

Nebraska LA 386  
Colorado 1601  
Minnesota 61198  
Texas 3805  
Iowa LA 00801

# ADAPTIVE REUSE EXPERIENCE

Erickson Sullivan Architects, brings over 40 years of expertise to adaptive reuse projects, transforming existing structures into vibrant spaces that serve modern needs. Our passion lies in preserving the historical and architectural essence of buildings while reimagining their potential. From revitalizing historic landmarks to creating innovative mixed-use spaces, we pride ourselves on honoring the past while designing for the future.

The following section highlights a handful of projects in this space.

Lincoln Station  
Lincoln, NE

Havelock Facade Program  
Lincoln, NE

Litz Building  
Lincoln, NE

Rococo Theater  
Lincoln, NE

Upstream Brewery  
Omaha, NE

Bell Tower Lofts & Daycare  
Lincoln, NE

Haymarket Square  
Lincoln, NE

The Lincoln Building  
Lincoln, NE

Sigma Nu  
Lincoln, NE

Rock Island  
Fairbury, NE

Kinkaid Tap Room  
Lincoln, NE

Jones Eye Clinic  
Sioux City, IA

Gottberg Brew Pub  
Columbus, NE

Golds Galleria  
Lincoln, NE

Downtown Lazlo's  
Lincoln, NE

Iron Horse Park  
Lincoln, NE

Brittany's Building Housing Project  
Lincoln, NE

The University of Nebraska  
Kearney, NE

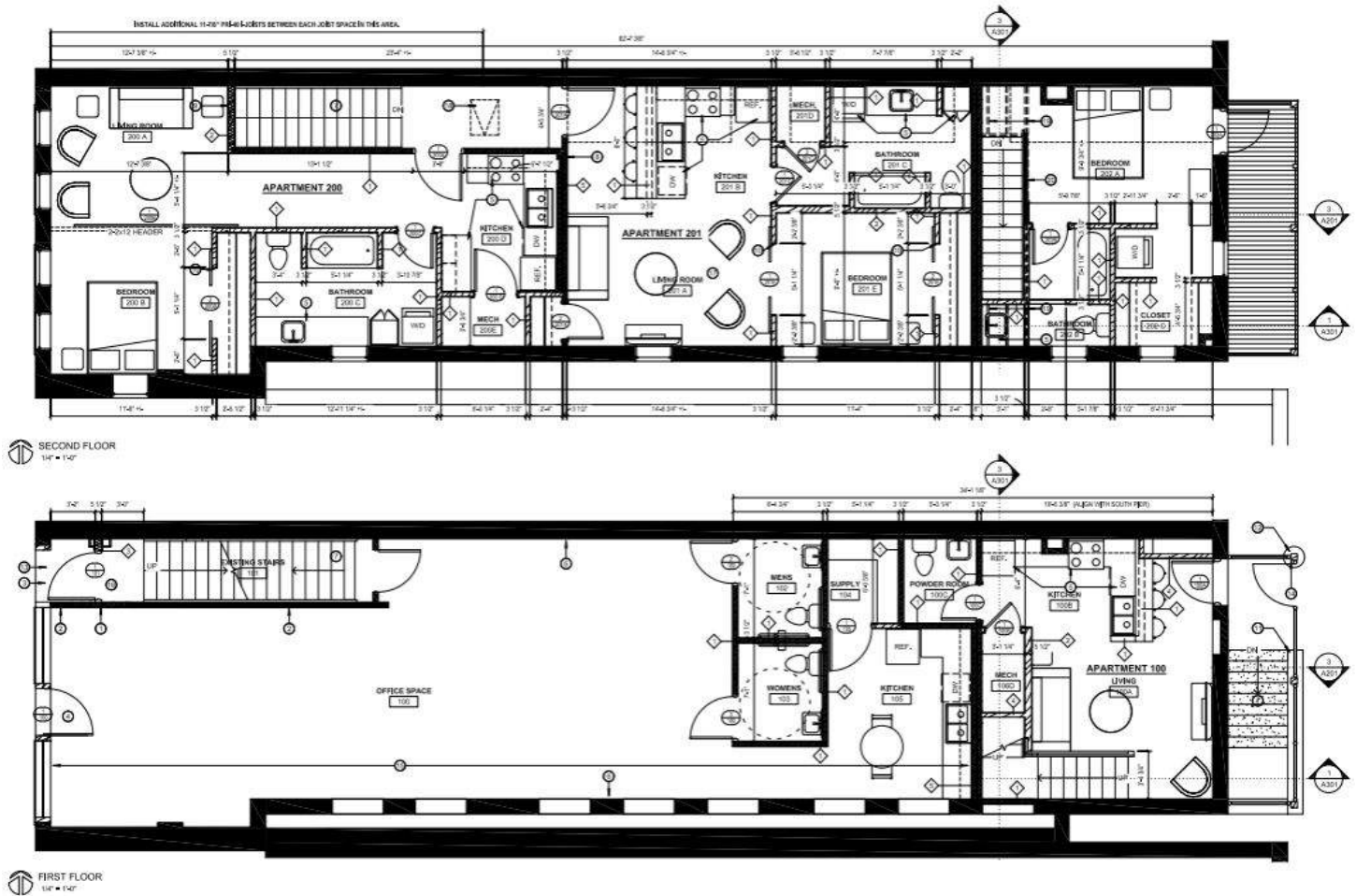
Divots Convention Center  
Norfolk, NE

Nebraska Press Building  
Lincoln, NE

Lincoln Building  
Lincoln, NE



# LITZ BUILDING - LINCOLN, NE



## PROJECT DESCRIPTION

Located in downtown Lincoln, the Litz Building was revitalized by Erickson Sullivan to create a multi-functional space. Street level commercial space was renovated into a flexible modern area to support businesses functions. Residential units we thoughtfully redesigned, blending comfort and functionality.

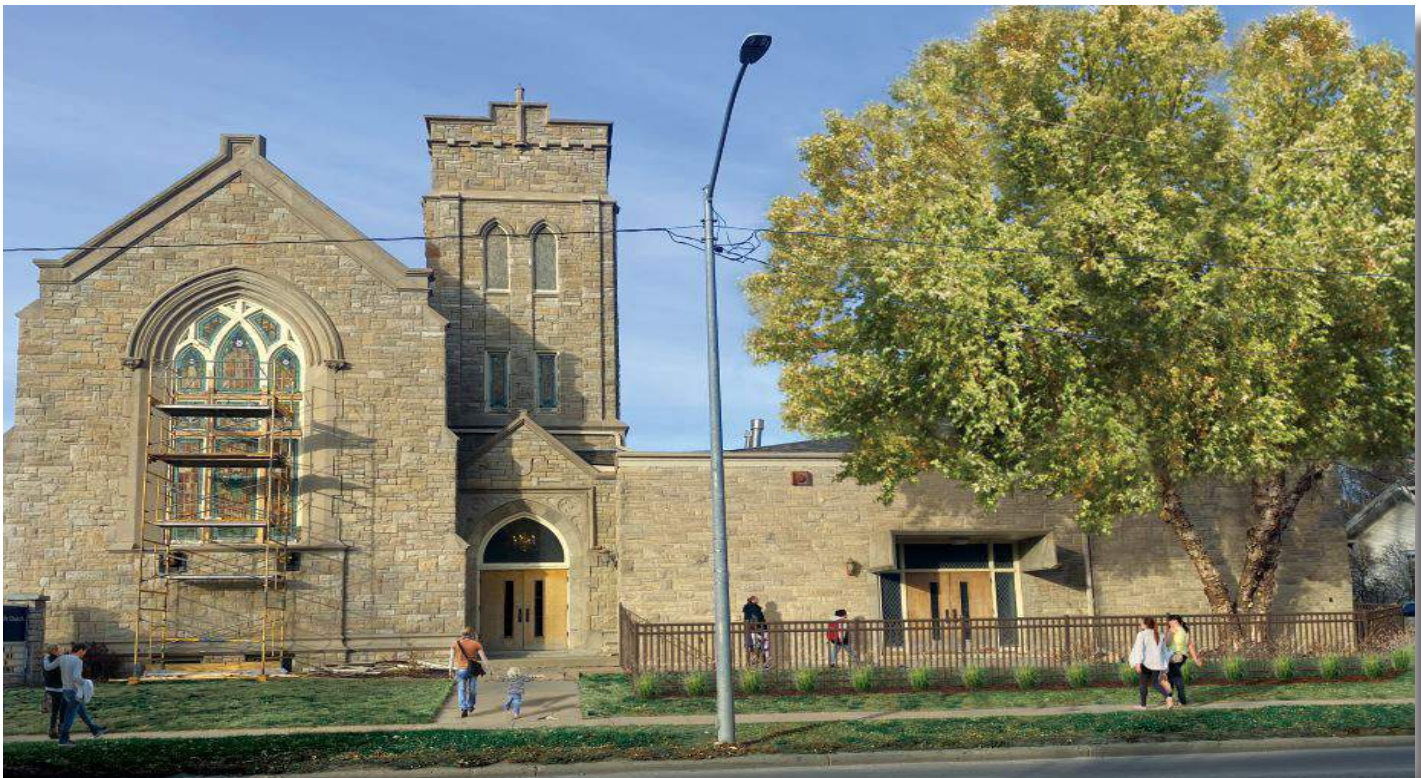
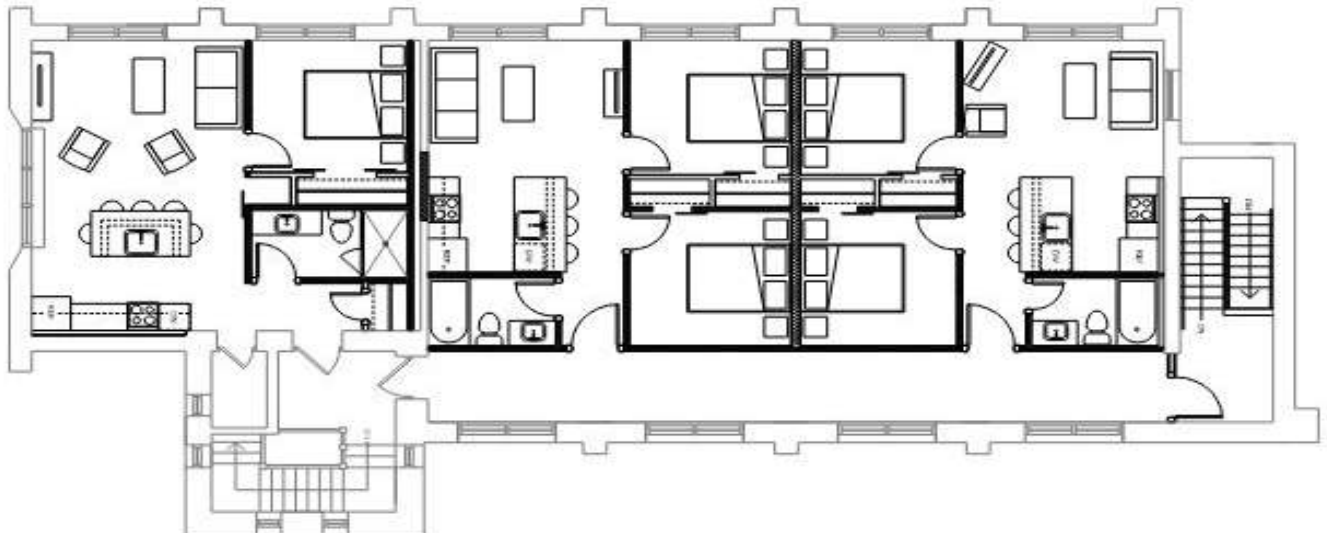
The project gave the building a much-needed face-lift, enhancing its aesthetic appeal while optimizing its use for both commercial and residential purposes.



# BELL TOWER LOFTS & DAYCARE- LINCOLN, NE

## PROJECT DESCRIPTION

Erickson Sullivan is undertaking a project that will transform an abandoned church into a dual-purpose facility, blending modern functionality with historic charm. The project includes a state-of-the-art space designed to meet the needs of a modern childcare center and four affordable, loft-style apartments crafted to preserve the church's architectural character while providing comfortable, contemporary living spaces.



# UNIVERSITY OF NEBRASKA - KEARNEY POWER PLANT BUILDING



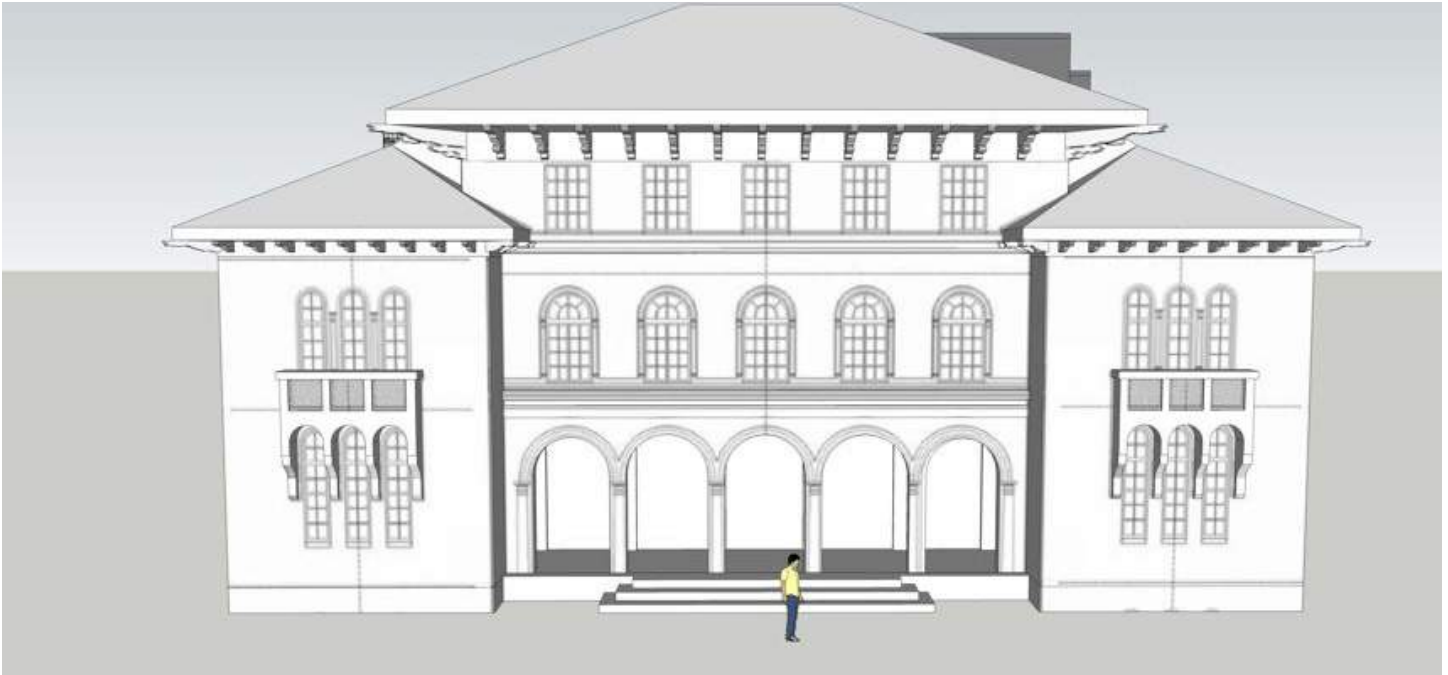
## PROJECT DESCRIPTION

The University of Nebraska-Kearney engaged Erickson Sullivan to renovate a historic Power Plant building, focusing on preserving its architectural integrity. The project included three key components: replacement of the 3,200 s.f. roof with upgraded materials and improved drainage systems, comprehensive masonry repairs, including the removal and replacement of all stone sealants and installation of new aluminum-framed windows and doors designed to replicate the building's original historic profiles.

Erickson Sullivan managed all aspects of project execution, including construction documentation, contractor bidding assistance, shop drawing reviews, site inspections, contractor coordination, payment processing, punch list management, and final project closeout, ensuring the project was finished on-time and on budget.







## PROJECT DESCRIPTION

Located on Fraternity Row at the University of Nebraska–Lincoln, Sigma Nu sought to undertake a complete renovation of their house, including room sizes for a varied number of occupants, new windows in the basement, and updated kitchen and dining spaces. ESA worked closely with Sigma Nu to preserve the historic charm of the original building while modernizing the house for the needs of its current fraternity members.

# PROJECT-SPECIFIC ITEMS TO CONSIDER

Every project has specific needs, issues, and options to consider. With regards to this project, in addition to the project-specific items noted in the Marcellus Building RFQ, we feel there are several additional items to consider during the design process, as follows:

## Structural and Code Compliance

- **Structural Integrity:** Assess the existing building's structure. Older buildings often require reinforcement to support new uses, especially if adding residential units.
- **Fire Codes:** Ensure compliance with fire separation between commercial and residential areas. Consider fire-rated walls, floors, and proper egress pathways.
- **Accessibility:** Commercial spaces must meet ADA accessibility requirements (e.g., ramps, accessible restrooms, and entrances). This will require some effort at the building front entrances as the building floor is above the current sidewalk. Residential spaces may require compliance with Fair Housing Act accessibility standards.
- **Egress:** Ensure each unit has a code-compliant egress route, including stairwells, corridors, and potentially fire escapes.

## Mechanical, Electrical, and Plumbing (MEP) Systems

- **Separate Systems:** Design separate HVAC, plumbing, and electrical systems for the commercial and residential spaces for efficiency and billing purposes.
- **Fire Suppression:** Review the need for sprinkler systems and fire alarms to meet current life safety codes.
- **Ventilation:** Ensure proper ventilation, especially for residential units, which may require individual exhaust systems for kitchens and bathrooms.
- **Energy Code and Efficiency:** Consider insulation requirements and energy-efficient systems like LED lighting, low-flow plumbing fixtures, and modern HVAC units.

## City Coordination

- **Parking:** Provide adequate parking for tenants and commercial patrons. Consider bike storage and shared parking agreements if space is limited.
- **Utility Upgrades:** Ensure the existing utility lines (water, sewer, electricity) can handle the increased demand.
- **Waste Management:** Design dedicated waste and recycling areas for both commercial and residential users.

## Tenant Comfort and Market Appeal

- **Natural Light:** Maximize windows and light wells for residential units, particularly in spaces toward the back of the building.
- **Amenities:** Design of the shared outdoor spaces, or storage to enhance the value of residential units.
- **Acoustic Considerations:** As discussed on site, acoustics with the neighboring theatre will need to be considered, as well as acoustics between tenant walls and floors.
- **Commercial Flexibility:** Design commercial spaces to accommodate a range of tenants, such as retail, office, or restaurants.

# PROPOSED PROJECT APPROACH

## PROJECT DELIVERY AND CONSTRUCTION

We understand that with all projects there is continual pressure to get more value for less cost. We also know that it is our responsibility to protect the Owner from the low bidder's temptation to shirk on quality while performing the work, or incur higher incidences of change orders. We believe the best way to avoid these issues is by ensuring that our drawings and specifications are detailed and complete. Our history of successful projects is sustained by the quality of our work.

## ENSURING A QUALITY, COST EFFECTIVE PROJECT

The following are some common concerns in the initial stages of renovation, along with our standard approach to address these concerns.

**QUALITY** Materials and products that cost less do not necessarily equate to least cost. Function, aesthetics, maintenance, and operating costs are all important to overall quality. We will present material alternatives to facilitate the most cost effective decisions.

**PLANNING** What about tomorrow? Is your building flexible? As an experienced design team we will meet with appropriate staff and users to understand current and potential future space needs. Our approach assures that the building satisfies current needs yet allows convenient expansion for the future.

**MANAGEMENT** Everyone wants a design team that will work with personnel and truly listen to their specific needs and concerns. As an responsive Architecture and Engineering Team, we will respond to Owner and Contractor concerns from project start to finish.

**EXPERIENCE** A design team that has a proven record of performance is always highly desirable. Our primary source of work comes from repeat clients, and satisfied clients are always our primary objective. Identifying goals, establishing priorities, communication, and creativity are the essential components to successful design. Working together, we are confident that our unified goal of providing a quality facility will benefit all involved, long into the future.

## COST CONTROL PROCESS

An important component of maintaining a project budget is the ability to estimate project costs during the preliminary and design development phases of a project, as well as during construction documentation. Erickson Sullivan Architects takes pride in its ability to provide our clients with accurate, detailed project estimates prior to bidding. We recognize that completing the project in a timely and budget-conscious manner is critical, and our office has a long standing history of completing projects on time and within budget. We strive to maintain low change order costs by assuring our plans are accurate and detailed. Most of our recent projects have change order costs below 1% of the project total cost.



# PROPOSED DEVELOPMENT APPROACH



## KICK-OFF MEETING

The project will begin with a kick-off meeting to accomplish the following:

- Introduce the project team and meet all user groups
- Review information provided to the design team by the City of Franklin including:
  - o Specific project requirements, constraints and criteria
  - o Owner's preliminary design thoughts
  - o Site and space requirements/relationships
  - o Special equipment and systems
- Determine site surveying requirements, if any
- Review preliminary schedule and adjust as required

## PROGRAMMING AND SCHEMATIC DESIGN

Schematic design will begin immediately after the kick-off meeting. In this phase we will develop schematic plan options and preliminary estimates. We will present these options to the building committee at the (**SD Presentation** indicated on the schedule) to outline the benefits and challenges of each option.



## DESIGN DEVELOPMENT

Once a preliminary design has been approved, we will move on to the DD and CD phases. We will continue to develop the project and at the **DD Presentation**, we will have completed detailed floor plans, reflected ceiling plans, and interior elevations. We will also present a further-refined estimate for the committee to review.

## CONSTRUCTION DOCUMENTS

At this stage, the design team will meet with the committee for periodic **CD Progress Meetings** to complete specific details of the project including items such as lighting selection, casework design, final material selections, interior finishes and color selections. At approximately 95% completion, we will have a **CD Final Review** meeting with the committee to discuss any final concerns before finishing the bid documents to be sent out for bidding.

## BIDDING

Erickson Sullivan Architects can aggressively promote and generate interest in the project both locally and regionally. Our extensive commercial design experience throughout the State has allowed us to build relationships with a large number of General Contractors that want to bid on our work, thus providing the best possible pricing on the project. We will assist the City of Franklin in the bidding process and review all of the bids once received.

## CONSTRUCTION

As indicated on our schedule, construction will take approximately 8-9 months to complete, but can vary based on the materials selected for the project. During this time, the architect will perform construction administration for the project as required by the City which includes a minimum of monthly construction meetings on-site. This will continue until the project reaches **Substantial Completion**. At this stage the City may occupy the building and the design team will perform a final inspection of the project and develop a punch list of items needing correction for the General Contractor to complete.



# PROPOSED SCHEDULE

## SCHEDULE AND WORK PLAN

The design team presented herein understands the **commitment, effort, and time** required for municipal projects and specifically, the detail required for those projects when so many stakeholders are involved. All key team members will be available throughout the course of the project and will dedicate the time necessary to complete the process on schedule.

**We have the personnel and time available** to begin immediately and will commit our resources to successfully implement this project. We believe the following proposed schedules aggressive, but realistic, given the overall time to complete design and delivery of the building. The dates listed in our schedule are approximate and can be adjusted with input from the owner.

PHASE	KEY STAGES	DATES / # DAYS
Kickoff & Discovery	<b>PROJECT AWARD</b>	<b>NOVEMBER 26, 2024</b>
	KICK-OFF MEETING - IN PERSON & SITE INVESTIGATION	<b>WEEK OF DECEMBER 2-6</b>
	PREVIEW OF EXISTING DESIGN & SITE INVESTIGATION	7
DD Phase	DISCOVERY MEETING - VIRTUAL	<b>DECEMBER 11, 2024</b>
	DESIGN DEVELOPMENT (DD)	7
	DD PROGRESS MEETING - VIRTUAL	<b>DECEMBER 18, 2024</b>
	DD CONTINUATION	14
	35% DD PRESENTATION MEETING - VIRTUAL	<b>JANUARY 2, 2025</b>
CD Phase	CONSTRUCTION DOCUMENTS (CD)	14
	65% CD PROGRESS MEETING - VIRTUAL	<b>JANUARY 15, 2025</b>
	CD CONTINUATION	14
	95% CD FINAL REVIEW SUBMITTAL	<b>JANUARY 29, 2025</b>
	OWNERS REVIEW PERIOD	7
	COMMENT REVIEW MEETING - VIRTUAL	<b>FEBRUARY 5, 2025</b>
Bidding & Contracts	FINAL COORDINATION	7
	<b>RELEASE DOCUMENTS</b>	<b>FEBRUARY 10, 2024</b>
	BIDDING	21
	<b>BID DATE</b>	<b>MARCH 3, 2025</b>
Construction Phase	CONTRACT PERIOD	30
	<b>NOTICE TO PROCEED</b>	<b>APRIL 2, 2025</b>
	CONSTRUCTION	270
	<b>SUBSTANTIAL COMPLETION</b>	<b>DECEMBER 28, 2025</b>
	<b>CLOSEOUTS / FINAL COMPLETION</b>	<b>JANUARY 28, 2026</b>

**PROJECT DURATION 428 DAYS**

COLOR KEY

<b>PROJECT MILESTONES</b>
PROGRESS PERIODS
KEY MEETINGS TO BE SCHEDULED

# REFERENCES

The following is a list of references representing recent and repeat clients of Erickson Sullivan Architects. We invite you to contact these references to discuss our qualifications in further detail.

## MR. ALAN WEDIGE, AIA, MEng

Campus Architect, University of Nebraska at Kearney  
UNK Facilities Management & Planning

**2507 19th Avenue, Kearney, NE 68849**  
**(308) 865-1700 • wedigead@unk.edu**

Alan has been our firm's primary contact on a variety of University projects at the University of Nebraska at Kearney, as well as earlier projects at the University of Nebraska at Lincoln.



## JILL BOMBERGER

Head Start Director  
Community Action Partnership

**210 O St., Lincoln, NE 68508**  
**(402) 471-4515 • jbomberger@communityactionatwork.org**

Erickson Sullivan Architects is working with Jill on a current project for Head Start, renovating the interior of a 30,000 S.F. educational building.



## MR. JOSHUA COWAN

Facilities Engineering Manager  
Nebraska Department of Transportation - Operations

**5001 South 14th Street, Lincoln, NE 68512**  
**(402) 479-3746 • joshua.cowan@nebraska.gov**

Erickson Sullivan Architects has worked with Josh to complete several facility construction projects for the Nebraska Department of Transportation over the last twenty years.



# SUMMARY



At Erickson Sullivan Architects we pride ourselves on pursuing projects that align with our expertise, match our capabilities, and embody our ambitions. The Marcellus Building project represents the scale and type of work in which we excel, making it an ideal fit for our firm. While larger firms might consider such projects “small,” we view them as a perfect opportunity to apply our specialized skills and focused approach.

Our firm’s size, along with the size of our consultants firms, ensures that principals are directly involved in every phase of the project. From start to finish, the faces you see in this proposal will lead the project, providing consistency and expertise throughout. There is no “handing off” to less experienced staff—our commitment is to deliver hands-on leadership from beginning to end.

ESA also brings significant experience working with the State of Nebraska on projects across the state, particularly in small towns and villages. In addition to completing the Franklin Public Library, we’ve successfully delivered projects in communities such as Minden, Holdrege, Superior, Curtis, and Fairbury. This deep familiarity with small municipalities gives us the insight and understanding to tailor our approach to meet the unique needs of the Marcellus Building project and its community.

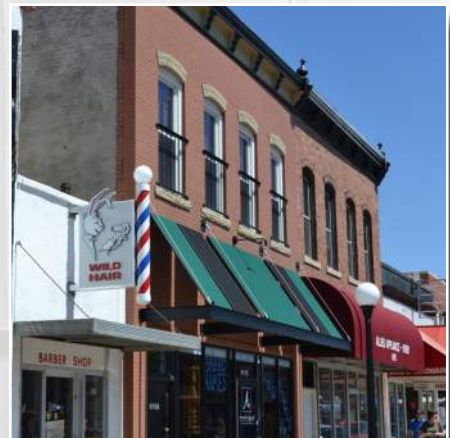
For over 47 years, ESA has built a reputation for designing adaptive reuse spaces that preserve and enhance the charm and character of historic buildings. We are deeply skilled in honoring the legacy of these spaces while adapting them for modern functionality, ensuring that they continue to serve their communities for generations to come.

We are genuinely excited about the opportunity to contribute to the success of the Marcellus Building project. Please don’t hesitate to reach out with any questions or comments. We look forward to collaborating with you to bring this vision to life.

Respectfully Submitted,



Trevor L. Hull, AIA, Principal  
402-475-1787  
trevor@ericksonsullivan.net



**“We pursue work that suits our background, is appropriately sized for our capabilities, and reflects our ambitions”**



# CITY OF FRANKLIN

City of Franklin, Nebraska  
Downtown Apartments & Commercial Property

## Statement of Qualifications

W Design Associates, Inc.  
2626 West 2<sup>nd</sup> Street  
Hastings, NE 68901  
402-463-2377

November 2024  
[www.wdesignea.com](http://www.wdesignea.com)

## HISTORY OF FIRM

**W DESIGN ASSOCIATES, INC.**  
McCook / Hastings, Nebraska

Telephone: 402-463-2377  
E-mail: april@wdesignea.com

Our firm was founded in 1965 as Benjamin Kasl and Associates. In 1978 the name was changed to Lloyd Benjamin and Associates and in 1999 the name was changed to W Design Associates, Inc. Since 1965 we have provided architectural and engineering services to clients in Nebraska and across the United States. We have proudly developed a reputation for providing high quality and timely service to our clients and have been rewarded with a high percentage of repeat business. Our architectural division has completed schools, libraries, clinics, churches, day cares, preschools, nursing homes, retirement centers, apartments, retail facilities, offices, banks, community centers and industrial facilities. In addition, W Design Associates has the capabilities to complete all of the mechanical, plumbing, electrical and structural engineering on our architectural projects. Our engineering capabilities and experience include site development, transportation design, structural design, water and wastewater systems, water resources and surveying.

W Design Associates has two offices, with the main office located in McCook and a branch office in Hastings, Nebraska as well as two employees with offices in North Platte. Our offices share work via common servers, which allows us to coordinate designs to meet short deadlines and still provide personalized local service from the nearest location. Our personnel have the education and experience to provide highly technical services not commonly found outside of large metropolitan areas; yet by virtue of where we have chosen to live and raise our families, we maintain the personal values and attitudes of rural Nebraska. Our team consists of five engineers, two architects and seven technical support personnel.

## LOCATION OF COMPANY

### **MAIN OFFICE**

P. O. Box 99, 214 East 1st Street  
McCook, NE 69001  
Tele: 308-345-2370

### **BRANCH OFFICE**

2626 West 2nd Street  
Hastings, NE 68901  
Tele: 402-463-2377

### **CORPORATE OFFICERS**

Greg A. Wolford, P.E.  
Neil S. Wolford, P.E.  
April B. Hock, P.E.  
Aaron M. Peterson

### **OFFICE RESPONSIBLE**

#### **FOR THIS PROJECT:**

*The Hastings office will be the coordinating office with assistance from the other office as needed.*

## PROJECT APPROACH

W Design Associates' primary focus on all projects is meeting the client's needs and expectations. We accomplish this with:

Communication. Through discussion and dialogue, we will be able to share the visions of the City of Franklin to a workable solution for your facility. Our in-house engineering team will communicate with the local utility companies and your partners about the services and needs for the remodel to incorporate requirements into the visions in the best way possible with due consideration to form, function and economics. Only then will we be able to optimize the design of the facility for the interest of all users involved.

Proximity. Having offices in both Hastings and McCook allows us to easily meet directly with all stakeholders. By working face-to-face with the city, we can ensure that your needs and desires are fully understood and included in the planning phases.

Experience. W Design Associates is no stranger to historic building remodels into mixed use development buildings. We understand the requirements and codes involved and we look forward to this opportunity to help preserve this prominent downtown building to serve the many future generations that will call Franklin, Nebraska home.

## PROJECT DELIVERY

Our firm provides in-house expertise to solve any unique challenges encountered in the design or construction phases of our projects. We utilize our staff to interact with local and state administrators to reach a consensus for the appropriate solution. This team will focus on the health, safety and welfare of any staff and consumers, functional requirements, aesthetics, cost, and current code compliance. Our long history with various types of projects is a great advantage for our clients.

The skills of W Design Associates combined with our local experience provide comprehensive professional service for all aspects of the work resulting in economical, functional, well-designed projects.

## **PROJECT PHASES AND TIME FRAME ESTIMATE:**

1. Contract Negotiations	One Week
2. Preliminary Design	Two Weeks
3. Design Development/Construction Documents	Eight-Nine Weeks*
4. Bidding Period	Three Weeks
5. Construction	Completed by December 31, 2026

Total Design and Bidding Process      Approximately 14 Weeks\*

\*Time frame estimate is based on prompt approval of design documents by the city. The time frame can be adjusted as required dependent on the scope or additional requirements of the Project.

### **Preliminary Design**

The overall process begins with the preliminary design phase. During this phase, we will take the current detailed floor plans and unit renderings provided by the city and model them into a graphic representation of the mixed-use facility. We utilize Revit software for all of our projects, giving us the ability to provide our clients with a 3D comprehensive model of their design. At this point in the project, the budget can be reviewed for the proposed project and, if necessary, changes could be made.

### **Design Development and Construction Documents**

During this phase of the project, the preliminary design is transformed into a complete set of construction ready drawings and specifications. The physical details concerning materials and structures will be defined for each floor and final details including material and equipment selection will be selected. Finally, the documents used for the bidding process and construction will be completed producing the final form of the Marcellus Building Project. During this phase, we like to provide a 30%, 60% and 90% completion review meeting on the progress of the drawings and documents.

### **Regulatory Agency Review**

During the bidding period, the Drawings and Specifications will be submitted to the applicable regulatory agencies for review, comment and approval. Agencies included are the Nebraska State Fire Marshal for fire safety and handicapped accessibility and local code officials for building code compliance if applicable.

### **Bidding Period**

The last phase prior to construction is the bidding period. During this time, final plans are issued to the contractors, plan houses and material suppliers requesting bids for the project. W Design Associates fields all questions from bidders clarifying information, reviewing requests for substitutions, and issues any addenda advising contractors of any changes to the bidding documents. We maintain detailed records of plan holders; questions received and facilitate a pre-bid meeting to assist contractors in preparing accurate bids. The bidding process will be completed no later than March 3, 2025. After the final bids are received, our team will provide you with a detailed bid tabulation, recommendation of contract award and assist with any necessary contract documents.

### **Construction**

After a bid has been accepted and awarded, we move on to the final phase of the project, the construction phase. In this phase, frequent inspections are made to assure that the work is progressing as intended by the Drawings and Specifications and meeting the project deadline of December 31, 2026. Our team will review shop drawings, pay application requests and facilitate construction progress meetings providing a timely response to the demands of a construction schedule.

Each of the previously described phases of project development will require frequent and timely communication between the City of Franklin and W Design Associates. By selecting our team, this communication process including required paperwork will be efficient, economical and direct.

## **TEAM MEMBERS**

### **Project Architect/Manager – Stephen P. Granger, A.I.A.**

Mr. Granger would be responsible for the overall coordination of the project, along with completing the architectural and code compliance for the project. Mr. Granger has been responsible for numerous projects involving the renovation of existing buildings, innovative designs to meet ADA accessibility guidelines while maintaining the client's vision, as well as estimating construction cost. Mr. Granger is one of the reviewing board members for History Nebraska and has extensive experience with preserving rich historical features while incorporating modern day amenities. Mr. Granger's resume is enclosed.

### **Project Engineer – Steven W. Wolford, P.E.**

Mr. Wolford would be responsible for providing electrical and plumbing expertise, supervising field surveys, construction inspections and meetings and interface with the City of Franklin. A resume for Mr. Wolford is enclosed.

**Professional Engineer – April Hock, P.E.**

Ms. Hock would be responsible for providing mechanical and electrical expertise for the project. She would also provide assistance with construction inspections or meetings and interface with the City of Franklin. A resume for Mrs. Hock is enclosed.

**Professional Engineer – Neil Wolford, P.E.**

Mr. Wolford would be responsible for providing structural and mechanical expertise for the project. He would also provide assistance with construction inspections or meetings and interface with the City of Franklin. A resume for Mr. Wolford is enclosed.

**Professional Architect– Matthew B. Clause**

Mr. Clause would be responsible for providing architectural and code compliance support for the project. He would also provide his expertise with schematic design and 3D visualizations using the latest design software. A resume for Mr. Clause is enclosed.

**FEES**

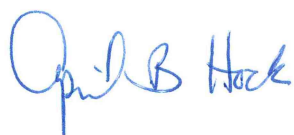
Our fees for this project would be a fixed price fee or not to exceed contract as negotiated with the City of Franklin.

**SUMMATION**

The skills of W Design Associates combined with our local experience provide comprehensive professional service for all aspects of a project resulting in an economical, functional, well-designed facility. Our full in-house team of engineers, architects and support staff efficiently and seamlessly collaborates to bring your project from concept to construction while staying within budget and meeting project deadlines. Equally important, the location of W Design Associates provides the means for easy communication, present and ongoing knowledge of local conditions, quick response time to solve any problems that may arise and a very strong sense of responsibility through native grown Nebraska values and attitudes to each of our clients and the places they call home.

We would like to thank you for the opportunity to submit this Statement of Qualifications. We are eager to assist the City of Franklin with the transformation of the Marcellus Furniture Building and look forward to your favorable response.

Respectfully,



April Hock, Professional Engineer  
Vice President, W Design Associates

## PROJECT QUALIFICATIONS EXPERIENCE

### APE SHIP BREWERY 1889 DICKEY BUILDING – NORTH PLATTE, NE

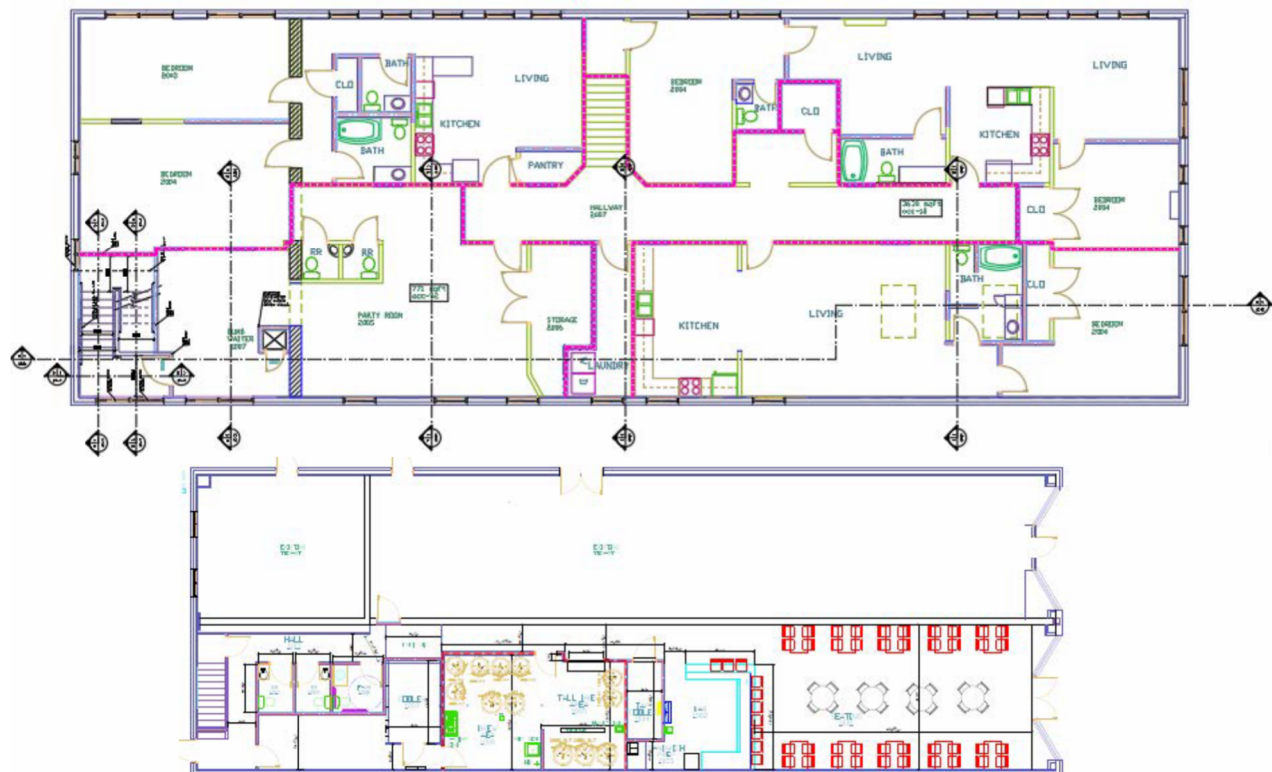
The project consisted of the renovation of the second oldest building in downtown North Platte, Nebraska. It included new renovation of the south half of the ground floor commercial space with future apartments designed on the second floor. A second set of exit stairs were incorporated into the original building to meet egress requirements, as well as ease of accessing the intermediate office level.



The commercial space included an existing tenant; Double Dips Ice Creamery, with the new owner being Ape Ship Brewery. The area houses a sailboat bar, a small kitchen, walk in coolers, brewery area, a dumb waiter and 3 ADA compliant restrooms. The buildings original tin ceilings were salvaged and repaired as needed and the dividing walls had the old plaster removed to expose the historical original red brick.

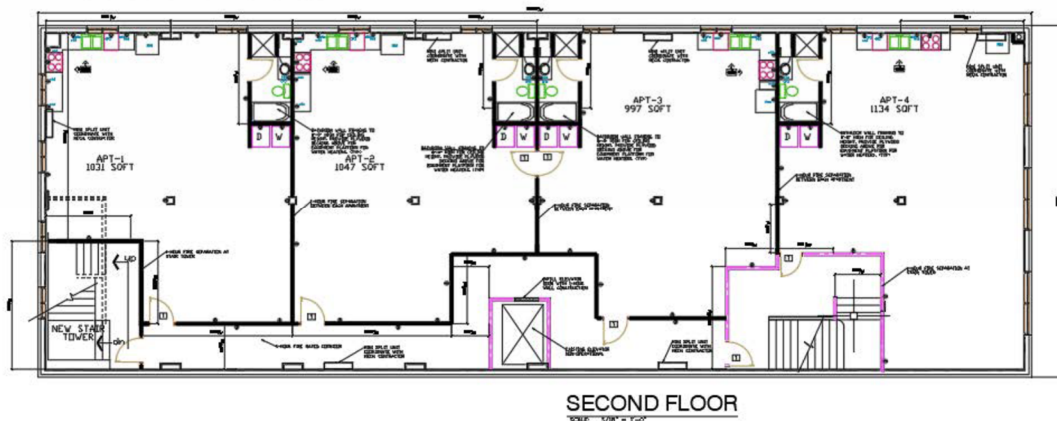
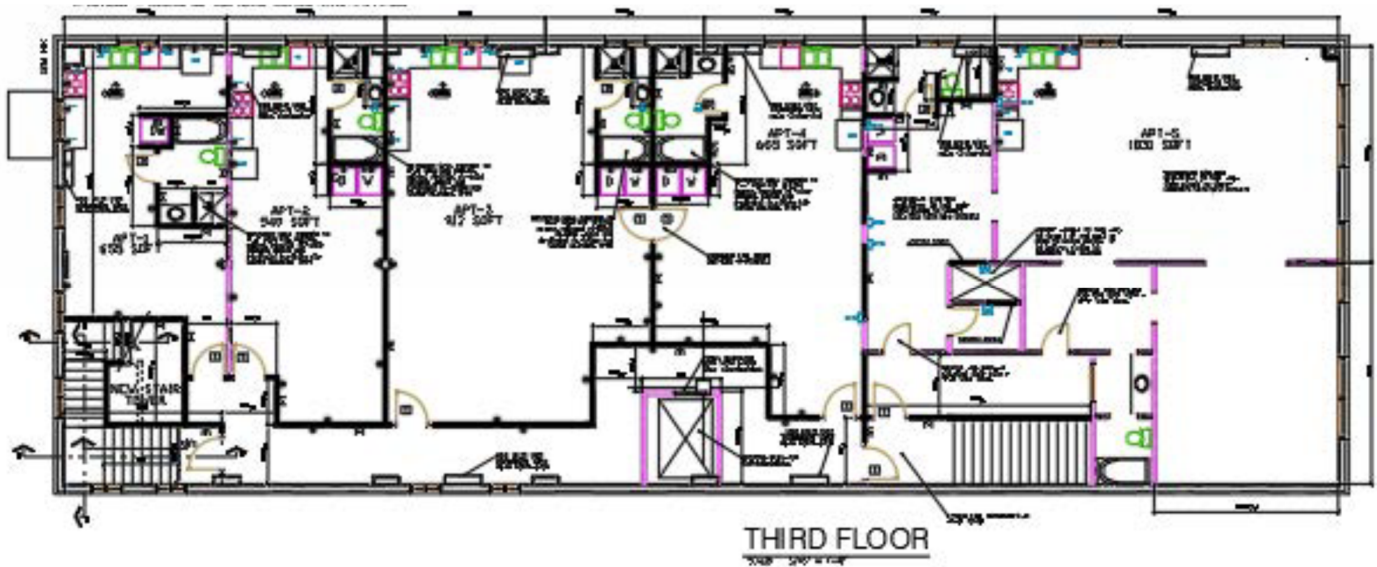


The Dickey Building previously used Historic Preservation Funding for new window replacements for the entire building, as well as worked with the City of North Platte to utilize TIF funding.



**KNIGHTS OF COLUMBUS BUILDING NORTH PLATTE, NE**

The Knights of Columbus Building is a 3-story structure which was completed and dedicated on March 10, 1918. Each floor boasts just over 5,000 square feet. This building has an alley access on the north side of the building, allowing more exterior wall space for windows and natural lighting. The main level has several general business functions in place. The upper levels are currently under renovation for loft apartments. The final project will have 9 different apartments, including a larger two-bedroom unit. A new sprinkler system will be installed throughout the building. Each apartment will have its own split system unit which will provide a budget friendly cooling and heating system without requiring a lot of duct work.



**COUNTRY PARTNERS COOP CORPORATE OFFICE REMODEL – GOTHENBURG, NE**

This project was the remodel of a 16,000 square foot combination farm store and office into corporate offices. Departments were aligned in close proximity, circulation throughout the building was re-designed into logical flow patterns, sound attenuation walls were installed between offices and conference rooms for privacy and complete new electrical, lighting and HVAC was installed. In addition, the exterior of the building was modernized to present a professional image for this successful and growing Coop. Because this is the main office of a large coop, consideration was also necessary of the phasing required to keep the Coop in operation until the construction was completed.



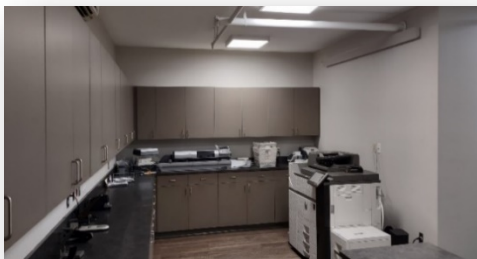
Efficient project planning allowed for completion in a short seven-month construction period, meeting both the Owner’s schedule and keeping the project on budget.

**AG VALLEY COOP OFFICE REMODEL ARAPAHOE, NE**

W-Design was contracted to redesign the existing Arapahoe Nursing Home into a new office and extended stay quarters for workers. The remodel required the alteration of 19,397 square feet into individual offices, corporate meeting rooms, conference rooms, large training room, front lobby, break room and several restroom locations. We retained nine of the assisted living units for student/transitory workers quarters for foreign exchange students.



Most of the mechanical and electrical were upgraded for the new building function. The exterior had areas of new siding, new roofing, a new covered entry as well as a new parking lot.



**KEYSTONE HOTEL / BUSINESS CENTER**  
**McCOOK, NEBRASKA**

The Keystone Hotel Project was a combination of historical preservation and adaptive reuse of existing spaces to return this building to a viable part of downtown McCook. This project rehabilitated the public spaces, recreating the historical image and function of the building. This was most important to the first floor, portions of the second floor and the entire exterior of the building.



The plan fully rehabilitated the exterior features. Companies were located to replicate stamped metal accents and stone trim. Windows were replaced with modern equivalents replicating the original pattern and operation.

Interior features include the main public lobby, office, ballroom, elevator and other areas which were rehabilitated. The Lobby elevator was upgraded with a new cab, controls and hoist system.



The bulk of these areas were all original and needed repairs and new finishes. Companies were located to replicate or recreate interior lighting and building trim. Overall, the goal was achieved to have a gradual transition from the fully rehabilitated public spaces with their historical importance to the fully adapted remodeled private spaces providing fully functional spaces. All of the existing HVAC system was replaced with high efficiency systems designed for the specific occupancies in the building. All new lighting and electrical systems were installed in this project.



**PRAIRIE ARTS CENTER - NORTH PLATTE, NEBRASKA**

The 1913 Federal Building was purchased by a group of local artists wanting to turn the old Federal Building into an art center. The building was vacated for several years but a vision was put in place. We started working on the stair tower of the existing building, along with the installation of an elevator and handicap restrooms. This portion of the project was CDBG funded as part of making the building handicap accessible. The next phase of the project was laying out classrooms in the basement level leased by the local college to create income for the building. Once the basement level was operational, the main floor design started. We salvaged the old doors and windows from the high school before it was demolished and used several of the doors and windows in the Prairie Art Center. The main floor has several locations for art displays, a gift shop, a reception desk, a large gallery as well as meeting rooms and office spaces. We then moved to the next phase of the project which was the second floor. Upon its completion, it housed the director's office, restrooms, a banquet hall, a textile room, a warming kitchen, an art library and general storage. The third floor was completed with a library, studios, and two classrooms.



The exterior received all new doors and windows and a new marquee sign. The project also consisted of an addition to the west with an outdoor sculpture garden and an upper-level patio looking out to the west.





## Stephen P. Granger

A.I.A

*Mr. Granger is the Chief Architect for W Design Associates with overall responsibility for Architecture and Design of all projects undertaken by the firm.*

### Education

University of Nebraska-Lincoln  
BS Architectural Studies, 1985  
Masters in Architecture, 2005

### Professional Registrations

Registered Professional Architect –  
Nebraska A-2616, Colorado ARC.00405471  
NCARB Certification

### Professional / Technical Organizations

NCARB Certified (National Council of Architectural  
Registration Boards)  
The American Institute of Architects  
Chairman of North Platte Historic Preservation Commission  
Boys Scouts of America Scout Leader Troop 292  
GSA Approved with the United States Government

### Experience

**1986 - 1994:** Worrell Associates Architects, Houston, Texas. Provided space planning for several high-rise buildings. Duties included programming, field data, presentation of plans, construction documentation and construction administration.

**1994 - 2003:** JEO Consulting Group, Lincoln, Nebraska. Project architect for municipality projects. Municipality project types included power plants, water treatment facilities, swimming pools, libraries, schools, fire stations, courthouse, maintenance facilities and city offices. Public project types include churches, business offices, retail spaces, medical facilities and exercise facilities.

**2003 - 2005:** North Platte Office of Davis Design, North Platte, Nebraska. Project architect and project manager. Provided programming, pre-design, design development, construction documents, bidding and negotiations and construction observation. Project types included medical care facilities, fire stations, schools, city offices, tourism facilities, private business, restaurants, as well as court houses.

**Stephen P. Granger, A.I.A. (continued)**

**2005 – 2015:** Partner of CG Architects, North Platte, Nebraska. Founding partner of the firm, providing programming, pre-design, design development, construction documentation, bidding and negotiations, and construction observation. Project types included schools, secondary education facilities, medical, private business, restaurants, private residence, gymnasium additions, weight room additions and historic preservation.

**2015 – Present:** Principal of Granger Architecture. Founder of the firm, providing programming, pre-design services, design development, construction documents, bidding and negotiation and construction observation. Chairman of the Historic Preservation Commission of North Platte, providing historic design to historic structures. Projects include commercial and residential projects, church facilities, housing studies, schools, bus barns, weight rooms, city offices, fire stations, multiple housing complexes, and HUD housing renovations.

**2019 – Present:** W Design Associates, Inc. Chief Architect. Provide all design support services with existing staff.



## Steven W. Wolford

### Professional Engineer

*Mr. Wolford is a Professional Engineer and the manager of the Hastings office of W Design Associates with design responsibilities for engineering projects.*

### Education

University of Nebraska-Lincoln  
BS, Agricultural Engineering, 1981

### Professional Registrations

Professional Engineer – Nebraska and Missouri  
City Street Superintendent – Nebraska

### Professional and Technical Organizations

National Society of Professional Engineers  
Nebraska Society of Professional Engineers  
American Society of Agricultural Engineers  
1993 "Engineer of the Year"

### Experience

**1981 - 1994:** Ingersoll-Dresser Pump Co., Hastings, NE.

1993-1994: Manager of Engineering Services. Included all aspects of Manager of Engineering and Quality Assurance and Control as well as plant maintenance and manufacturing engineering. During this period, a complete plant restructuring project was completed including demolition, construction, new roofing, and equipment installation in many areas of the shop.

1990-1993: Manager of Engineering and QA/QC. Duties included supervision of the design engineering group, QA/QC department and the test lab.

1989-1990: Manager of QA/QC. Responsibility for quality of the product as well as development of company employee involvement teams and development of various training programs.

1988-1989: Project Manager. \$4.5M order, design to installation.

1986-1989: Product Engineer. Design responsibilities.

1984-1986: Senior Applications Engineer. Supervision and sales assistance.

1981-1984: Applications Engineer. Sales assistance duties.

**1994-1998:** Lloyd Benjamin and Associates. Engineer and manager of the Hastings office with responsibility for all projects undertaken by that office.

**1998-1999:** Vice President of Lloyd Benjamin and Associates. Duties and experience are identical to those listed previously.

**1999-2023:** Vice President of W Design Associates which has evolved from Lloyd Benjamin and Associates mentioned above. Duties and experience are identical to those listed previously.

**2024 to Present:** Office Manager of W Design Associates-Hastings. Duties and experience are identical to those previously listed.



## **April B. Hock**

### **Professional Engineer**

*Ms. Hock is the Vice President of W Design Associates and a Professional Engineer with design and field inspection responsibilities on architectural projects.*

### **Education**

University of Nebraska-Lincoln, 1998 - 2004  
BS, Architectural Engineering, 2004  
Related Subjects: Mechanical, Electrical, Structural  
Southeast Community College-Milford, 1995 – 1996  
A.A.S. in Architectural Technology  
Multi-zone Variable Flow Refrigerant HVAC System  
Training Class – 2005

### **Professional Registration**

Professional Engineer – Nebraska, Colorado, Arizona, Georgia,  
New Mexico, Oregon

### **Professional / Technical Organizations**

ASHARE Member  
ASPE Member  
AEI Member  
ASCE Member

### **Experience**

**1997 – 2004:** Alvine and Associates. Engineering Technician Mechanical. Duties included Computer aided drafting, design layout of ductwork, piping and plumbing systems and code verification.

**May 2004 – August 2004:** W Design Associates. Intern Engineer. Duties include mechanical, electrical and site design on architectural projects.

**December 2004 – April 2011:** W Design Associates. Staff Engineer. Duties include mechanical, electrical and site design on architectural projects.

**May 2011 – 2018:** W Design Associates. Professional Engineer. Duties include mechanical, electrical and site design on architectural projects.

**December 2018 – Present:** Vice President of W Design Associates. Duties and experience are identical to those listed previously.



## Neil S. Wolford, P.E.

### Professional Engineer

*Mr. Wolford is a Professional Engineer and Officer with W Design Associates with design and field inspection responsibilities on engineering and architectural projects.*

### Education

Nebraska Wesleyan University: BS, Mathematics, 2011  
University of Nebraska -Lincoln: BS, Civil Engineering 2018

### Professional Experience

Professional Engineer – Nebraska, Michigan

**2011 – 2012:** Axtell Community Schools, High School Math Teacher. Responsibilities included setting math curriculum, delivering daily lessons, and assessing student learning.

**2012 – 2016:** Lincoln Public Schools, Bryan Community Focus Program. Math Teacher / Department Chair. Responsibilities were the same as previous.

**2016 – 2018:** Nebraska Department of Transportation, Roadway Design. Student Work Study. Responsibilities included assisting in the design of state highway projects.

**2018 – 2023:** W Design Associates. Project Engineer on civil engineering, architectural engineering and agricultural engineering projects undertaken by this firm. Duties include structural, mechanical and electrical engineering of building systems, project management and construction supervision and interface with clients.

**2024 – Present:** Officer of W Design Associates. Duties and experience are identical to those listed previously.



## Matthew B. Clause

### Architect

*Mr. Clause is a Professional Registered Architect at W Design Associates with architecture and design responsibilities for projects taken on by the firm. He is a creative and detailed architect adept at master planning, project management and 3D visualization. Matthew enjoys pairing his design and problem-solving skills with his desire to serve others through the built environment.*

### Education

University of Nebraska-Lincoln  
BS in Architecture Design, 2007  
Minor in Landscape Architecture, 2007

### Professional Registrations

Registered Professional Architect –  
Colorado ARC.00407727  
Missouri A-2024044903

### Experience

**2007-2011:** Co-Owner of apimages – McCook, Nebraska. Business owner, photographer, and graphic designer. Responsibilities included business management, marketing, graphic design layout, accounting and portraiture photography for individuals, families, and large groups.

**2007-2017:** Wellness Partners – McCook, Nebraska. PCC Manager. Responsibilities included health fair team coordination and project management, team leadership, client communication, IT management and security, and graphic design.

**2017-2023:** Engineering International – McCook, Nebraska. Architectural Designer & Project Manager. Responsibilities included project coordination, fee and design proposals, architectural design from pre-design through construction administration, 3D visualizations and project photography. Project types included restaurants, banks, commercial and retail buildings, church master planning, and municipal buildings.

**2023-Present:** W Design Associates, Inc. Project Architect and Project Manager for the McCook and Hastings, Nebraska offices. Job responsibilities include architectural design, project management and coordination, programming, space adjacency analysis, schematic design, 3D Visualizations, building code review, construction documentation and specifications for architectural projects.



## Jon Thomas

### Technician

*Mr. Thomas is a Technician with W Design Associates with CAD drafting and fieldwork responsibilities.*

#### Education

Central Community College, Hastings Campus: 2000-2001

#### Certifications

Autodesk Revit Architecture Professional Certificate -2013

Autodesk Revit Architecture Professional Certificate -2018

Autodesk AutoCAD Architecture Professional Certificate -2018

#### Experience

**2000-2008:** Chief Industries Building Division, Grand Island, NE. Draftsman/CAD Technician/Programmer. Duties included layout and create anchor bolt plans for building erection, produce elevation drawings for building erection and provide assistance with AutoCad questions.

**2008-2009:** Con-Agro Snack Foods, Hamburg, IA. Maintenance Technician. Duties included Troubleshoot and repair grain handling equipment for popcorn processing, troubleshoot electrical and electronic issues with equipment and control circuits, perform new wiring installations as needed and work with AC/DC circuits for 5V controls through 440V motors.

**2010-2011:** PMI Nebraska L.L.C., Grand Island, NE. CAD Technician. Duties included creating structural steel and jobsite drawing for grain handling operations and provided computer and Autocad technical support for office personnel.

**2011-2014:** W Design Associates, Hastings, NE. CAD Technician. Duties included creating Civil 3D models and drawings using Autodesk Civil3D, creating building models and drawings using Autodesk Revit Architecture.

**2014-2017:** Canon Moss Brygger Architects, Grand Island, NE. CAD Technician. Duties included producing plans, elevations, sections, and details for structural and architectural projects using Revit 2015 and 2017.

**2017 to Present:** W Design Associates, Hastings, NE. CAD Technician. Duties include creating Civil 3D models and drawings using Autodesk Civil3D, creating building models and drawings using Autodesk Revit Architecture. In March of 2018 attended Midwest University (sponsored by AutoDesk publisher of AutoCad products) and achieved certifications in Revit and AutoCad and is proficient in Civil 3D. Certification in more than one program is rare and requires more than an average person's dedication and personal commitment.



**ARCHITECTURAL SERVICES PROPOSAL**

NOV 21, 2024

**City of Franklin Downtown Apartments  
and Commercial Project**

**shope**  
ARCHITECTURE

# Table of Contents

3

Cover Letter

4

About Us

6

Project Team

8

Process

10

Experience

22

References + Timeline

24

Resumes

November 21, 2024

Marcellus Project  
Raquel Felzien  
City of Franklin Department of Economic Development  
info@cityoffranklin.net

Dear Ms. Felzien,

We are pleased to present our qualifications to provide architectural services for the renovation of the historic Marcellus Furniture Building at 613 and 615 15th Ave. in downtown Franklin. Affordable, healthy housing options, as well as vibrant commercial spaces for community gathering, are both critical to allowing our smaller communities to thrive. We applaud your intention of renovating this existing building, which will enliven your downtown and provide alternate types of housing for your community members.

While our office is located in Denver (5 hours from you), we have deep experience living and working in small Western towns - I live in the small mountain community of Leadville, which is approximately twice the size of Franklin. While I know each rural community faces very different and specific challenges, there are many similarities as well. We recently completed a very similar project (in terms of scope and size) in Leadville, called The Famous. At the outset of our involvement, the building was in very poor condition (by appearances worse than 613/ 615 15th ave). Through the project, we provided new commercial space and 8 workforce housing units. The Famous (named after the original shoe store, which opened in the late 1800's) has quickly become a treasured community asset, boasting a much-loved restaurant and deeply needed housing for the local workforce.

We were involved from the very beginning and learned a lot about this type of project. We restored the existing masonry, reconfigured the interior and provided new outdoor spaces for the residents. We worked closely with the owner through all design phases; we helped select the contractor, created schedules, specifications and permit drawings. We worked efficiently through the CA process to support the GC and make sure what we had specified as a team was built correctly.

Our focus over the last 8 years has been sustainable, high performance buildings and community specific projects, often with a housing component. We have a handful of projects beyond the limits of Colorado, and have become very adept at quickly forming local partnerships with communities, leveraging the efficiencies of digital model-making and virtual meetings, and always showing up in person at specific critical junctures in the design and construction process.

Converting old buildings like the Marcellus Furniture building into contemporary much-needed uses is a passion of ours - each project like this is unique, exciting, and immensely rewarding. We have experienced firsthand the incredible impact they can have on communities, businesses, and local residents. We would be thrilled to work with you on this exciting project!

**Architect Contact:**  
Morgan Law, CPHC, LEED AP  
Partner, Principal Architect  
541.729.3675  
morgan@shapearchitecture.com

Leadville Satellite Office  
134 W 8th St  
Leadville, CO 80461



Denver Office  
750 Pennsylvania Street  
Denver, CO 80203

# About Us

## **Shape Architecture is an award winning architecture firm, founded in 2016.**

Shape's team consists of 4 licensed architects and 3 designers based in Denver, Colorado with a satellite office in Leadville. At any given time, our firm is involved with projects across the mountain west. In addition, Our knowledge in project management consists of coordinating with non-profits, municipalities, developers, advisory committees, and individual contributors. If awarded the project, we will guide the City of Franklin through an efficient, informed, and collaborative design process.

## **Technical expertise of the firm and complexity of the project**

We have deep knowledge of wood and masonry construction - The Famous, our recent 9,000 SF mixed-use historical renovation project, was a similar project with extremely complicated and sensitive historical existing conditions. We worked to add an entirely new steel structure within the historical brick and timber shell. We celebrated both the original and new materials, with exposed structural steel elements, original timber boards, and brick finishes on the main level. We also added all new plumbing and mechanical systems, including a brand new commercial kitchen, which required a complicated mechanical system with limited penetrations through the building. We also bring a wealth of knowledge of energy efficiency and all-electric building systems. Each of the 8 apartments have dedicated fresh air and their own air-to-air heat pump mounted on the roof. We worked closely with local craftspeople to rebuild exterior elements and craft new interior elements that subtly relate the exterior of the building.

## **Past record of performance with other (remote) clients**

We recently completed the 4,000 sf two story North Cascade Hostel located in Winthrop, WA. The hostel is located in a very strict historical overlay, which had many requirements for the shape, location and materiality of the building. We successfully navigated this process by updating the budget every time changes were made. We were thrilled that this project was completed on time and on budget with limited on-site meetings. We are also working currently with municipal entities in Park City Utah and Kansas City, MO - we have met target timelines, stayed on budget, and exceeded design expectations despite our remote location.

## **Capacity to work within time limitations**

Shape has recently received a Certificate of Occupancy on a large 25,000 sf multi-family renovation project in Leadville, CO. The Silver King, which was a motel for decades, was recently converted to workforce housing units for Lake County Colorado. While we applauded this clever idea to reduce the cost of housing in a financially strapped county, there was an incredibly tight timeline to complete the renovation of approximately 56 units, common space, and outdoor space. By carefully managing our time and resources we were able to secure the CO a few days before the building was scheduled to have residents moving in. This was accomplished by working closely with the GC, using a Gantt chart that was updated weekly and having a rigorous process for tracking RFIs through an online database that was always available to the entire team.

## **Familiarity of firm with types of problems applicable to the project**

Many of our projects share similar challenges that we foresee at the Marcellus Furniture Building: budget, constructibility constraints, timelines, and overlapping/ competing programmatic needs, and a deep desire to celebrate the local culture and history are driving forces on most of our projects. By working closely with owners and their communities, we establish a basis of trust and shared goals as soon as possible, and collaborate with builders and consultants to get buy-in and real cost input and analysis.

Historical buildings have rich histories and incredible stories to share, but can present a number of challenges, from regulatory restrictions to structural integrity. Early on, we identify potential hurdles as well as funding opportunities (we helped secure additional funding sources for multiple projects, including the Bluff Lake Nature Center in Denver and the Delaware Hotel in Leadville.)

We recognize that community input isn't always necessary on these types of projects, but when it is, we have a great deal of community engagement experience. We have run highly successful in-person meetings, facilitated online surveys and collated community feedback into distilled design solutions.



# Project Team



## SHAPE ARCHITECTURE STUDIO



Bunny Tucker  
Project Architect



Morgan Law  
Principal-In-Charge  
Project Contact



Steve Scribner  
Consulting Principal

### **Morgan Law, CPHC, LEED AP** | Principal-in-Charge, Shape Architecture

Morgan will serve as principal in charge. Morgan spent 4 years on the east coast working on some of the most energy efficient buildings in the country, including the first Passive House school in the county, the Friends School of Portland. He started Shape in 2016 to respond to the lack of firms doing high performance work in the mountain west. He played a critical role in developing the green building and design movement in Colorado. Morgan currently lives in Leadville with his wife and 2 kids.

### **Bunny Tucker, AIA, PA, CPHD, LEED GA** | Project Architect

Bunny Tucker will serve as the team's Project Manager. She has worked on a variety of non-profit, institutional, and multifamily housing projects. She brings expertise in deep collaboration with complex teams. Before joining Shape, she worked for 8 years at leading design firms in Philadelphia, with a focus on bespoke facade design. Prior to architecture, she taught high school science with Teach for America. She combines her background in sustainability with her passions for educational and environmental justice to design spaces that contribute to human health, address climate change, and restore ecosystem function.

### **Stephen Scribner, AIA, CPHD, LEED AP** | Consulting Principal

Steve Scribner will review and approve final schedule baseline and schedule progress reports and provide overall guidance. He is a licensed architect, educator, and certified Passive House Designer, with over 15 years of experience ranging from educational and cultural buildings to custom mountain homes to independent design-build projects. Steve worked for leading firms in New York, Massachusetts and Colorado overseeing design and construction on complex facilities for schools, libraries, and universities. He has also designed and built affordable housing projects using local materials in Uganda and Nigeria.

### **SUBCONSULTANTS:**

We are proposing to including Mechanical, Electrical, and Plumbing engineers we have worked with on many other projects. (See resume's at end of document). We propose to work with local Structural and Civil Engineering teams with familiarity with the local utilities and structures themselves. Additional subconsultants will be identified and brought onto the team, as needed, during the Schematic Design phase



THE FAMOUS

BOARDING HOUSE

THE FAMOUS

KUG INTOIL

SUGAR HOUSE

SUGAR HOUSE

# Process

## PHASE 1 - SCHEMATIC DESIGN + EXISTING DESIGN REVIEW

Shape Architecture will kick off the project with an in-person design session in which we review your project goals, designs developed to date, and discuss the program assumptions. We will assess the concept in the context of these goals and expectations, and identify possible adjustments to the design. We will iterate the design in collaboration with you. During this phase we will also work with you to identify and on-board a CM/GC. We will work closely with the structural, civil, and MEP engineers, to quickly identify potential opportunities and roadblocks that could impact the overall schedule. Consideration of opportunities to reduce overall project cost will be incorporated.

### Tasks:

- Review all prior work, documentation & research performed
- Engage with City and constituents to fully understand needs, issues, and priorities
- Research & gather information about structure, site, and needs
- Building/ site analysis: existing conditions, solar, circulation, structural opportunities and constraints
- Facility design in accordance with the outlined specifications
- Regulatory review and planning

- Kickoff meeting and initial site visit
- 2-3 progress meetings with City project team
- Final Meeting to discuss and select the preferred alternative design

### Deliverables:

- Schematic drawings, with Architectural & Structural drawings and M/E/P/Civil Narratives or Sketches
- Visual illustrations for communications with community and potential funding sources
- Meeting slide decks and summaries
- Graphic illustrations explaining program, tradeoffs, etc

### Meetings:

## PHASE 2 - DESIGN DEVELOPMENT

This phase further refines and develops schematic drawings to incorporate all the necessary details, scope revisions, and specifications as needed to update the pricing/budget to client needs. We will also start the city entitlements process as the design begins to take shape. During this phase, we will facilitate regular design progress review meetings. We will focus on managing budget, schedule, and quality for the project, as we collaborate with our subconsultant team, the CM/GC, and City.

### Tasks:

- Schematic plans to be reviewed, revised and developed collaboratively with City
- Design/ Technical workshops
- Regulatory Submittals or Reviews as identified by previous phase
- Coordination with sub consultants
- Scope and pricing will be revisited at end of phase

### Meetings:

- Bi-weekly Client + GC meetings

### Deliverables:

- 100% DD drawing set: Includes Architectural, Civil, Structural, MEP, Lighting
- To include existing/demolition and proposed new construction
- Outline Specification
- Refined schedule and cost estimate (by CM/GC)
- Updated/ Developed graphics

## PHASE 3 - CONSTRUCTION DOCUMENTS

100% Construction Documents (drawings & specifications) will allow the contractor to provide firm bids for construction costs and scheduling, as well as perform the construction of the scope of work. During this phase we will also shepherd all permitting and entitlement processes to approval, and communicate the final design to the client, stakeholders, and public.

- Tasks:
- Design revisions, if required for budgeting or other reasons
  - Details and specifications required for construction.
  - Final Systems Designs and coordination
  - Permitting process: submittals and shepherding process to approval, response process etc. (including zoning, building, fire, etc)
- Meetings:
- Bi-weekly client meetings (virtual)
- Deliverables:
- Permit submittal
  - Detailed construction documents for construction
  - Project specifications
  - Drawings to include architecture, engineering, interiors

## TASK 3 - CONSTRUCTION ADMINISTRATION

We will support the construction process through regular meetings, shop drawing reviews, and RFI responses. We will have continuity of staffing through all phases of work so that design decisions made early in the process are realized during construction.

- Tasks:
- Bi-weekly Owner-Architect-Contractor meetings
  - Manage RFI & submittal review process
  - Provide updated drawings/ sketches as needed for constructibility/ clarification
  - Design changes as needed for budgetary reasons/ avoid change orders
- Meetings:
- Bi-Weekly Owner/ Architect/ Contractor meetings (typically on-site)
  - Unscheduled site visits as needed



# Experience



## THE FAMOUS

Mixed-use restaurant and studios in Leadville, Colorado

## THE DELAWARE

Renovation of a historic landmark hotel in Downtown Leadville, Colorado

## THE MARSAC - PARK CITY TRIPLEX

Three-unit triplex for municipal workforce housing in Park City, Utah

## NORTH CASCADE HOSTEL

New net-zero building for a hostel in Winthrop, Washington

## LEADVILLE WORKFORCE HOUSING

Providing for the working community of Leadville, Colorado

# The Famous Restaurant

## Revitalizing Downtown Leadville, CO

This historic 1800s commercial building, once home to The Famous Shoe Company in Leadville, was transformed into a new bar / restaurant / community space on the first floor and 8 (all-electric) workforce apartments above with a shared communal deck and spectacular views, responding to the community's need for affordable housing.

With the help of Downstream Construction, this beautiful piece of history was rebuilt to its former glory. The custom resilient interior finishes help define the space, but still make it welcoming for all different types of people. The large garage door opens up the entire space so that in the summer months, it can accommodate twice the amount of people. In the winter, the back patio can still be used with the fire pit.

### SERVICES PROVIDED

Architectural services for 4,900 sf restaurant, 4,000 sq ft of living spaces

### PHASES COMPLETE

PD-CA, Interiors, Procurement

### COMPLETION

2023





# Delaware Hotel + Mineral Restaurant

## Restoring the History of Leadville, CO

The interior renovation of this historic landmark hotel in downtown Leadville shines like a goldmine. Built in 1886, the historic charm of the hotel remains throughout - the Mineral Restaurant reflects the local history and lore of the building. The restaurant and lounge includes modern furniture, a stage, cocktail lounge and mezzanine, and a new kitchen that offers a fantastic range of options.

We designed the Delaware restaurant and lobby face to make it very flexible for larger groups and parties. The bar and lounge area serves as a lobby by day and extra overflow restaurant seating at night. A small mezzanine lounge can be used as a workspace during the day and overflows seating on busy weekend nights.

### SERVICES PROVIDED

Architectural services for 1,690 sf restaurant/bar and lobby

### PHASES COMPLETE

PD-CD

### SIZE

1,690 SF

### COMPLETION

2023





# The Marsac Park City Triplex

A Triplex for Municipal Workforce Housing in Park City, UT

An unprecedented opportunity to preserve the existing historical integrity of Park City.

The proposed use is a 3-unit residential triplex for long-term municipal workforce housing. The project is an adaptive reuse of an existing building constructed in 1994 that served as the former Peace House domestic violence shelter. The design preserves the existing historical integrity of the property by taking into account the character and scale of the neighborhood. In addition, the Historic Design Guidelines informed the exterior design in terms of scale, material, form, and windows. The neighboring buildings on Marsac Avenue are single-family homes of similar scale, proportion, and material. In order to meet Park City's net-zero goals, there will be solar arrays on all viable roof surfaces, while aesthetically blending into the roof surface.

The triplex is a modest increase from the current residential use of the site. The current structure has one residential unit containing 5 bedrooms, 3 bathrooms, and a four-car garage. The proposed renovation of the building will include three residential units containing a total of 7 bedrooms, 6 bathrooms, and a four-car garage. The units are expected to be used as primary residences for the city's workforce

**SERVICES PROVIDED**  
Architectural Assessments

**PHASES COMPLETE**  
PD-CD

**COMPLETION**  
TBD







# North Cascade Hostel

New net-zero building for a hostel in Winthrop, Washington

In the heart of the Methow Valley, a hidden gem awaits adventure seekers and locals seeking a mountain retreat. Shape was delighted to collaborate with the clients to re-imagine the modern mountain hostel, focusing on thoughtful design and high building performance. The result is a two-story, net-zero building featuring seven private bedrooms, one shared group bedroom, and plenty of interior and exterior gathering spaces.

Located just a block from downtown Winthrop, Washington, the hostel is perfectly positioned to take in the mountain views to the East, South, and West. The orientation of the site guided the design, prioritizing the bedroom layouts to maximize the views for guests. The main level of the building fosters community with a vaulted great room that opens to the second story, while the communal kitchen and dining area extends to the west courtyard. The building's exterior showcases native Douglas fir, seamlessly blending with its natural surroundings and enhancing its local character. This design approach ensures that the hostel is not only a sustainable and high-performance structure but also a welcoming and integrative space for visitors.

## SERVICES PROVIDED

Architect, Community Engagement and Landscape Architecture for 5,000 multiple shade structures, floating classroom

## PHASES COMPLETE

PD-CD

## COMPLETION

July 2024



# Leadville Workforce Housing

## Providing for the working community of Leadville, CO

Given the unique location of the site for visitors passing through Leadville, the proposed design will reference a traditional mining building with a modern twist. The design intent is to call attention and awareness to Leadville's cherished mining heritage, as well as celebrate how the community is looking toward the future.

This building aims to be net-zero. Using all locally-sourced building materials, our team will implement design strategies to maximize spatial efficiencies. The building will be equipped with energy efficient windows and highly insulated wall and roof assemblies. Lake County community input was heavily incorporated into this design.

Currently a dilapidated gas station, this project strives to enliven and energize this intersection with a work-live environment that will complement the new adjacent development and natural beauty of the area.

### SERVICES PROVIDED

Architectural services for a 8-unit Workforce Housing/Mixed-Use project in Lake County, CO

### PHASES COMPLETE

PD-CD

### COMPLETION

In Permitting





# References

## **Matt Delaney**

Owner: *The Famous*  
Leadville, CO  
matt@mattdelaney.com  
610-574-1515

## **Paul Smotherman**

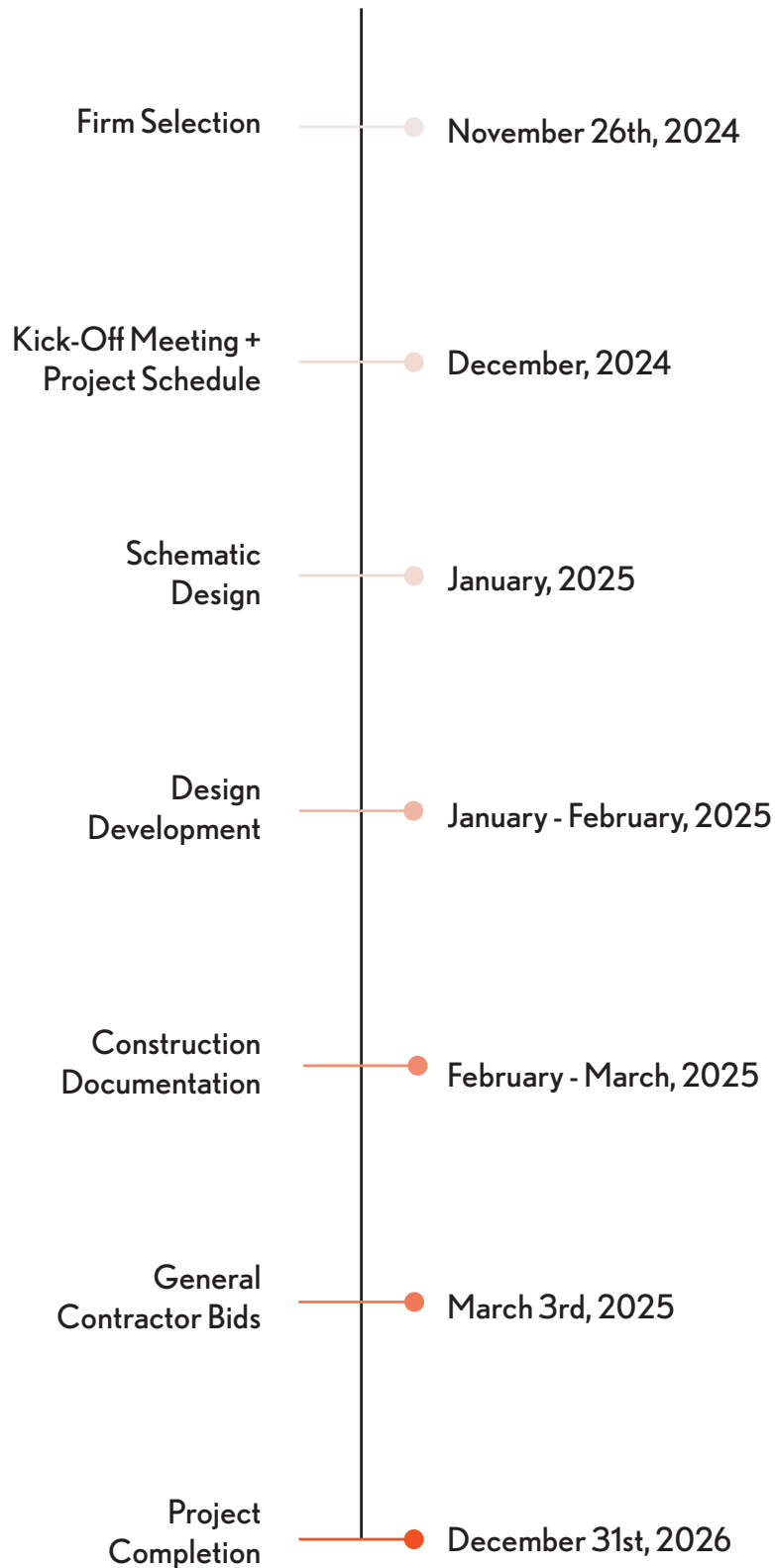
Owner / Builder: *North Cascade Hostel*  
Winthrop, WA  
info@ncascadesmtnhostel.com  
206-940-4507

## **Dave Gustafson**

Project Manager - Engineering Dept: *Park City Workforce Housing*  
Park City, UT  
dgustafson@parkcity.org  
435-615-5203



# Project Timeline



**NOTE:**

Schedule is approximate and can be adjusted depending on scope, phasing, construction schedule to align with program, etc. We intend to kick off the project with detailed discussion about design process and schedule.



Shape Architecture  
Principal, Partner

## Morgan Law

### Licenses and Registrations

- Registered Architect, CO, WA
- Certified Passive House Consultant, PHIUS

### Affiliations/Memberships

- Board Member & Founder, Passive House Rocky Mountains

### Education

Master of Architecture  
University of Oregon

## Relevant Projects

**Bluff Lake Nature Center, Denver, CO** | Principal Architect | Ongoing  
5,000 sf welcome center with outdoor classroom on a 123 acre nature preserve

**1881 Welcome Center & Restaurant, Aurora, CO** | Principal Architect | Ongoing  
4,000 sf welcome center, restaurant, and 4,500 sq ft historic restoration

**The Famous Restaurant/Mixed-Use, Leadville, CO** | Principal Architect | Completed 2023  
9,750 sf total, community gathering space/coffeehouse/restaurant

**Winthrop Library, Winthrop, WA** | Project Architect with Johnston Architects | Completed 2022  
7,300 sf library & community space

**Manson Mixed-Use Retail & Hotel, Manson, WA** | Principal Architect  
14,000 sf hotel rooms & suites over retail & lobby

**El Jets Cantina & Sky Outpost, Grand Junction, CO** | Principal Architect | Ongoing  
Camping/ Cabins/ Restaurant/ Remote Workplace/ Riversport & Biking hub

**Main Street Hotel, Gunnison, CO** | Principal Architect  
24,00 sf, 26-room boutique hotel & community amenity space

**Friends School of Portland, Cumberland, ME** | Project Manager, Energy Modeler with Kaplan Thompson Architects | \$5.3M, Completed 2015  
15,500 sf ground-up Pre-K through 8th Grade school, Passive House certified (PHIUS)

**Englewood Passive House Duplex** | Principal Architect | Completed 2022  
2 units, 3000 sf each, first PHI certified multi-family home in CO



Shape Architecture  
Principal, Partner

## Steve Scribner

### Licenses and Registrations

- AIA, Licensed CO, NY
- Certified Passive House Designer, PHI
- LEED AP

### Affiliations/Memberships

- North American Passive House Network (NAPHN)

### Education

Master of Architecture  
Parsons The New School for Design

## Relevant Projects

**Littleton Brewery, Littleton, CO** | Principal Architect  
Brewery and tasting room on Littleton Boulevard

**Brooks School Center for the Arts, North Andover, MA** | Ann Beha Architects,  
45,000 sf ground-up performance, music, digital media, and arts facility, \$23.6M

**Barnard College Lefrak Center Library, New York, NY** | Project Manager with FXFOWLE Architects  
20,000 sf library & office suite - historic gymnasium renovation, \$10.5M

**Cornell University Warren Hall, Ithaca, NY** | Project Architect (LEED Certified) with FXFOWLE Architects  
120,000 sf lecture hall, classroom, office, & common space renovation, \$51M, LEED Platinum

**Children's Aid Society - College Prep Charter School, Queens, NYC, NY** | Project Architect with FXFOWLE  
60,000 sf. ground up Pre-K - 6th grade charter school, \$45M



Shape Architecture  
Project Architect

## Bunny Tucker

### Licenses and Registrations

- AIA, Licensed Architect
- Certified Passive House Designer
- LEED GA

### Affiliations/Memberships

- AIA Committee on the Environment

### Education

Master of Architecture  
Georgia Institute of Technology  
Master of Environmental Management,  
Environmental Economics and Policy  
Duke University

## Relevant Projects

**Leadville Workforce Housing, Leadville, CO** | Project Architect  
15,000 sf renovation of existing hotel into affordable multifamily housing

**Bluff Lake Nature Center, Denver, CO** | Project Manager  
5,000 sf public lobby and multipurpose and office space on a 123 acre nature

**1881 Welcome Center & Restaurant, Aurora, CO** | Project Manager  
4,000 sf welcome center, restaurant, and 4,500 sq ft historic restoration

**Crested Butte Workforce Housing, Crested Butte CO** | Project Manager  
79,000 sf

**The Clay Studio, Philadelphia, PA** | Project Architect with DIGSAU  
34,000 sf preeminent ceramics education facility; a new home for a beloved community arts organization established in 1974

**John A. Paulson Center, New, York, NY** | Project Architect with Kieran Timberlake + Davis Brody Bond  
735,000 f mixed use project for New York University; complex program included gymnasium, theaters, classrooms, student dorms, and faculty housing

**Dillon Gymnasium, Princeton, NJ** | Project Architect with DIGSAU + MJMA  
A modest expansion and major renovation of Princeton's campus recreation facilities

**Princeton Shelters, Princeton, NJ** | Project Manager with DIGSAU  
Prototypical bus and bike shelters for Princeton's campus  
Play Everywhere Classroom, Philadelphia, PA | Architect (volunteer) with Allen Pierce (HEIMA)  
Interior classroom renovation at People for People Charter school; transformed into a play based education classroom





## MILES DAKE

AIA, PE, LEED AP BD+C, BEMP

### CONTACT

---

720.583.4735  
miles@dakecollaborative.com

### REFERENCES

---

Pete Jefferson, PE  
BranchPattern  
pete.j@branchpattern.com

Rick Sommerfeld, AIA  
CU Denver  
Erik.Sommerfeld@ucdenver.edu

Paul Hutton, FAIA, LEED Fellow  
Cunningham Group Architects  
phutton@cunningham.com

### AFFILIATIONS

---

USGBC  
Colorado Market Leader Advisory  
Board Member

Living Futures Institute  
Member of Leadership Group

American Institute of Architects  
Active Member

### PROFESSIONAL FOCUS

---

Regenerative Design  
Passive Design  
Climate Responsive Design  
Integrated Architecture and  
Engineering Design

Dake Collaborative was established in 2021 by Miles Dake, a licensed architect and licensed professional engineer. Early in his career in engineering and architecture design firms, Miles, found that architects and engineers often have a difficult time working together. The result is a disconnect between the architectural systems and the building systems. This can create excess energy usage, poor user experience, and unnecessary construction changes due to poor coordination. Miles wanted to provide his clients with a better solution.

Throughout his 18-year career, Miles has been dedicated to provide exceptional architecture and engineering solutions that consider the building as an integrated whole. Through his work as an architect, an engineer, and an energy modeler, he understands the value of teamwork and is an engaging collaborator. As a result, these buildings are highly sustainable, well coordinated, and are wonderful spaces to inhabit. Miles is proud to be a go to technical resource for projects that are some of the highest performing projects in the world.

### PROFESSIONAL REGISTRATION

---

Professional Engineer  
CO License: PE.0051834

Licensed Architect  
CO License: ARC.00404876

### ROLE ON PROJECT

---

Miles will lead the analysis and design consulting throughout the entirety of the project



## Dawn Keller

### PROFESSIONAL EXPERIENCE

---

ELECTRICAL DESIGN ENGINEER / PRESIDENT <i>D.KELLER ELECTRICAL DESIGN, INC.</i>	NOVEMBER 2016-PRESENT LITTLETON, COLORADO
ESTIMATOR – PRE-CONSTRUCTION SERVICES <i>ENCORE ELECTRIC, INC.</i>	MARCH 2019-AUGUST 2020 LAKEWOOD, COLORADO
DIRECTOR OF COMMERCIAL ELECTRICAL ENGINEERING DEPARTMENT <i>FRONT RANGE ELECTRICAL ENGINEERING, LLC</i>	JUNE 2012 – DECEMBER 2016 LAKEWOOD, COLORADO

Dawn started her career in the electrical engineering industry in 2012 by working under Carl Fretwell, Professional Engineer, and owner of Front Range Electrical Engineering. Her natural leadership skills and passion for learning put her on the fast track to becoming a skilled professional as an electrical design engineer and department manager at Front Range Electrical Engineering.

Dawn started her own electrical design firm, D.Keller Electrical Design, in November 2016. She maintains a solid client base who trusts her to provide electrical engineering and design services for a variety of commercial and residential projects. Dawn has a strong understanding of power and lighting design, engineering calculations, NEC and IBC compliance, and construction administration. She has a proven track record in providing and implementing design solutions within challenging environments as well as meeting and exceeding deadlines.

While maintaining her electrical design firm, Dawn worked part time as an estimator in the pre-construction services department of Encore Electric for over a year. The experience she gained at Encore gives her a better understanding of the contractor's responsibilities. Dawn is a dedicated team player.

### PROJECT EXPERIENCE

---

300 E 17 <sup>TH</sup> AVENUE – FIRE ALARM	DENVER, COLORADO
1411, 1421 S POTOMAC MOB	AURORA, COLORADO
4250 ONEIDA ST – MULTIPLE PROJECTS	DENVER, COLORADO
ABLE ADULT DAYCARE	THORNTON, COLORADO
AG WASSENAAR, INC	ENGLEWOOD, COLORADO
ALLEGRO COFFEE COMPANY	WESTMINSTER, COLORADO
AUTOSTORE – AUTOMATED ROBOT WAREHOUSE SYSTEMS	MULTIPLE STATES IN THE US
B&B BUTCHER	DENVER, COLORADO
BEHR DISTRIBUTION CENTER – EMERGENCY DRAINAGE BASIN DESIGN	DENVER, COLORADO
BROADLEAF AT FITZSIMMONS – TEMP POWER	AURORA, COLORADO
CASA BONITA	LAKEWOOD, COLORADO
CLEARVIEW DERMATOLOGY	MULTIPLE COLORADO LOCATIONS
CHAFFEE COUNTY ADMIN OFFICES – ADDITION & REMODEL	SALIDA, COLORADO
CHOLON LAKEHOUSE	DENVER, COLORADO
DAVITA HEMODIALYSIS SUITES	MULTIPLE COLORADO LOCATIONS
DEKA LASH	MULTIPLE COLORADO LOCATIONS
DEVIATION DISTILLING	DENVER, COLORADO
ERICSSON TELECOMMUNICATIONS EQUIPMENT & SUPPLY	HIGHLANDS RANCH, COLORADO

D.Keller Electrical Design  
7498 W Layton Place  
Littleton, Colorado 80123  
Phone: 303.918.9475  
Dawn@dkellereng.com



Please run the December and December legal section. Thank you.

**I would like one affidavit please. Thank you**

The City of Franklin is now taking sealed proposals for CONSTRUCTION of the City Shop located at 801 15th Ave, Franklin, Nebraska. The requirements of the Request for Proposals are available at the City Office; Monday – Friday 8 AM to 4:30 PM. **The deadline for the proposals is DATE: TIME: .** Bids will be reviewed at \_\_\_\_\_, January, \_\_\_\_\_, 2024. Please contact the City Office if you have any questions at 308-425-6295 or info@cityoffranklin.net.