



LETTER OF INTENT

Date: October 2, 2014

Company: Method Studio, Inc.

Project: Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area RFP-3902-14-DH

Based upon review of the proposals received, and interviews held, for Request for Proposal RFP-3902-14-DH Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area, your company has been selected as the preferred proposer. It is the intent of the City of Grand Junction to award the aforementioned contract to your company as listed in the RFP document(s) and your proposal response, upon successful completion of the following:

1. Successful negotiations of the project scope, and phased contract development.
2. City of Grand Junction, City Council approval.

As stated, this project must be approved by the City of Grand Junction, City Council prior to contract award. Presuming successful negotiations, the City Council meeting date for approval shall be November 5, 2014.

Once approved, in addition to a signed contract, you will need to provide your Certificate of Insurance as per the solicitation documents.

We will send you an appointment to begin negotiations shortly.

Please feel free to contact me with any questions at 970-244-1545.

Thank you and Best Regards

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written over a white background.

Duane Hoff Jr., Senior Buyer



CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO

CONTRACT

This CONTRACT made and entered into this 17th day of December, 2014 by and between the **City of Grand Junction, Colorado**, a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and **Method Studio, Inc.** hereinafter in the Contract Documents referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Owner advertised that sealed Responses would be received for furnishing all labor, services, and everything necessary and required for the Project described by the Contract Documents and known as **Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area RFP-3902-14-DH.**

WHEREAS, the Contract has been awarded to the above named Contractor by the Owner, and said Contractor is now ready, willing and able to perform the Services specified in the Contract Documents;

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

- Solicitation Documents for the Project; **Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area;**
- Contractors Submitted Proposal, and Negotiated Revised Proposal & Pricing
- Service Change Requests (directing that changed services be performed);
- Field Orders;
- Change Orders.

ARTICLE 2

Definitions: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Services: The Contractor agrees to furnish all labor, services, and all that is necessary and required to complete the tasks associated with the Services described, set forth, shown, and included in the Contract Documents as indicated in the Solicitation Document.

ARTICLE 4

Contract Time: Time is of the essence with respect to this Contract. The Contractor hereby agrees to commence Services under the Contract on or before the date specified in the Solicitation from the Owner, and to achieve Substantial Completion and Final Completion of the Services within the time or times specified in the Solicitation.

ARTICLE 5

Contract Price and Payment Procedures: The Contractor shall accept as full and complete compensation for the performance and completion of all of the Services specified in the Contract Documents, the sum of **One Hundred Thousand Six Hundred Twenty Five and 00/100 Dollars (\$100,625.00)**. This sum does not include the estimated **Reimbursables of One Thousand Eight Hundred Seventy Eight and 00/100 (\$1,878.00)**, which shall be billed at cost and as needed, in addition to the sum amount specified above. If this Contract contains unit price pay items, the Contract Price shall be adjusted in accordance with the actual quantities of items completed and accepted by the Owner at the unit prices quoted in the Solicitation Response. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council or Mesa County Board of County Commissioners for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional services to be performed, which services causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Contractor written assurance that lawful appropriations to cover the costs of the additional services have been made.

Unless otherwise provided in the Solicitation, monthly partial payments shall be made as the Services progress. Applications for partial and Final Payment shall be prepared by the Contractor and approved by the Owner in accordance with the Solicitation.

ARTICLE 6

Contract Binding: The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract

Documents constitute the entire agreement between the Owner and Contractor and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Contractor shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 7

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction/Mesa County, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Contractor has signed this Contract the day and the year first mentioned herein.

The Contract is executed in four counterparts.

CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO

By:  12/23/14
Duane Hoff Jr., Senior Buyer Date

ATTEST:
By: 
Name & Title Sr. Administrative Assistant

Method Studio, Inc.

By:  President 12-22-14
Name & Title Date

ATTEST:
By:  CEO
Name & Title



**Request for Proposal
RFP-3902-14-DH**

**PROFESSIONAL ARCHITECTURAL
SERVICES FOR FINAL DESIGN OF LAS
COLONIAS PARK AMPHITHEATER**

RESPONSES DUE:

September 12, 2014 prior to 3:30pm

Accepting Electronic Responses Only

Responses Only Submitted Through the Rocky Mountain E-Purchasing System

<https://www.rockymountainbidsystem.com/default.asp>

PURCHASING REPRESENTATIVE:

Duane Hoff Jr., Senior Buyer

duaneh@gjcity.org

970-244-1545

This solicitation has been developed specifically for a Request for Proposal intended to solicit competitive responses for this solicitation, and may not be the same as previous City of Grand Junction/Mesa County solicitations. All offerors are urged to thoroughly review this solicitation prior to submitting. Submittal by **FAX OR E-MAIL IS NOT ACCEPTABLE** for this solicitation.

REQUEST FOR PROPOSAL

Professional Architectural Services for Final Design of Las Colonias Park Amphitheater

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REQUEST FOR PROPOSAL

SECTION 1.0: ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL

- 1.1 Issuing Office:** This Request for Proposal (RFP) is issued for the City of Grand Junction (Owner) on behalf of Parks and Recreation. All contact regarding this RFP is directed to:
- RFP QUESTIONS:**
Duane Hoff Jr., Senior Buyer
duaneh@gjcity.org
- 1.2 Purpose:** The purpose of this RFP is to obtain proposals from qualified professional firms to provide architectural services for the Las Colonias Park amphitheater area.
- 1.3 The Owner:** The Owner is the City of Grand Junction and/or Mesa County, Colorado and is referred to throughout this Solicitation. The term Owner means the Owner or his authorized representative.
- 1.4 Mandatory Pre-Proposal Briefing/Site Visit:** A **mandatory** pre-proposal briefing/site visit is required for all prospective offerors. The purpose will be to inspect and to clarify the contents of this Request for Proposal (RFP). Meeting date shall be August 26, 2014 at 1:00pm. Location shall begin at City Hall Auditorium, 250 N. 5th Street, Grand Junction, CO. The site visit will immediately follow at Las Colonias Park.
- 1.5 Compliance:** All participating Offerors, by their signature hereunder, shall agree to comply with all conditions, requirements, and instructions of this RFP as stated or implied herein. Should the Owner omit anything from this packet which is necessary to the clear understanding of the requirements, or should it appear that various instructions are in conflict, the Offeror(s) shall secure instructions from the Purchasing Division prior to the date and time of the submittal deadline shown in this RFP.
- 1.6 Submission:** Please refer to section 5.0 for what is to be included. ***Each submittal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website (<https://www.rockymountainbidsystem.com/default.asp>). This site offers both "free" and "paying" registration options that allow for full access of the Owner's documents and for electronic submission of proposals. (Note: "free" registration may take up to 24 hours to process. Please Plan accordingly.)*** Please view our "Electronic Vendor Registration Guide" at <http://www.gjcity.org/BidOpenings.aspx> for details. For proper comparison and evaluation, the City requests that submittals be formatted as directed in Section 5.0 "Preparation and Submittal of Qualifications." Submittals received that fail to follow this format may be ruled non-responsive.
- 1.7 Altering Proposals:** Any alterations made prior to opening date and time must be initialed by the signer of the proposal, guaranteeing authenticity. Proposals cannot be altered or amended after submission deadline.
- 1.9 Withdrawal of Proposal:** A proposal must be firm and valid for award and may not be withdrawn or canceled by the Offeror prior to the sixty-first (61st) day following the

submittal deadline date and only prior to award. The Offeror so agrees upon submittal of their proposal. After award this statement is not applicable.

- 1.10 Acceptance of Proposal Content:** The contents of the proposal of the successful Offeror shall become contractual obligations if acquisition action ensues. Failure of the successful Offeror to accept these obligations in a contract shall result in cancellation of the award and such vendor shall be removed from future solicitations.
- 1.11 Exclusion:** No oral, telegraphic, or telephonic proposals shall be considered.
- 1.12 Addenda:** All Questions shall be submitted in writing to the appropriate person as shown in Section 1.1. Any interpretations, corrections and changes to this RFP or extensions to the opening/receipt date shall be made by a written Addendum to the RFP by the City Purchasing Division. Sole authority to authorize addenda shall be vested in the City of Grand Junction Purchasing Representative. Addenda will be issued electronically through the City's website at www.gjcity.org by selecting the Bids link, and Bidnet at www.rockymountainbidsystem.com. Offerors shall acknowledge receipt of all addenda in their proposal.
- 1.13 Exceptions and Substitutions:** All proposals meeting the intent of this RFP shall be considered for award. Offerors taking exception to the specifications shall do so at their own risk. The Owner reserves the right to accept or reject any or all substitutions or alternatives. When offering substitutions and/or alternatives, Offeror must state these exceptions in the section pertaining to that area. Exception/substitution, if accepted, must meet or exceed the stated intent and/or specifications. The absence of such a list shall indicate that the Offeror has not taken exceptions, and if awarded a contract, shall hold the Offeror responsible to perform in strict accordance with the specifications or scope of work contained herein.
- 1.14 Confidential Material:** All materials submitted in response to this RFP shall ultimately become public record and shall be subject to inspection after contract award. **"Proprietary or Confidential Information"** is defined as any information that is not generally known to competitors and which provides a competitive advantage. Unrestricted disclosure of proprietary information places it in the public domain. Only submittal information clearly identified with the words **"Confidential Disclosure"** and placed in a separate envelope shall establish a confidential, proprietary relationship. Any material to be treated as confidential or proprietary in nature must include a justification for the request. The request shall be reviewed and either approved or denied by the Purchasing Supervisor. If denied, the proposer shall have the opportunity to withdraw its entire proposal, or to remove the confidential or proprietary restrictions. Neither cost nor pricing information nor the total proposal shall be considered confidential or proprietary.
- 1.15 Response Material Ownership:** All proposals become the property of the Owner upon receipt and shall only be returned to the proposer at the Owner's option. Selection or rejection of the proposal shall not affect this right. The Owner shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to this RFP, subject to limitations outlined in the section 1.12 entitled "Confidential Material". Disqualification of a proposal does not eliminate this right.

1.16 Minimal Standards for Responsible Prospective Offerors: A prospective Offeror must affirmably demonstrate their responsibility. A prospective Offeror must meet the following requirements:

- Have adequate financial resources, or the ability to obtain such resources as required.
- Be able to comply with the required or proposed completion schedule.
- Have a satisfactory record of performance.
- Have a satisfactory record of integrity and ethics.
- Be otherwise qualified and eligible to receive an award and enter into a contract with the Owner.

1.17 Open Records: Proposals shall be received and publicly acknowledged at the location, date, and time stated herein. Offerors, their representatives and interested persons may be present. Proposals shall be received and acknowledged only so as to avoid disclosure of process. However, all proposals shall be open for public inspection after the contract is awarded. Trade secrets and confidential information contained in the proposal so identified by offer as such shall be treated as confidential by the Owner to the extent allowable in the Open Records Act.

1.18 Sales Tax: City of Grand Junction/Mesa County is, by statute, exempt from the State Sales Tax and Federal Excise Tax; therefore, all fees shall not include taxes.

SECTION 2.0: GENERAL CONTRACT TERMS AND CONDITIONS

2.1. Acceptance of RFP Terms: A proposal submitted in response to this RFP shall constitute a binding offer. Acknowledgment of this condition shall be indicated on the Letter of Interest or Cover Letter by the autographic signature of the Offeror or an officer of the Offeror legally authorized to execute contractual obligations. A submission in response to the RFP acknowledges acceptance by the Offeror of all terms and conditions including compensation, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its proposal and the Owner's RFP requirements. Failure to do so shall be deemed a waiver of any rights to subsequently modify the terms of performance, except as outlined or specified in the RFP.

2.2. Execution, Correlation, Intent, and Interpretations: The Contract Documents shall be signed in not less than triplicate by the Owner (Owner) and Contractor. Owner will provide the contract. By executing the contract, the Contractor represents that he/she has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by any one, shall be as binding as if required by all. The intention of the documents is to include all labor, materials, equipment and other items necessary for the proper execution and completion of the scope of work as defined in the technical specifications and drawings contained herein. All drawings, specifications and copies furnished by the Owner are, and shall remain, Owner property. They are not to be used on any other project, and with the exception of one contract set for each party to the contract, are to be returned to the owner on request at the completion of the work.

- 2.3. Permits, Fees, & Notices:** The Contractor shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the work. The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the work. If the Contractor observes that any of the Contract Documents are at variance in any respect, he shall promptly notify the Owner in writing, and any necessary changes shall be adjusted by approximate modification. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Owner, he shall assume full responsibility and shall bear all costs attributable.
- 2.4. Responsibility for those Performing the Services:** The Contractor shall be responsible to the Owner for the acts and omissions of all his employees and all other persons performing any of the services under a contract with the Contractor.
- 2.5. Miscellaneous Conditions: OSHA Standards:** All bidders agree and warrant that services performed in response to this invitation shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970 (OSHA). In the event the services do not conform to OSHA standards, the Owner may require the services to be redone at no additional expense to the Owner.
- 2.6. Payment & Completion:** The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Contractor for the performance of the services under the Contract Documents. Upon receipt of written notice that the services are ready for final inspection and acceptance and upon receipt of application for payment, the Owner's Project Manager will promptly make such inspection and, when he finds the services are acceptable under the Contract Documents and the Contract fully performed, the Owner shall make payment in the manner provided in the Contract Documents. Partial payments will be based upon estimates, prepared by the Contractor, of the value of services performed and materials placed in accordance with the Contract Documents.
- 2.7. Changes in the Services:** The Owner, without invalidating the contract, may order changes in the services within the general scope of the contract consisting of additions, deletions or other revisions. All such changes in the services shall be authorized by Change Order and shall be executed under the applicable conditions of the contract documents. A Change Order is a written order to the Contractor signed by the Owner issued after the execution of the contract, authorizing a change in the services or an adjustment in the contract sum or the contract time.
- 2.8. Minor Changes in the Services:** The Owner shall have authority to order minor changes in the services not involving an adjustment in the contract sum or an extension of the contract time and not inconsistent with the intent of the contract documents.
- 2.9. Uncovering & Correction of Services:** The Contractor shall promptly correct all services found by the Owner as defective or as failing to conform to the contract documents. The Contractor shall bear all costs of correcting such rejected services, including the cost of the Owner's additional services thereby made necessary. The Owner shall give such notice promptly after discover of condition. All such defective or non-conforming services under the above paragraphs shall be removed from the site

where necessary and the work shall be corrected to comply with the contract documents without cost to the Owner.

- 2.10. Amendment:** No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All amendments to the contract shall be made in writing by the Owner Purchasing Division.
- 2.11. Assignment:** The Offeror shall not sell, assign, transfer or convey any contract resulting from this RFP, in whole or in part, without the prior written approval from the Owner.
- 2.12. Compliance with Laws:** Proposals must comply with all Federal, State, County and local laws governing or covering this type of service and the fulfillment of all ADA (Americans with Disabilities Act) requirements.
- 2.13. Confidentiality:** All information disclosed by the Owner to the Offeror for the purpose of the work to be done or information that comes to the attention of the Offeror during the course of performing such work is to be kept strictly confidential.
- 2.14. Conflict of Interest:** No public official and/or Owner employee shall have interest in any contract resulting from this RFP.
- 2.15. Contract:** This Request for Proposal, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute a contract equally binding between the Owner and Offeror. The contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral, including the Proposal documents. The contract may be amended or modified with Change Orders, Field Orders, or Addendums.

A sample Contract Document can be found on the City's website, http://www.gjcity.org/Purchasing_Information.aspx and scroll to the bottom of the page. Click on "Contract Documents".

- 2.16. Project Manager/Administrator:** The Project Manager, on behalf of the Owner, shall render decisions in a timely manner pertaining to the work proposed or performed by the Offeror. The Project Manager shall be responsible for approval and/or acceptance of any related performance of the Scope of Services.
- 2.17. Contract Termination:** This contract shall remain in effect until any of the following occurs: (1) contract expires; (2) completion of services; (3) acceptance of services or, (4) for convenience terminated by either party with a written *Notice of Cancellation* stating therein the reasons for such cancellation and the effective date of cancellation at least thirty days past notification.
- 2.18. Employment Discrimination:** During the performance of any services per agreement with the Owner, the Offeror, by submitting a Proposal, agrees to the following conditions:
 - 2.18.1.** The Offeror shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, disability, citizenship status, marital status, veteran status, sexual orientation, national origin, or any

legally protected status except when such condition is a legitimate occupational qualification reasonably necessary for the normal operations of the Offeror. The Offeror agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

2.18.2. The Offeror, in all solicitations or advertisements for employees placed by or on behalf of the Offeror, shall state that such Offeror is an Equal Opportunity Employer.

2.18.3. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

2.19. Immigration Reform and Control Act of 1986 and Immigration Compliance: The Offeror certifies that it does not and will not during the performance of the contract employ illegal alien workers or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or the immigration compliance requirements of State of Colorado C.R.S. § 8-17.5-101, *et. seq.* (House Bill 06-1343).

2.20. Ethics: The Offeror shall not accept or offer gifts or anything of value nor enter into any business arrangement with any employee, official, or agent of the Owner.

2.21. Failure to Deliver: In the event of failure of the Offeror to deliver services in accordance with the contract terms and conditions, the Owner, after due oral or written notice, may procure the services from other sources and hold the Offeror responsible for any costs resulting in additional purchase and administrative services. This remedy shall be in addition to any other remedies that the Owner may have.

2.22. Failure to Enforce: Failure by the Owner at any time to enforce the provisions of the contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the contract or any part thereof or the right of the Owner to enforce any provision at any time in accordance with its terms.

2.23. Force Majeure: The Offeror shall not be held responsible for failure to perform the duties and responsibilities imposed by the contract due to legal strikes, fires, riots, rebellions, and acts of God beyond the control of the Offeror, unless otherwise specified in the contract.

2.24. Indemnification: Offeror shall defend, indemnify and save harmless the Owner, State of Colorado, and all its officers, employees, insurers, and self-insurance pool, from and against all liability, suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Offeror, or of any Offeror's agent, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from proposal award. Offeror shall pay any judgment with cost which may be obtained against the Owner growing out of such injury or damages.

2.25. Independent Firm: The Offeror shall be legally considered an Independent Firm and neither the Firm nor its employees shall, under any circumstances, be considered

servants or agents of the Owner. The Owner shall be at no time legally responsible for any negligence or other wrongdoing by the Firm, its servants, or agents. The Owner shall not withhold from the contract payments to the Firm any federal or state unemployment taxes, federal or state income taxes, Social Security Tax or any other amounts for benefits to the Firm. Further, the Owner shall not provide to the Firm any insurance coverage or other benefits, including Workers' Compensation, normally provided by the Owner for its employees.

- 2.26. Nonconforming Terms and Conditions:** A proposal that includes terms and conditions that do not conform to the terms and conditions of this Request for Proposal is subject to rejection as non-responsive. The Owner reserves the right to permit the Offeror to withdraw nonconforming terms and conditions from its proposal prior to a determination by the Owner of non-responsiveness based on the submission of nonconforming terms and conditions.
- 2.27. Ownership:** All plans, prints, designs, concepts, etc., shall become the property of the Owner.
- 2.28. Oral Statements:** No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this document and/or resulting agreement. All modifications to this request and any agreement must be made in writing by the Owner.
- 2.29. Patents/Copyrights:** The Offeror agrees to protect the Owner from any claims involving infringements of patents and/or copyrights. In no event shall the Owner be liable to the Offeror for any/all suits arising on the grounds of patent(s)/copyright(s) infringement. Patent/copyright infringement shall null and void any agreement resulting from response to this RFP.
- 2.30. Remedies:** The Offeror and Owner agree that both parties have all rights, duties, and remedies available as stated in the Uniform Commercial Code.
- 2.31. Venue:** Any agreement as a result of responding to this RFP shall be deemed to have been made in, and shall be construed and interpreted in accordance with, the laws of the City of Grand Junction, Mesa County, Colorado.
- 2.32. Expenses:** Expenses incurred in preparation, submission and presentation of this RFP are the responsibility of the company and can not be charged to the Owner.
- 2.33. Sovereign Immunity:** The Owner specifically reserves its right to sovereign immunity pursuant to Colorado State Law as a defense to any action arising in conjunction to this agreement.
- 2.34. Public Funds/Non-Appropriation of Funds:** Funds for payment have been provided through the City of Grand Junction/Mesa County budget approved by the City Council/Board of County Commissioners for the stated fiscal year only. State of Colorado statutes prohibit the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated orders or other obligations that may arise past the end of the stated City of Grand Junction/Mesa County fiscal year

shall be subject to budget approval. Any contract will be subject to and must contain a governmental non-appropriation of funds clause.

- 2.35. Collusion Clause:** Each Offeror by submitting a proposal certifies that it is not party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any and all proposals shall be rejected if there is evidence or reason for believing that collusion exists among the proposers. The Owner may or may not, at the discretion of the Owner Purchasing Representative, accept future proposals for the same service or commodities for participants in such collusion.
- 2.36. Gratuities:** The proposer certifies and agrees that no gratuities, kickbacks or contingency fees were paid in connection with this contract, nor were any fees, commissions, gifts or other considerations made contingent upon the award of this contract. If the proposer breaches or violates this warranty, the Owner may, at their discretion, terminate this contract without liability to the Owner.
- 2.37. Safety Warranty:** Offeror also warrants that the services performed shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970.
- 2.38. OSHA Standards:** All Offerors agree and warrant that services performed in response to this invitation shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970 (OSHA). In the event the services do not conform to OSHA Standards, the Owner may require the services to be redone at no additional expense to the Owner.
- 2.39. Performance of the Contract:** The Owner reserves the right to enforce the performance of the contract in any manner prescribed by law or deemed to be in the best interest of the Owner in the event of breach or default of resulting contract award.
- 2.40. Benefit Claims:** The Owner shall not provide to the Offeror any insurance coverage or other benefits, including Worker's Compensation, normally provided by the Owner for its employees.
- 2.41. Default:** The Owner reserves the right to terminate the contract immediately in the event the Offeror fails to meet delivery or completion schedules, or otherwise perform in accordance with the accepted proposal. Breach of contract or default authorizes the Owner to purchase like services elsewhere and charge the full increase in cost to the defaulting Offeror.
- 2.42. Multiple Offers:** Proposers must determine for themselves which product to offer. If said proposer chooses to submit more than one offer, THE ALTERNATE OFFER must be clearly marked "Alternate Proposal". The Owner reserves the right to make award in the best interest of the Owner.
- 2.43. Cooperative Purchasing:** Purchases as a result of this solicitation are primarily for the Owner. Other governmental entities may be extended the opportunity to utilize the resultant contract award with the agreement of the successful provider and the participating agencies. All participating entities will be required to abide by the specifications, terms, conditions and pricings established in this Proposal. The quantities

furnished in this proposal document are for only the Owner. It does not include quantities for any other jurisdiction. The Owner will be responsible only for the award for our jurisdiction. Other participating entities will place their own awards on their respective Purchase Orders through their purchasing office or use their purchasing card for purchase/payment as authorized or agreed upon between the provider and the individual entity. The Owner accepts no liability for payment of orders placed by other participating jurisdictions that choose to piggy-back on our solicitation. Orders placed by participating jurisdictions under the terms of this solicitation will indicate their specific delivery and invoicing instructions.

2.44. Definitions:

- 2.44.1.** “Consultant” refers to the person, partnership, firm or corporation entering into an Agreement with the Owner for the services required and the legal representatives of said party or the agent appointed to act for said party in the performance of the service(s) contracted for.
- 2.44.2.** “Offeror” refers to the person or persons legally authorized by the Consultant to make an offer and/or submit a bid (fee) proposal in response to the Owner’s RFP.
- 2.44.3.** The term “Work” includes all labor necessary to produce the requirements by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.
- 2.44.4.** “Owner” is the City of Grand Junction/Mesa County, Colorado and is referred to throughout the Contract Documents. The term Owner means the Owner or his authorized representative. The Owner shall, at all times, have access to the work wherever it is in preparation and progress. The Contractor shall provide facilities for such access. The Owner will make periodic visits to the site to familiarize himself generally with the progress and quality of work and to determine, in general, if the work is proceeding in accordance with the contract documents. Based on such observations and the Contractor’s Application for Payment, the Owner will determine the amounts owing to the Contractor and will issue Certificates for Payment in such amounts, as provided in the contract. The Owner will have authority to reject work which does not conform to the Contract documents. Whenever, in his reasonable opinion, he considers it necessary or advisable to insure the proper implementation of the intent of the Contract Documents, he will have authority to require the Contractor to stop the work or any portion, or to require special inspection or testing of the work, whether or not such work can be then be fabricated, installed, or completed. The Owner will not be responsible for the acts or omissions of the Contractor, and sub-Contractor, or any of their agents or employees, or any other persons performing any of the work.
- 2.44.5.** “Contractor is the person or organization identified as such in the Agreement and is referred to throughout the Contract Documents. The term Contractor means the Contractor or his authorized representative. The Contractor shall carefully study and compare the General Contract Conditions of the Contract, Specification and Drawings, Scope of Work, Addenda and Modifications and shall at once report to the Owner any error, inconsistency or omission he may discover. Contractor shall not be liable to the Owner for any damage resulting

from such errors, inconsistencies or omissions. The Contractor shall not commence work without clarifying Drawings, Specifications, or Interpretations.

2.44.6. "Sub-Contractor is a person or organization who has a direct contract with the Contractor to perform any of the work at the site. The term sub-contractor is referred to throughout the contract documents and means a sub-contractor or his authorized representative.

2.45. Public Disclosure Record: If the bidder has knowledge of their employee(s) or sub-Bidders having an immediate family relationship with a Owner employee or elected official, the bidder must provide the Purchasing Representative with the name(s) of these individuals. These individuals are required to file an acceptable "Public Disclosure Record", a statement of financial interest, before conducting business with the Owner.

2.46. Keep Jobs in Colorado Act: Contractor shall be responsible for ensuring compliance with Article 17 of Title 8, Colorado Revised Statutes requiring 80% Colorado labor to be employed on public works. Contractor shall, upon reasonable notice provided by the Owner, permit the Owner to inspect documentation of identification and residency required by C.R.S. §8-17-101(2)(a). If Contractor claims it is entitled to a waiver pursuant to C.R.S. §8-17-101(1), Contractor shall state that there is insufficient Colorado labor to perform the work such that compliance with Article 17 would create an undue burden that would substantially prevent a project from proceeding to completion, and shall include evidence demonstrating the insufficiency and undue burden in its response.

Unless expressly granted a waiver by the Owner pursuant to C.R.S. §8-17-101(1), Contractor shall be responsible for ensuring compliance with Article 17 of Title 8, Colorado Revised Statutes requiring 80% Colorado labor to be employed on public works. Contractor shall, upon reasonable notice provided by the Owner, permit the Owner to inspect documentation of identification and residency required by C.R.S. §8-17-101(2)(a).

2.46.1. "Public project" is defined as:

- (a) any construction, alteration, repair, demolition, or improvement of any land, building, structure, facility, road, highway, bridge, or other public improvement suitable for and intended for use in the promotion of the public health, welfare, or safety and any maintenance programs for the upkeep of such projects
- (b) for which appropriate or expenditure of moneys may be reasonably expected to be \$500,000.00 or more in the aggregate for any fiscal year
- (c) except any project that receives federal moneys.

SECTION 3.0: INSURANCE REQUIREMENTS

3.1 Insurance Requirements: The selected Firm agrees to procure and maintain, at its own cost, policy(s) of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Firm pursuant to this Section. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Firm shall not be relieved of any liability, claims, demands, or other obligations assumed

pursuant to this Section by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Firm shall procure and maintain and, if applicable, shall cause any Subcontractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to The Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to this Section. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Minimum coverage limits shall be as indicated below unless specified otherwise in the Special Conditions:

(a) Worker Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this Contract, and Employers' Liability insurance with minimum limits of:

FIVE HUNDRED THOUSAND DOLLARS (\$500,000) each accident,
FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - policy limit, and
FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - each employee

(b) General Liability insurance with minimum combined single limits of:

ONE MILLION DOLLARS (\$1,000,000) each occurrence and
ONE MILLION DOLLARS (\$1,000,000) per job aggregate.

The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

(c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

ONE MILLION DOLLARS (\$1,000,000) each occurrence and
ONE MILLION DOLLARS (\$1,000,000) aggregate

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

ONE MILLION DOLLARS (\$1,000,000) per claim

This policy shall provide coverage to protect the contractor against liability incurred as a result of the professional services performed as a result of responding to this Solicitation.

With respect to each of Consultant's owned, hired, or non-owned vehicles assigned to be used in performance of the Work. The policy shall contain a severability of interests provision. The policies required by paragraphs (a), (b), (c), and (d) above shall be endorsed to include the Owner and the Owner's officers and employees as additional insureds. Every policy required above shall be primary insurance, and any insurance

carried by the Owner, its officers, or its employees, or carried by or provided through any insurance pool of the Owner, shall be excess and not contributory insurance to that provided by Consultant. No additional insured endorsement to any required policy shall contain any exclusion for bodily injury or property damage arising from completed operations. The Consultant shall be solely responsible for any deductible losses under any policy required above.

SECTION 4.0: SPECIFICATIONS/SCOPE OF SERVICES

4.1. General/Background: Background: Las Colonias Park is 101 acres and sits adjacent to downtown Grand Junction along the banks of the Colorado River. The park offers easy access to recreational amenities and active transportation commuter routes along the river, as well as convenient access to shopping and businesses. It also functions as a gateway into downtown from Highway 50. It has a diverse and rich history, as it is situated just upstream from the namesake of the community, the confluence of the Gunnison and Colorado Rivers, and has strong connections to the rest of the community along an existing and expanding Riverfront Trail system. The park was formerly used as migrant farm housing then a uranium mill which produced 2.2 million tons of radioactive tailings. The western end of the park includes the 15 acre Watson Island. Not unlike other Western Slope riverfront communities, this island and surrounding area was used as a junkyard until the 1980's. Thanks to strong civic leadership, the island was cleaned up, cleared of invasive weed species and was recently developed as an 18 hole disc golf course. The overall vision for Las Colonias Park is to restore and revitalize the banks of the Colorado River. Future phases include an outdoor amphitheater, riparian restoration, wetlands area, boat launch, dog park, native areas, and a zipline. The master plan and conceptual design can be found at:

http://www.gjcity.org/Parks_and_Recreation/Parks_and_Recreation_Projects/Las_Colonias_Park.aspx

A major component of the park is an amphitheater that will serve as a regional draw and a catalyst for reinvestment and revitalization in the River and Rail Districts of the Greater Downtown Area. The project scope includes final design, engineering and construction drawings for the Amphitheater, including the stage and support facilities, and the site elements, including seating, fencing, hardscape, landscaping, and parking.

4.2. Special Conditions/Provisions:

4.2.1 Mandatory Pre-Proposal Briefing/Site Visit: A mandatory pre-proposal briefing/site visit is required for all prospective offerors. The purpose will be to inspect and to clarify the contents of this Request for Proposal (RFP). Meeting date shall be August 26, 2014 at 1:00pm. Location shall begin at City Hall Auditorium, 250 N. 5th Street, Grand Junction, CO. The site visit will immediately follow at Las Colonias Park.

Each firm that intends to submit a proposal as the prime firm (the firm that will enter into a contract agreement with Owner) must have a representative sign in at this meeting on behalf of the prime firm. It is not acceptable for a prime firm to team-up after the fact with a firm that does attend the meeting.

4.2.2 Price/Fees: Project pricing shall be all inclusive, to include, but not be limited to: labor, materials, equipment, travel, drawings, engineer work, shipping/freight, licenses, permits, fees, etc.

4.2.3 Codes: Contractor shall ensure that project design, scope, and specifications meets all Federal, State, County, and City Codes.

4.3. Specifications/Scope of Services: Some detailed programming has been completed as part of the 2013 master plan revision; however, follow-up will be required with stakeholders, user groups, and the Owner to determine final design elements. Attached is the link to the conceptual design. The current anticipated construction budget for the entire amphitheater project is between \$1.5 and \$3 million; however, it will depend upon final design components.

The general scope of services requires a contract with an architectural firm. The architect will be responsible for working closely with the Owner selected landscape architect (TBD) and the Owner to finalize the programming component of the project then develop all final design and construction documents for the amphitheater and indoor amenities including the stage, multi-purpose facility, VIP area, and all other structural needs.

Programming elements determined through master planning process:

Conceptual Design –

http://www.gjcity.org/Parks_and_Recreation/Parks_and_Recreation_Projects/Las_Colonias_Park.aspx

Parking – Approximately 400 paved parking spaces including a drop-off zone and possible VIP area.

General Seating – Gently sloped lawn seating is proposed with fencing around the perimeter. The amphitheater will likely host a variety of events and programs with a majority of the expected use for medium to large community events during the warmer months of May through September. Crowd size is anticipated to be from 1,000 to 5,000; however, the conceptual design was developed with the ability to host an annual or bi-annual event with 10,000 in attendance.

VIP Area – Possible covered VIP area directly in front of stage and additional exterior patio area off of the multipurpose rooms for inside/outside activities. Fixed seating in this area is undetermined.

Multi-Purpose Facility – Instead of a traditional “green room” found in other performing arts facilities, the Las Colonias amphitheater is proposed to have a multi-purpose facility that can be used for performances as well as rented for meetings, conferences, and events. The area needs to be equipped with a warming kitchen, restroom/shower facilities, storage, and audio/visual equipment and capabilities. Area should have the ability to be partitioned into separate areas, if possible, based on size. Use of the multi-purpose room will likely mimic that of the Lincoln Park Hospitality Suite with two to four events weekly with higher use during seasonal peak times (i.e. holiday parties, graduations, wedding season, etc.).

Concessionaire/Vendor/General Services – A separate services entry with parking, circular drop-off, and loading dock is proposed on the western side of the property. Concessionaire services and restrooms are proposed along three sides of the seating area to handle varying crowd sizes. Some service areas may be stand-alone structures, such as a restroom, and other service areas may be simple “pads” with appropriate hook-ups for water and electric.

Stage – Initial size estimates of the stage are 40 x 50, with additional work wings of 16’ x 16’ on each side.

Riverfront Trail – Portions of the existing Riverfront Trail will need to be relocated due to the amphitheater.

Trail Restroom/Shelter and Playground – An additional stand-alone restroom/shelter and play area are proposed on the southeast corner of the Amphitheater. The restroom/shelter will be similar in size to the one currently under final design just east of the Botanical Gardens. The playground is intended to be very natural comprised of rocks, logs, stumps, and things found in nature, possibly even equipment-free.

Historical Integration – Las Colonias has a diverse history that is currently being researched by a group of Colorado Mesa University students. Recommendations for how and where this information should be integrated into the development of the park, including the amphitheater, should be available in the fall.

Phasing - It is anticipated the amphitheater will require phasing; therefore, it will be necessary that the plan provide a first phase that will accomplish a “base” structure to allow immediate use upon construction. Also, the fill for the lawn will likely be excavated materials from the riparian restoration area, so coordination between the two projects is essential.

4.4. RFP Tentative Time Schedule:

- | | |
|--|-----------------------|
| • Request for Proposal available | August 18, 2014 |
| • Mandatory Pre-Proposal Meeting/Site Visit | August 26, 2014 |
| • Inquiry deadline, no questions after this date | September 2, 2014 |
| • Addendum Posted | September 3, 2014 |
| • Submittal deadline for proposals | September 12, 2014 |
| • Owner evaluation and shortlist for interviews | September 16, 2014 |
| • Interviews | September 25-26, 2014 |
| • Final selection | September 30, 2014 |
| • City Council Approval (if required) | October 15, 2014 |
| • Contract execution | October 16, 2014 |

4.5. Questions Regarding Scope of Services:

Duane Hoff Jr., Senior Buyer
duaneh@gjcity.org

SECTION 5.0: PREPARATION AND SUBMITTAL OF PROPOSALS

5.1 Submission: *Each submittal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website (<https://www.rockymountainbidsystem.com/default.asp>). This site offers both "free" and "paying" registration options that allow for full access of the Owner's documents and for electronic submission of proposals. (Note: "free" registration may take up to 24 hours to process. Please Plan accordingly.)* Please view our "**Electronic Vendor Registration Guide**" at <http://www.gjcity.org/BidOpenings.aspx> for details. Offerors are required to indicate their interest in this Project, show their specific experience and address their capability to perform the Scope of Services in the Time Schedule as set forth herein. For proper comparison and evaluation, the Owner requests that proposals be formatted **A to G**. Proposals must contain all of the following information to satisfy the requirements of this RFP:

- A. **Cover Letter:** Cover letter shall be provided which explains the Firm's interest in the project. The letter shall contain the name/address/phone number of the person who will serve as the firm's principal contact person with Owner's Contract Administrator and shall identify individual(s) who will be authorized to make presentations on behalf of the firm. The statement shall bear the signature of the person having proper authority to make formal commitments on behalf of the firm. By submitting a response to this solicitation the Contractor agrees to all requirements herein.
- B. **Qualifications/Experience/Credentials:** Proposers shall provide their qualifications for consideration as a contract provider to the Owner and include prior experience in similar projects.
- C. **Strategy and Implementation Plan:** Describe your (the firm's) interpretation of the Owner's objectives with regard to this RFP. Describe the proposed strategy and/or plan for achieving the objectives of this RFP. The Firm may utilize a written narrative or any other printed technique to demonstrate his/her ability to satisfy the Scope of Services. The narrative should describe a logical progression of tasks and efforts starting with the initial steps or tasks to be accomplished and continuing until all proposed tasks are fully described and the RFP objectives are accomplished. Include a **time schedule** for completion of your firm's implementation plan and an estimate of time commitments from Owner staff.
- D. **References:** A minimum of three (3) **references** with their names, addresses and telephone numbers that can attest to your experience in projects of similar scope and size.
- E. **Fee Proposal:** Provide a total cost sum using Solicitation Response Form found in Section 7, accompanied by a complete list of costs breakdown.
- F. **Financial Statements:** Proposer shall provide a financial statement, as prepared by a certified public accountant, for their prior fiscal year, consisting of a balance

sheet, profit and loss statement and such other financial statements as may be appropriate, which shall demonstrate that the proposer possesses adequate financial ability and stability to enable the Proposer to fulfill their obligations under the terms of this RFP. If requested by the Proposer, such information shall be treated as confidential by the Owner and shall not be subject to public disclosure. These documents must depict the financial status of that entity, subsidiary, division, or subdivision thereof, which will actually provide services. If the Proposer is a partnership or joint venture, individual financial statements must be submitted for each general partner or joint venture thereof. Consolidated balance sheets and profit/loss statements depicting the financial status of a Parent Corporation or joint venture shall not be considered an acceptable response.

- G. Additional Data (optional):** Provide any additional information that will aid in evaluation of your qualifications with respect to this project.

SECTION 6.0: EVALUATION CRITERIA AND FACTORS

- 6.1 Evaluation:** An evaluation team shall review all responses and select the proposal or proposals that best demonstrate the capability in all aspects to perform the scope of services and possess the integrity and reliability that will ensure good faith performance.
- 6.2 Intent:** Only respondents who meet the qualification criteria will be considered. Therefore, it is imperative that the submitted proposal clearly indicate the firm's ability to provide the services described herein.

Submittal evaluations will be done in accordance with the criteria and procedure defined herein. The Owner reserves the right to reject any and all Statements. The following parameters will be used to evaluate the submittals (in no particular order of priority):

- Responsiveness of submittal to the RFP
- Understanding of the project and the objectives
- Experience/Demonstrated capability
- Necessary resources
- Strategy & Implementation Plan
- References
- Financial Stability
- Fees

The Owner will undertake negotiations with the top rated firm and will not negotiate with lower rated firms unless negotiations with higher rated firms have been unsuccessful and terminated.

- 6.3 Oral Interviews:** The Owner may invite the most qualified rated proposers to participate in oral interviews.
- 6.4 Award:** Firms shall be ranked or disqualified based on the criteria listed in Section 6.2. The Owner reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the project Contractor.

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP 3902-14-DH "Professional Architectural Services for Final Design of Las Colonias Park Amphitheater"

Offeror must submit entire Form completed, dated and signed.

- 1) Total cost to provide all labor, parts, supplies, equipment, design, scope, specifications, drawings, etc., necessary for the Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area per specifications:**

TOTAL COST \$ _____ dollars.

WRITTEN: _____ dollars.

The Owner reserves the right to accept any portion of the work to be performed at its discretion

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies that he/she is a legal agent of the offeror, authorized to represent the offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Date: _____
- Direct purchases by the Owner are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- Prompt payment discount of _____ percent of the net dollar will be offered to the Owner if the invoice is paid within _____ days after the receipt of the invoice. Payment Terms _____.

RECEIPT OF ADDENDA: the undersigned Contractor acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: _____.

It is the responsibility of the Offeror to ensure all Addenda have been received and acknowledged.

Company Name – (Typed or Printed)

Authorized Agent – (Typed or Printed)

Authorized Agent Signature

Title

Address of Offeror

Owner, State, and Zip Code

Phone Number

Fax Number

E-mail Address of Agent

Cell Phone Number

SECTION 8.0: Proposal Structure

Use of this Proposal Structure is required or the proposal may be considered unresponsive and therefore disqualified. The Offeror must place and label a major tab between each Part of the Proposal Structure and minor tabs between each sub-part of the proposal structure.

Part 1	Solicitation Submittal
	Cover Letter
	Qualifications of Firm/Project Team
	Strategy and Implementation Plan
	References
	Fees
	Financial
	Additional Data
Part 2	Solicitation Response Form
	Submit dated and signed form



Purchasing Division

ADDENDUM NO. 1

DATE: August 29, 2014
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: RFP-3902-14-DH Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. Is Civil included in the Landscape Architecture or Architecture?
 - A. Civil is tied to the Landscape Architect.
2. Q. Is electrical included in the Landscape Architecture or Architecture?
 - A. Electrical is tied to the Architect with the assumption that they will work with the Landscape Architect on site lighting.
3. Q. What about soils/geotechnical testing/reports?
 - A. The City shall be responsible for providing soils/geotechnical testing/reports.
4. Q. What about traffic studies?
 - A. The City shall be responsible for providing traffic studies.
5. Q. How many stakeholder/user group meetings do you anticipate for programming?
 - A. Meetings with stakeholders and user groups can be scheduled on the same day to lessen travel requirements. It is anticipated there would be the need for approximately three on-site meetings
6. Q. What portion of AV will be a part of the project?
 - A. Unknown. Depends on final design. Any acoustic design will be tied to the Architect.

7. Project management services by Architect and/or Landscape Architect shall not be a part of this process. Should it be determined that it is needed, a new contract shall be negotiated with the selected Architect and/or Landscape Architect.
8. Q. Are there any flood plain concerns with the amphitheater site?
 - A. The construction site is not in the floodplain; however, it will be critical to work closely with the City's floodplain manager throughout the design process.
9. Q. Will any Army Corps of Engineers permits be required?
 - A. A wetland delineation has been completed for the park, and the area proposed for the amphitheater is not impacted; however, if any further studies are required or permits necessary, the City will be responsible for obtaining them.
10. See attached pre-bid meeting sign-up sheets for both Architects and Landscape Architects.
11. See attached sample contract.
12. See attached plans for the Hospitality Suite, as requested.
13. See the Attached Letter for Deed Restrictions. Attached is the most recent letter that specifies the deed restrictions; however, it does not go into great detail regarding fill requirements, radon mitigation units, and other specific construction-related regulations. These will be provided by DOE and Colorado Department of Public Health and Environment as we present design specifics.
14. The City understands and acknowledges that this project is loosely defined and will be difficult for firms to establish a proper and competitive "fixed fee" for the scope to be served. Therefore, the "Fees" portion of this solicitation process shall not be a fixed price, and is being restructured as follows:

Section 4.2.2 Price/Fees: DO NOT INCLUDE ANY PRICING OR FEE SCHEDULES WITH YOUR SUBMITTAL TO THIS SOQ. If your firm is selected as one of the finalists, you may be invited for an oral interview. At that time, you will be required to provide a complete list of standard fees and payment schedule requirements in a separate sealed envelope. Any additional consultant fees must also be included. All fees will be considered by the Owner to be negotiable based on the final scope of services and deliverables. The fee proposals will not be opened by the Owner until a prospective awarded firm has been determined. Then, only the fee proposal of the successful preferred proposer will be opened. However, the Owner reserves the right to open competing fee proposals and consider their contents if a contract agreement cannot be negotiated with the number one selected firm or if it is considered in the best interest of the Owner to do so.

Section 5.1, Item E Fee Proposal: See Section 4.2.2 Price/Fees.

The "Fees" portion of the "Evaluation Criteria and Factors" from Section 6.0 shall be removed.

Firms shall submit the updated, attached, "Solicitation Response Form" with their submittal.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written in a cursive style.

Duane Hoff Jr., Senior Buyer
City of Grand Junction, Colorado

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP 3902-14-DH "Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area"

Offeror must submit entire Form completed, dated and signed.

The Owner reserves the right to accept any portion of the work to be performed at its discretion

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

For those firms selected as finalists to provide pricing fees: the following items apply:

-This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

-The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; as accepted by the Owner.

-Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies that he/she is a legal agent of the offeror, authorized to represent the offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Date: _____
- Direct purchases by the Owner are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- Prompt payment discount of _____ percent of the net dollar will be offered to the Owner if the invoice is paid within _____ days after the receipt of the invoice. Payment Terms _____.

RECEIPT OF ADDENDA: the undersigned Contractor acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: _____.

It is the responsibility of the Offeror to ensure all Addenda have been received and acknowledged.

Company Name – (Typed or Printed)

Authorized Agent – (Typed or Printed)

Authorized Agent Signature

Title

Address of Offeror

Owner, State, and Zip Code

Phone Number

Fax Number

E-mail Address of Agent

Cell Phone Number

Solicitation Name:

Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Ar

SIGN-IN SHEET

Solicitation #:

RFP-3902-14-DH

Date:

8/26/2014

Time:

1:00pm



	Company Name	Representative Name	Phone	Email
1	ZEHREN & ASSOCIATES	TOM DUBois	970.949.0257	TOMD@ZEHREN.COM
2	Method Studio Inc	Kelly Morgan	801-532-4422	kelly@method-studio.com
3	BLYTHE GROUP + CO.	PETER ICENOGLU	970.778.3439	picenoglu@theblythegroup.com
4	YOW Architects	Kraig Obergfell	719 475 8133	kobergfell@yowarch.com
5	Austin Civil Group	Scott Sorenson	970-242-7540	scotts@austincivilgroup.com
6	Flynn Planning + Design	Mark Harrington	303-870-6492	bruce@flynnplan.com
7	design workshop	mike albert	970 925 8354	malbert@designworkshop.com
8	CHAMBERLIN ARCHITECTS	TED CHAVANNE	970 241 0745	ted@chavanne.com
9	CHAMBERLIN ARCHITECTS	Danni Gannon	970 242 6804	DGANNON@CHAMBERLINARCHITECTS.COM
10	BEADIN GANDE ENGINEERS	ERIC ADEN	970 949 6108	ETADEN@BGC.COM
11				
12				
13				
14				

Solicitation Name:

Professional Landscape Architectural Services for Final Design of Las Colonias Park Ampl

SIGN-IN SHEET

Solicitation #:

RFP-3901-14-DH

Date:

8/26/2014

Time:

1:00pm



	Company Name	Representative Name	Phone	Email
1	Stanley Consultants	Mark Kopetz	3 925.8288	kopetzmark@stanleygroup.com
2	ZEHREN & ASSOCIATES	TOM DU BOIS	970.949.0257	TOMD@ZEHREN.COM
3	Thomas & Thomas	Jim Houk	719-578-8977	ttplan.net
4	Prexel, Berrell	Jim Patton	970-257-1350	jpatton@prexelberrell.com
5	TED CAVONNE			
6	CAVONNE PAPPAS	TED CAVONNE	970 241 0745	ted@cavonne.com
7	Cari Vostatek Architects	Cari Vostatek	970-424-5665	cvostatek@prodigy.net
8				
9				
10				
11				
12				
13				
14				



*****SAMPLE CONTRACT*****

CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO

CONTRACT

This CONTRACT made and entered into this ___ day of _____, 2012 by and between the **???**, **Colorado**, _____ a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and _____ hereinafter in the Contract Documents referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Owner advertised that sealed **Responses** would be received for furnishing all labor, tools, supplies, equipment, materials, and everything necessary and required for the Project described by the Contract Documents and known as Title & Number.

WHEREAS, the Contract has been awarded to the above named Contractor by the Owner, and said Contractor is now ready, willing and able to perform the Work specified in the Notice of Award, in accordance with the Contract Documents;

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

- Solicitation Documents for the Project; **Solicitation Name**;
- Work Change Requests (directing that changed work be performed);
- Field Orders;
- Change Orders.

ARTICLE 2

Definitions: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Work: The Contractor agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Work described, set forth, shown, and included in the Contract Documents as indicated in the Solicitation Document.

ARTICLE 4

Contract Time and Liquidated Damages: Time is of the essence with respect to this Contract. The Contractor hereby agrees to commence Work under the Contract on or before the date specified in the Solicitation from the Owner, and to achieve Substantial Completion and Final Completion of the Work within the time or times specified in the Solicitation. In the event the Work is not completed in the times set forth and as agreed upon, the Contractor further agrees to pay Liquidated Damages to the Owner as set forth in the Solicitation. The Contractor acknowledges and recognizes the delays, expenses and difficulties involved in proving in a legal proceeding the actual losses suffered by the Owner if the work is not completed on time. Accordingly, instead of requiring any such proof, the Owner and the Contractor agree that as Liquidated Damages for delay, but not as a penalty, the Contractor shall pay to the Owner the amounts specified in the Solicitation.

ARTICLE 5

Contract Price and Payment Procedures: The Contractor shall accept as full and complete compensation for the performance and completion of all of the Work specified in the Contract Documents, the sum of **Amount Written (\$Amount Numerical)**. If this Contract contains unit price pay items, the Contract Price shall be adjusted in accordance with the actual quantities of items completed and accepted by the Owner at the unit prices quoted in the Solicitation Response. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council or Mesa County Board of County Commissioners for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional work to be performed, which work causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Contractor written assurance that lawful appropriations to cover the costs of the additional work have been made.

Unless otherwise provided in the Solicitation, monthly partial payments shall be made as the Work progresses. Applications for partial and Final Payment shall be prepared by the Contractor and approved by the Owner in accordance with the Solicitation.

Upon Final Completion of the Work under the Contract and before the Contractor shall receive final payment, the Owner shall publish at least twice in a newspaper of general circulation published in the County a notice that: 1. the Owner has accepted such Work as completed according to the Contract Documents; 2. the Contractor is entitled to final payment therefore; 3. thirty days after the first publication, specifying the exact date, the Owner shall pay the full balance due under the Contract; and 4. persons having claims for labor, materials, team hire, sustenance, provisions, provender, or other supplies used or consumed by the Contractor or a subcontractor shall file a verified statement of the amount due and unpaid on account of such claim prior to the date specified for such payment. Nothing herein shall be construed as relieving the Contractor and the Sureties on the Contractor's Bonds from any claim or claims for work or labor done or materials or supplies furnished in the execution of the Contract.

ARTICLE 6

Bonds: The Contractor shall furnish currently herewith the Bonds required by the Contract Documents, such Bonds being attached hereto. The Performance Bond shall be in an amount not less than one hundred percent (100%) of the Contract Price set forth in Article 5. The Payment Bond shall be in an amount not less than one hundred (100%) of the Contract Price set forth in Article 5.

ARTICLE 7

Contract Binding: The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Contractor and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Contractor shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 8

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction/Mesa County, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Contractor has signed this Contract the day and the year first mentioned herein.

The Contract is executed in four counterparts.

CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO

By: _____
Purchasing Supervisor

_____ Date

ATTEST:

SEAL:

By: _____

(Contractor's Name)

By: _____
Title

_____ Date

ATTEST:

CORPORATE SEAL:

By: _____
Title

STATE OF COLORADO

John W. Hickenlooper, Governor
Christopher E. Urbina, MD, MPH
Executive Director and Chief Medical Officer

Dedicated to protecting and improving the health and environment of the people of Colorado

4300 Cherry Creek Dr. S. Laboratory Services Division
Denver, Colorado 80246-1530 8100 Lowry Blvd.
Phone (303) 692-2000 Denver, Colorado 80230-6928
Located in Glendale, Colorado (303) 692-3090
<http://www.cdphe.state.co.us>



Colorado Department
of Public Health
and Environment

March 15, 2013

City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501

Dear Sirs,

Thank you for including the Colorado Department of Health and Environment (CDPHE) in the master planning process and future development of the Las Colonias Park site. The CDPHE transferred the former uranium processing site to the City of Grand Junction, Colorado in 1997. In this process, Grantee Covenants (Deed Restrictions) were placed on the property, and CDPHE as well as the DOE have conducted inspections of the property every 5 years.

Regarding the master planning process and future development of the Las Colonias Park site, the CDPHE has been involved with the recent update to the master plan and have participated in numerous meetings with the City employee project team, the consultant assisting with the planning efforts, and several individual City employees.

The CDPHE has reviewed the most recent conceptual plan and feel these proposed amenities are an excellent use of the site and will not compromise the deed restrictions put in place when it was transferred to the City of Grand Junction. However, all future development must still be within the Grantee Covenants, which include restrictions that the City is “(ii) not to use the groundwater from the site for any purpose, and not to construct wells or any means of exposing groundwater to the surface unless prior written approval is given by the Grantor and the US Department of Energy, (iii) not to perform construction of any kind on the property unless prior written approval of construction plans, designs and specifications is given by Grantor (CDPHE) and US DOE.”

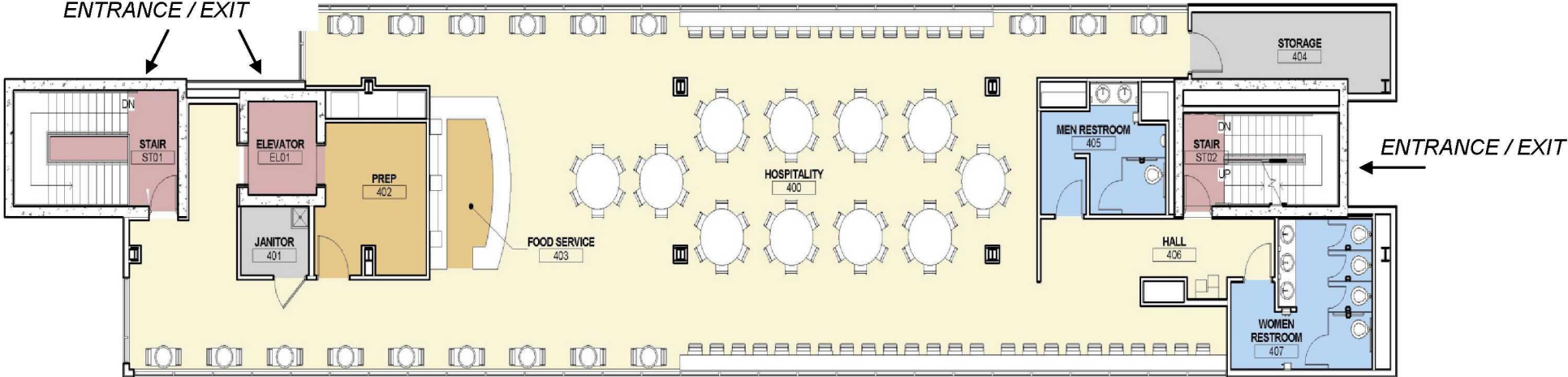
The City has already met the above requirements for the minor improvements to the river slue by providing the necessary plans and specifications to the CDPHE for review. These plans were approved via a letter on January 15, 2013 and the minor improvements have already been completed.

The CDPHE would anticipate this relationship continuing throughout the development process and looks forward to the continued involvement in the planning process.

A handwritten signature in cursive script, appearing to read "Michael Cosby". The signature is written in dark ink and is positioned above the printed name and title.

Michael Cosby
Uranium Mill Tailings Manager
Colorado Department of Public Health and Environment
222 South 6th Street, Room 232
Grand Junction, Colorado 81501

STADIUM HOSPITALITY ROOM



TOTAL SEATING CAPACITY: 117
DIMENSION: 144' X 31'



Purchasing Division

ADDENDUM NO. 2

DATE: September 3, 2014
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: RFP-3902-14-DH Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. The Sample Contract in Addendum No. 1 is intended for a Contractor who will be building a defined work scope within fixed time and price constraints. There are bonding requirements, liquidated damages, etc. Overall, the contract as a whole does not work for a professional services agreement. Will the City be willing to negotiate a contract with the selected design firm starting from either an AIA Owner/Architect Agreement or a Mesa County Professional Services Agreement?
 - A. The City's contract shall be modified to accommodate for professional services.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", is written over a white background.

Duane Hoff Jr., Senior Buyer
City of Grand Junction, Colorado

LAS COLONIAS PARK

AMPHITHEATER AREA



STATEMENT OF QUALIFICATIONS

CITY OF GRAND JUNCTION
& MESA COUNTY, CO

RFP 3902-14-DH
SEPTEMBER 12, 2014

METHOD STUDIO™

September 12, 2014

City of Grand Junction Colorado
Contact: Duane Hoff Jr., Senior Buyer

RE: Las Colonias Park Amphitheater Area

Selection Committee Members:

We are pleased to provide our proposal for the Las Colonias Park Amphitheater Area. Our team brings extensive expertise in cultural arts facilities with several projects very similar to this in size and scope. We'd welcome an opportunity to work with you to help you achieve, and exceed, your goals. We acknowledge receiving Addendum #1 and Addendum #2.

It is crucial that we take every opportunity to listen, learn, lead and create a collaboration that is thorough and value-based. In summary, our team brings:

METHOD STUDIO, INC.
925 South West Temple
Salt Lake City, Utah 84101
801.532.4422 o
www.method-studio.com

- **EXTENSIVE EXPERIENCE IN THE PLANNING AND DESIGN OF PERFORMING ARTS FACILITIES:** The Method Studio team has been involved in the planning and design of more than 12 cultural arts facilities over the last 10 years. This includes many renovations, additions and new construction projects. Our consulting team brings dozens more. We are well-versed in understanding the complexities of amphitheater and arts facility design.
- **CONTEXTUAL DESIGN:** Method Studio approaches each project as an expressly unique opportunity. One that focuses on a projects history, its unique heritage and its context. We bring demonstrated success and regional recognition for our process and design approach.
- **EXCELLENT PAST PERFORMANCE RECORD:** Method brings a repeat client base of over 95%. We work hard to deliver quality and service at the highest level. We meet, and strive to beat, our clients expectations.
- **COMMITMENT AND DESIRE:** We bring a passion for arts facilities projects and commit our team - one that includes firm principals in a hands-on role - for the duration of the project. We dedicate our full resources to this opportunity.

MAIN CONTACT:
Kelly B. Morgan, AIA, LEED A.P., Principal

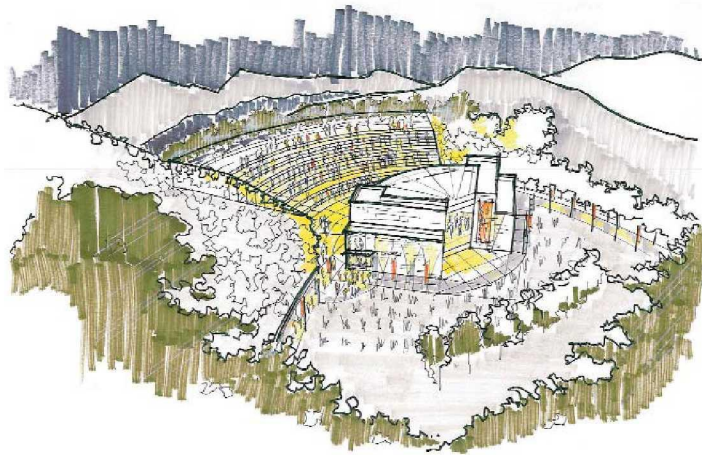
We are prepared to deliver with design excellence, collaboration and service through which we know we can meet your highest expectations. We thank you for your consideration and look forward to the potential of interviewing fo rthis important project.

Respectfully,



Kelly B. Morgan, AIA, LEED A.P., Principal
Project Manager + Principal-in-Charge

PART 1



A. COVER LETTER ————— 1

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PART 2

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ALL of our projects explore opportunities to creatively expand programmatic functions within specific budget frameworks.

Our team members have worked successfully on a multitude of amphitheater and cultural arts projects throughout the region.

B. QUALIFICATIONS + EXPERIENCE + CREDENTIALS

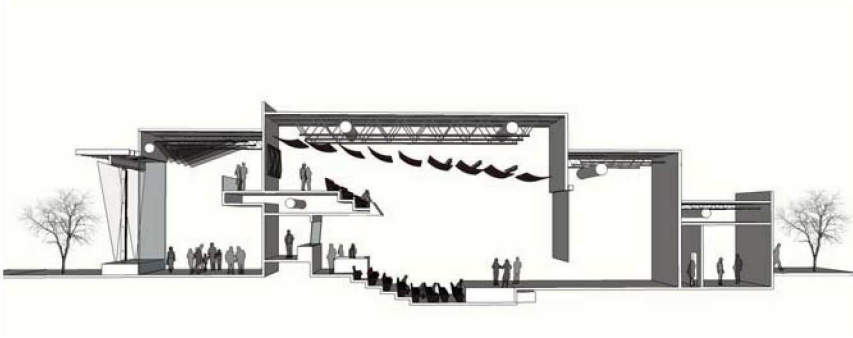
METHOD STUDIO is a full-service architectural and design firm with a extensive experience in cultural and performing arts projects. Our work is contextual and purposeful, providing solutions sensitive to our environment while solving our clients specific objectives. We bring a breadth of experience in both large and small scale projects throughout the region. Last year alone, our staff programmed and designed projects totalling over \$120-million in construction.

Our leadership includes award-winning licensed architects, seasoned architectural and interior designers also bringing recognition nationally for their work, and a multitude of passionate architects, artists, teachers, furniture makers and people who love what they do. Many of our principal's and staff members are LEED accredited with a number of LEED certified and sustainably designed projects throughout the state.

It is important to recognize that our team members have successfully worked together on many projects including the Orem City's Center for Story & Art, the Draper City Amphitheater, the Clearfield City Community Arts Center, the Geary Theater Renovation, the Kent Concert Hall Addition, and the Eccles Fine and Performing Arts Center which also includes an outdoor amphitheater.

Our arts experience demonstrates a high level of understanding with regard to the complex issues related to this building type. Our work demonstrates creative thinking, creative solutions and a high level of collaboration.

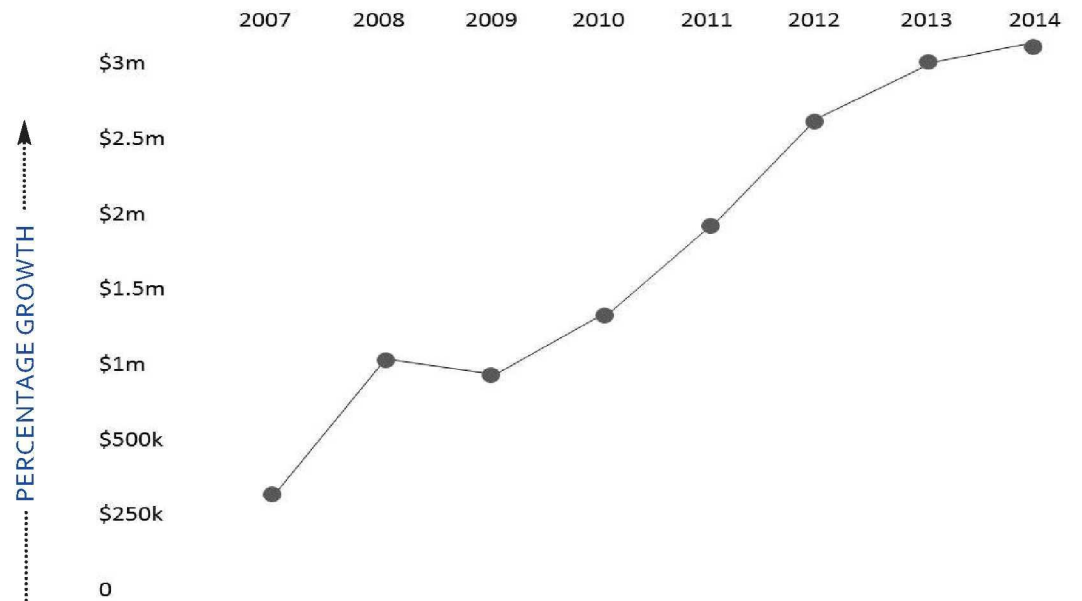
The following pages demonstrate our creativity and our ability to design, detail and deliver projects that inspire and enhance community.



SERVICES PROVIDED

- Facility Assessments & Feasibility Studies
- Master Planning and Site Planning
- Architecture
- Programming
- Interior Design
- Graphics and Signage Design
- Consultation for Historic Preservation
- LEED Certification and Sustainable Design

FIRM GROWTH



Even during an economic downturn, our firm has seen significant growth; a testament to our more than 95% repeat client base and a commitment to client service and design excellence. This team has been working on projects in the western region the majority of our careers and have delivered on performing arts projects of all sizes and scopes. We have a strong forecast through 2014 and look forward to continued growth and success in the coming years.



METHOD STUDIO + CONSULTING TEAM MEMBERS RECENT WORK (partial listing)

Draper City Amphitheater, Draper, Utah

Center for Story & Art Performing Arts Center, Orem City, Utah

Clearfield City Community Arts Center, Clearfield, Utah

SCERA Arts Center Master Plan and Remodel, Orem, Utah

This is the Place Heritage Park, SLC, Utah

Utah Cultural Celebration Center at the Riverfront and Amphitheater, West Valley City,

UT—features include performance spaces and an impressive outdoor amphitheater

West Valley City Community Center, West Valley, UT—included amphitheater

Cedar City Heritage Center, Cedar City, UT – includes an outdoor amphitheater

North Ogden Amphitheater, North Ogden City, UT

Ogden City Amphitheatre, Ogden, UT

Pioneer Park Amphitheatre Acoustics, Salt Lake City, UT

West Jordan Library Complex, West Jordan, UT – included an amphitheater

Sandy City Amphitheater, Sandy, UT

USANA Amphitheatre, Salt Lake City, UT

Utah Cultural Celebration Ctr. at the Riverfront & Amphitheater, West Valley City, UT

West Valley City Community Center Amphitheatre, West Valley City, UT

Geary Theater Facilities Assessment and Renovation, USU Eastern, UT

Kent Concert Hall Addition, Utah State University, Logan, UT

Eccles Fine & Performing Arts Center, Dixie College, St. George, Utah

Eccles Performing Arts Center, Snow College, Ephriam, Utah

Fine Arts Complex Facilities Plan, 300,000 s.f., Utah State University, Logan, Utah

Wanlass Recital Hall, Utah State University, Logan, Utah

College of Eastern Utah Fine Arts Center, Price, Utah

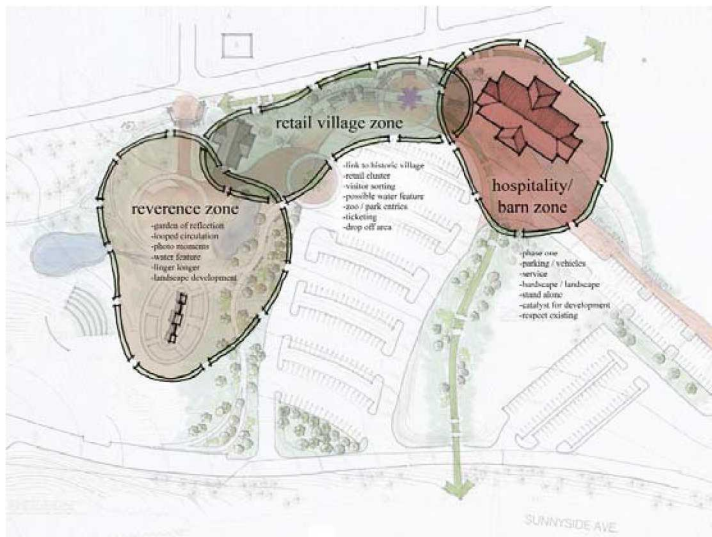
Snow Building Performing Arts Center Addition, Brigham Young University, Rexburg, Idaho

Fine & Performing Arts Center, CEU, Price, Utah

This is The Place Heritage Park Gathering Barn, Multi-purpose Center, SLC, UT

Utah Valley University Performing Arts Center, Concept Design and Fundraising, Orem, UT

Koosharem City Center Feasibility Study, Koosharem, UT



- Great Basin College Amphitheater, Elko, NV
- Holton Arms School, Bethesda, MD—included amphitheater renovation
- Maui Arts and Cultural Center, HI
- University of Utah Sorenson Arts & Education Complex Program & Design, SLC, UT
- Dixie State College Performing Arts Building Program, St. George, UT
- Dixie High School Performing Arts Center, St. George, UT
- Municipal Fine Arts Facility, Winnemucca, NV
- Southern Utah University Museum of Art, Cedar City, UT
- Capitol Theatre Renovation, Salt Lake City, UT
- St. Mark's / Rowland Hall Theatrical Restoration
- Stage Right Theatre Study and Report, Cottonwood Mall, Salt Lake City, UT
- Virginia Tanner Children's Dance Theatre Program
- California African American Museum, Los Angeles, CA
- CCCS Film School and Conference Center Feasibility, Denver, CO
- Dahms-Talton Band Shell, Ft. Morgan, CO
- Glenn Miller Ballroom, University of Colorado, Boulder, CO
- LACC Clausen Hall, Los Angeles, CA
- Memorial Hall, Pueblo, CO
- The Old Globe, San Diego, CA
- Old Town Square Renovation, Fort Collins, CO
- Palace of Music, Budapest, Hungary*
- Performing Arts for Lone Star College System, Houston, TX
- Red Rocks Low-frequency Noise Study, Morrison, CO
- Regis University Claver Hall, Denver, CO
- The Times Center at the New York Times Building, New York, NY
- UNT Concert Hall, Denton, TX



DRAPER CITY AMPHITHEATER & PLAYGROUND PROGRAMMING + DESIGN

DRAPER, UTAH

Method Studio was retained to program and design a new amphitheater and multi-purpose center for Draper City. Nestled in the foothills the spaces included concessions, ticket office, stage, offices, green room, prep room adjacent pavilion, playground and other typical support space.

Due to budget constraints, the project was phased but fully designed with an implementation plan. Full theatrical lighting was planned for but not installed day one. The city had older technology lights from the local elementary school that had been salvaged to use for start-up. The amphitheater electrical system was designed however to accommodate both the old amperage lighting equipment as well as the new technology that they would be able to afford down the road. The dimmer room was also oversized knowing that additional dimmer capacity would be required as the newer technology was added. Additionally, the ceiling structure of the stage and wings was designed to carry the additional loads of theatrical lighting bars and curtains because the budget did not allow for the installation of these items at the time of construction.

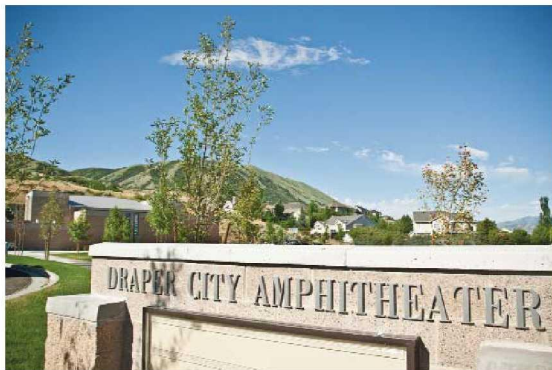
The seating terraces were fixed in place for years before the final amphitheater was built. This provided a certain amount of "general seating" for the facility. In addition to this general seating on the terraces they wanted a permanent seating "VIP" area up front by the stage, as most amphitheatres provide, but they did not have the budget to install the seating here. As such, an open, slightly sloped, concrete slab was designed where they could set up folding chairs for each performance as the VIP seating up front. This allowed them time to raise additional money for the seats but also allowed them to have "Draper Town Days" events there and pull in covered wagons and props into this area during a performance, etc. This flexibility provided versatility that improved the usage of the space.

The city desired a stage large enough to accommodate the Utah Symphony and local theater plays, etc. However, the budget did not allow a totally enclosed stage within the building to satisfy this request. A larger, exterior thrust stage OUTSIDE the proscenium door opening was designed so that when needed the stage could accommodate larger performance groups and plays. The dressing rooms were shelled out and not fully finished, including stubbing up plumbing for future restroom/shower areas for future installation in order to save costs up front yet allow for completion as funds were made available. Additionally, to avoid typical long lines at the women's restroom during intermissions and before and after performances, additional restroom fixtures above and beyond code were designed.

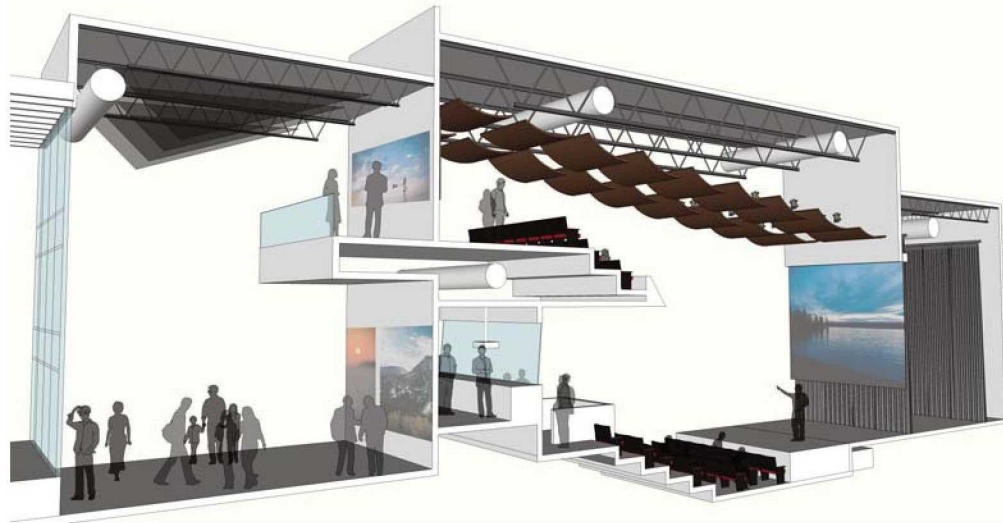
COMPLETION: 2009
CLIENT NAME: Draper City

SIMILAR COMPONENTS: Arts facility, Phased Implementation, Amphitheater Planning + Design

Mountain States Construction, "Best of Awards 2010", Bronze Award, Cultural







OREM CENTER FOR STORY & ART PROGRAMMING + DESIGN

OREM, UTAH

Method Studio has been retained to design a cultural arts facility for the City of Orem, The Center for Story & Art. The facility will be designed to be constructed in two phases.

Phase 1 is estimated at approximately 23,027 square feet and will include:

- an auditorium to be used for storytelling performance and a wide variety of other cultural programs;
- a proscenium stage and backstage amenities, including dressing rooms and a green room;
- a spacious lobby with art gallery
- public restrooms;
- two meeting rooms to seat 60 each;
- an office for Timpanogos Storytelling Institute; and,
- appropriate support spaces.

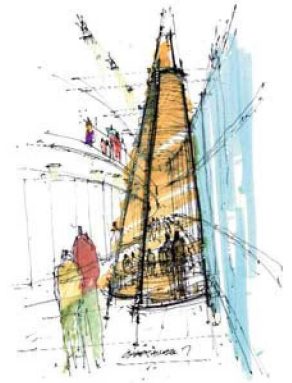
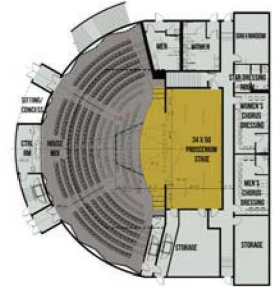
Phase 2 is estimated at approximately 11,000 square feet and will include:

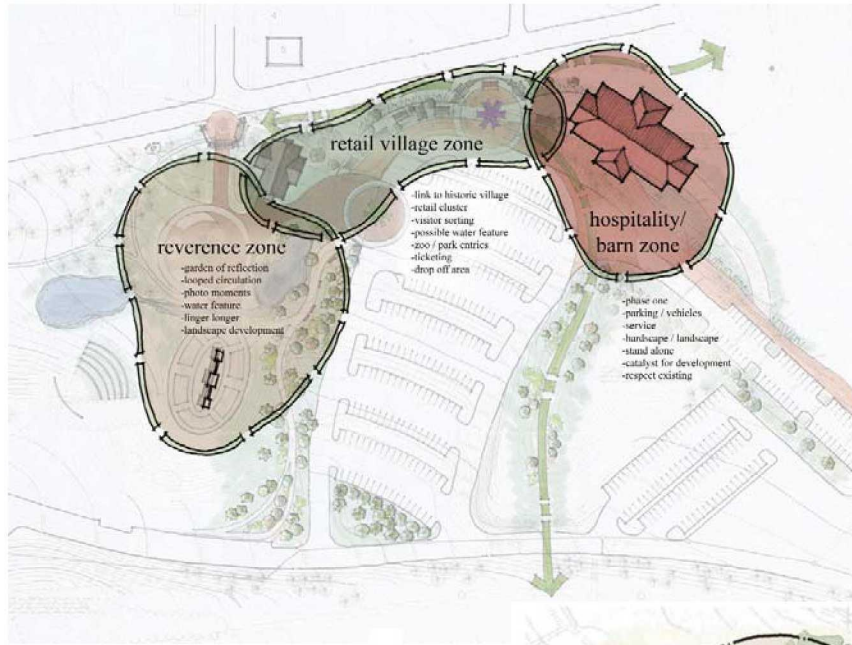
- 3 small rooms where individuals can record personal and family stories;
- 2 additional meeting rooms for expanded workshops and seminars;
- a small black box theatre to seat 75 for live recordings;
- storage space for Timpanogos Storytelling Institute;
- exhibit and archival space for oral histories and storytelling performance recordings;
- a gift shop, to sell Timpanogos Storytelling and Library merchandise; and,
- a small catering kitchen for receptions and gatherings.



SIZE	30,000 s.f.
COMPLETION:	tbd
CONSTRUCTION COST	\$6.5 million, phased
DESIGN TEAM C/O'S	n/a, project in design
BIM	Yes

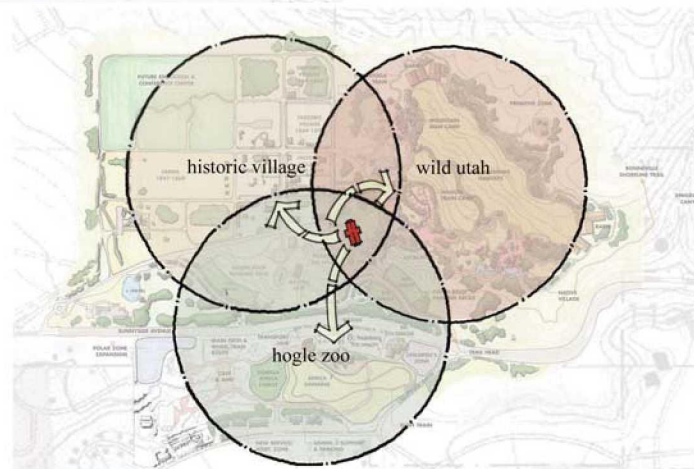
SIMILAR COMPONENTS Performing Arts Facility, Stage, multi-purpose rooms, planning and design, phased





**THIS IS THE PLACE HERITAGE PARK
GATHERING BARN MULTI-PURPOSE CENTER &
PLANNED AMPHITHEATER
PLANNING + DESIGN
SALT LAKE CITY, UTAH**

This Is The Place Foundation is taking a bold step forward in its mission to showcase Utah's legacy. This is the Place Heritage Park is adding an exciting new facility, "The Gathering Barn" which is intended as a multi-use, conferencing, meeting and retail development. This building will become the park's central hub for entertainment and guest services and will be located at the center of the park's operation. It will also serve as the entrance to the planned joint attraction between This is the Place and Utah's Hogle Zoo.



Based on the concept of the rural barn as the gathering place of early settlers, the Gathering Barn will showcase the sacrifices and contributions of all those that made Utah "blossom as the rose". Using a combination of native materials and modern methods, the Barn will complement other structures and features in the Park. With an eye toward authenticity, the Barn will create a "great hall" for enhancing the experience of those that visit the Park.

SIZE: 33,000 s.f.

CLIENT NAME: This Is The Place Heritage Park

SIMILAR COMPONENTS: Arts Facility, Multi-purpose, Retail, Historic Component





**KENT CONCERT HALL ADDITION + MORGAN THEATER & TIPPETTS GALLERY REMODEL
PLANNING + DESIGN
PRICE, UTAH**

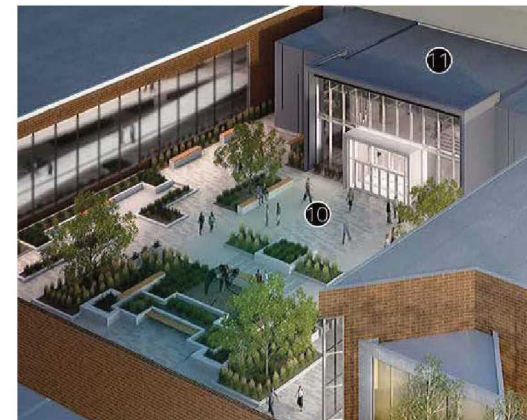
Utah State University retained Method Studio, Inc. to design an addition to the Kent Concert Hall which includes a remodel of the courtyard, the existing lobby and the lobby of the adjacent Morgan Theater and Tippetts Gallery. The addition and remodel will address related ADA issues and include re-orienting the main exterior stairs outside the Kent Concert Hall into a more readable “grand” staircase. It also includes the addition of an elevator and public restroom facilities as well as wayfinding and lighting upgrades.

SIZE: 20,000 gsf

COMPLETION: 2014

CLIENT NAME: Utah State University

SIMILAR COMPONENTS: Performing Arts Facility,
Programming and Design, Cost Estimating





OREM ARTS DISTRICT SITE PLAN
 CONCEPT RENDERING (NTS)
 AUGUST 2007
 GOULD EVANS ASSOCIATES

SCERA THEATER REMODEL + PARK MASTER PLAN INCLUDING OUTDOOR PERFORMING PLAZA
 OREM, UTAH

Our team members designed the remodel of the theater, concessions, and lobby for the SCERA theater in Orem. Due to budget constraints the project was completed in phases to meet funding needs.

Additionally, our team members completed the Orem Art Study which was an outdoor plaza space that could accommodate performances, showcase arts/craft-making/dining. Master plan considerations included space utilization for multiple functions, adjacency to garden, and how SCERA could be an arts district with the indoor theater and amphitheater being the gateway to the district.

SIMILAR COMPONENTS: Performing Arts Facility, Programming and Design



FINE & PERFORMING ARTS CENTER + GEARY THEATER RENOVATION AND SEISMIC UPGRADE, PLANNING + DESIGN
 PRICE, UTAH

This project is to replace the Music Building and Student Activities Center (SAC) with a new facility connected to the historic Geary Theater. This facility will bring together criminal justice, communication, theater, music, and visual arts into one facility on campus. The Geary Theater is to be seismically upgraded as well.

Method Studio programming and schematic design work appropriate to continuing this seismic upgrade and identification of remodeling challenges including detailed cost estimates where appropriate. As currently imagined this facility will include about 45,000 gsf of new construction and 35,000 gsf of remodeled construction with a construction budget of about \$15,000,000.

The funding for the programming and schematic design is intended to demonstrate the viability and stimulate the funding of complete design and construction of the Central Instruction

SIMILAR COMPONENTS: Arts facility



**PERFORMING ARTS CENTER, UTAH VALLEY
UNIVERSITY, MASTER PLANNING +
PROGRAMMING AND CONCEPT DESIGN**
OREM, UTAH

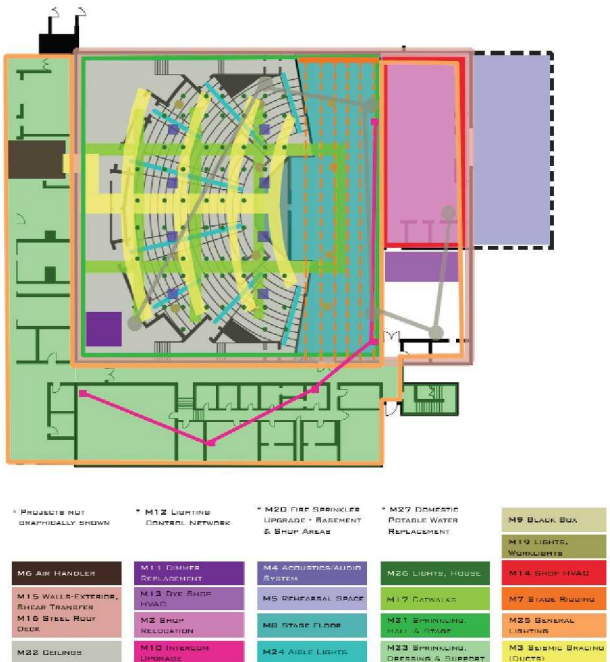


Utah Valley University retained Method Studio to assist in developing a master plan for a new apx. \$18,000,000, 80,000 s.f., 3-level performing arts center which will house the performing and visual arts departments while serving as a Gateway to the east side of campus. The program will include a 600-seat concert hall, 250-seat recital hall, dance studios, classrooms, administrative offices, music library and music rehearsal rooms.

SIZE: 80,000 gsf

CLIENT NAME: DFCM State of Utah

SIMILAR COMPONENTS: Performing Arts Facility,
Programming and Design



UTAH STATE UNIVERSITY FINE ARTS COMPLEX FACILITIES PLAN

LOGAN, UTAH

Over the last ten years, a number of reports were prepared and information calculated pertaining to the condition of the buildings and goals for the future. The intent of this exercise was not to revisit or redo past efforts, rather consider that information to inform the current focus of creating a strategic report documenting prioritized master issues and projects, and update it as necessary. This analysis considers and documents how upgrades can be synergistic and make financial and operational sense.

A number of essential projects facilitywide have been prioritized and broken down into smaller budget sizes to give the University the greatest amount of flexibility for implementation. Project Summary Sheets were developed for each project, with priority, cost, code implications, and contingency on other projects. Also included were floorplan overlays that show graphically all projects in each building and how these projects overlap. Estimated costs have been included for each project. These costs are estimated *construction* costs only. Cost tables are included showing an overall cost for all of the master issues as well as broken down costs by building. Additionally, a final cost table showing the potential cost for remodel/upgrade of the entire complex is included.

Key considerations as the university moves forward are sequencing of the work to minimize redundant projects and financial implications as well as continued operations during project upgrades. This plan is also intended to aid in fundraising efforts with potential donors so they have a detailed understanding of key issues and potentials.

SIZE	265,000 s.f.
COMPLETION	Spring, 2010
CONSTRUCTION COST	\$21 million
DESIGN TEAM C/O'S	n/a
BIM	n/a

SIMILAR COMPONENTS Art Gallery, Museum, Arts Facility, Higher Education

FINE ARTS COMPLEX ADDITION, UTAH STATE UNIVERSITY

CONCEPTUAL DESIGN AND FUNRAISING PACKAGE

LOGAN, UTAH

Utah State University retained Method Studio to assist them in developing a fine arts complex addition design concept and fundraising package to assist them in selling the need for the project and securing funds from VIP's and the State of Utah.

The resulting design provides an interactive facade that express the arts within, displays and excites through visual access and upgrades the exterior of a dated 1970's building.

The promenade serves as an extension of the performance hall and provides lively indoor/ outdoor spaces for gathering between events.

FINE ARTS FACILITY
 Approx. 16,000 sf
 Overall Budget \$8 Million

Conceptual program includes:

- New Museum Entry
- New office suite (with connection to existing offices)
- Grand atrium (for featured events or casual gathering)
- Classrooms and/or practice rooms
- 2nd level patio overlooking performance plaza and recital hall
- Indoor lounge area overlooking performance plaza and recital hall
- Enhancements and integration of existing loading area.

RENOVATION
 Overall Budget: \$9 million

SPACES TO BE IMPROVED:

- Kent Concert Hall: acoustic and finish upgrades: 17,000 sf
- Scene Shop expansion: 5,000 sf
- Tibbetts Gallery and main lobby spaces remodel: 13,000 sf
- Dressing rooms expansion and improvements: 1,400 sf
- Restrooms expansion and improvements: 500 sf

Estimated Total: 36,900 sf



SNOW ARTS BUILDING ADDITION, BRIGHAM YOUNG UNIVERSITY - IDAHO

FEASIBILITY STUDY + PROGRAMMING + DESIGN

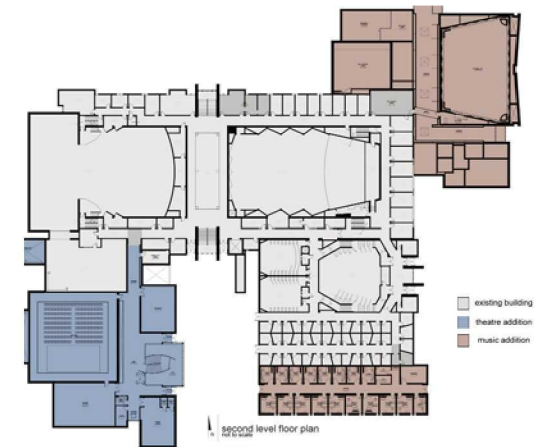
REXBURG, IDAHO



Members of our team programmed and designed this 35,000 sf, \$10.5 million addition and remodel of the BYU-Idaho Snow Arts & Education Building. The Feasibility Study directed the University to initiate an addition to support their growing programs. In addition to the academic functions, the building is also used seven days a week for ecclesiastical & various other uses, serving as a multi-use building 24/7.

The feasibility study and program identified a phased addition, with new construction affecting three different areas of the existing building while blending seamlessly with the established architectural language. The plan is organized around establishing a new entry courtyard for the students. The planning and design of this project included addressing the very complex underground utilities, the volcanic rock which the building and campus sits on and the fault which extended through a portion of the site. Due to grade change, significant care was taken in the routing of utilities and the high cost of blasting the volcanic rock to create new trenches or vaults. Additionally, we replaced and repaired a section of the steam and condensate vault that fed the existing Snow building.

SIZE	40,000 s.f.
COMPLETION	Spring 2007
CONSTRUCTION COST	\$10.5 million
SIMILAR COMPONENTS	Arts Facility



DIXIE COLLEGE ECCLES FINE ARTS CENTER PROGRAM VERIFICATION + DESIGN

ST. GEORGE, UTAH

Dixie College Fine Arts Center carries a strong presence in the St. George area and serves both students and community. The Fine Arts program at the institution had become disjointed over time resulting in functions housed in various locations across campus. Programmatically, the intent of this new performing arts facility was to unify the academic programs within one new, state-of-the-art structure. Philosophically, the intent was to demonstrate the commitment to the Arts in education with a landmark building at the prominent "front door" of the campus.

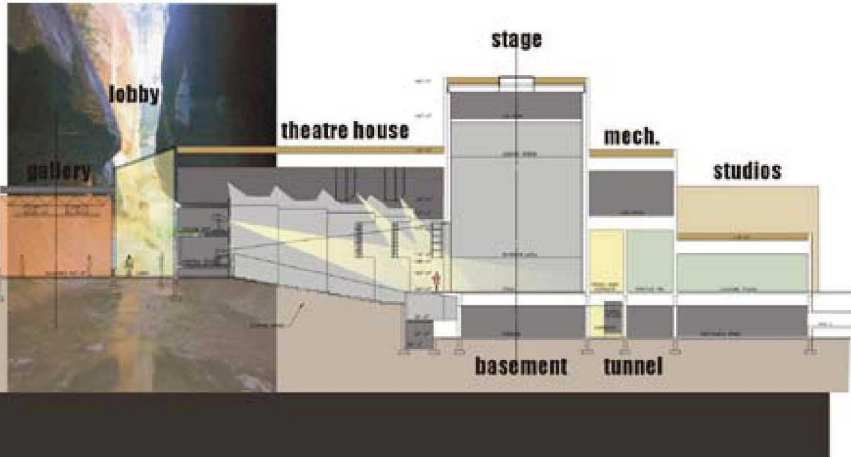
The project is comprised of three major components, one for each Arts discipline: Theater, Music and Fine Arts. The theatrical spaces include a 510-seat proscenium theater, 150 flexible-seat black box theater, theater rehearsal production, scene shop and stage support functions. For the Music Department a new 300-seat concert hall, music rehearsal rooms, practice and ensemble rooms were created. The Fine Art wing includes a 5,000 square foot Art Gallery, reception space and faculty offices. In all programmed areas, multi-functional use is a requirement as spaces must be classroom, exhibit, performance, lecture, etc. at any given time.

The College shared their vision for the project as one which would "create a beautiful, visually stunning, modern and inviting building." Further, the College expressed a desire for a magnificent sense of entry that will heighten and exalt the facility bringing prominence and recognition to the institution.

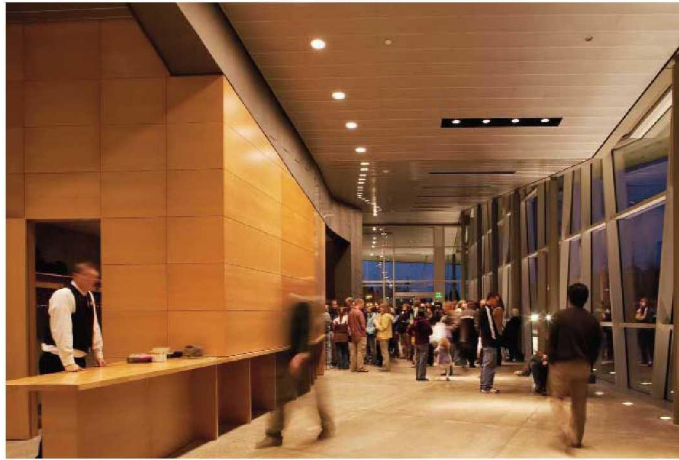
SIZE	78,000 s.f.
COMPLETION:	October 2005
CONSTRUCTION COST	\$13 million
DESIGN TEAM C/O'S	5 (project bid significantly under budget)
BIM	No

SIMILAR COMPONENTS Art Gallery, Arts Facility, Higher Education, CM/GC

AWARDS AND RECOGNITION American Institute of Architects, "Honor Award", 2005
IntermountainContractor, "Best Higher Education Project", 2005
Intmntn. Contractor, "Best Architecture", 2005



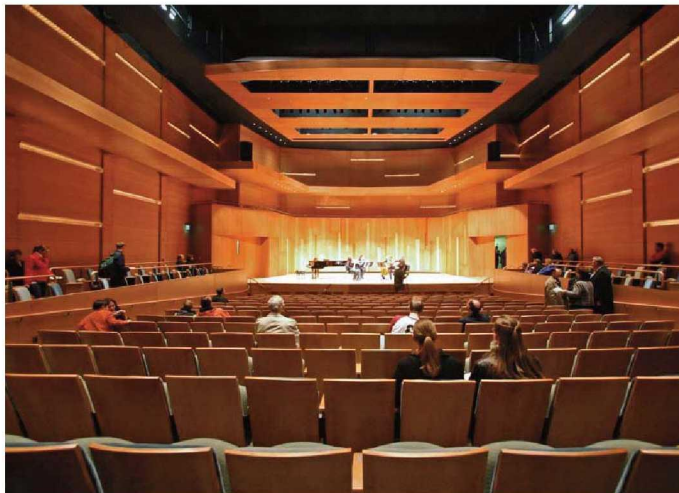
Our core team assigned to your project, were leaders of this project while firm leaders at another firm. Becky Hawkins was Principal in Charge + Design Team member; Joe Smith was a core member of the Design + Technical Team.



UTAH STATE UNIVERSITY KATHRYN CAINE WANLASS & MANON CAINE RUSSELL PERFORMANCE HALL

LOGAN, UTAH

Set in the foothills of Cache Valley, the Recital Hall articulates a built vision for a **CROSS-DISCIPLINE ARTS DISTRICT** on this urban campus. This vision creates a strong interior connection between department and vibrant meeting places at the café, galleries and open media studios which allow for the essential exchange of ideas between faculty, students and the public. The Hall is designed to the highest, world-class acoustical standards for a variety of musical performances, teaching purposes and articulates the major program elements through the use of form and materials. The interior concrete walls have the hard sound-reflective qualities of the stone in great cathedrals. In addition the hall is fitted with adjustable, absorptive curtains for demonstrations and video presentations. Theatre varied spaces are articulated on the exterior sheathing of reflective zinc that crawl up three sides of the Main Hall. The zinc is faceted like the nearby mountain foothills to create subtle changes in color, reflecting the sky and surrounding surfaces and introducing light into selected spaces.



SIZE	20,000 s.f.
COMPLETION	2006
CONSTRUCTION COST	\$10.5 million
DESIGN TEAM C/O'S	Record unavailable
BIM	No

SIMILAR COMPONENTS Arts Facility, CMGC, Higher Education



KELLY MORGAN, AIA, LEED A.P.

PRINCIPAL-IN-CHARGE + PROJECT MANAGER

Kelly will be the main point of contact for this project as Principal in Charge/Project Manager. He will promote an atmosphere of teamwork and efficiency in product delivery. As day-to-day contact, Kelly will oversee all project matters with the you and the engineering consultants. He will be the conduit between the design team and all project stakeholders. He will be responsible for managing schedule, budget, contractor coordination, and allocation of resources for the duration of the project. Kelly will be hands-on, working shoulder-to-shoulder with the entire design team, driving the creative process of exploration, evaluation, and execution of ideas. Kelly brings great experience with several highly technical cultural projects within the last several years. In particular Kelly served as the Principal-in-Charge and Project Manager for the Draper Amphitheater and the highly successful, world class USU Wanlass Recital Hall.

SELECT PROJECT EXPERIENCE

- Draper Amphitheater, Draper, Utah, Phased, PIC + Project Manager
- The Center for Story & Art, Phased Performing Arts Facility, \$6.5 m, Orem, Utah
- SCERA Arts District Master Plan and Remodel of Existing Facility, Orem, Utah
- This is The Place Heritage Park Gathering Barn, SLC, Utah
- Geary Theater Renovation and Fine Arts Building, Utah State Univ., Price, UT
- Clearfield Community Arts Center, Programming, Design + Phasing, Clearfield, Utah
- Snow Arts Building Addition/Remodel, BYU – Idaho, Rexburg, Idaho
- Eccles Fine Arts Center, Dixie College, St. George, Utah
- Recital Hall, Utah State University, Logan, Utah
- Performing Arts Ctr., Utah Valley Univ., Fundraising Package + Concept Design, Orem, UT
- Fine Arts Complex Facilities Plan, 300,000 s.f., Utah State University, Logan Utah
- Gladstone Community Center, Gladstone, MO
- Uintah City Center, Uintah, Utah
- Holden Town Center, Holden, UT
- Roy City Center Renovation/Addition, Roy, UT
- Ivins Public Works Building, Ivins, UT
- Grand County Community Center, Moab, UT
- Salt Lake County Administration Building (LEED), UT
- US Ski Team Training Center, Park City, UT



EDUCATION

- Master of Architecture, University of Utah
- Bachelor of Science, Architectural Studies, University of Utah
- Bachelor of Fine Arts Interior Design, Brigham Young University

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Member, American Institute of Architects
- Member, ULI (Urban Land Institute)
- Boy Scouts of America



BECKY HAWKINS, ASSOCIATE AIA

PROJECT FACILITATION + PROGRAMMING/DESIGN TEAM

Becky is a partner with Method Studio bringing over 25 years experience in the design industry with a focus on cultural projects and civic projects. Becky has received national recognition for her design and planning skills representing her commitment to quality and excellence. Becky will work closely with Kelly, Joe and Basil to finalize the overall program & design for the facility. She is an excellent facilitator and brings great value early on in the programming and design phases working to establish vision and goals. She has been a key team member of numerous related cultural projects including the Draper Amphitheater, The Center for Story & Art and the Clearfield Community Arts Center.

EDUCATION

- Interior Design, University of Utah
- Business Management, University of Utah
- Independent Studies, Graduate School of Design, Harvard University

SPEAKING ENGAGEMENTS

- International Facility Management Association, Guest Speaker
- Univ. of Utah, Graduate School of Architecture, Guest Speaker
- Brigham Young University, Interior Design, Guest Speaker
- Neocon World's Trade Fair, Speaker
- UAPPA Guest Speaker
- SMPS Panelist/Speaker

SELECT PROJECT EXPERIENCE

- Draper Amphitheater, Draper, Utah, Phased
- The Center for Story & Art, Phased Performing Arts Facility, \$6.5 m, Orem, Utah
- Geary Theater Renovation and Fine Arts Building, Utah State Univ., Price, UT
- Clearfield Community Arts Center, Programming, Design + Phasing, Clearfield, Utah
- SCERA Arts District Master Plan and Remodel of Existing Facility, Orem, Utah
- This is The Place Heritage Park Gathering Barn, SLC, Utah
- Snow Arts Building Addition/Remodel, BYU – Idaho, Rexburg, Idaho
- Eccles Fine Arts Center, Dixie College, St. George, Utah
- Kent Concert Hall Addition, Utah State University, Logan, Utah
- Fine Arts Center Addition, Concept Design + Fundraising, Utah State University, Logan, Utah
- Recital Hall, Utah State University, Logan, Utah
- Performing Arts Ctr., Utah Valley Univ., Fundraising Package + Concept Design, Orem, Ut
- Fine Arts Complex Facilities Plan, 300,000 s.f., Utah State University, Logan Utah
- Eccles Fine and Performing Arts Center, Snow College, Ephraim, UT
- Uintah City Center, Uintah, Utah
- Holden Town Center, Holden, UT
- Roy City Center Renovation/Addition, Roy, UT
- Ivins Public Works Building, Ivins, UT
- Grand County Community Center, Moab, UT

JOE SMITH, AIA, LEED AP

PROJECT ARCHITECT + PERFORMING ARTS SPECIALIST

Joe is a partner with Method Studio and a seasoned project leader with extensive experience in performing arts projects. He is passionate about cultural arts projects and knows the complexity of this building type. He brings heart, unparalleled dedication and a commitment to his clients and to achieving their goals. He is a great collaborator and knows how to bring people, ideas and solutions together in a contextual, meaningful way. He is an honest, loyal architect who takes great pride in the relationships he fosters. Joe's clients trust him, enjoy working with him and know that he will deliver what he promises.



SELECT PROJECT EXPERIENCE

- Draper Amphitheater, Draper, Utah, Phased, PIC + Project Manager
- The Center for Story & Art, Phased Performing Arts Facility, \$6.5 m, Orem, Utah
- SCERA Arts District Master Plan and Remodel of Existing Facility, Orem, Utah
- This is The Place Heritage Park Gathering Barn, SLC, Utah
- Geary Theater Renovation and Fine Arts Building, Utah State Univ., Price, UT
- Clearfield Community Arts Center, Programming, Design + Phasing, Clearfield, Utah
- Snow Arts Building Addition/Remodel, BYU – Idaho, Rexburg, Idaho
- Kent Concert Hall Addition, Utah State University, Logan, Utah
- Fine Arts Center Addition, Concept Design + Fundraising, Utah State University, Logan, Utah
- Eccles Fine Arts Center, Dixie College, St. George, Utah
- Recital Hall, Utah State University, Logan, Utah
- Performing Arts Ctr., Utah Valley Univ., Fundraising Package + Concept Design, Orem, Ut
- Fine Arts Complex Facilities Plan, 300,000 s.f., Utah State University, Logan Utah
- Eccles Fine and Performing Arts Center, Snow College, Ephraim, UT
- BYU Band Rehearsal Addition, LaVell Edwards Stadium
- Uintah City Center, Uintah, Utah
- Holden Town Center, Holden, UT
- Roy City Center Renovation/Addition, Roy, UT
- Ivins Public Works Building, Ivins, UT
- Grand County Community Center, Moab, UT

EDUCATION

- Master of Architecture, University of Utah
- Bachelor of Architecture, University of Utah

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Member, American Institute of Architects
- Member, ULI (Urban Land Institute)
- Boy Scouts of America
- Utah Foster Care Foundation



BASIL HARB, ASSOCIATE AIA

PRINCIPAL + SENIOR DESIGNER

Basil is a principal at Method Studio and has been with the firm since its inception. He is a talented designer and 3D technician who has worked on a number of performing arts projects. He is a creative, detail oriented professional bringing focus, energy and dedication to his work. He has led the design and 3D work on the Orem Center for Story & Art, brings extensive experience on arts facilities and has worked on multiple civi projects throughout the western region. He brings great vision and insight to each new project and enjoys working in a collaborative environment. Basil is a “gentle giant” and is a great asset to each project he is involved in.

EDUCATION

- Bachelor of Architecture, University of Arizona
 - Roy P. Drachman Scholarship in Architecture*
 - Design Excellence Award, UA Collage of Architecture*
 - Doug McNeil Scholarship in Architecture*
 - Charles Shideyah Foundation Scholarship*
 - Distinguished Visitor’s Studio*
- Bachelor of Science, Architectural Studies, University of Utah

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Assoc. Member, American Institute of Architects
- Foster Parent for the Utah Foster Foundation

SELECT PROJECT EXPERIENCE

- Draper Amphitheater, Draper, Utah, Phased, PIC + Project Manager
- The Center for Story & Art, Phased Performing Arts Facility, \$6.5 m, Orem, Utah
- SCERA Arts District Master Plan and Remodel of Existing Facility, Orem, Utah
- This is The Place Heritage Park Gathering Barn, SLC, Utah
- Geary Theater Renovation and Fine Arts Building, Utah State Univ., Price, UT
- Clearfield Community Arts Center, Programming, Design + Phasing, Clearfield, Utah
- Snow Arts Building Addition/Remodel, BYU – Idaho, Rexburg, Idaho
- Kent Concert Hall Addition, Utah State University, Logan, Utah
- Fine Arts Center Addition, Concept Design + Fundraising, Utah State University, Logan, Utah
- Eccles Fine Arts Center, Dixie College, St. George, Utah
- Recital Hall, Utah State University, Logan, Utah
- Performing Arts Ctr., Utah Valley Univ., Fundraising Package + Concept Design, Orem, Ut
- Fine Arts Complex Facilities Plan, 300,000 s.f., Utah State University, Logan Utah
- Eccles Fine and Performing Arts Center, Snow College, Ephraim, UT
- BYU Band Rehearsal Addition, LaVell Edwards Stadium
- Uintah City Center, Uintah, Utah
- Holden Town Center, Holden, UT
- Roy City Center Renovation/Addition, Roy, UT
- Ivins Public Works Building, Ivins, UT

STRUCTURAL ENGINEER

REAVELEY ENGINEERING ASSOCIATES



For 42 years, Reaveley Engineers + Associates (RE+A) has provided innovative, cost-effective structural engineering solutions, superior service and quality contract documents. Our 37-person firm is comprised of 16 licensed professional engineers and six graduate engineers. They are supported by six CAD technicians, six administrative staff and a special projects manager.

Our experience includes a wide variety of building types and special structures related to outdoor venues.

PERFORMING ARTS EXPERIENCE

Red Butte Garden - Salt Lake City
Amphitheatre Renovation & Expansion, Rose Garden, Rose House, Visitor Center Addition, Water Conservation Garden
Beverly Sarason Center for the Arts - Cedar City
Open air Theatre, Studio Theatre and Museum
Gallivan Center Amphitheatre, Ice Rink & Support Facilities Remodel - Salt Lake City
Salt Lake City Main Library Outdoor Amphitheater and 300 seat Auditorium - Salt Lake City
Murray Park Amphitheater - Murray
Snow College Eccles Center for the Performing Arts - Ephraim
Utah Performing Arts Center - Salt Lake City
Ballet West's Jessie Eccles Quinney Center for Dance - Salt Lake City
Utah State University Performance Hall - Logan
Dixie State College Eccles Fine Arts Center - St. George
Gardner Hall Renovation & Concert Hall Addition - Salt Lake City
Mauricio Abravanel Hall & Addition - Salt Lake City
Maverik Center - West Valley City
Sevier Valley Center - Richfield
Historic Dansante Building Seismic Upgrade - Logan
Weber State University Dee Events Center - Ogden
Vernal Field House Museum of Natural History - Vernal
Thanksgiving Point Museum of Natural Curiosity - Lehi
Salt Lake Art Center & Gallery - Salt Lake City

LOCAL EXPERIENCE

Colorado Mesa University Academic Classroom Building
Aspinall Federal Building
2010 Remodel
2002 Courts Evaluation & Remodel
2006 US Marshals Service Renovation



RED BUTTE GARDEN

SALT LAKE CITY, UTAH

AMPHITHEATRE RENOVATION & EXPANSION

- [+] New stage, re-grading of lawn to improve site lines, permanent restroom facilities, upgraded VIP facilities
- [+] Multi-year, multi-phased project to accommodate summer concert schedule

ROSE GARDEN

- [+] Constructed in conjunction with amphitheatre renovation
- [+] Formal rose garden with five different sub-gardens

ROSE HOUSE

- [+] Final phase of the Rose Garden/Amphitheatre project serves as a green room for artists and venue for weddings and other special events
- [+] 1300 sq ft indoor reception hall with a covered patio
- [+] Dressing rooms, restrooms, coloring kitchen and 1,000 sq ft of storage

VISITOR CENTER EXPANSION

- [+] Two-story, 5,000 sq ft addition and interior connection between Visitor Center & Orangerie
- [+] New spaces for administrative, program, development, IT and communications staff
- [+] Expanded gift shop, restrooms

WATER CONSERVATION GARDEN

- [+] Three acre garden to be designed, built and planted in 2014 - 2016
- [+] Garden spaces, pathways and signage





GALLIVAN CENTER REMODEL

SALT LAKE CITY, UTAH

The Gallivan Plaza is a premier open concert and multi-use public space in downtown Salt Lake City. It is located between the One Utah Center and the Marriott Hotel on top of a three-level underground parking structure.

In addition to providing engineering services for the original Block 57 plaza and structures, RFA also was involved in this 2011 remodel.

The newly renovated facility -- with double the concert viewing area -- boasts a new building that can be rented for private events. The two-story structure offers new public restrooms and a south-facing terrace.

The project also included construction of a larger ice skating rink and a sweeping shade structure.



MARK R. HARRIS, S.E., LEED® AP BD+C

PRINCIPAL STRUCTURAL ENGINEER

Mr. Harris is a principal at Reaveley Engineers and has over 23 years of experience as a consulting structural engineer. His experience with state-of-the-art structural concepts enables him to develop innovative and cost-effective structural solutions. Reaveley Engineers and Mr. Harris bring extensive performing arts center expertise.

FINE ARTS FACILITIES

- Capitol Theatre Renovation & Jessie Eccles Quinney Ctr. for Dance, SLC, UT
- Utah Performing Arts Center, Salt Lake City, UT
- Jessie Eccles Quinney Center for Dance & Capitol Theatre, Salt Lake City, UT
- USU Manon Caine Russell Kathryn Caine Wanlass Performance Hall - Logan, UT
- USU Kent Concert Hall Addition - Logan, UT
- Geary Theater Renovation and Fine Arts Center, USU, Price, UT
- SUU Center for the Arts Program, Cedar City, UT
- Dolores Dore' Eccles Fine Arts Center, Dixie State College, St. George, UT
- Eccles Center for Performing Arts, Snow College, Ephraim, UT
- BYU-Idaho Performing Arts Addition, Rexburg, ID
- Capitol Theatre 2nd Floor Remodel, Salt Lake City, UT

EDUCATION

- B.S., Civil Engineering, Brigham Young University, 1988
- M.S., Civil Engineering, Brigham Young University, 1989

LICENSES & REGISTRATION

- Professional Engineer – Utah, 1993
- Professional Structural Engineer – Utah, 2004
- LEED Accredited Professional - 2009

ORGANIZATIONS

- Structural Engineers Association of Utah – Past President
- American Institute of Architects, Utah - Healthcare Committee

ELECTRICAL + MECHANICAL ENGINEER

SPECTRUM ENGINEERS

Spectrum Engineers is one of the top electrical and mechanical engineers in the region with extensive experience in Amphitheatres and performing arts center projects. They have worked with Method Studio on dozens of related projects over the last 15 years.

AMPHITHEATERS

- Cedar City Heritage Center, Cedar City, UT – includes an outdoor amphitheater
- Great Basin College Amphitheater, Elko, NV
- North Ogden Amphitheater, North Ogden City, UT
- Ogden City Amphitheatre, Ogden, UT
- Pioneer Park Amphitheatre Acoustics, Salt Lake City, UT
- West Jordan Library Complex, West Jordan, UT – included an amphitheater
- Sandy City Amphitheater, Sandy, UT
- USANA Amphitheatre, Salt Lake City, UT
- Utah Cultural Celebration Ctr. at the Riverfront & Amphitheater, West Valley City, UT
- West Valley City Community Center Amphitheatre, West Valley City, UT
- Holton Arms School, Bethesda, MD—included amphitheater renovation

PERFORMING ARTS / FINE ARTS PROJECTS

- Dixie State College Dolores Doré Eccles Fine and Performing Arts Ctr., St. George, UT
- Eccles Performing Arts Center, Park City, UT
- Cedar City Performing Arts Center, Cedar City, UT
- Hillcrest Community Performing Arts Center at Hillcrest High School, Ammon, ID
- Loveland Theater (Alpine Performing Arts Center), Alpine, UT
- Rose Wagner Center for Performing Arts, Salt Lake City, UT
- Westminster College Jewett Center for the Performing Arts, Salt Lake City, UT
- Westminster College Jewett Center for the Performing Arts Addition, SLC, UT
- University of Utah Performing Arts Building (17) Remodel, Salt Lake City, UT
- Provo Arts Center (Covey Center for Performing Arts), Provo, UT
- Snow College Eccles/Graff Performing Arts Center, Ephraim, UT
- Weber State University Val Browning Performing Arts Center, Ogden, UT
- Municipal Fine Arts Facility, Winnemucca, NV
- Riverton Fine Arts Center Programming, Riverton, UT
- Utah State University Fine Arts Building Vestibule Addition, Logan, UT
- Wasatch Academy Fine Arts Remodel, Mt. Pleasant, UT
- Utah State University Fine Arts Gallery Remodel, Logan, UT
- Utah State University Fine Arts Building Remodel, Logan, UT
- Utah Theater, Logan, UT
- Winnemucca Cultural Center, Winnemucca, NV
- Utah Opera Production Facility Renovation & Addition, Salt Lake City, UT

- Utah Festival Opera Company's Dansante Arts Center, Logan, UT
- Utah Symphony and Opera Support Building, Salt Lake City, UT
- Utah Opera Rehearsal Facilities, Salt Lake City, UT

CONDENSED GRAND JUNCTION, CO PROJECTS

- Colorado Mesa University Maverick Center (formerly Saunders Field House) Renovation & Addition, Grand Junction, CO—*Gold Award for Outstanding Sports/Recreation Project, Mountain States Construction Colorado Gold Hard Hat Awards*
- Colorado Mesa University Academic Classroom Building II, Grand Junction, CO
- Colorado Mesa Univ. Forensics Anthropology Research Center, Grand Junction, CO
- Colorado Mesa Univ. Business & Technology Building, Grand Junction, CO—LEED® Gold
- Colorado Mesa University Campbell College Center Remodel/Add., Grand Junction, CO
- Colorado Mesa University Houston Hall, Grand Junction, CO
- Colorado Mesa University New Classroom Building, Grand Junction, CO
- Colorado Mesa University Welcome Center, Grand Junction, CO
- Colorado Mesa University Science Building, Grand Junction, CO
- Colorado Mesa University Orchard Ave. Programming, Grand Junction, CO
- Colorado Mesa University Orchard Ave. Student Housing Phase I, Grand Junction, CO
- Colorado Mesa University Orchard Ave Student Housing Phase II, Grand Junction
- Colorado Mesa University Orchard Ave Student Housing, Phase III, Grand Junction, CO
- Colorado Mesa University Orchard Ave Student Housing, Phase IV, Grand Junction, CO
- Colorado Mesa University 2108 N. Ave Residence Halls, Grand Junction, CO
- Colorado Mesa University Housing Project Retail Space, Bike Shop, Grand Junction, CO
- Colorado Mesa University Project Retail Space, Bagel Shop, Grand Junction, CO
- Colorado Mesa Univ. Project Retail Space, Verizon Wireless Shop, Grand Junction, CO
- Colorado Mesa University Mesa State College Housing Project Retail Space, Supercuts Tenant Improvement, Grand Junction, CO
- Colorado Mesa University Radio Station, Grand Junction, CO
- United State Marshal Service Interior Space Alteration (ISA), Grand Junction, CO

DAVE WESEMANN, PE, LEED A.P.

PRINCIPAL ELECTRICAL ENGINEER
SPECTRUM ENGINEERS

Mr. Wesemann is the president of and a principal electrical engineer for Spectrum Engineers with more than 24 years of electrical engineering design, cost control, and construction review experience. He has a vast project history involving performing arts, municipal and other government, commercial and medical facilities for a wide range of clients throughout the United States. He is a registered Professional Engineer (PE) in the State of Colorado. His project leadership, attention to detail and schedules, and ability to coordinate various services with the electrical design are hallmarks of his work. His experience includes two amphitheater projects and many other performing and fine arts projects. He has recent experience providing electrical engineering solutions for projects in Grand Junction including two projects at Colorado Mesa University. He is a LEED Accredited Professional (LEED AP) and has provided electrical engineering on more than 50 LEED projects.

RELEVANT PROJECT EXPERIENCE

AMPHITHEATERS

- Utah Cultural Celebration Center at the Riverfront and Amphitheater, West Valley City, UT—features include performance spaces and an impressive outdoor amphitheater
- West Valley City Community Center, West Valley, UT—included amphitheater

PERFORMING ARTS / FINE ARTS CENTERS

- University of Utah Sorenson Arts & Education Complex Program & Design, SLC, UT
- Dixie State College Performing Arts Building Program, St. George, UT
- Dixie High School Performing Arts Center, St. George, UT
- Municipal Fine Arts Facility, Winnemucca, NV
- Utah State University Fine Arts Complex Evaluation, Logan, UT
- Southern Utah University Museum of Art, Cedar City, UT
- Capitol Theatre Renovation, Salt Lake City, UT
- St. Mark's / Rowland Hall Theatrical Restoration
- Stage Right Theatre Study and Report, Cottonwood Mall, Salt Lake City, UT
- Virginia Tanner Children's Dance Theatre Program

EDUCATION

B.S. / Electrical Engineering / 1990 / University of Utah

LICENSES / CERTIFICATIONS

Registered Professional Engineer in 27 States, including: Colorado # 32705
LEED 2.1 Accredited Professional / December 2005
ATD (Accredited Tier Designer from the Uptime Institute) / December 2010

RYAN BOOGARD, P.E., LEED AP BD+C

PROJECT MECHANICAL ENGINEER
SPECTRUM ENGINEERS

Mr. Boogaard is a Professional Engineer licensed in the states of Utah and California and is a LEED BD+C accredited professional with experience designing a wide variety of HVAC and plumbing systems from large boiler and chiller systems to tenant finish projects, including new construction, additions, and remodels. He is focused on providing efficient systems to meet the needs of the owner and the owner's budget. He is capable of providing detailed energy and cost models to compare systems. He manages projects from inception to completion, including designing and specifying HVAC and plumbing systems, working with clients to meet expectations, coordinating with contractors, and managing applicable paper work. Mr. Boogaard is experienced in designing plumbing and HVAC systems for amphitheaters and other fine and performing arts centers as well as providing engineering assessments and solutions for municipal agencies for community and recreation centers.

RELEVANT PROJECT EXPERIENCE

- Draper City Amphitheater, Draper UT*
- Park City Film Studios, Park City, UT*
- Park City Recreation Center, Park City, UT*
- Idaho Department of Health & Welfare Disaster Recovery Data-Center / Co-location
- Duchesne County Justice Center Renovation, Duchesne, UT
- State Office Building 5th Floor Remodel, Salt Lake City, UT*

EDUCATION

B.S. / Mechanical Engineering / University of Utah

LICENSES / CERTIFICATIONS

Registered Professional Engineer: Utah #8677128-2202
Registered Professional Engineer: Arizona #58298
LEED Accredited Professional BD+C

This Is K2



With offices in Boulder, Colorado, Washington, DC, and New Jersey, K2 is a full service consulting firm specializing in the disciplines of acoustics, audio/video systems design, custom programming, and the design of rigging and production/performance related lighting systems and controls.

Our staff experience spans a wide range of building types...from government and educational facilities, to corporate headquarters, to facilities for the performing arts and houses of worship. All of these building types possess a common ground in the need for people to easily and effectively communicate with each other in an environment that seamlessly integrates technology, architecture/interior design, comfort, and acoustics. Our past and current experiences on these different project types bring many possible solutions to achieve this requirement. What we can guarantee to our clients is this breadth of experience, the patience to understand their needs, the creativity to work with others toward a common goal, and a willingness to look at all things in a fresh way.

Our belief in teamwork provides our clients with the full benefits of each individual's area of expertise. Our commitment to being a client-focused company has earned us an industry reputation for responsiveness and reliability, and the long-term relationships we have with our customers reflect this.

Representative Project Experience:

- Byron G. Rogers Federal Office Building Modernization, Denver, CO
- Disney Cruise Lines, Port Canaveral, FL
- The Torch, Doha, Qatar
- Sports Authority Field Sound System Programming, Denver, CO
- United States Senate Chamber Sound System Upgrade, Washington, DC
- University of Colorado Recreation Center Renovation and Expansion, Boulder, CO
- Western Union World Headquarters, Englewood, CO
- Wheeler Opera House Renovation, Aspen, CO

City and County of Denver Certified Women
Owned Small Business
GSA, Multiple Award Schedule 581
NAICS 541330, 541410, 541618, 238210, 334310



Company Profile

Outdoor Performance Venues

Kilauea Pavilion, Kawai, Hawaii



The Kilauea Pavilion is an 10,000 square foot community event and conference center now in design as part of the Anaha Iou Community Park in Kawai. The center will include a 150 seat covered outdoor pavilion with stage and flat audience area

for performances, weddings, luaus, professional meetings and workshops. Seating can also extend to the lawn area. The building also hosts a 200 seat indoor theater for cinema and music events, a commercial grade kitchen for community use, and conference facilities. K2 Audio has been commissioned to provide interior acoustics, noise control, environmental noise control and sound isolation for the facility, as well as assistance with audiovisual infrastructure design.

Hamilton Avenue Arts District, Rahway NJ



As part of an Arts District master plan developed by the City of Rahway, a 500 seat amphitheater has been planned and designed on the site of a former laundry. Audiovisual infrastructure has been designed to accommodate the hanging of loudspeakers and video projection systems for films and presentation. The shell has been designed to accommodate local symphony performances and includes features to allow for natural communication between performers. The site lies within a floodplain as well as in the midst of a residential community, requiring a significant degree of engineering and environmental design. K2 Audio was responsible for acoustical and audiovisual system design, including environmental acoustics assessments

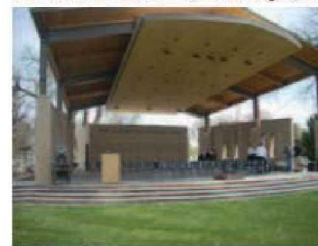
of predicted noise levels in the community. Funding for construction of the project is pending.

Red Rocks Amphitheatre, Morrison, CO



Red Rocks Amphitheatre is well known as one of the prominent outdoor venues in the United States. In mid-2013, K2 Audio was retained by the City of Denver Department of Arts and Venues to investigate sound levels in neighboring residential areas and to propose operating sound level regulations for specific types of events and to promoters wanting to book the facility. K2 staff spent several days on site testing both noise and vibration in areas both within and outside the venue boundaries under various loudspeaker configurations. Draft regulations were then proposed based on the results of the testing.

Dahms-Talton Band Shell, Fort Morgan, CO



In 2011, K2 Audio was commissioned to provide acoustics and audio systems design for a new band shell within Fort Morgan's central city park. Appropriate shaping to the ceiling and side walls of the outdoor shell were integrated into the design to provide optimal reflectivity and diffusion in the performance area. Special attention was given to avoid acoustical focusing and excessive loudness within the stage and audience areas. The audio systems were developed as a hybrid portable/installed system appropriate for the full range of audio including public address. The primary audio components are part of a portable system, while a permanent cabling and infrastructure system design was put in place for simple connectivity and setup of the portable equipment. The project was completed in 2014.



Project Experience

TED PYPER, P.E.

SR. CONSULTANT

Ted Pyper brings to K2 more than 10 years of experience in the field of acoustics after working as senior consultant at Jaffe Holden and Artec* Consultants. He approaches acoustics consulting with an intensive background in engineering and music, and a working knowledge and admiration of the architectural craft. While studying electrical engineering, Mr. Pyper researched wireless technology and digital signal processing, and served as a research assistant in the University's acoustics research laboratories.

RELEVANT PROJECT EXPERIENCE

- California African American Museum, Los Angeles, CA
- CCCS Film School and Conference Center Feasibility, Denver, CO
- Charles W. Stockey Center, Parry Sound, ON*
- Dahms-Talton Band Shell, Ft. Morgan, CO
- Glenn Miller Ballroom, University of Colorado, Boulder, CO
- Henry and Renee Segerstrom Concert Hall, Costa Mesa, CA*
- House of Music, Aalborg, Denmark*
- Icelandic National Concert Hall, Reykjavík, Iceland*
- Jazz at Lincoln Center, New York, NY*
- LACC Clausen Hall, Los Angeles, CA
- Maui Arts and Cultural Center, HI
- Memorial Hall, Pueblo, CO
- The Old Globe, San Diego, CA
- Old Town Square Renovation, Fort Collins, CO
- Palace of Music, Budapest, Hungary*
- Performing Arts for Lone Star College System, Houston, TX
- Red Rocks Low-frequency Noise Study, Morrison, CO
- Regis University Claver Hall, Denver, CO
- Symfonisk Sal (Symphony Hall), Aarhus, Denmark*
- The Times Center at the New York Times Building, New York, NY
- UNT Concert Hall, Denton, TX
- Utah State University Recital Hall, Logan, UT*
- Victory Gardens in Chicago, IL*

EDUCATION

M.S., Electrical and Computer Engineering Brigham Young University, Provo, UT

B.S. (with honors), Electrical and Computer Engineering Brigham Young University, Provo, UT

C. STRATEGY AND IMPLEMENTATION PLAN

OWNER'S OBJECTIVES – WHY ARE WE DOING THIS?

Upon driving through the southern edge of town and walking the site, it does not take long for one to understand the strong desire of the city planners and stake holders to continue revitalizing the beautiful Las Colonias Park area of town; the **final “pearl” in the string of “pearls” bordering the river**. In fact, the need for the restoration and revitalization of this historic area of town is strikingly similar to the Gateway District of downtown Salt Lake City where our office is located. Once a derelict and undesirable area of the city remarkably close to the downtown core, the new outdoor mall known locally as “The Gateway” now thrives and anchors a key area of Salt Lake City providing mid- to high-end shopping and restaurants as well as a movie theater and planetarium. It has energized the city and provides a regional draw and catalyst for continued reinvestment and development, not to mention a boost in the economic vitality of the capital city. While Grand Junction is a third the size of Salt Lake City, these same principles and parallels can reasonably be drawn between the two and learned from for this project.

The Method Studio team understands your needs and desires for this project and what it can do for this riverside area of town. We bring not only a wealth of experience in designing performing arts venues and civic projects in the region but also harbor a passion for these types of spaces and strongly believe in furthering the development of local music and arts in our communities. Many of our team even come from backgrounds - and continued passion - of music and performance which adds to the energy we bring to the table on a project such as this.

Method Studio has been involved with architectural and interior design since its inception, but one of our other strengths - master planning - allows us to look at projects from a macro scale as well as the micro. As we have familiarized ourselves with your 2013 master plan documents we can see that many other areas of activity have been considered and planned for. And in our experience we agree that cultural arts venues, like the Las Colonias Amphitheater, can be complemented and enhanced by their association with other community activity zones. It is exciting to have the opportunity to continue the development of this riverside area with you, including ongoing riparian and wetland restoration, the dog park and boat launch ramp at the east end of the site and even a unique zipline across the river from the Orchard Mesa side!

We understand your goals and objectives for this project. In our experience, rarely does a city or government entity have an endless supply of funding to build all desired aspects of a cultural arts facility when the opportunity to build presents itself. A successful community amphitheater facility should be designed to be able to accommodate critical needs immediately out of the gate, as well as being able to add future components as additional funds and/or donors become available. Our design for the Draper City Amphitheater here in Utah reflects these exact limitations and expandability options. For your Grand Junction facility, we have read, and agree with, the prioritization of your key facility elements so that you can maximize its usage on day one while accommodating future uses and technologies that may come into play.

Critical spaces to be considered for a day one performance would obviously include the **stage** and **building shell** associated with it. The shell of the building will house multi-purpose spaces which can be minimally finished out on day one to save money while being a placeholder for future fully-furnished and finished facilities, similar to the Hospitality suite at Lincoln Park in town. The diversion of the **Riverfront trail** would need to occur up front, due to its high use and integral nature to those that enjoy this area before, during and after construction. **Parking and general seating** areas would be additional requirements as well as operational **restroom facilities**. Even the VIP seating area can be temporary outdoor chairs if need be, placed on a sloping concrete slab. Items like **fixed VIP seating and its roof covering** are easily added at a later date should the budget not allow. **Concession and vending** service areas, while desirable for integration with the main building from a utility standpoint, may be considered at a later time as well. A **sound and lighting control location** in the mid-audience area (critical location for proper balancing of sound systems) is important but can be shelled in with a place-holding, low wall and conduit stubbed up for future equipment hook up. Another very expensive aspect of the venue that can be deferred until a later time is the **theatrical and performance lighting** systems.



STRATEGY AND IMPLEMENTATION PLAN *continued*

This includes fixed spot lighting poles and rigging in the spectator areas as well as follow-spot locations at the perimeter of the seating areas. The sound system, on the other hand, is a component that we would highly recommend be in place on day one. Proper sound projection (while being the complaint of your neighbors to the north!) is critical for the success of an outdoor amphitheater venue. In many cases, for a venue this size, this can be accomplished by either a single point speaker cluster above the center stage location or two clusters, one at each side of the stage roof. Additional speaker points can be planned for and added in the future thru strategic conduit placement at the future light pole locations in the audience area. Fencing is an additional feature that can be extremely useful on a day one performance. It provides the control points necessary for proper patron access control as well as giving that finishing touch look and feel of a fully operational performance facility for the community. The requested tot lot and restroom shelter between the amphitheater and trail system is easily done at a later time or as the city prioritizes this area.

Method Studio understands your project needs and is very familiar with a typical project delivery scope and schedule. We are excited to work with your chosen landscape architect and have been very successful in working with owner-selected consultants in the past. We look forward to diving into the design process with them. It is also understood that the first task will be verification and finalization of the program for the amphitheater. We have years of experience programming facilities, small and large, and enjoy this part of the process. After programming verification we would immediately commence the development of final construction documents and specifications. These documents would cover any and all dialog with the owner and stake holders regarding budget and phasing of the project. They would clearly outline what is to be built and operation day one as well as future phase accommodations. At Method Studio, we love the design process and look forward to jumping right in and hitting the ground running for you.

PROPOSED IMPLEMENTATION STRATEGY – HOW DO WE ACCOMPLISH YOUR VISION?

The Method Studio team knows that good management starts with strong and effective leadership. Our team features proven leaders with demonstrated experience in delivering projects of this type on time and within your budget. The following individuals will provide day-today leadership in technical and design issues as well as with constructability.

Kelly Morgan, AIA, LEED ap	Role: Principal-in-charge and PM (Method - owner)
Joe Smith, AIA, LEED ap	Role: Performing Arts Design specialist (Method - owner)
Becky Hawkins, Assoc. AIA	Role: Facilitator + Design Team (Method - owner)
Basil Harb, Assoc. AIA	Role: Senior Designer (Method - Principal)
Ted Pyper, P.E.	Role: Audio + Acoustics specialist (K2 Audio – Sr. Engineer)

There are **5 key reasons** why the Method Studio team will provide a **seamless and excellent design process** for the Las Colonias Amphitheater project:

1. Our team brings **extensive experience** working with performing arts centers and civic centers in the region. We feel very strongly that this experience brings great value to you.
2. Our **project management leadership** and engineers have been key team members on numerous project together. This work brings a thorough and in-depth knowledge of key issues and demonstrated processes that work.
3. Our team brings extensive experience working in areas located distant (but regional) from our office. With recent projects located from St. George or Blanding, UT up to southern Idaho, we are **accustomed to traveling for regional projects** and enjoy serving clients in these outlying areas.
4. A commitment to your project from startup to completion. We can hit the ground running with momentum, pushing the project forward effectively through **key involvement from our firm ownership** as seen in the personnel list above.
5. We have a proven track record of developing **great designs** and construction documents in a **short amount of time**. We have many recent examples, and are excited to share them with you.

STRATEGY AND IMPLEMENTATION PLAN *continued*

The Method Studio team commits to this project 100%. Whether we're asked to attend **face-to-face meetings** in Grand Junction with city planning personnel and stake holders, or video conferencing and/or Skype-ing for meetings, our involvement will always be as personable as possible with the locations and timing at your discretion. Our projects often take us away from the Salt Lake area but despite these distances our clients are consistently amazed by our availability, accessibility and receptiveness.

Our typical programming and design process at Method Studio is divided into four main parts. **Seek, Explore, Execute and Administer.**



SEEK is associated with any programming efforts required for the project. It is our duty as designers to effectively SEEK and ask questions to understand the full scope of the owner's vision.

EXPLORE is aligned with the schematic design phase. In this phase the owner and design team are EXPLORING together to establish the foundational parameters of the project to guide the documents moving forward.

EXECUTE covers the design development and construction document phases of the project. It is critical during these phases, as details and building systems are being solidified, that we EXECUTE quality control and management of the documentation process. This minimizes the opportunities for errors and allows more accurate cost estimates to be performed before bidding begins.

ADMINISTER refers to the bidding and construction administration phases of the project. As your design professionals we strongly believe in providing you with competent and proactive administration of the construction documents during the actual construction of the building. We see ourselves as a partner with you and take pride and ownership in a job well done, all the way to occupancy and beyond.



WHAT ARE SOME RISK FACTORS THAT SHOULD BE CONSIDERED ON THIS SPECIFIC PROJECT? It has already been discussed during the pre-proposal that the project resides on uranium mine tailings. And we feel confident through the heavy involvement of the federal government and other abatement agencies thus far in the process that this item will be at the forefront of everyone's mind as design progresses, especially the civil and landscape team members. The associated parameters of not using ground water and radon mitigation strategies due to the uranium tailings is understood. Another risk factor for projects of this type are the orientation and sight lines for spectators. We've analyzed the current placement and orientation of the amphitheater and agree that it provides the best spectator experience related to things such as end-of-day sun angles or sound pollution opportunities for adjacent residential and riverfront users. Also, sight line disturbance opportunities such as the VIP seating and its associated (future) roof as well as light poles and the audience area lighting control booth should all be considered in detail and minimized. Trees and landscaping at the perimeter of the viewing area can also be used to corral the performance sound. The adjacency of the Edge Water Brewery is something to remember. With them being a stockholder in the development of the amphitheater area, respect needs to be maintained for their opinions on site development and also sensitivity to the way that patrons approach the site as well as the backstage access and delivery drive that is proposed to cross in front of their property. As mentioned previously, versatility in the electrical feed coming to the amphitheater needs to be planned for. A 3-phase transformer will likely need to be placed on-site somewhere so that ample electrical service is maintained for the building's potentially heavy lighting and power needs. This transformer may have requirements dictated by Grand Valley Power (or Xcel Energy) for placement and access.

C. STRATEGY AND IMPLEMENTATION PLAN: SCHEDULE + WORKPLAN

SCHEDULE	TASK & PARTICIPANTS	OBJECTIVES	DELIVERABLES
PROJECT WORK PLAN/SCHEDULE ---- PROGRAMMING & DESIGN -18 WEEKS			
WEEK 1 (20 October earliest start)	Kick Off Meeting with Project Development Team <ul style="list-style-type: none"> GJ Steering Committee Method Studio Kelly Morgan Joe Smith Becky Hawkins Basil Harb LA, Civil, Key Engineers 	Initial meeting with GJ personnel and Design Team to develop a shared vision, clarify the decision makers, processes and schedules. <ul style="list-style-type: none"> On-Site Kick-Off Meeting Establish Project Schedule & Deliverables Brainstorm Questions and Roadblocks Identify Approval Entities Walk-through Existing Site Look at programming information to-date Begin soils testing, traffic study and site survey as soon as possible 	Meeting Minutes Provide Project Development Team Contact List Programming Verification Summary
WEEK 2	PROGRAMMING Program Verification, cont. <ul style="list-style-type: none"> GJ Steering Committee Stakeholder Groups Method Studio LA, Civil (as needed) 	Meet in GJ to continue Program verification. <ul style="list-style-type: none"> Review Master Plan Confirm Objectives Data Gathering (existing building & site plans & site utility information) Cont. Program Verification Examine site opportunities Identify Code Issues 	Meeting Minutes Preliminary Programming Overview Conceptual Site Diagrams
WEEK 3	PROGRAMMING Program Verification finalized <ul style="list-style-type: none"> GJ Steering Committee Method Studio LA, Civil (as needed) 	Meet in GJ to finalize Program verification and begin Schematic Design Fact Finding. <ul style="list-style-type: none"> Finalize Objectives Finalize Program Verification Confirm site opportunities Confirm Code Issues 	Meeting Minutes Final Programming Overview Site Diagrams, cont.

WEEK 4	SCHEMATIC DESIGN Schematic Development <ul style="list-style-type: none"> • GJ Steering Committee • Stakeholder Groups • Method Studio • LA, Civil • Key MEPS & Acoustic Engineers 	<p>Meet in GJ. Use Program adjacencies to explore site massing and facility organization.</p> <ul style="list-style-type: none"> • Develop Program Adjacencies Consensus • Further Develop Program Objectives • Present Site Diagrams and explore pedestrian, bike, vehicular(Public, service, & emergency response) patterns • Develop Consensus in Site Direction and Project Massing 	<p>Meeting Minutes</p> <p>Massing Schemes</p> <p>Preliminary Site Schematic</p> <p>Final Program</p>
WEEK 5	SCHEMATIC DESIGN Schematic Development <ul style="list-style-type: none"> • GJ Steering Committee • Method Studio • LA, Civil (as needed) 	<p>Meet in GJ. Site massing and facility organization, cont.</p> <ul style="list-style-type: none"> • Review the developed adjacencies to stay true to Program Objectives • Review Site Schematic for Project Massing studies and Circulation Concepts • Discuss structural systems 	<p>Meeting Minutes</p> <p>Schematic Building Concepts</p>

WEEK 6	SCHEMATIC DESIGN Schematic Development <ul style="list-style-type: none"> • GJ Steering Committee • Method Studio • LA, Civil (as needed) • Acoustic engineer 	Meet in GJ. Site massing and facility organization, cont. Discuss primary building systems, MEPS, acoustic. <ul style="list-style-type: none"> • Ongoing site plan and building plan development • Building elevation/acoustics discussion • Discuss primary building systems, MEP • Develop structural system 	Meeting Minutes Developed Schematic Building Concepts Building Systems development
WEEK 7	SCHEMATIC DESIGN Schematic Design Conclusion <ul style="list-style-type: none"> • GJ Steering Committee • Method Studio • LA, Civil (as needed) 	Meet in GJ. Site design finalized, building systems defined, exterior elevations defined <ul style="list-style-type: none"> • Review Schematic site and building concepts for final consensus. • Discuss Materials, parkway context, and influences • Begin developing Schematic Cost Analysis 	Meeting Minutes Finalized Schematic Buildings Concepts, Elevations, Systems Develop Preliminary Cost Analysis
WEEKS 8-9	DESIGN DEVELOPMENT Cont. Development of Documents <ul style="list-style-type: none"> • GJ Steering Committee • Method Studio • LA, Civil (as needed) • Key Engineers (as needed) 	Meeting(s) either in GJ or by video conference. Begin development of whole building design and big picture detailing. <ul style="list-style-type: none"> • Review Schematic Cost Analysis • Cont. development of elevations and acoustic design • Arrive at consensus of exterior materials and final building systems • Ongoing site plan development showing landscape and civil scopes in more detail 	Meeting Minutes SD cost analysis review Consensus on exterior bldg. direction and acoustic design Site plan development
WEEK 10-11	DESIGN DEVELOPMENT Cont. Development of Documents <ul style="list-style-type: none"> • GJ Steering Committee • Stakeholder Groups • Method Studio • LA, Civil (as needed) • Key Engineers (as needed) 	Meeting(s) either in GJ or by video conference. Review current building design progress with stakeholder groups. <ul style="list-style-type: none"> • Present Plans, Elevations, and Draft Renderings of Building Design with preferred material incorporated and site interaction. • Begin Spec Manual outline • Begin early design reviews with city/county planning and fire dept. • Ongoing site plan development showing landscape and civil scopes in more detail 	Meeting Minutes Design progress shown to stakeholder groups for comments Site plan development Continue to Develop Spec Outline

WEEK 12	DESIGN DEVELOPMENT Cont. Development of Documents <ul style="list-style-type: none"> • GJ Steering Committee • Method Studio • LA, Civil (as needed) • Key Engineers (as needed) 	Meeting either in GJ or by video conference. <ul style="list-style-type: none"> • Incorporate comments by stakeholder group • Arrive at consensus with site plan development, landscape and civil scopes largely complete • Arrive at final building elevations, sections, wall sections • Begin developing DD cost analysis 	Meeting Minutes Consensus on site plan development, building elevations Develop DD cost analysis
WEEKS 13-14	CONSTRUCTION DOCUMENTS Cont. Development of Documents <ul style="list-style-type: none"> • GJ Steering Committee • Method Studio • LA, Civil (as needed) • Key Engineers (as needed) 	Meeting(s) either in GJ or by video conference. Building and site detailing, finishes and specifications continue. <ul style="list-style-type: none"> • Review DD cost analysis • Begin interior elevations and details • Cont. exterior detailing and finish specs • Cont. landscape, civil and site details • Cont. development of specification manual 	Meeting Minutes DD cost analysis review Exterior/interior materials and detailing All site materials and detailing
WEEKS 15-16	CONSTRUCTION DOCUMENTS Cont. Development of Documents <ul style="list-style-type: none"> • GJ Steering Committee • Stakeholder group • Method Studio • LA, Civil (as needed) • Key Engineers (as needed) 	Meeting(s) either in GJ or by video conference. Update stakeholder groups on document progress. Possible updated materials and renderings. <ul style="list-style-type: none"> • Cont. development of all building detailing • Cont. development of all site detailing 	Meeting Minutes Design progress shown to stakeholder groups for comments Building detailing Site detailing
WEEKS 17-18	CONSTRUCTION DOCUMENTS Cont. Development of Documents <ul style="list-style-type: none"> • GJ Steering Committee • Method Studio • LA, Civil (as needed) 	Meeting(s) in GJ. Finalizing all design documents and specifications. <ul style="list-style-type: none"> • Finalizing of all building and site detailing • Final specification manual completed • Begin final CD cost analysis • Submit project for final planning/zoning, building code and fire reviews for permitting • Issue final CD document set to Steering Committee 	Meeting Minutes Final steps in design documents Develop CD cost analysis Issue final CD documents to Steering Committee

D. REFERENCES

1. Contact: Tom Graham, Project Manager, DFCM - State of Utah
Phone Number: 801.770-4649
Various projects for the State including a performing arts center
2. Contact: Kurt Baxter, Program Manager, DFCM - State of Utah
Phone Number: 801.538.3174
Various large scale programming and design projects, including a performing arts center
3. Contact: Don Wood, Clearfield City Mayor
Phone Number: 801-388-8143
Community arts feasibility study and concept design for remodel
4. Contact: Joe Peterson, Chancellor, USU Eastern
Phone Number: (435) 613-5000
Theater feasibility study/renovation and new Arts Building
5. Contact: Jordy Guth, Architect | Planner, Utah State University
Phone Number: 435.797.0941
Several performing arts planning and design projects
6. Contact: Brad Jensen, City Engineer
Phone Number: 801-576-6549
Draper City Amphitheater
6. Contact: Mike Ambre, Project Manager, DFCM - State of Utah
Phone Number: 801.209.9104
Various projects for the State including the UVU Performing Arts
Planning + Concept Design





College of
Eastern
Utah

September 7, 2007

To Whom It May Concern:


This summer, the College of Eastern Utah needed assistance with planning and conceptual programming for our proposed Fine and Performing Arts Center. We knew Becky Hawkins from her continued interest in our needs and were pleased to have the opportunity to work with her, Joe Smith and Basil Harb in developing an entirely new plan for our project.

We selected this team due to their extensive experience in performing arts facilities and were delighted by the collaborative nature of our work sessions and the knowledge they brought to the table related to the complex nature of this work. Not only did they understand the important issues of acoustics, adjacencies, lighting, and budget pressures, they professionally managed sensitive issues related to the owner, users and governing bodies involved. They very carefully listened to our concerns and responded to our input as the planning and design concepts evolved. They were intent on providing innovative solutions that responded to our campus and unique objectives. They have been highly responsive and thorough, and bring an element of fun to the process as well.

Although we have only a conceptual design, our campus and community are excited about the prospects of bringing this project to fruition. We are pleased to direct you to the finished project at <http://www.ccu.edu/community/artscenter.aspx>.

We hope to have the opportunity to work with their new firm, Method Studios, on future phases of our project and highly recommend them for your project. It is evident that this is a team that knows performing and fine arts and truly cares about solving their client's needs.

Sincerely,


Kevin Walters, PhD
Vice President for Finance and Administration
College of Eastern Utah

Office of the President

Ryan L. Thomas

451 East 400 North
P.O. Box 84501

(435) 613-3220
Fax (435) 613-5422
E-mail ryan.thomas@ccu.edu



UtahStateUniversity
FACILITIES PLANNING, DESIGN & CONSTRUCTION

January 5, 2011

To Whom It May Concern;

It is with great enthusiasm that I recommend Method Studio for your choice of an architectural design firm. Utah State University has worked successfully over the past few years on several projects with Method Studio. Method recently completed an extensive facility master plan for our 264,800 square foot Fine Arts Complex. Additionally, this firm has completed a design for an expansion of our Tooele Regional Campus and a full program for a new Translational Research Building on the Logan campus.

We have very much enjoyed working with Method Studio on all of these projects, and plan to continue working with them in the future. Method has built a strong reputation at USU for being hard working, creative, innovative, and service oriented. They are all great listeners and problem solvers, addressing each project with a fresh perspective. They bring a broad depth of capabilities ranging from master planning and programming to interior design and full architectural design services. Their team has a great synergy with each other and with our in-house design and operations groups. They communicate well, organize projects effectively, and will not hesitate to go the extra mile to make sure all bases are covered.

As a case in point, the Fine Arts Complex Facilities Plan was a unique undertaking. The objective of the project was to assess the overall condition of the building and help USU prioritize improvements. The task required a big picture analysis, to understand how the spaces and systems are inter-related, as well as a detailed breakdown identifying projects into smaller, manageable parts. Since it is unlikely that USU will be able to fund the renovation of the entire building at once, Method had to develop a system to help prioritize projects based on life safety, function, maintenance, and aesthetics. They also had to determine which projects affected others, and in what order they must occur. This was an extremely complex task, and the end product is a document which has been instrumental in planning our capital projects.

I think you will find that Method Studio is a firm of the highest caliber, and that working with them is a very enjoyable and satisfying experience.

Sincerely,

Jordy Guth, AIA

Architect and Planner

F. FINANCIAL STATEMENTS

Method Studio, Inc.
Balance Sheet
 As of December 31, 2013

	<u>Dec 31, 13</u>		<u>Dec 31, 13</u>
ASSETS			
Current Assets		Other Current Liabilities	
Checking/Savings		2013 Mini Automobile Loan	31,771.43
Petty Cash	138.89	2013 Tahoe Automobile Loan	70,473.16
Zion's Checking	-15,483.94	Payroll Liabilities	
Zion's Savings	5,111.88	Dental Insurance	231.15
Total Checking/Savings	-10,233.17	Federal Unemployment Tax	192.23
Accounts Receivable		Heath Insurance	2,183.86
Accounts Receivable	362,068.54	Humana Supplemental Insurance	62.10
Total Accounts Receivable	362,068.54	Life Insurance	115.82
Other Current Assets		Utah Unemployment	235.10
Advances - BH	-1,343.18	Utah Withholding	4,097.60
Loans to Owners	142,064.96	Vision Insurance	87.60
Total Other Current Assets	140,721.78	Total Payroll Liabilities	7,205.46
Total Current Assets	492,557.15	Total Other Current Liabilities	109,450.05
Fixed Assets		Total Current Liabilities	247,571.25
2013 Mini - Automobile	34,258.89	Long Term Liabilities	
2013 Tahoe - Automobile	74,441.97	Zions Bank Loan #9003	65,111.76
Accumulated Depreciation	-260,885.55	Zions Bank UVU LOC #9004	20,000.00
Computer Software	84,046.09	Total Long Term Liabilities	85,111.76
Computers & Equipment	73,175.31	Total Liabilities	332,683.01
Furniture, Fixtures & Equipment	41,653.43	Equity	
Total Fixed Assets	46,690.14	Owner Draw - #1	-46,000.00
Other Assets		Owner Draw - #2	-46,000.00
Security Deposit	7,000.00	Owner Draw -#3	-46,000.00
Total Other Assets	7,000.00	Retained Earnings	-1,760.71
TOTAL ASSETS	<u>546,247.29</u>	Net Income	353,324.99
LIABILITIES & EQUITY		Total Equity	213,564.28
Liabilities		TOTAL LIABILITIES & EQUITY	<u>546,247.29</u>
Current Liabilities			
Accounts Payable			
Consultant Payable	135,823.83		
Total Accounts Payable	135,823.83		
Credit Cards			
#0398 Zions Visa - KM	279.47		
#4380 Zions Visa - JS	541.41		
#4697 Zions Visa - BH	1,478.49		
Total Credit Cards	2,297.37		

Method Studio, Inc.
Profit & Loss
January through December 2013

	Jan - Dec 13		
Ordinary Income/Expense		Interest Expense	7,897.61
Income		Janitorial Expense	6,742.00
Design Income		Legal Fees	4,575.00
Consultant Income	169,423.38	Licenses	2,608.00
Professional Courtesy Discount	-7,800.05	Life & Disability Insurance	4,004.96
Design Income - Other	2,588,527.36	Marketing	6,067.63
Total Design Income	2,750,150.69	Meals - 50%	9,121.08
Reimbursable Items	15,935.40	Meals 100%	3,638.23
Retainers	2,050.00	Mileage	14,498.08
Total Income	2,768,136.09	Miscellaneous Expense	0.00
Gross Profit	2,768,136.09	Parking	479.55
Expense		Payroll Expenses	
401k Administrative Costs	1,062.50	Administration/Misc Expenses	26.00
Advertising	742.38	Payroll Expenses	1,182,345.72
Alarm System	688.00	Payroll Taxes	91,383.28
Automobile Expenses	33,479.31	Payroll Expenses - Other	37,775.46
Awards Submittals & Costs	4,555.00	Total Payroll Expenses	1,311,530.46
Bank Service Charges	358.31	Permit & Fees	8,557.00
Business Development	2,500.00	Personal Property Taxes	1,158.44
Charitable Contributions	3,509.50	Photography	4,775.25
Computer and Internet Expenses	6,802.73	Postage and Delivery	1,021.10
Computer Software Expense	18,715.05	Printing & Binding	20,216.02
Conferences/Prof. Org. Meetings	2,500.00	Professional Fees	
Depreciation Expense	69,131.00	Accounting Fees	42,285.00
Dues and Subscriptions	5,648.12	Architectural Consulting	15,077.40
Education	1,654.95	Computer and Internet Professio	948.00
Entertainment	7,250.13	Consulting & Engineering Fees	581,060.90
Equipment Rental	6,822.19	Total Professional Fees	639,371.30
Gifts	5,335.74	Project Expenses	13,389.35
Health Insurance	45,262.43	Renderings & Models	26,150.00
Insurance Expense		Rent Expense	38,739.00
General Liability	554.00	Repairs and Maintenance	1,835.10
Key Man Policies	397.00	Small Equipment	1,011.73
Professional Liability Insuranc	13,899.04	Supplies	12,616.33
Worker's Compensation Insurance	5,396.31	Telephone Expense	20,674.05
Total Insurance Expense	20,246.35	Travel Expense	17,594.55
		Utilities	1,087.47
		Total Expense	2,415,622.98
		Net Ordinary Income	352,513.11
		Other Income/Expense	
		Other Income	
		Cash Back Savings - Visa	800.00
		Interest Income	11.88
		Total Other Income	811.88
		Net Other Income	811.88
		Net Income	353,324.99

SECTION 7.0: SOLICITATION RESPONSE FORM
RFP 3902-14-DH "Professional Architectural Services for Final Design of Las Colonias Park Amphitheater Area"

Offeror must submit entire Form completed, dated and signed.

The Owner reserves the right to accept any portion of the work to be performed at its discretion


The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

For those firms selected as finalists to provide pricing fees: the following items apply:

- This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.
- The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; as accepted by the Owner.
- Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.
 - Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
 - No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
 - The individual signing this proposal certifies that he/she is a legal agent of the offeror, authorized to represent the offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.
 - Date: 9.12.2014
 - Direct purchases by the Owner are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
 - Prompt payment discount of 10% percent of the net dollar will be offered to the Owner if the invoice is paid within 10 days days after the receipt of the invoice. Payment Terms ~~net 30~~

RECEIPT OF ADDENDA: the undersigned Contractor acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: 2
 It is the responsibility of the Offeror to ensure all Addenda have been received and acknowledged.

<u>METHOD STUDIO, INC.</u> Company Name – (Typed or Printed)	<u>Becky Hawkins</u> Authorized Agent – (Typed or Printed)
 Authorized Agent Signature	<u>PRINCIPAL/CEO</u> Title
<u>975 S. West Temple</u> Address of Offeror	<u>Utah, 84101</u> Owner, State, and Zip Code
<u>801.537.4422</u> Phone Number	<u>n/a</u> Fax Number
<u>becky@method-studio.com</u> E-mail Address of Agent	<u>801.706.3102</u> Cell Phone Number

*-Contact References
for Method Studio,*

2014 Billing Rates

Principal	\$175.00/hour
Project Manager	\$150.00/hour
Senior Designer	\$135.00/hour
Designer	\$115.00 - \$120.00/hour
Project Architect	\$120.00/hour
Senior Job Captain	\$115.00 - \$120.00/hour
Job Captain	\$110.00 - \$115.00/hour
Technical	\$95.00/hour
Administrative	\$65.00/hour

HOURLY BILLING RATE SCHEDULE - 2014

President Emeritus	\$175.00
Senior Principal Engineer	\$150.00
Principal Engineer	\$135.00
Senior Engineer/Associate	\$120.00
Senior Engineer	\$115.00
Project Engineer	\$105.00
Engineer	\$ 95.00
Engineering Intern	\$ 60.00
BIM/CAD Manager	\$115.00
Senior BIM/CAD Associate	\$ 95.00
Project BIM/CAD Technician	\$ 85.00
BIM/CAD Technician	\$ 75.00
BIM/CAD Intern	\$ 60.00
Clerical	\$ 55.00



4900 Pearl East Circle
Suite 201E
Boulder, CO 80301
303-865-5500 main
303-865-5504 fax
www.k2audio.com

**K2 AUDIO CONSULTING - PROFESSIONAL SERVICES
STANDARD RATE SCHEDULE**

(Effective November 1, 2010)

CLASSIFICATION	HOURLY RATE
Principal Consultant	\$170.00
Senior Consultant	\$135.00
Consultant	\$120.00
Senior Designer	\$95.00
Designer	\$85.00

Spectrum Engineers

Hourly Rates		
Principal Project Manager		
	Principal	\$155.00
Mechanical, Electrical, and Plumbing Engineering		
	Principal	\$145.00
	Associate Engineer	\$125.00
	Project Engineer	\$105.00
	EIT	\$ 85.00
Technicians		
	BIM Modeler / CAD Tech	\$65.00
	Clerical	\$45.00

November 12, 2014

Duane Hoff Jr., CPPB
Senior Buyer – Purchasing Division
City of Grand Junction
250 N. 5th Street
Second Floor, Room #245
Grand Junction, CO 81501

Re: Proposal for Architectural Design services – Las Colonias Park Amphitheater

Duane,

This proposal is for the requested architectural design services for the Las Colonias Park Amphitheater project. The following outlines our understanding of the scope of work required.

- Schematic design (SD) of the stage and all support facilities. This would include dressing rooms, performer restrooms, a green room, storage (possibly a basement should the geotechnical engineering allow it), mechanical room, dimmer room, etc.
 - Also included in SD would be the immediate surrounding areas of the stage such as: the concrete seating, VIP area/plaza, loading dock, etc. Year-round restrooms for the adjacent park area should be considered as part of the main structure.
 - Should remote ticketing and/or concessions be determined to be part of Phase 1, then these structures would fall into this design phase.
 - The Auxiliary Plaza, as designated in your attached plans, shall be considered part of the SD phase. Items such as bathrooms, concessions, vendors, security, first-aid and ticketing in this area shall be considered.
 - Basic stage lighting, site lighting and sound area included in SD. And it should be noted that most large events will require additional equipment to be brought in to augment the permanent equipment.
 - Basic FF&E is included. This would include items such as chairs, a stage lift, basic sound and basic lighting.
- Cost Estimate – A cost estimate will be provided at the end of each phase (i.e. SD, DD, CD) by the design team.
- Design Development drawings and specifications
- Construction Document drawings and specifications

PROPOSED FEE

The following is our fee proposal for the design services mentioned above.

Schematic Design phase (based on a \$3 million construction budget)	\$27,500
Design Development phase (based on a \$1.5 million construction budget)	\$33,750 *
Construction Documents phase (based on a \$1.5 million construction budget)	\$39,375 *
<hr/>	
Total Architectural Design Fee (no Construction Administration included at this time)	\$100,625

* Should additional funding become available and the project budget increases, the DD and CD phase fees will be negotiated per the percentage increase.

Reimbursables:

Reimbursables will be billed to you at cost. Reimbursable expenses include, but are not limited to: Travel Expenses, Printing/Plotting, Architectural Photo-realistic Renderings, Reproductions, etc.

Current estimated reimbursables include:

- Travel expenses for up to (6) in-person meetings with the steering committee

560 miles round-trip x \$.56/mile = \$313 per trip x 6 trips = **\$1,878**

Additional Services (if desired):

Any additional services requested beyond the scope listed above will be charged at the following hourly rates:

Principal	\$ 150.00	Designer	\$ 115.00
Project Manager	\$ 125.00	Technical Staff	\$ 95.00
Project Architect	\$ 120.00	Admin. Staff	\$ 65.00
Senior Designer	\$ 125.00		

We are grateful for the opportunity to provide you with this fee proposal for design services. We have always been successful in negotiating fees and services with our clients and welcome any comments you may have prior to finalizing this agreement.

We look forward to hearing from you and thank you again for the opportunity!

Sincerely,



Kelly Morgan, AIA, LEED ap
Partner

Approved by:

By: _____

Title: _____

Date: _____

CC: Joe Smith, AIA, LEED ap/Partner
Becky Hawkins, Assoc. AIA, Partner; File



CERTIFICATE OF LIABILITY INSURANCE

OP ID: SH

DATE (MM/DD/YYYY)
12/22/2014

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

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

PRODUCER Benchmark Insurance Agency 207 East 500 South Bountiful, UT 84010 G Daniel Bradshaw		CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____ PRODUCER CUSTOMER ID #: METHO-1	
INSURED Method Studio 242 S 400 E #B Salt Lake City, UT 84111		INSURER(S) AFFORDING COVERAGE INSURER A: Hartford Casualty Insurance Co NAIC # 29424 INSURER B: XL Specialty Insurance 37885 INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____	


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

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		34SBAVS2290	11/12/2014	11/12/2015	EACH OCCURRENCE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/POP AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		34SBAVS2290	11/12/2014	11/12/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ _____ BODILY INJURY (Per accident) \$ _____ PROPERTY DAMAGE (PER ACCIDENT) \$ _____
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE _____ RETENTION \$ _____					EACH OCCURRENCE \$ _____ AGGREGATE \$ _____
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below					WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ _____ E.L. DISEASE - EA EMPLOYEE \$ _____ E.L. DISEASE - POLICY LIMIT \$ _____
B	Professional Liability		DPR9717725	09/17/2014	09/17/2015	Ea Claim 1,000,000 Agggregate 1,000,000

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

CERTIFICATE HOLDER**CANCELLATION**

City of Grand Junction 250 N 5th Street 2nd Floor Rm245 Grand Junction, CO 81501	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Workers Compensation Fund
100 West Towne Ridge Parkway, Sandy, Utah 84070
800.446.2667 | www.wcfgroup.com

December 22, 2014

CITY OF GRAND JUNCTION
250 N. 5TH STREET
SECOND FLOOR, ROOM 245
GRAND JUNCTION CO 81501

CERTIFICATE OF INSURANCE

This will certify that:

METHOD STUDIO INC
925 S WEST TEMPLE
SALT LAKE CITY UT 84101

Policy Number 2994949

has an active Workers Compensation and Employers Liability policy in accordance with the provisions of the Utah Workers Compensation Act for the period 7/22/2014 to 7/22/2015 at 12:01 A.M.

If the policy is cancelled prior to the policy expiration date of 7/22/2015 you will be notified.

Employer's Liability:

Each Accident:	500,000
Disease - Policy Limit:	500,000
Each Employee:	500,000

Job Reference:

(A job-site location is the only valid entry in this section. Any other language or representation is invalid and in no way extends or alters the coverage issued.)

LAS COLONIAS PARK AMPHITHEATER

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage by the policy. This certificate of insurance does not constitute a contract between the issuing insurer, authorized representative or producer, and the certificate holder.