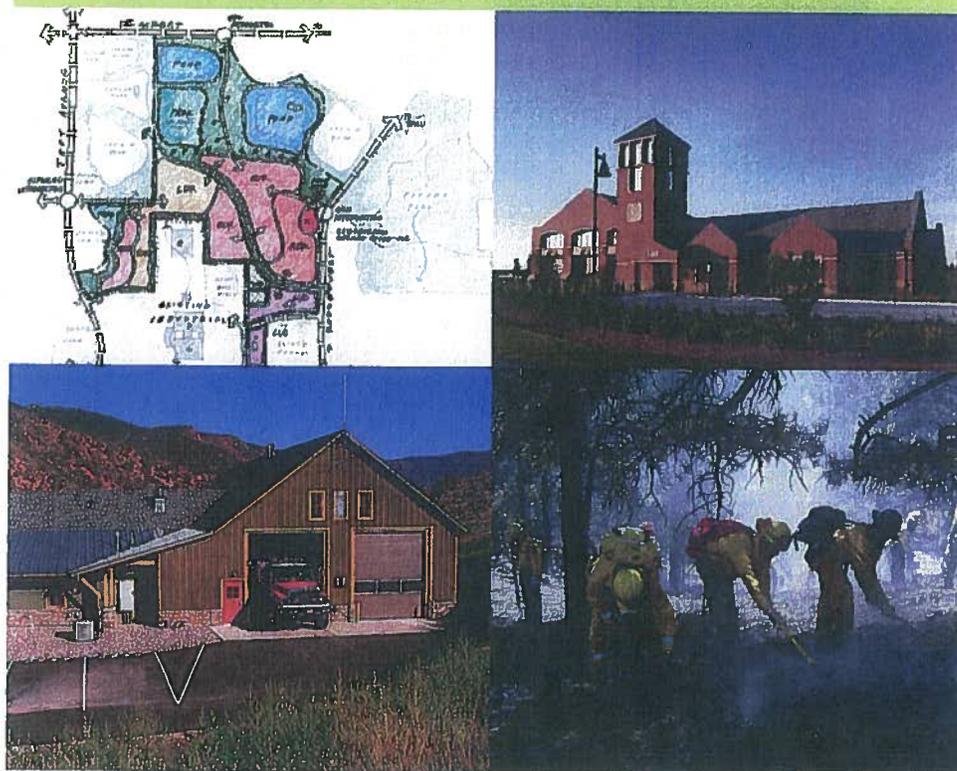


OZ ARCHITECTURE
Training Facility Master Plan RFP for Ft Morgan, CO



Response to Request for Proposal
Training Facility Master Plan, Fort Morgan, Colorado

Presented by:
OZ Architecture

April 5, 2010

05-11-10
Agenda Item
8.



Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skillful execution; it represents the wise choice of many alternatives.

~ William A. Foster



April 1, 2010

Mr. Bradley A. Curtis, PE, LEED®AP
Municipal Engineering
City of Fort Morgan
P.O. Box 100
Fort Morgan, Colorado 80701

Reference: Training Facility Master Plan RFP

Dear Mr. Curtis:

Thank you for the opportunity to submit our qualifications and proposal for your Training Facility Master Plan. OZ Architecture has designed and built dozens of fire facilities throughout Colorado and we recently completed a Master Plan for the new West Metro Training Facility and Colorado Task Force One, Urban Search and Rescue.

After visiting with you and the other department officials at the pre-proposal meeting, I understand not only the program and operations of the training center but also the needs of the City with regards to the Master Plan. Our experience and knowledge of fire training facilities is well established. As your Project Manager, I've also completed the International Association of Chiefs of Police, "Planning, Designing and Constructing Police Facilities" training program. I'm currently providing conceptual design for the City of Evergreen Fire Training Facility and working with the Colorado Springs Police Department.

We intend to provide you with a Master Plan that not only designs the site around your programmatic needs and meets your budgetary requirements but presents the facility in a remarkable, 3D rendering that will help with fundraising efforts, presentations and other community outreach. Our artistic and technical ability is renowned and our computer simulated, photo-realistic rendering capabilities are used by municipalities and private developers alike.

As mentioned above, the recently completed Master Plan for West Metro Fire Protection District is surprisingly similar to the scope of the Fort Morgan Fire Training Facility. The district owned a 10 acre site with existing facilities in place and we had to incorporate their EVAP Driving Range, drill tower, burn building, Urban Search and Rescue as well as numerous other functions and props. I would invite you to contact Chief Don Lombardi or their Project Manager, Dick Quinn with any questions or as a reference for our performance.

OZ Architecture would like to offer you the talent, expertise, horsepower and enthusiasm unsurpassed in the Rocky Mountain region for the successful realization of your Master Plan. I want to thank you again for this exciting opportunity and I look forward to hearing from you.

Sincerely,
OZ Architecture

Michael T. Whitley, AIA, LEED®AP
Project Manager

Robert S. West, AIA
Principal In Charge

OZ ARCHITECTURE
QUALIFICATIONS AND EXPERIENCE



Committed to Quality Public Safety Planning and Design

Creating safe, efficient and comfortable environments for our community's civil servants to live and work in is a great honor. We respect the impact that these stations have on the safety and well being of our communities.

Fire station design allows for great creativity and innovation, and promotes strong department interaction. Our dedicated team members love working with the various fire departments to find unique regional and cost effective design solutions to their every-day challenges.



QUALIFICATIONS & EXPERIENCE

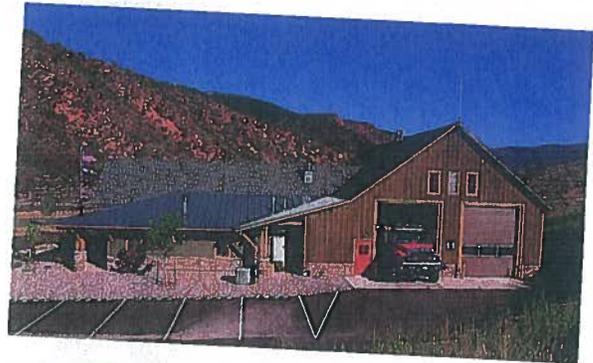
PUBLIC SAFETY-AN INTRODUCTION

Unparalleled Understanding of Fire Facility Design

With some of the most progressive, responsible and timeless design's, OZ Architecture has been a leader in fire facility design for over a decade. Experience with multiple professional, volunteer and combination districts has provided OZ with a thorough understanding of fire operations and the public needs they fulfill.

Bob West and Mike Whitley have invested a large portion of their careers developing creative solutions and durable, contextual architecture for fire districts.

In addition our extensive experience and long list of successful projects in mountain communities gives OZ an unparalleled understanding of this particular project type.



Projects

- Stapleton Fire Station No. 26, Denver, CO
- Longmont Pace Street Fire Station, Longmont, CO
- Glenwood Springs Fire Station, Glenwood Springs, CO
- Aurora Fire Station No. 1, Aurora, CO
- West Metro Fire Station No. 4, Denver, CO
- West Metro Fire Station No. 8, Denver, CO

REPRESENTATIVE EXPERIENCE

Public Safety-An Introduction

A Successful Public Safety Facility

Our full range of service is intended to facilitate and accomplish the successful realization of our clients' fire facilities and public safety buildings. Our early analysis of site design, neighborhood context, sustainable design opportunities, operational efficiency and the public process will prove invaluable during the design phase. Our technical expertise and expert consultant team can provide accurate analysis, cost estimates and system comparisons to minimize life-cycle costs and maintenance. Our commitment to appropriate design and leadership in environmental sustainability will be evident during the entire process, leading to a final project that achieves the required level of quality and efficiency.

Our dedication to fire facility design establishes OZ as a leader for this type of project. We have assembled an elite team of professionals committed to the success of this Master Plan, with a proven history of world-class projects. Let us team with you to plan your training facility, dedicated to the education and safety of the men and women who proudly protect our community.



Projects

- West Metro Fire Station No. 10, Denver, CO
- Denver Fire Station 11, Historic Restoration, Denver, CO
- Denver Fire Station 14, Historic Restoration, Denver, CO
- Buckley Fire House Addition, Aurora, CO
- Aurora Fire Station No. 12 Structural Repair, Aurora, CO
- Central Fire Station, Portsmouth, NH



PROJECT HIGHLIGHT

STAPLETON FIRE STATION NO: 26 Denver, Colorado



Returning to firehouse design that creates a civic presence and a true neighborhood landmark, this traditionally-styled station boasts state-of-the-art amenities. Its location in Denver's new urbanist community of Stapleton successfully integrates a design that responds to both the contemporary commercial development as well as the residential neighborhood in which it's situated. It is the first station in Denver to feature traditional red-brick firehouse architecture in 20 years.

The new station houses 32 firefighters working in three shifts.



PROJECT HIGHLIGHT

STAPLETON FIRE STATION NO. 26

Denver, Colorado

The station's presence ensures a four-minute response time within the Stapleton neighborhood, whose dramatic growth since 2001 triggered the need for a new station.

The 75-foot tower, about twice as high as a traditional firehouse tower, is functional for hose drying and is used for rappelling exercises and other firefighter training. Unusual for an urban setting, the station's pull-through design enhances pedestrian safety while decreasing response time. State-of-the-art energy-saving techniques are incorporated, including natural daylighting and durable, long lasting, maintenance-free green materials.

The facility includes three apparatus bays, a separate public zone with a meeting room that neighbors can reserve, and a private zone surrounding an interior courtyard for natural daylight and privacy for the firefighters. A jogging track provides an on-site amenity that connects to a workout room located in a lower level.

AREA

15,000 SF

COST

\$3,800,000

CONTACT

Chief Robert Tade

Department of Fire, City & County of Denver - Technical Services Division

(720) 913-3446



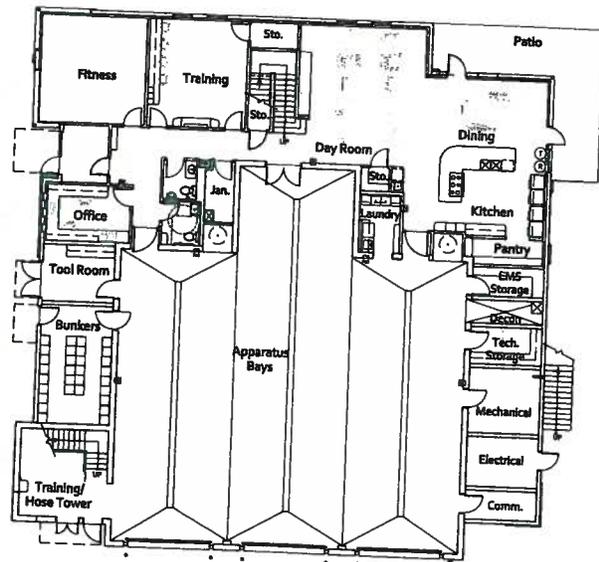


PROJECT HIGHLIGHT

WEST METRO FIRE STATION NO.4
Denver, Colorado



West Metro Fire Station 4 replaces an existing station on the same site and serves the Green Mountain area of Lakewood. The station houses three apparatus bays, ten bunks and two slide poles. Station 4 is meticulously detailed and places all the occupants directly adjacent to the bays to increase turn-out time. It also incorporated a roof patio to take advantage of the stunning downtown views from the station.



FIRST FLOOR PLAN

PROJECT HIGHLIGHT

WEST METRO FIRE STATION NO. 4
Denver, Colorado



AREA

10,500 SF

COST

\$2,100,000

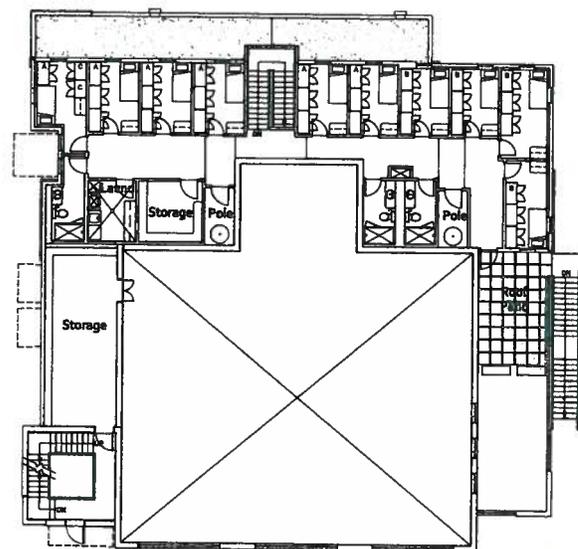
CONTACT

Mr. Don Lombardi

Deputy Chief Administration, WMFPD

West Metro Fire Protection District

303) 989-4307 , ext. 512

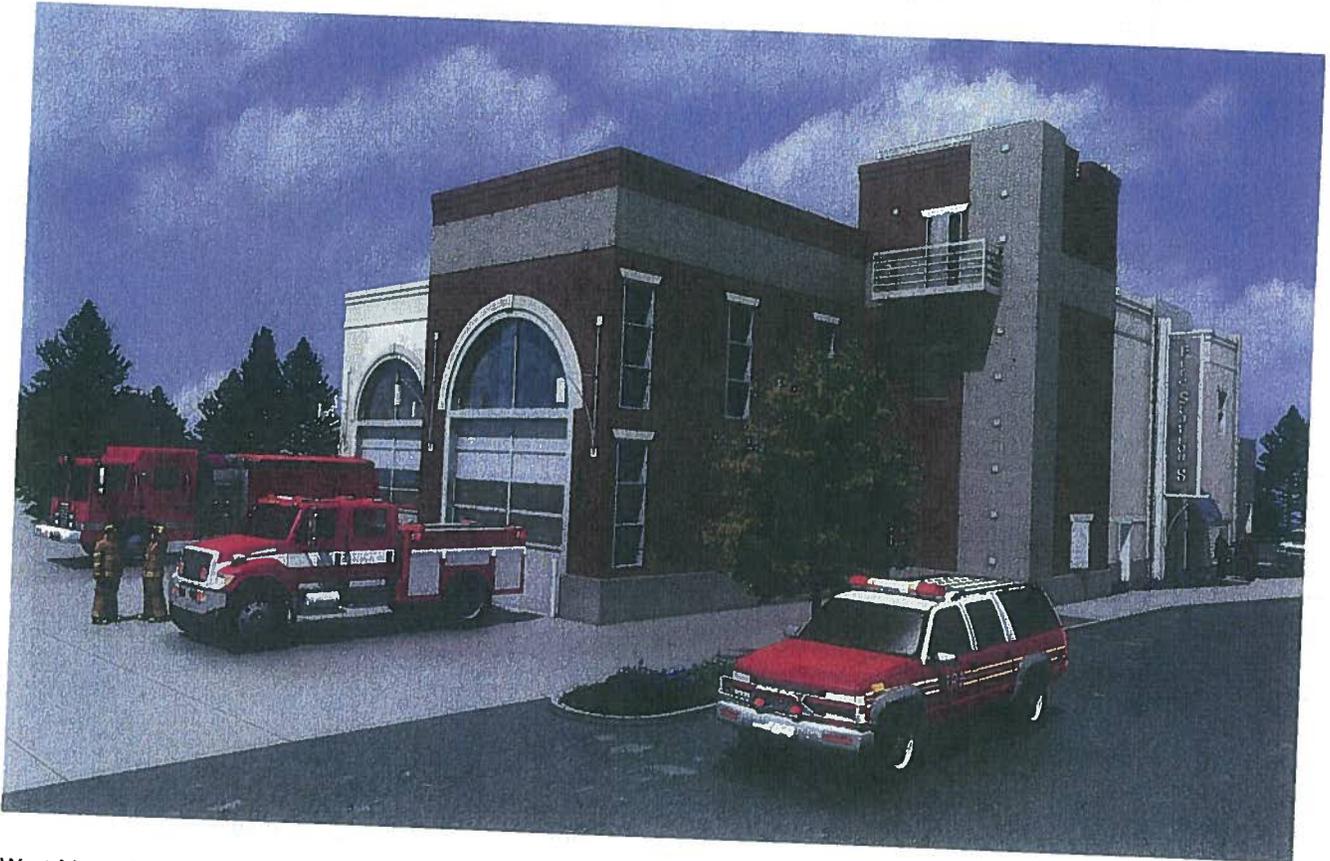


SECOND FLOOR PLAN

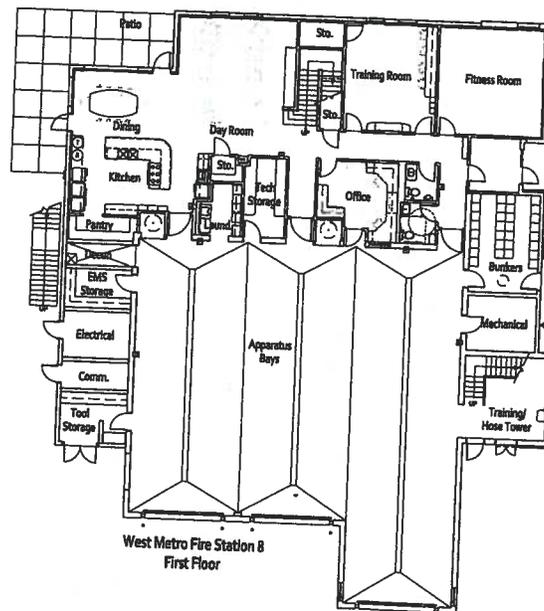


PROJECT HIGHLIGHT

WEST METRO FIRE STATION NO. 8
Denver, Colorado



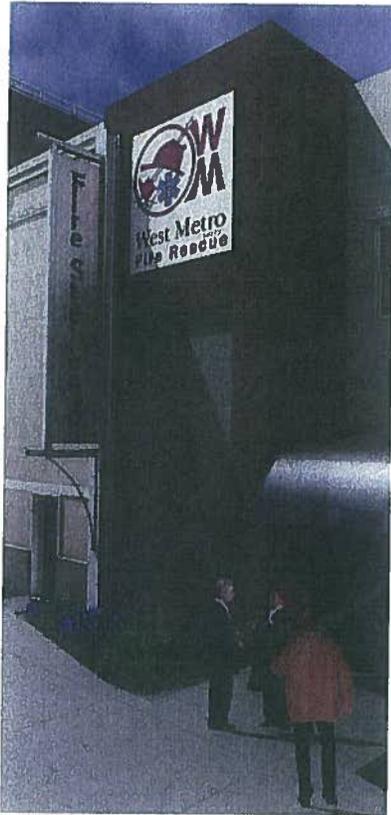
West Metro Fire Station 8 replaces an existing station on the adjacent lot. The station is 10,500 SF and two stories. It houses three apparatus bays and ten bunks. The constricted site and challenging grade made Station 8 quite unique but still highly efficient. OZ Architecture has worked closely with West Metro to establish a character for the fire stations that is both historic and modern in its aesthetic. A uniformity of design was desired while still maintaining contextual suitability and responsible civic design.



PROJECT HIGHLIGHT

WEST METRO FIRE STATION NO. 8

Denver, Colorado



AREA

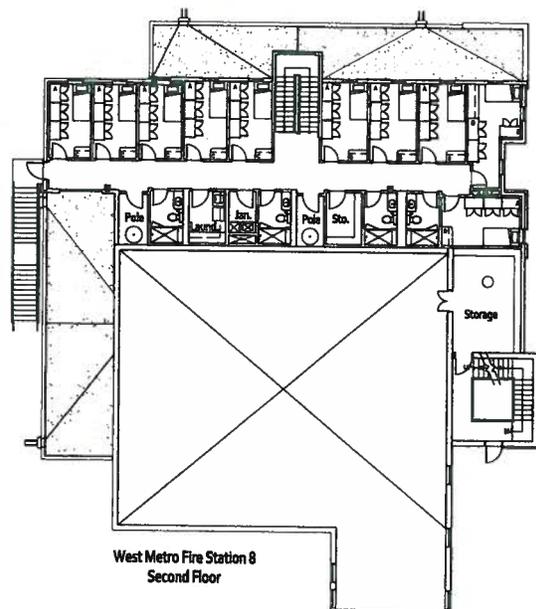
10,500 SF

COST

\$2,100,000

CONTACT

Mr. Don Lombardi
 Deputy Chief Administration, WMFPD
 West Metro Fire Protection District
 303) 989-4307 , ext. 512





PROJECT HIGHLIGHT

WEST METRO TRAINING FACILITY MASTER PLAN Lakewood, Colorado

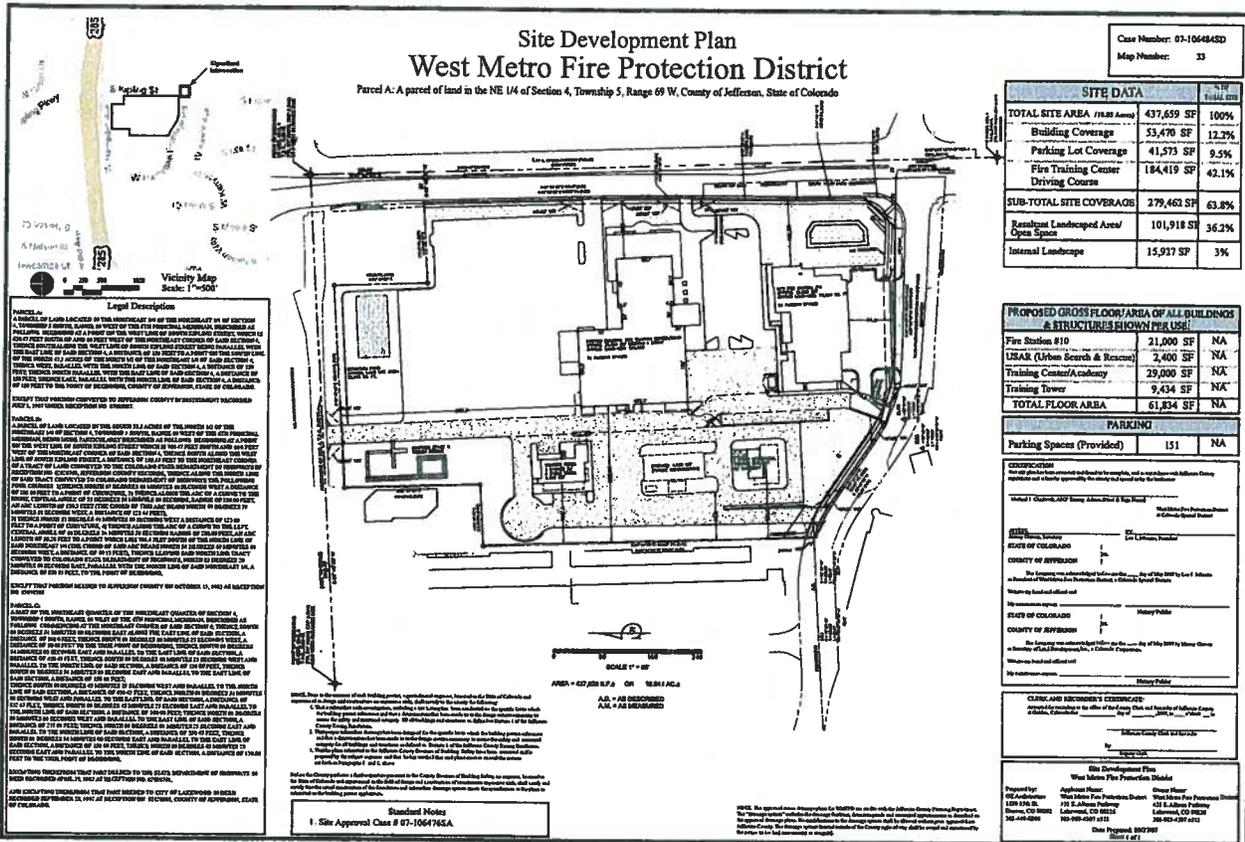


The West Metro Training Center Master Plan was comprised of a District-owned 10-acre site with an existing car dealership facility in place. Our scope included incorporation of their Emergency Vehicle Accident Prevention Driving Range, Fire Academy, Fire Training and Administration facility, multiple burn buildings, fire training props, pump test water retention and storage and deployment facilities for Colorado Task Force 1 (Urban Search and Rescue). The Training Center is also adjacent to Fire Station 10 which we designed and incorporated into the larger



WEST METRO TRAINING FACILITY MASTER PLAN

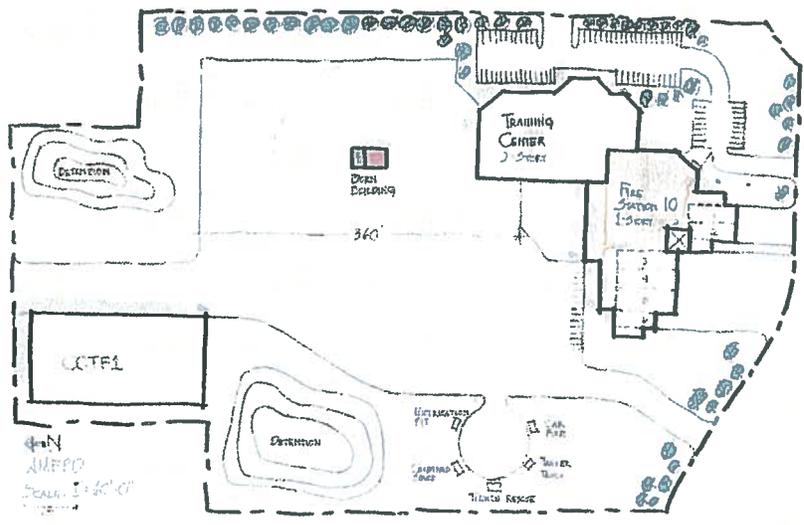
Lakewood, Colorado



AREA
 10 Acre Site
 22,000 SF

CONTACT

Mr. Don Lombardi
 Deputy Chief Administration, WMFPD
 West Metro Fire Protection District
 303) 989-4307 , ext. 512





PROJECT HIGHLIGHT

LONGMONT PACE STREET FIRE STATION
Longmont, Colorado



This new fire station for the City of Longmont is located in the context of a residential neighborhood. The 13,000 sf facility includes three bays, a fully equipped apparatus room, two laundries, accommodations for six firefighters, and public meeting space with a dedicated entrance.

The design makes use of complementary materials and massing on a residential scale. The selection of durable masonry materials and metal roofing will allow this structure to remain a functional, aesthetic part of the community.



PROJECT HIGHLIGHT

LONGMONT PACE STREET FIRE STATION

Longmont, Colorado



AREA
13,000 SF

COST
\$2,000,000

CONTACT

Mr. Scott Snyder
Division Chief, City of Longmont Fire
Department
(303) 651-8831



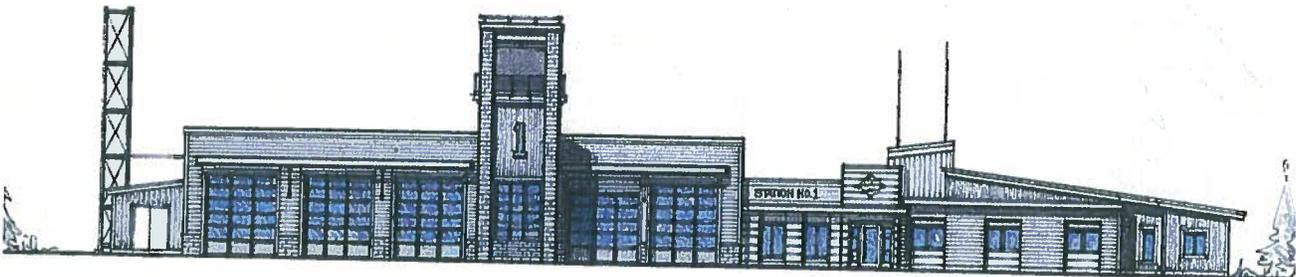


PROJECT HIGHLIGHT

ROCKY MOUNTAIN FIRE STATION ASSESSMENTS/RENOVATIONS/DESIGN CONCEPTS Boulder, Colorado



STATION #1



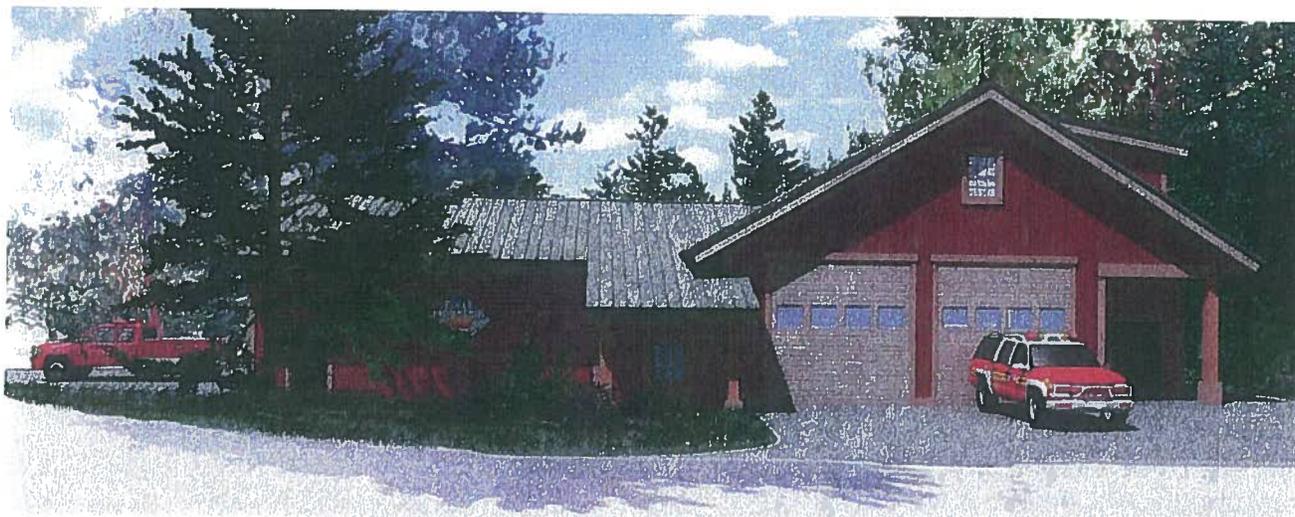
OZ Architecture is currently working with Rocky Mountain Fire of Boulder Colorado. We are in the process of assessing four existing stations and conducting design charrettes which include a new administration building for the department. Three of the stations will receive additions and renovations to meet the growing needs of the department. The fourth station will be a newly designed, full time response station. In addition to the fire station designs, OZ is working with Rocky Mountain Fire to develop a state of the art technical rescue training tower. The tower will include an



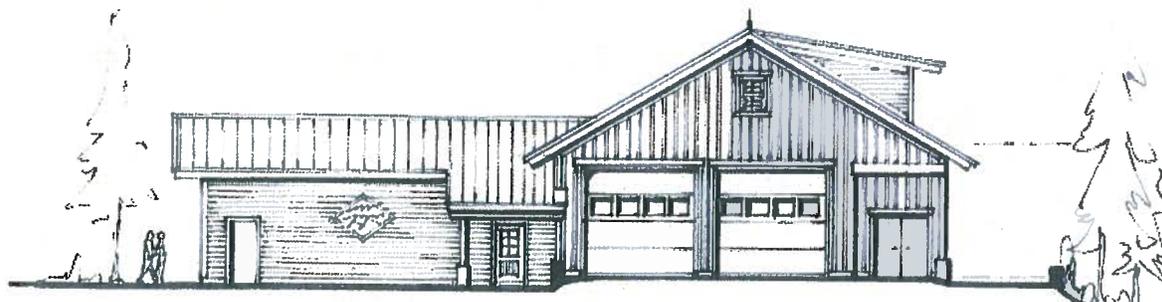
STATION #1

PROJECT HIGHLIGHT

ROCKY MOUNTAIN FIRE STATION ASSESSMENTS / RENOVATIONS / DESIGN CONCEPTS Boulder, Colorado



STATION #4



integrated climbing wall and simulated interior and exterior urban rescue conditions.

PROJECT PHASE

Charette / Conceptual Design

CONTACT

Chief Mike Tombolato
Rocky Mountain Fire
7700 Baseline Road
Boulder, CO 80303
(303) 494-3735

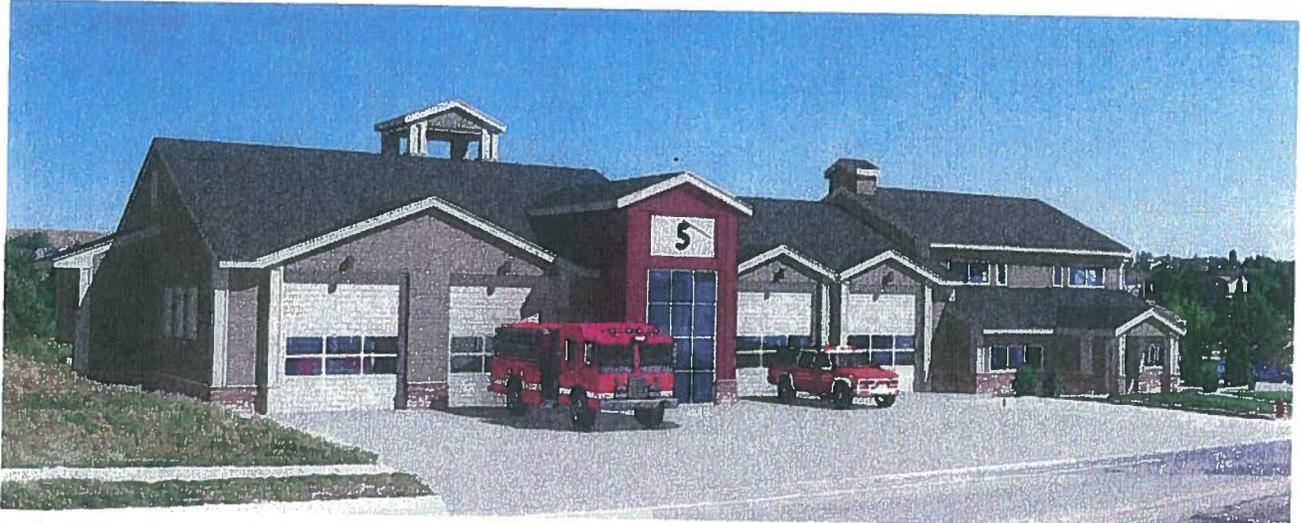


STATION #4



PROJECT HIGHLIGHT

ROCKY MOUNTAIN FIRE
STATION ASSESSMENTS / RENOVATIONS / DESIGN CONCEPTS
Boulder, Colorado



STATION #5



STATION #6

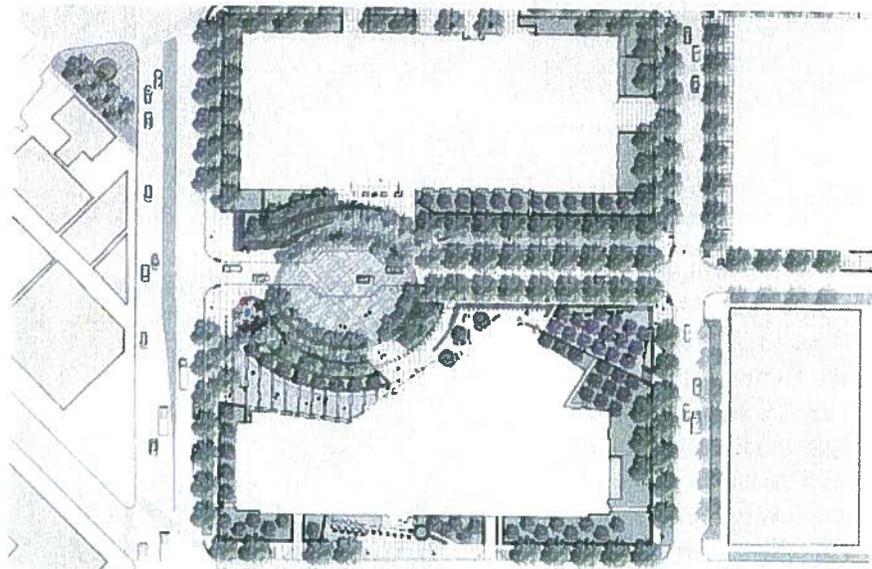


Pursuing LEED Silver Certification

VAN CISE-SIMONET DETENTION CENTER Denver, Colorado

The Detention Center, 438,000 sf urban jail, is part of the expansion of Denver's Civic Center which includes the State Capitol, City and County Building and Denver Mint. Located across from the new City Courthouse, the two buildings will also create a new pedestrian mall connecting the Golden Triangle Neighborhood and Arts District with the central business district.

The 1,500 bed Detention Center will serve pre-sentenced inmates remanded to custody by the courts. When complete, it will include a tunnel connection to the new courthouse, allowing for the secure movement of inmates to, and from, court.



AREA
438,400 SF

PARTNERING ARCHITECT
Ricci-Greene Associates
Hartman-Cox Architects

RECOGNITION
The American Institute of Architects,
Academy of Architecture for Justice
Knowledge Community (AAJ) Justice
Facility Review, 2009; Published exhibit
project





PROJECT HIGHLIGHT

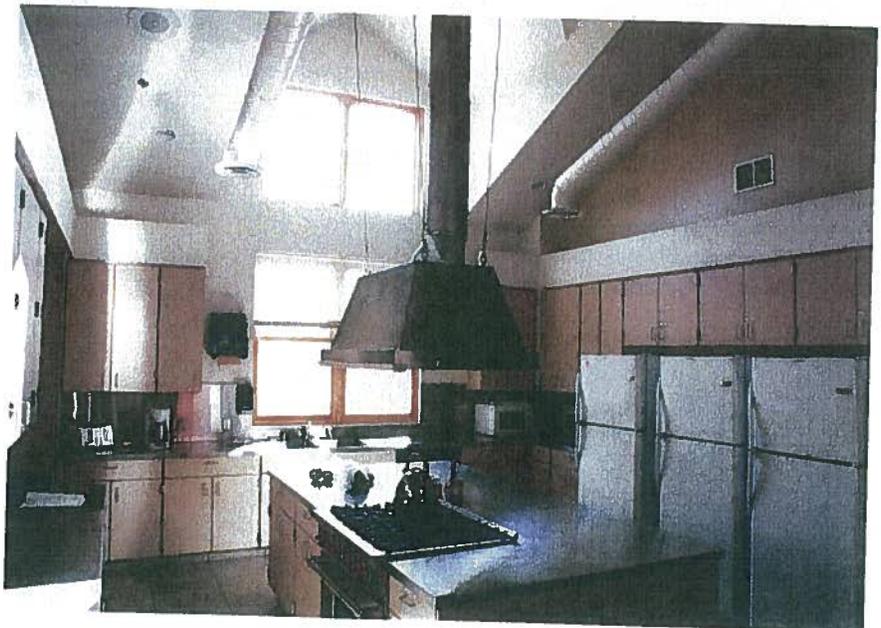
AURORA FIRE STATION #1

Aurora, Colorado



For the reconstruction of Fire Station No. 1, the Aurora Fire Department requested a traditional red brick station. Located in the original City Park, the Fire Station is adjacent to the 1950s modern library design by Victor Hornbein. Fitting in with its site, the building is divided into three parts to soften the mass, relate to smaller buildings in the immediate area, and distinguish the specific functions within.

The residential component faces the Park on the west side and respects the traditional housing vernacular of the surrounding neighborhood, with a brick facade and dormered



PROJECT HIGHLIGHT

AURORA FIRE STATION #1

Aurora, Colorado

shingle roof. A courtyard provides privacy for the users and opens up the building to the park. The central structure houses the 32' tall apparatus bay, which is arched and gabled with two large wood and glass doors, similar to turn-of-the-century fire stations. The eastern portion acts as a public entrance, meeting area, and display for memorabilia, and provides a transition between the traditional structure and the adjacent library.

The Fire Station is a subtle monument of respect and pride for the department and the public services the firefighters provide.

AREA 11,800 sf

COST \$2,350,000





PROJECT HIGHLIGHT

COLORADO DEPARTMENT OF CORRECTIONS HEADQUARTERS

Colorado Springs, Colorado



OZ is designing the new Colorado Department of Corrections Headquarters to achieve LEED Gold Certified and fits within the context of a larger LEED certified development. The estimated completion date is June 2010.

AREA
100,000 SF



 **VINEYARD COMMERCE
PARK CONCEPT PLAN**

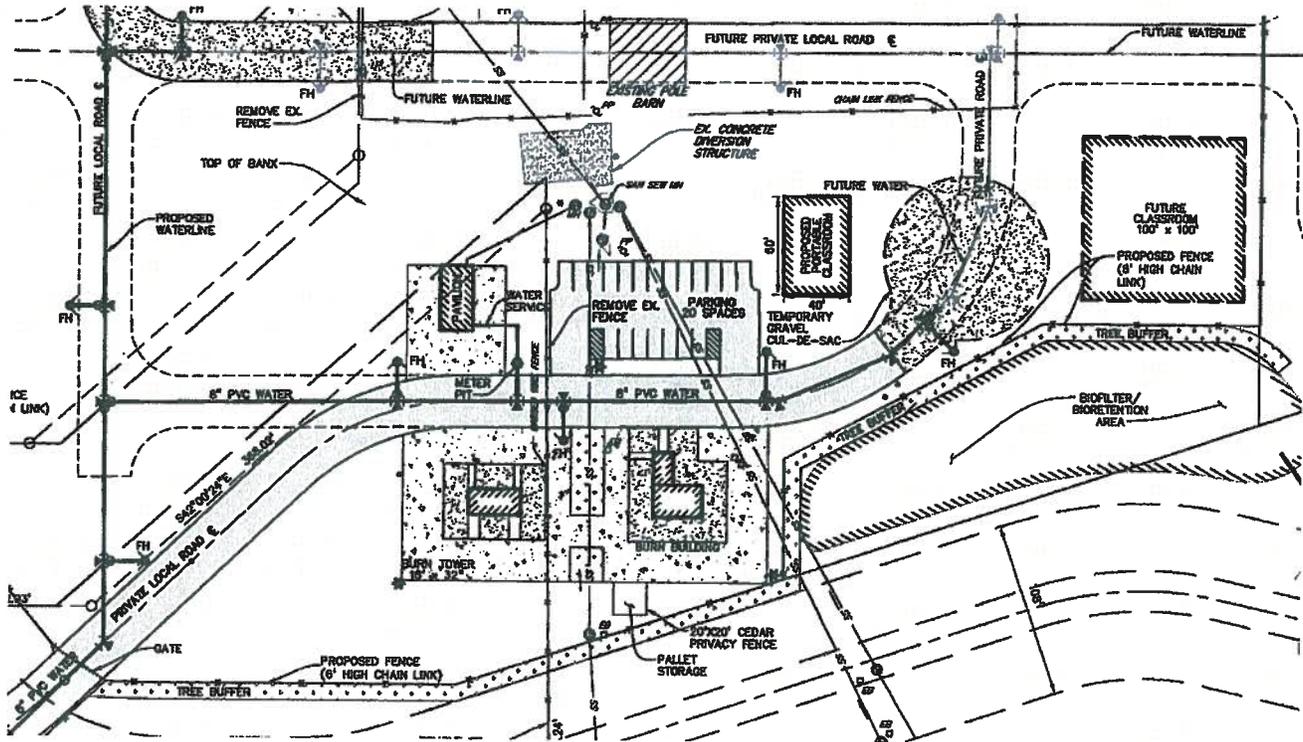
COLORADO DEPARTMENT OF CORRECTIONS
SITE PLAN OPTION 3
SCALE: 1" = 30'-0"

PROJECT HIGHLIGHT

Drexel, Barrell & Co.

FIRE TRAINING FACILITY

CITY OF LONGMONT, COLORADO



Facing a shortage of adequate fire training facilities in Boulder County, the City of Longmont acquired, designed, and developed the first new facility in many years to keep first responders well-prepared to handle fire emergencies.

Drexel, Barrell & Co. provided full engineering services for this facility located at 1st Avenue and Martin Street. These services included the design of internal access roads and parking lots, water main extensions, site preparation for "burn buildings", a bioretenti on facility for treatment of stormwater runoff , and planning for future expansion.



PROJECT HIGHLIGHT

Drexel, Barrell & Co.

LAFAYETTE POLICE HEADQUARTERS & CITY COURT BUILDING

LAFAYETTE, COLORADO



Drexel, Barrell & Co. provided civil engineering and surveying services for the new Lafayette Police Facility. The 22,000 SF building was constructed on five acres and houses the City of Lafayette Police Department and City of Lafayette Courts.

The site design includes the design and layout of both public and secure parking areas, expansion of an existing detention pond, site grading, extension of a water main to provide fire protection, realignment of the Waneka-Bishop Ditch, extension of Rainbow Lane, and widening of North 111th Street.



PROJECT HIGHLIGHT

ADDITIONAL PUBLIC SAFETY EXPERIENCE
OZ Architecture



Arapahoe County Administration Building II, Littleton, CO

This final build-out of existing space at the Arapahoe County Justice Center included offices for the District Attorney, Child Support, Probation, and Judicial Services. The offices have special security needs that are handled through space planning and high-tech security systems. Space savings were achieved through the use of shared facilities such as conference centers and reception areas.



Colorado Department of Corrections Headquarters, Colorado Springs, CO

OZ is designing the new Colorado Department of Corrections Headquarters to achieve LEED Gold Certified and fits within the context of a larger LEED certified development. The estimated completion date is June 2010.



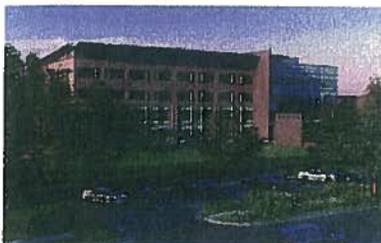
Larimer County Sheriff's Building, Fort Collins, CO

A primary focus on sustainable design is incorporated into the Sheriff's Building design plan. Perimeter high-performance glazing, enhanced daylighting, high efficiency cooling, and recessed glazing all provide the building with energy efficient and environmentally responsible design.



Mesa County Community Services Building, Grand Junction, CO

A primary focus on sustainable design is incorporated into the Sheriff's Building design plan. Perimeter high-performance glazing, enhanced daylighting, high efficiency cooling, and recessed glazing all provide the building with energy efficient and environmentally responsible design.



Federal Bureau of Investigation (FBI), Denver Headquarters Conceptual Design, CO

OZ Architecture developed a Conceptual Design for the new Federal Bureau of Investigation Headquarters located in Denver. Sustainable design, security and collaborative spaces were items that were addressed in the design for this high profile client.



PROJECT HIGHLIGHT

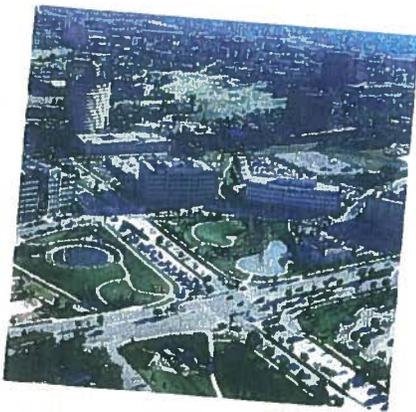
ADDITIONAL MASTER PLANNING EXPERIENCE

OZ Architecture



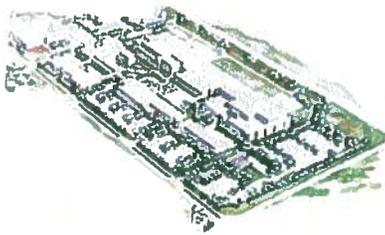
Agilent Technologies Master Plan, Loveland, CO

OZ Architecture provided master planning services, space planning, and phased implementation documents for the remodeling of this multi-building campus for Agilent. The project included macro-level master planning to improve the adjacencies of departments and campus coherency by planning a "Main Street" concept, which defined a clear pedestrian spine through the campus.



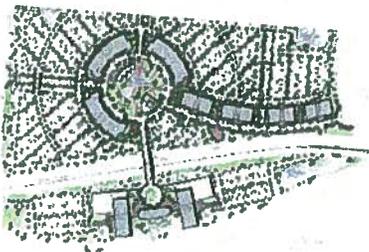
Denver Technology Center, Denver, CO

The Master Plan is composed of a series of neighborhoods ranging in size from 20 to 80 acres which ultimately will contain a full mix of Office, Residential and Commercial, originally planned to be linked by internal pedestrian systems, interspersed with plazas and park linkages, and served by extensively landscaped parkways, acting as the major Town Center of southeast Denver.



Biomedical Research Facility Master Plan, Longmont, CO

OZ was requested to assist in master planning and acquiring governmental entitlements on this 275 acre campus in Longmont, Colorado, for a multi-national biomedical research and manufacturing company. OZ enabled a two day charrette, which provided clarity for the stakeholders, along with comprehensive design guidelines and a specific 200 page master site development plan for 3 million square feet of phased construction.



Circlepoint Master Plan, Westminster, CO

OZ created this master plan for the employment district of The Promenade mixed-use development. The corporate campus revolves around a circular park that is connected to the entertainment district of The Promenade via an esplanade. The master plan includes 1.3 million sf of office/retail space organized in a total of seven buildings of varying heights from two to seven stories.

PROJECT HIGHLIGHT

ADDITIONAL FIRE STATION EXPERIENCE
OZ Architecture



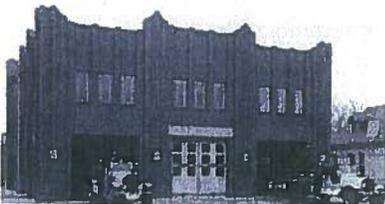
Buckley Fire House Additions, Aurora, CO

OZ designed alternatives for the expansion of the fire house at Buckley Air Force Base. Several new and expanded functions are included: new locker rooms, a disinfecting facility and a fitness center. In addition, a new engine bay is being contemplated as is the relocation and replacement office and control functions.



Aurora Fire Station #12, Structural/Architectural Assessment/Repair, Aurora, CO

The original fire station was completed with another architecture firm and immediately began experiencing distress. OZ Architecture and Redwine & Associates Structural Engineers were selected to determine what was causing the problems, how to stabilize the condition, and to recommend repairs.



Denver Fire Stations #11 & #14, Historic Structures Reports, Denver, CO

This project was undertaken to aid the Denver Fire Department and the Facilities Planning and Management Division of General Services in developing a plan for maintenance, rehabilitation, and repair for Fire Station Nos. 11 & 14.



Central Fire Stations, Portsmouth, New Hampshire

This facility is the main fire station for the city. It is a two-story building with six truck bays and is located in the downtown historic district. OZ's scope included the programming and design for the 5,500 SF second level administrative offices/living quarters.



Glenwood Springs Fire Station #3, Glenwood Springs, CO

Glenwood Springs Fire Station No. 3 is a satellite facility for the Glenwood Springs Fire Department. This station is efficiently organized around four distinctly separate zones: apparatus bay, public and transitional spaces and staff residences. The layout of these zones allows for controlled circulation and acoustical separation.



PROJECT HIGHLIGHT

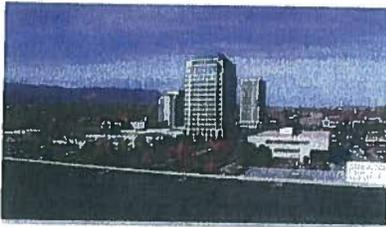
ADDITIONAL PUBLIC SAFETY EXPERIENCE

Drexel, Barrell & Co.



El Paso County Criminal Justice Center (CJC) Expansion, El Paso County, CO

Drexel, Barrell & Co. provided civil engineering and surveying services for this expansion project that included an addition to the criminal justice center and a new Evidence Storage Building. The County fast-tracked all design and construction phases of the project to relieve the current over-crowding at the CJC. The most critical engineering challenge for the project was developing a means for protecting the existing and proposed buildings from being damaged by bank erosion along Fountain Creek.



El Paso County Judicial Center Addition, Colorado Springs, CO

Under a contract with El Paso County Facilities Management, Drexel, Barrell & Co. performed surveys and subdivision plats on the proposed addition to the El Paso County Judicial Center located at the northeast corner of Cascade Avenue and Vermijo Avenue and for the proposed El Paso County parking garage located at the northwest corner of Tejon Street and Costilla Street in Colorado Springs.



Addition Recovery Center, Boulder County Public Health Department, Boulder, CO

Drexel, Barrell & Co. provided full engineering and surveying services for the 9,700 square foot Detoxification Center on the Boulder County Jail campus. The development included additional parking areas, detailed utility and drainage plans, expansion of an existing detention pond, Stormwater Management Plan, and field topography. Performed detailed water network analysis for site utilizing City of Boulder overall City network and EPANet software. Updated the City network model to incorporate new development in the area. The project achieved a LEED-NC Gold Certification from the US Green Building Council.



North Weld County Administration building, Greeley, CO

Drexel, Barrell & Co. provided full civil engineering and survey services for the new administration building currently housing the Weld County Elections and GIS departments. Services included grading, drainage, erosion control, topographic mapping, easement dedication and construction staking



Thornton Fire Station #5, Thornton, CO

To meet the fire protection and first responder needs of this growing north Denver metropolitan community, the City of Thornton commissioned Drexel, Barrell & Co. to be a key team member for the design of their new Fire Station No. 5. Drexel Barrell provided design surveys, site civil engineering, a traffic study, widening of Colorado Boulevard to arterial standards, and the extension of major water transmission lines to serve both this site and growth in the surrounding area.

REFERENCES



Below are our references for our fire station design experience. We encourage you to contact our references to see the ways in which OZ Architecture added value to their fire station design.

Projects: West Metro Fire Station No. 4, 8 & 10, Jefferson Co. and Lakewood, CO

Contact 1: Chief Don Lombardi

West Metro Fire Protection District; Deputy Chief Administration, WMFPD

Phone: (303) 989-4307 , ext. 512

Contact 2: Mr. Dick Quinn

The Landmark Group

Phone: (303) 371-9000

Project: Stapleton Fire Station No. 26, Denver, CO

Contact: Chief Robert Tade

Department of Fire, City & County of Denver - Technical Services Division

Phone: (720) 913-3446

Project: Longmont Pace Street Fire Station, Longmont, CO

Contact: Mr. Scott Snyder

City of Longmont Fire Department; Division Chief

Phone: (303) 651-8831

Project: Denver Fire Stations No. 1 & 14 Historic Structures Reports, Denver, CO

Contact: Mr. Fred Burke

Denver Fire Department; Captain, Tech. Services

Phone: (720) 913-3467

Project: Rocky Mountain Fire Department

Contact: Chief Mike Tombolato

Phone: (303) 494-3735

Project: Boulder Rural Fire Station

Contact: Chief Bruce Mygatt

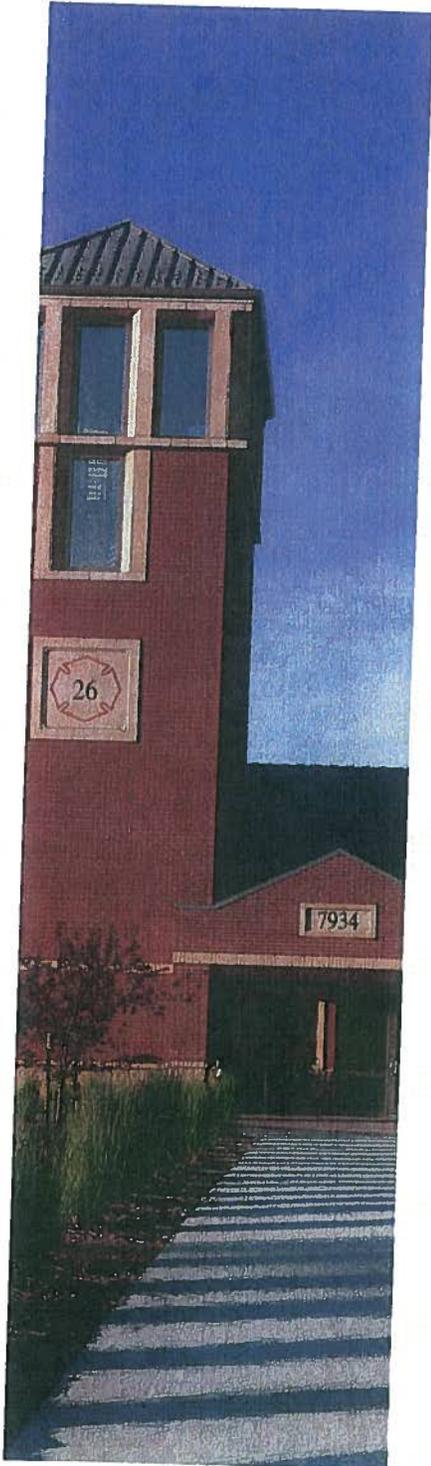
Phone: ((303) 530-9575 x101

OZ ARCHITECTURE
PROPOSED PROJECT APPROACH





PROJECT APPROACH



At OZ, we are committed to the creation of excellence in design. As your partner, we interpret your vision, goals, and needs to create sustainable and livable buildings and environments.

This training facility represents an enormous opportunity for the City of Ft Morgan to create a public safety complex that will serve the current and future needs of the community and the surrounding area. With a central location on city-owned property and with easy access from I-76, this facility has the potential to greatly enhance not only training functions for Fort Morgan but for nearby and adjacent districts as well.

BUDGET METHODOLOGY/COST CONTROL

We anticipate active management of this project with constant attention to budget as well as design and sustainability. We will work closely with you at the beginning to define the goals relative to budget, program, design and sustainability, and will work within those parameters for the duration of the project.

From the project start, we will break down the overall project budget into specific divisions, and manage our design efforts and our consultants to meet those cost targets. We will evaluate every decision in the context of **'first cost'**, as well as **'lifecycle cost'** to ensure that we are making the best decisions for the project. This process will involve the Owner and any other relevant stakeholders, and will be well documented for future reference. We will manage an integrated design approach in which we, along with our consultants, will actively seek out efficiencies that allow us to provide more project for less money, thus maximizing the return on your investment.

We will study the existing conditions and our proposed master plan carefully and use the information we gather to minimize the likelihood of encountering unanticipated conditions. Our civil engineer will be pivotal to the team as we evaluate and design within these parameters. It is extremely important that the design team **gain a solid understanding of the program** prior to design so we can maximize the functions within the available budget.

UTILIZATION OF CADD AND OTHER TECHNOLOGICAL CAPABILITIES

OZ is committed to providing its clients with the latest technology to deliver your project smoothly. The OZ technology environment is built on an agile and progressive infrastructure of skill sets, hardware, networking and applications. **Our firm employs the latest CADD software and we provide ongoing training to all of our professional employees to continually upgrade their skills.** We also employ Revit (**Building Information Management technology**) on many of our projects, together with other state of the art imaging and rendering software, all of

PROJECT APPROACH



which **allows us to communicate our design concepts as clearly as possible**. BIM is increasingly being used as a virtual, three-dimensional model that coordinates all design disciplines. The model can even be linked to a general contractor's database of materials and pricing, offering real-time information on the schedule and cost impacts of design decisions. **OZ Architecture is ranked 83rd in the nation of top BIM adopters.**

As an added-value, OZ would like to offer the City of Fort Morgan a truly versatile and impressive tool. In addition to the rendered 3D image of your training facility master plan, we will include an animated 3D fly-through of your new complex. This amazing computer simulation gives viewers an opportunity to view your new training center from a birds-eye view and slowly fly around the facilities to help understand the scope and complexity of your project. This file is easily viewed and shared on computers or the internet and can be a dramatic tool in your marketing and fund-raising efforts. OZ will include this at no charge because we feel it may be exactly what is needed in order to fully realize the project.



OZ also has an in-house, **Internet-based Project Collaborative**. The OZ Project Collaborative provides **timely, centralized dissemination of project information**; an efficient and secure exchange among the extended project team members, owner/user and constructor. It **maximizes efficiency** by providing documents and other project information over the Internet. Project specific sub-sites - "Project Pages" - are security-protected through a password system that enables only project specific personnel availability to documents and information. Our advanced record keeping system tracks all transactions on the Project Pages, enabling OZ to verify documents' electronic destinations.



DESIGN CHARRETTE EXPERIENCE

OZ Architecture utilizes the Charrette process as its primary means of developing concept design. A majority of our projects are kicked off with a design Charrette, which can last from one to four days depending on the size and scope of the project. These highly collaborative, intense work sessions involve all stakeholders plus the architect/planner and sometimes other consultants. After conducting preliminary research on the site, the history of the location and other considerations specific to your project, we work with the client to develop an overall concept of what this place should be, including creating a 'story' that informs the design of the project whether that is an architectural vision, master plan or more specific concept and schematic design. The team then takes that information and graphically shows how these factors affect the design at its broadest level, such as site layout, building size and massing, and functional relationships. The groundwork is completed with the client and designer selecting the appropriate stakeholders (users, operators, governmental officials, consultants, etc.) to participate in the Charrette.



PROJECT APPROACH



We believe that the Charrette process has proven to be the most expedient means to provide a design that recognizes and address all of the stakeholders' issues. The key to a Charrette's success is engaging everyone and leaving no comment unanswered. Following the Charrette, a final design is generated. The design team documents the initial, interim, and final designs in booklet form as a clear record of the decision making process.

DESIGNING FOR DURABILITY, EFFICIENCY AND FLEXIBILITY

Through our years of experience and diversity of working with numerous and multiple public safety districts, OZ has learned the importance of designing for durability, efficiency and flexibility. All of our designs are intended to last at least 50 years based on these elements. Programs and operations also change dramatically over time so its important to consider this and allow for future changes and adaptations over time.



PROJECT APPROACH SUMMARY:

- Thorough investigation of existing site, facilities and utilities
- Design charette with all users, stakeholders and associated agencies
- Public, neighborhood meeting to address concerns & questions
- Concept design which incorporates layout, grading, utilities & phasing
- Owner and stakehold review and feedback
- Design refinement to adjust all elements concerned
- Final owner and stakeholder approval
- Draft 3D rendering for review
- Final Master Plan, 3D rendering and computer fly-through animation



OZ ARCHITECTURE
PROPOSED PROJECT TEAM





PROJECT TEAM

BOB WEST, AIA Principal-in-Charge



EDUCATION

University of Colorado at Boulder
Bachelor of Environmental
Design, 1977
Master of Architecture, 1979

REGISTRATION

Colorado #201738

AFFILIATIONS

Member, American Institute of
Architects

A cowboy at heart, throughout his career Bob has focused on maintaining the integrity of the built environment while also successfully implementing each client's unique vision and goals. Bob has over 29 years of experience in architectural design including many mixed-use, multi-family housing, retail projects and fire stations, as well as corporate office buildings, medical office buildings and high-tech production/office/warehouse work. He has provided design services on such prominent projects as The Broadmoor Brownstones and West Residence, Gold Hill Mesa Mixed-Use Development, Celestial Seasonings Headquarters and the Valleylab Campus Expansion.

Bob has completed over 100 projects in his 29 years at OZ Architecture ranging from single family homes in Vail, Colorado to multi-million dollar condo projects throughout Colorado.

Selected Relevant Experience

- Longmont Fire Station #3, Longmont, CO; 9,000 sf, \$1.6 million
- Glenwood Springs Fire Station #3, Glenwood Springs, CO; 5,000 sf satellite facility includes apparatus bay, public area with community room, transition area and staff residence area; includes sustainable materials
- Aurora Fire Station #1, Aurora, CO; 11,800 sf; \$2.3 million; staff residence area, 32' tall apparatus bay, public entrance, meeting area, library and station
- Stapleton Fire Station #26, Denver, CO; 15,000 sf; 1.75 acres; includes state-of-the-art sustainable materials, 3 apparatus bays, public zone/meeting room, private zone surrounding an interior courtyard, and jogging track
- West Metro Fire Protection District Fire Stations
 - West Metro Fire Protection District Fire Station #4, Lakewood, CO; replaces an existing station on the same site; 10,500 sf; two-story; includes three apparatus bays, ten bunks and two slide poles, and roof patio
 - West Metro Fire Protection District Fire Station #8, Lakewood, CO; replaces an existing station on the adjacent lot; 10,500 sf; includes three bays, 10 bunks.

PROJECT TEAM

MIKE WHITLEY, AIA, LEED AP Project Manager



Mike has earned a well-deserved reputation for outstanding project management and client service. Having joined OZ in 2006 with over 12 years of experience in the architectural field, he offers extensive experience with numerous project types including fire stations, mixed-use developments, housing for the Air Force, office buildings, and other highly diverse projects. His passion for the arts, and desire to serve his community, has lead to his chairmanship of the City of Colorado Springs Art Commission.

EDUCATION

University of Colorado, Denver,
Colorado

Master of Architecture, 1994

University of Wyoming, Laramie,
Wyoming

Bachelor of Arts in Art, 1990

REGISTRATION

Colorado, 1999 #203443

AFFILIATIONS

LEED Accredited Professional

American Institute of Architects,
Member

City of Colorado Springs Design
Review Board Member

Art Commission of the Pikes Peak
Region, Chairman

AIA Colorado South Chapter, Board
of Directors, 2004

Selected Relevant Experience

- West Metro Fire Protection District Fire Station #10, Jefferson County, CO; 20,000 SF with 7 bays, kitchen/dining/day room, training room, offices and sleeping rooms for a District Chief and SAM officer, a fitness area, and a second level for sleeping rooms
- West Metro Fire Protection District Fire Stations
 - West Metro Fire Protection District Fire Station #4, Lakewood, CO; replaces an existing station on the same site; 10,500 sf; two-story; includes three apparatus bays, ten bunks and two slide poles, and roof patio
 - West Metro Fire Protection District Fire Station #8, Lakewood, CO; replaces an existing station on the adjacent lot; 10,500 sf; includes three bays, 10 bunks.
 - West Metro Fire Protection District Fire Station #10, Jefferson County, CO; 20,000 SF with 7 bays, kitchen/dining/day room, training room, offices and sleeping rooms for a District Chief and SAM officer, a fitness area, and a second level for sleeping rooms
- Fire Operations and Training Center, Colorado Springs, CO; new training and administration facility; 2003 AIACS Design Award recipient*
- Fire Station 14 Hazmat Storage Facility, Colorado Springs, CO; Project Manager/Architect for new storage facility at the recently completed Fire Station 14*
- Fire Station 14, Colorado Springs, CO; Project Manager/Architect*
- Fire Station 18, Colorado Springs, CO; Project Architect for \$1.6M project completed 12 months ahead of schedule and \$250,000 under budget*
- Fire Station 23, Colorado Springs, CO; Project Architect for site design*

*While with other firms



KEY PERSONNEL

DAVID ROSENFELD, AIA, LEED AP Project Architect



As part of OZ's Colorado Springs Studio, David has brought his superb design talent to single-family and multi-family residential, mixed-use, recreational, and commercial projects in multiple states and overseas. David is interested in pursuing progressive design solutions that address the needs of the community as well as push the envelope of architectural development.

Selected Relevant Experience

- Newcastle Volunteer Fire Department Station design, Newcastle, WY; Concept design for a 23,000 SF, 7 bay Fire Station in Newcastle
- Craig Fire Station Addition design, Craig, CO; Concept design for a 3,600 SF contemporary addition to the Craig Fire Station
- Colorado Department of Corrections Office design, Colorado Springs, CO; Concept design for a new 100,000 SF Department of Corrections office building at the south of Colorado Springs
- Colorado Crossing, Colorado Springs, CO; 150-acre mixed-use town center envisioned as the "heart" of north Colorado Springs
- Flying Horse Office Park, Colorado Springs, CO; design of a new mail kiosk building and a new office building in the Tuscan style
- The Broadmoor Golf Cottages, Colorado Springs, CO; 6 buildings with 44 suites located south of Broadmoor Main. The suites are designed in a 19th century cottage vernacular.
- Tuscany Plaza design, Colorado Springs, CO; Concept design for the contemporary Tuscan style 43 Acre development on the Powers Corridor south of Woodmen Road in Colorado Springs
- Broadmoor Gateway Pavilions design, Colorado Springs, CO; Concept design for a 75,000 SF retail center on South Nevada Avenue in Colorado Springs
- City Gate design, Colorado Springs, CO; Concept design for a 4 acre retail and residential complex at Cimarron and I-25 in Colorado Springs

EDUCATION

University of Southern California
Bachelor of Architecture, 2003

REGISTRATIONS

Colorado #401732
California C-31882

AFFILIATIONS

Member, American Institute of
Architects (AIA)

LEED Accredited Professional

KEY PERSONNEL

DREXEL, BARRELL & CO.

MICHAEL D. MIDDLETON, P.E.

Principal-in-Charge



EDUCATION

B.S.: Civil Engineering,
North Carolina State
University, 1973

M.B.A.: (Emphasis in Management),
University of Colorado, 1981

REGISTRATIONS

Professional Engineer:
Colorado
Civil Engineer: California

Mike Middleton has over 35 years of professional experience in progressive civil engineering, including transportation and infrastructure design projects throughout Colorado. The following projects are representative of his experience:

Selected Relevant Experience

- **Municipal Fire Training Facility, City of Longmont;** Principal-in-Charge for surveying, platting, site planning, civil engineering, and approval processing for this 10-acre burn center within 134-acres of City owned land. Included floodplain, wetlands, Phase I and II Environmental studies, landscaping, and related services.
- **Fire Station No. 5, City of Thornton Fire Department, City of Thornton;** Principal-In-Charge for surveying and civil engineering services for this new firestation located at the northwest corner of West 140th and Colorado Boulevard in Thornton. Included boundary and topographic surveys, platting, utility investigations, grading, drainage, utilities, quantity and cost estimates, approval processing and coordination, technical specifications, construction engineering assistance.
- **Police Building, City of Lafayette;** Principal-in-Charge for land surveying and civil design for the new Lafayette Police Facility. The 22,000 SF building was constructed on five acres and houses the City of Lafayette Police Department and the City of Lafayette Courts. The site design and layout of both public and secure parking areas, expansion of an existing detention pond, site grading, extension of a water main to provide fire protection, realignment of the Waneka-Bishop Ditch, extension of Rainbow Lane and widening of North 11th Street.
- **El Paso County Criminal Justice Center Expansion, City of Colorado Springs;** Principal-In-Charge for civil design of new six-story 125,000 square foot circular housing tower and 23,000 square foot various building expansions. Included new utility infrastructure including water, sanitary sewer and storm sewer, which were designed to meet the needs of the expanded facility. This project included extensive slope grading to accommodate the new tower.
- **El Paso County Judicial Center Addition, Colorado Springs;** Principal-In-Charge for engineering and surveying services on the proposed addition to the El Paso County Judicial Center located at the northeast corner of Cascade Avenue and Vermijo Avenue and for the proposed El Paso County parking garage located at the northwest corner of Tejon Street and Costilla Street in Colorado Springs.
- **Addiction Recovery Center, Boulder;** Principal-In-Charge for full engineering and surveying services for the 9,700 square foot Detoxification Center on the Boulder County Jail campus. The development included additional parking areas, detailed utility and drainage plans, expansion of an existing detention pond, Stormwater Management Plan, and field topography.



KEY PERSONNEL

DREXEL, BARRELL & CO.



EDUCATION

Southeast Community College,
Milford, Nebraska

REGISTRATIONS

Professional Land Surveyor:
Colorado, Wyoming and Nebraska
CFedS

LOREN K. SHANKS, P.L.S., CFEDS Senior Surveyor

Mr. Shanks has 25 years of experience in Land Surveying. He has been with Drexel Barrell since 1989 and is the Manager of the Greeley regional office. His expertise includes deed research and analysis, boundary dispute research and investigation, preparing legal descriptions of parcels and easements, and coordinating platting procedure for clients. He has prepared numerous boundary surveys, lot line adjustments, ALTA/ACSM Land Title Surveys, Improvement Survey Plats, Condominium Surveys, Recorded Exemptions, Improvement and Foundation Location Certificates, Elevation Certificates, Setbacks Surveys, and Height Verifications and Subdivision Plats. Mr. Shanks has served in court proceedings as an expert witness and testified on his own behalf regarding boundary evidence. The following projects are representative of his experience:

Selected Relevant Experience

- **Immigration and Customs Enforcement Center, Aurora;** Senior Surveyor for \$61 million project for new facility for the processing of illegal immigrants. Project included a new 207,000 square foot building with expansive site improvements including a major irrigation canal relocation, parking lots, and required detention improvements.
- **Weld County Community Corrections Building, Greeley, Colorado;** Senior Surveyor for a new county facility at H Street & 11th Avenue.
- **East Morgan Community Hospital, Brush;** Performed a Land Survey Plat and construction layout of improvements.
- **Thomson Elementary School, Brush;** Performed layout of improvements.
- **Morgan Community College, Fort Morgan;** Performed an ALTA Survey through the Certificate of Participation project with the office of the State Architect.
- **Fort Morgan Wal-Mart;** Prepared an ALTA Survey and a Subdivision Plat for this 24 acre site.
- **Eben Ezer Lutheran Hospital and Center, Brush;** Prepared aerial topography, drainage study and drainage plan.
- **CDOT Truck Scale Facility, Fort Morgan;** Provided Construction observation and materials testing.
- **North Weld County Administration Building, Weld County General Services, Greeley, Colorado;** Prepared topographic mapping, legal descriptions and exhibits for proposed easements.

KEY PERSONNEL

DREXEL, BARRELL & CO.



KEITH E. HENSEL, P.E.

Manager of Site Infrastructure Engineering,
Denver/Greeley

Mr. Hensel brings over 20 years of professional civil engineering knowledge and a specialized range of site and infrastructure development experience including site improvements design, infrastructure planning, and transportation design. Throughout his career Keith has responded to the civil engineering needs of his clients by designing and managing a wide variety of projects for residential, commercial, office and infrastructure uses. The following projects are representative of his experience:

Selected Relevant Experience

EDUCATION

B.S.: Civil Engineering Technology,
Metropolitan State College,
Denver, 1985

REGISTRATIONS

Professional Engineer:
Colorado

- **Immigration and Customs Enforcement Center, Aurora;** Project Manager for engineering and surveying for \$61 million project for new facility for the processing of illegal immigrants. Project included a new 207,000 square foot building with expansive site improvements including a major irrigation canal relocation, parking lots, and required detention improvements.
- **Saddle Rock Marketplace, Aurora;** Project Manager for this project consisting of a Home Depot and grocery anchored retail center. Several pad sites were also included in this project which involved multiple jurisdictional approvals. Key facets of the design included phased improvements, water quality and regional detention, recreational trail design and major roadway improvements. Subsequent design and construction phases included a day care center and a gymnasium.
- **Pioneer Hills, Aurora;** Project Manager for this green field project consisting of over 60 acres of commercial retail space in the initial phase of development. Complete civil engineering services were provided for this project including community meetings, strict design review board requirements, wetlands mitigation, and preservation of historical sites, extensive state highway improvements and construction management. The center consists of two stand alone major anchors and several large and small attached retailers and out lots. This project also required coordination with multiple governmental agencies from small utility districts up to the state parks department and corps of engineers.
- **Lakewood Redevelopment, Lakewood;** This project was an urban redevelopment site requiring demolition of several individual parcels of existing residential, retail and commercial/manufacturing uses to construct a home improvement retail store. The project involved relocation and construction of major utilities including the construction of a major underground detention and water quality facility. The project design was able to find a creative way to take advantage of a topographically difficult site and resolve architectural and planning issues. Traffic calming features and arterial roadway design were included in the scope of services provided for this site.

OZ ARCHITECTURE
PROJECT SCHEDULE





PROJECT SCHEDULE



City of Fort Morgan Training Facility Master Plan
Preliminary Schedule



Task	April				May				June			
	5-9	12-16	19-23	26-30	3-7	10-14	17-21	24-28	31-4	7-11	14-18	21-25
Architect Selection	■											
Prep. & Site Analysis		■										
City/Community Charette		★										
Concept Alternatives			■	■	■							
Facility Team Meeting					★							
Public Meeting					★							
Concept/Cost Development						■	■	■	■			
Facility Team Meeting									★			
Plan/Cost Preparation										■	■	
Plan, Rendering & Animation Presentation												★

Week = ■

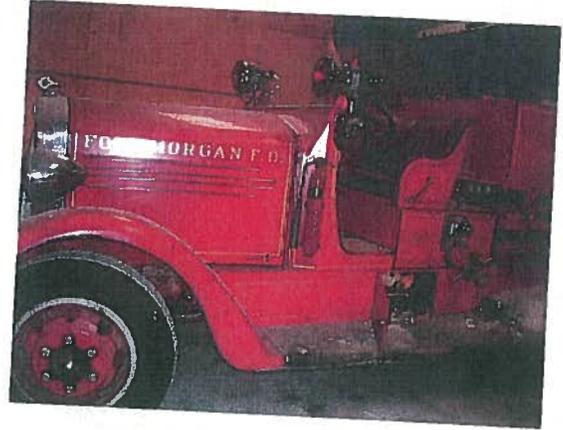
Day = ★

OZ ARCHITECTURE
PROPOSED COST





PROPOSED COST



In an effort to keep the front end costs of this project to a minimum we propose a fee of \$16,500 plus reimbursable expenses for the Master Plan and renderings. If the project goes forward we would like to offer a credit of \$12,000 towards the Architectural Fee for completion of the project.

As shown previously the OZ Architecture team will include:

- Bob West – Principal in Charge & Fire Facility Specialist
- Mike Whitley – Project Manager & Fire Facility Specialist
- David Rosenfeld – Project Architect & computer rendering specialist

Fixed Fee: \$16,500 Scope as defined in this proposal

Reimbursable Expenses: \$ 1,500 Estimated Printing

Billings will be made on a monthly basis for work completed to date. We anticipate the billing schedule to be approximately as follows:

- April \$ 3,700 plus reimbursable expenses
- May \$ 6,400 plus reimbursable expenses
- June \$ 6,400 plus reimbursable expenses

Hourly Rates are as follows through January, 2011:

- Bob West \$195/hr
- Mike Whitley \$115/hr
- David Rosenfeld \$ 95/hr

Added Value:

- Computer simulated 3D rendered fly-through

OZ ARCHITECTURE
SELF PERFORMANCE / BEST VALUE





SELF PERFORMANCE / BEST VALUE



A unique and valuable capability of OZ Architecture is our Master Planning department. In addition to architectural and interior design, our master planning is an in-house service that has not only set us apart from the rest, but gained a world-renowned reputation as an industry leader and visionary component to clients projects. Our planning department typically engages in projects for private developers as well as public entities. From small commercial ventures to large municipal master plans, our team of experienced professionals has engaged in practically every aspect of the planning component.

The OZ planning department was recently recognized for a unique and gratifying experience. Originally contacted to develop some planning concepts for the City of Kigali, Rwanda, our vision efforts blossomed into a full-scale

Master Plan for the entire county of Rwanda. Everything from airports, highways, national parks, cities and military reserves were addressed for the entire country. On a scale of complexity, collaboration and creativity, this was truly global and ground breaking.

The same care and attention to detail that went into our Rwanda efforts are applied to every planning project that we address. Not every architecture firm specializes in planning the way that OZ does and we would like to offer this expertise as a truly beneficial advantage to the City of Fort Morgan.

In addition to our unparalleled expertise in fire and public safety operations, our award winning architectural design, our recognition for environmentally sustainable design and our extraordinary capabilities in master planning, OZ is offering the City of Fort Morgan the added-value of a computer rendered 3D animated fly-through of your training facility. This tool is an incredible aid in communicating the design intent and layout of your 10-acre facility to the community and nearby agencies in north east Colorado. For this project to be fully realized, design and construction funding obviously has to be secured which requires public outreach and marketing efforts. The best way to secure funding is to fully communicate the intent of your design and nothing communicates better than an animated video of your actual complex. In addition to the 2D master plan and a 3D rendered image, this animation will complete your marketing efforts and ensure everything that can be done to communicate your design, is being done.

