



Dillon Town Center
Walkability Design

September 23, 2022

Request for Qualifications for
Professional Design Services

CLARK &
ENERSEN

Nathan Johnson
Town Manager
Town of Dillon, CO
275 Lake Dillon Drive
Dillon, Colorado 80435

September 23, 2022

Members of the Selection Committee:

On behalf of Clark & Enersen, I am pleased to submit our team's proposal to provide planning services to the Town of Dillon for the Town Center Walkability Design project.

This project represents an opportunity to take an in-depth view of the current connections between the Dillon Town Center and Dillon Town Park and the lakefront. It will require a team with high-level expertise and knowledge to create walkability goals that are responsive to the Town Core Master Plan. Our in-house site planning and design, engineering, and architecture expertise will allow us to take a holistic approach to evaluating gaps in your streets, sidewalks, and open spaces and develop a plan that combines technical, functional, and aesthetic solutions. The goal is to establish Dillon's own unique 'Mountain Lakestyle' identity in Summit County and create a sense of place and identity.

Our firm has developed a reputation for improving the quality of life in our communities through high quality, aesthetically-pleasing civic projects that provide recreational, social, and economic benefits. Our experience includes walkability and connection planning, streetscape, and other urban design projects that create a healthy and vibrant balance between pedestrians, motorists, and bicyclists. Many of these projects have elements consistent with the Complete Streets philosophy, which is an approach to planning, designing, building, operating, and maintaining streets and sidewalks that enables safe access for all people who need to use them, including those walking.

We are excited about this opportunity and look forward to the possibility of working with you. Thank you for considering Clark & Enersen.

Sincerely,



Karen Nalow, PLA, ASLA, LEED AP
Principal-In-Charge



Kevin Small, PLA, ASLA
Project Manager \ Primary Contact
970.818.8999 \ kevin.small@clarkenersen.com

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Executive Summary

CLARK & ENERSEN

Landscape Architecture \ Master Planning \ Site Planning \ Architecture \ Engineering

Clark & Enersen has 76 years of design experience in a wide array of civic projects, including streetscapes, sidewalks and trails for bicycle and pedestrian circulation, parks, downtown plazas, entertainment districts, and civic venues. Co-founded by a nationally-renowned landscape architect and architect, we have long recognized and valued the relationship between the natural and built environment, and the vital role that downtown streetscapes and trail networks have in elevating the quality of life in our communities. We have also integrated site planning and design concepts consistent with Complete Streets principles since the mid-1950s, long before it became a popular standard.

Designing and improving the walkability of communities has always been an integral part of our work. From conducting studies to design development, documentation, and construction observation, we have designed municipal trail systems and attractive, welcoming urban design and streetscape projects. We use our full-service talents in landscape architecture, architecture, and electrical, structural, and civil engineering to create a seamless integration of site, systems, and structures. We are also skilled in leading public engagement efforts and are able to take a broad view of a community to evaluate and develop safe and seamless linkages for people to their favorite places and destinations. We are committed to developing planning solutions that are functional, sustainable, and aesthetically pleasing while promoting a sense of pride in place that increases opportunities for human interaction, healthy lifestyles, and future investment in the Dillon community.

Clark & Enersen

123 N. College Avenue, Suite 200,
Fort Collins, CO 80524
970.818.8999

clarkenersen.com

Size of Firm

Architects	27
Architecture Designers/Drafters	17
Interior Designers	10
Landscape Architects	7
Civil Engineers	4
Electrical Engineers	9
Mechanical Engineers	14
Structural Engineers	6
Engineering Designers/Drafters	12
Building Performance Modeling	1
AV/IT Designer	1
Commissioning Agents	2
Construction Administration	12
Administrative	19
Total Personnel	141

Our in-house team has extensive experience creating dynamic gateways, restoring and designing streetscapes, improving site accessibility, unveiling the history and character of communities, and seamlessly incorporating walkability features. Our similar team member experience includes, but is not limited to:

- \ Fort Collins Civic Center Master Plan – Fort Collins, CO
- \ P Street Streetscape Enhancements – Lincoln, NE
- \ Haymarket South Streetscape Enhancements – Lincoln, NE
- \ Haymarket West Streetscape Enhancements – Lincoln, NE
- \ Denver Parks and Recreation, Landscape Architectural On-Call – Denver, CO*
- \ Denver Parks and Recreation, Verbena Park – Denver, CO*
- \ Denver Parks and Recreation, Fairfax Park – Denver, CO*
- \ City of Delta, West Legacy Park – Delta, CO*
- \ Town of Nucla, Main Street Beatification Project – Nucla, CO*
- \ Town of Naturita, Main Street Beatification Project, and Master Plan – Naturita, CO*
- \ Pueblo County, Runyon Sports Complex Expansion MP – Pueblo, CO*
- \ Colorado State University, Foothills Campus MP – Fort Collins, CO*

**Work completed by Kevin Small while with another firm.*

More information about our experience can be found on page 7.



Our Team

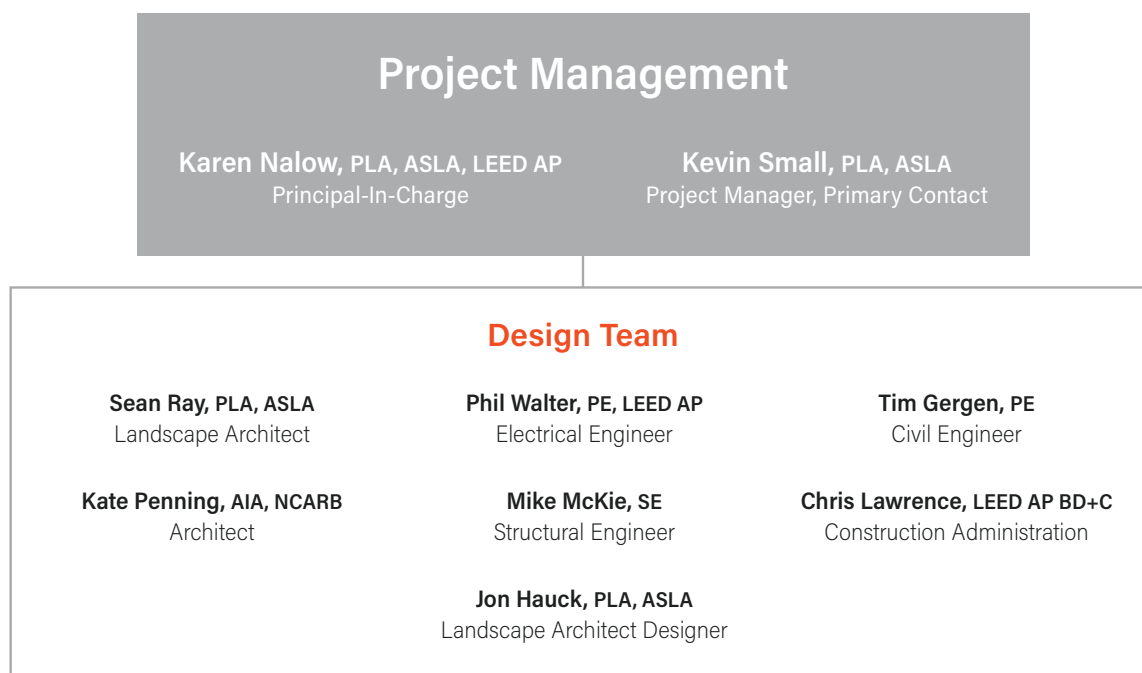
We are passionate about community planning and connectivity design. The manner and diversity in which people move from place-to-place helps define the character of a community and connects people to various recreational, commercial, and entertainment activities. Our collective team has more than 80 years of combined experience in the design of a wide variety of pedestrian and bicycle connectivity planning through the design of urban trails and streetscapes.

Leading our team and serving as principal-in-charge will be Landscape Architect **Karen Nalow, PLA, ASLA, LEED AP**. She will lead the project and will ultimately be responsible for its successful completion. Karen is a talented site planner and designer with experience on similar walkability and connectivity projects, including trails and streetscapes, many of which incorporated Complete Streets principles. She also has experience in designing signage programs and wayfinding systems.

Working closely with Karen will be Project Manager and Landscape Architect **Kevin Small, PLA, ASLA**. He will be your main point of contact, manage the day-to-day activities of the team, lead project meetings, and oversee all aspects of the project. Kevin understands how walkability enhances a community's sense of place, general health and well-being, and economic vitality. He has a reputation for placing high standards on designing safe and enjoyable streetscapes and trails for end-users. Kevin's previous experience includes numerous projects with the Denver Parks and Recreation Department, as well as projects in Delta, Nucla, Nutaurita, Pueblo, and Fort Collins, all in Colorado.

Other talented landscape architects and engineers from Clark & Enersen will work closely with these individuals and the Town of Dillon to develop thoughtful walkability goals for your community.

Please see the appendix beginning on page 19 for resumes of our key team members.





Project Experience

Clark & Enersen has a long history of providing impactful walkability infrastructure design, streetscape design, and urban planning, the outcomes of which have fostered new opportunities for growth, and discovery in many diverse communities. Developing walkability goals and a design that is functional and aesthetically pleasing will inspire citizens to enjoy the area between Lake Dillon Drive, Buffalo, and East LaBonte Streets while enabling its commerce and culture to thrive. Our focus looks into each area's unique character and history, which we leverage and weave into improvements that are engaging and practical.

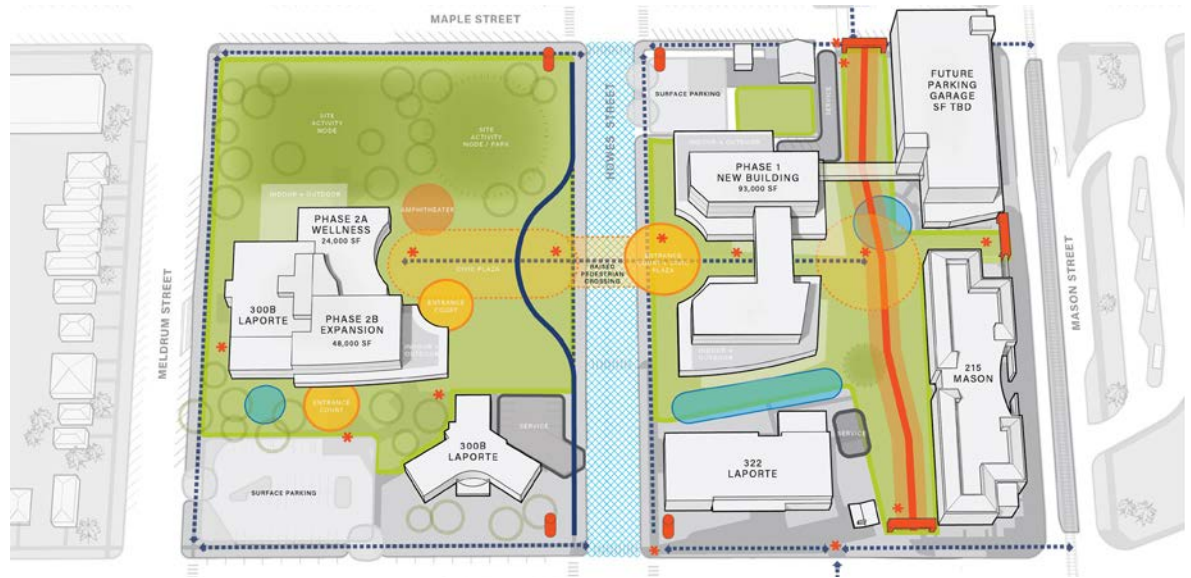
For decades, our firm has helped communities develop active outdoor spaces that promote walking and biking. Our specialized experience and strong technical expertise are best exemplified through the successful completion of projects by our talented in-house landscape architects, architects, and electrical, civil, and structural engineers. Together, we collaborate with stakeholders to make sites more accessible to pedestrians and unveil the history and character of communities, creatively resolve site challenges, and seamlessly incorporate sustainable design features.

We have been the lead design firm for numerous similar projects in high-traffic public spaces as well as residential areas. Our firm's experience on similar projects includes the completion of the City of Fort Collins Civic Center Master Plan; multiple projects for the City of Lincoln, Neb., including Streetscape enhancements for P Street, Haymarket South, and Haymarket West; and streetscape and walkability projects in York and Norfolk, Neb. Additionally, Landscape Architect Kevin Small recently joined our firm and has experience completing similar projects throughout Colorado, including for the Denver Parks and Recreation department, City of Delta, Town of Nucla, Town of Naturita, and Pueblo, County.

On the following pages, we have selected projects that best exemplify our similar experience designing walkability options.

COMPOSITE MASTER PLAN

- PEDESTRIAN NODE
- GREEN SPACE
- STORMWATER MANAGEMENT
- SERVICE
- SURFACE PARKING
- AMPHITHEATER
- EXISTING TREES
- PEDESTRIAN CIRCULATION
- SPINE - PEDESTRIAN + BICYCLES
- FIRE ACCESS ROUTE
- ✱ WAYFINDING
- GATEWAYS
- CONVERTIBLE STREET
(INCLUDES: BIKE LANE, PARKING, TROLLEY)



City of Fort Collins Civic Center Master Plan and Space Planning

Clark & Enersen was selected by the City of Fort Collins to complete a master plan refresh for the Block 32/42 Civic Center. The twelve-block Civic Center District in downtown Fort Collins includes City and County facilities, such as City Hall, the Justice Center, and County Court House, as well as parking garages, housing, and the Downtown Transit Center. The Civic Center block is located just east of the historic Old Town district and is home to four historic buildings. The last master plan for the area was completed in 2015 and needed to be updated to align with current building construction in the area, staff needs, and changes to the cities design standards and policies. The City plans to use the new master plan to help secure funding to create additional spaces for staff to accommodate future growth.

Location:
Fort Collins, Colorado

Reference:
Blake Visser
Senior Facilities Project Manager
Operation Services
City of Fort Collins
970.221.6227
bvisser@fcgov.com

The master planning process involved:

- \ Space planning.
- \ User growth analysis.
- \ Facilities studies.
- \ Master plan conceptual development review.
- \ Future needs analysis.
- \ Potential design of buildings for future construction.

To accomplish this, our team met with key City of Fort Collins stakeholders on a regular basis, held community engagement meetings, facilitated a charrette process, reviewed the current building conditions and how the space was being used, and developed strategies to handle the future growth of each department. Throughout the process, our team worked with the City to develop multiple projection models that are responsive to several possible future operational and work environment scenarios. Upon completion of the master plan, our contract was expanded to include space planning services.



City of Lincoln P Street Retail Corridor

The City of Lincoln selected a design team led by **Clark & Enersen** to design improvements that enhanced the walkability, pedestrian experience, retail environment, and aesthetic character of the P Street Retail Corridor in Downtown Lincoln from 11th Street to Antelope Valley Parkway in two phases. Phase I stretched from 11th Street to Centennial Mall, and Phase 2 stretched from Centennial Mall to the mid-block between 17th and 18th streets. Clark & Enersen completed both phases through public input and open houses that helped identify the needs and wants of the community.

Completed Phase I improvements included new street curbs and sidewalks, new pedestrian lighting, native and naturalize plant material and stormwater bioretention, and pedestrian furnishings. The street width on P was reduced, while maintaining the current number of drive lanes. The street width space was reallocated to the adjacent sidewalks so that additional pedestrian activity such as outdoor dining, seating, etc. could be accommodated. The sidewalk widths for both sides of the street increased in total by ten feet. Angled parking was retained on the north side of P Street, but spots on the south side became parallel parking. The total number of parking spaces in the area increased. An innovative design for the public storm sewer curb inlets was implemented to place the vault structure of the inlets in the street in lieu of under the sidewalks to preserve space for stormwater bioretention and plant material. By carefully planning and designing the existing space within the streetscape Clark & Enersen was able to optimize the space for both pedestrians and vehicles.

Location:
Lincoln, Nebraska

Reference:
Hallie Salem
City of Lincoln, Project Manager
Urban Development
402.441.7864 \ hsalem@lincoln.ne.gov

Awards
2017 Lincoln Arts Council, Enersen Urban
Design Award

ASLA CO Chapter, Award of Honor for
Planning & Analysis



City of Lincoln Haymarket South Streetscape and Parking Plan and Design

Clark & Enersen was selected by the City of Lincoln to develop a master plan and design documents for the Haymarket South Streetscape and Parking Improvements project. The district has seen an evolution of uses over the years from residential to industrial and is currently seeing an influx of new businesses and residential units. Due to the industrial nature, sidewalks are nonexistent in some areas and connectivity is limited, which needed to be addressed because of the increase in pedestrian, bicycle, and vehicular traffic. To help prepare for this, our team redesigned the streetscapes and pedestrian crossings to help provide pedestrian connections from within the district to the adjacent neighborhood and historic district. We also designed new parking opportunities by maximizing the on-street and off-street parking, established connections for current and future bike facilities, and created a cohesive district through place-making design, branding, and amenities while creating opportunities for urban recreation, art, and lighting design. Master Planning and design for the project began in June of 2019. Phase I of the project is currently under construction and will bring additional parking, new sidewalk connections, areas for food trucks, and new light installations that create a gateway to the district.

Location:
Lincoln, Nebraska

Reference:
Hallie Salem
City of Lincoln, Project Manager
Urban Development
402.441.7864 \ hsalem@lincoln.ne.gov



City of Lincoln Haymarket West Canopy Street Infrastructure

Clark & Enersen was selected in 2010 as the lead designer for streetscape improvements within the “public realm” in West Haymarket, a new mixed-use district located in downtown Lincoln, Nebraska. Numerous stakeholders were involved during the design process including city officials, developers, downtown residents, and interested community members. The West Haymarket area is located adjacent to the primary railroad corridor in the city which historically was one of the primary entry points for new residents, immigrants, and visitors. Therefore, the design of the streetscapes, open spaces, and related public realm improvements were grounded in the themes of this place: City beginnings, immigration & cultural diversity, the railroad industry, historic businesses, and the natural landscape.

Improvements that were addressed during the design process included new sidewalks and pathways, signage and wayfinding, lighting, landscape, furniture, and civic art. The project was designed utilizing sustainable principals such as suspended pavements and bioretention areas for storm water management, energy efficient lighting, unit pavement, sustainable materials, and native landscape/plant materials.

Location:
Lincoln, Nebraska

Reference:
Hallie Salem
City of Lincoln, Project Manager
Urban Development
402.441.7864 \ hsalem@lincoln.ne.gov

Awards:
2015 Lincoln Arts Council, Enersen Urban
Design Award

2015 AIA Nebraska Chapter, People's
Choice for Architectural Detail: PBA West
Haymarket Parking Garage



ORIGINAL LINCOLN AVENUE



PROPOSED LINCOLN AVENUE

City of York Downtown Revitalization Master Plan, Phase I

Clark & Enersen prepared a Downtown Revitalization Master Plan for the City of York, which involved establishing a Steering Committee comprised of key stakeholders, community/business leaders, and other community members. Through the public engagement process, the committee established four goals to encourage local economic growth, reduce building vacancies, improve the downtown area's appearance, and reinforce a sense of community and identity.

Our team conducted inventory and assessments of existing conditions to address building vacancies, land use, historic significance, aesthetics, transportation and circulation routes, pedestrian routes, street crossings, bicycle routes, trail connections, parking, and other aspects of the study area. Based on this analysis, we developed strategies to increase walkability and customer stops, encourage housing, upgrade façades, enhance city entries, create gathering spaces, and improve the area's appearance.

Recommendations were provided to the Steering Committee, refined based on community feedback, and presented to the York City Council and community at a final public open house.

Location:
York, Nebraska

Reference:
Lisa Hurley
Executive Director, York County
Development
402.363.3333
lhurley@yorkdevco.com

Denver Parks and Recreation

Verbena Park

Kevin Small served as the landscape designer for the Verbena Park improvements project. Verbena Park is an urban park in the East Colfax neighborhood in Denver, CO. The project's primary goals included upgrading existing play equipment to increase accessibility, the addition of a multi-use sports court, and addressing grading issues for the existing athletic fields. The goals were achieved through the successful administration of an extensive community engagement plan. The design team's flexible approach during the community engagement process led to a park design that successfully accommodates the desires of the community.

Location:
Denver, Colorado

Denver Parks and Recreation

Fairfax Park

Kevin Small served as landscape designer and assisted with drafting for the new Fairfax Park in Denver, Colorado. Located just east of Denver's core, this urban park is in a neighborhood that is at the center of rapidly changing cultural swings. The park aims to serve the existing community members while acknowledging change in the area in a responsible manner. Through extensive community involvement and public engagement, the park design meets the needs of the current community. The result is a well-loved community park that includes natural planting areas, sheltered seating, water play, and an innovative, multi-level play structure to fit the size constraints of the property. In a small space, the park has multiple programmatic features to accommodate user groups of all ages.

Location:
Denver, Colorado

Town of Naturita

Main Street Beatification Plan

Kevin Small served as the graphic lead for the community engagement and development of final plans for the Naturita Main Street Beautification Plan. The Main Street corridor study was developed with the goals of enhancing the pedestrian experience throughout the town center. The recommendations included widening sidewalks, strategic paving patterns to increase pedestrian comfort, the addition of bike lanes to the main street corridor, bump-outs to calm traffic, and sidewalk amenities to improve visitor experience. Each of the recommendations enhance the pedestrian experience in a traditionally vehicular dominated downtown.

Location:
Naturita, Colorado

Approach

Achieving the Town of Dillon's walkability goals through creative and collaborate design can be the catalyst to establishing Dillon's own unique 'Mountain Lakestyle' identity in Summit County. We understand that the community has been working to develop a town core that creates a sense of place and identity by connecting resident and visitor experiences to Dillon's uniquely accessible, yet desirable alpine location. Our goal is to further connect with the community to better understand the existing strengths of the town core while identifying opportunities for improvement through enhanced walkability. By producing a thoughtful walkability and connectivity design in direct partnership with the community, plans can be seamlessly implemented, and the town's goals can be achieved.

Our team aims to develop solutions that help preserve environmental assets; broaden accessible transportation options for pedestrians and bicyclists, while improving vehicular circulation; and enhance existing community resources. Our approach to completing this project and achieving your goals is predicated on significant input from Town of Dillon stakeholders, including the Town Council. To ensure your satisfaction, our process includes these key steps:

Kickoff Meeting

We will meet with Town Staff and other key stakeholders on-site, to confirm goals and objectives, identify lines of communication, begin discussion of key planning issues, and identify potential stakeholders for the public engagement process.

Area Assessment, Inventory, and Investigation

In tandem with the kickoff meeting we will visit the site for investigation, inventory, and analysis of the existing sidewalks and trails as well as the desired trail and connection points. This analysis will cover ADA accessibility issues, condition and character of existing infrastructure, and natural resources within the area between the Dillon Town Park and the lakefront.

Based on this analysis, we will identify existing areas of high pedestrian movement as well as areas that could see an increase in pedestrians. We will also identify potential gaps in the trail and sidewalk system and other desired connection points. This will be accomplished by reviewing existing documentation of routes the location of civic buildings and park spaces along the routes, aerial photographs and onsite visual inspections. We will work closely with the Town to review the Town Core Master Plan and ensure we are meeting the goals of the Town of Dillon Design Guidelines.

Walkability Improvements Design

Using the information gathered during the assessment, inventory, and investigation phase, we will move into Schematic Design. Through this process we will begin to identify the location, character, and design guidelines for sidewalks, crosswalks, roadways, trail connections, town parks and other desired connection points. We will also identify potential improvements to existing surfaces, infrastructure and public structures along the trail and desired connection points. This is when we see the heart of the of the project being developed. Several alternative solutions will then be presented to the community for input through a Community Open House as well as to the Town Council. Detailed graphics and 3D imagery will be developed to facilitate conversation at the open house and council meeting. Additional information for the Community Open House is detailed on the follow page.

Using information and responses from the open house and town council, we will move into Design Development of the project. Careful consideration will be given to gaps in the trail system and other connection points in order to provide comprehensive, safe, and accessible bicycle, pedestrian and vehicle circulation throughout the community. This will require participation by a variety of municipal and county government agencies, area cycling and trail groups, and other organizations passionate about pedestrian and bicycle transportation.

We will provide a preliminary opinion of cost estimates for implementation of the walkability improvements, which will also guide the decision-making process. By virtue of our extensive trail, streetscape, and urban design experience, we have a deep database of costs regarding systems, materials, and infrastructure that could be used for implementation.

The final plan will provide defined pedestrian, bicycle, and vehicular routes; solutions to close gaps in existing circulation routes; the location, character, and design guidelines for roadway, trail connections, open green space, and other public amenities such as entertainment, recreation, and education venues. It will also designate improvements to existing surfaces, infrastructure, and public structures along the routes. As part of this we will include design templates specific to the different areas of the town that address complete streets, sidewalks, and trails to achieve a uniform appearance with the existing conditions and accommodating new projects. We will also create a signage program for the sidewalks and trails to encourage walking and biking.

The plan will identify an opinion of cost for implementation including both repairs to the existing sidewalk and trail network as well as new projects. Our team will document what has been developed as part of your current master plan and provide recommendations of available funding sources for implementation. For the documentation of the process, our team will provide an overview of the process which will help to provide context regarding the decisions made and the final plan document.

At the completion of this process, we will go back to Town Staff and City Council for review and final approval before moving forward with Construction Documentation.



Community Meeting

Using the 2020 Town Core Master Plan and the Town of Dillon Design Guidelines as a base, our team will work with project stakeholders to facilitate a two-hour community meeting that will take place during the Design Phase. We will use this meeting to gather input from the community. Input from neighborhood representatives and citizens is critical to the success of the project. Graphic materials and concepts will be presented to aid in the discussion.

Construction Drawings

During this phase, we will further develop the plans and details. We will identify the specific size, character, and location of architectural and landscape architectural components and update the opinion of probable construction costs. Our in-house capabilities in each of these disciplines help us to provide thorough and accurate documents that are second to none. Few firms match our level of detail. This detail reduces ambiguity and guesswork during construction, resulting in near-accurate cost estimates. Our construction documents include as much information and detail as possible to minimize guesswork by the construction trades.

Bidding and Negotiating & Construction Administration

We will assist the Town of Dillon by distributing plans and documents to potential contractors to bid on the project, answer questions and if necessary, issue addenda, and assist in reviewing bids to determine the most responsible low bidder.

Construction Administration

Construction Administration services are a critical part of our firm's success and will be provided throughout the project. We are proactive and thorough during the construction phase and "speak" the language of the contractors. Chris Lawrence, our full-time construction administrator, will make regular visits to the job site to ensure construction adheres to the design intent. Should the work being completed not meet the design intent or include "non-conforming" work, Chris will collaborate with our team and the constructor on a process to correct or include the work.

Additionally, our construction administration services include:

- \ Pre-construction meetings with members of our design team, the client, and project contractors.
- \ Regular on-site observation throughout the construction period.
- \ Regularly scheduled construction progress meetings.
- \ Special observation at critical phases of construction.
- \ Review of shop drawings and samples.
- \ Review of testing report transmittals.
- \ Review and approval of contractor payment requests.
- \ Final observation made by our project manager and appropriate design team members.
- \ Punch list of items to complete in order to establish substantial completion date.

Hours & Billing Rates

Dillon Town Center Walkability Design

Personnel & Fee	Karen Nalow - PIC	Kevin Small - PM	Landscape Architecture	Architecture	Civil Engineering	Electrical Engineering	Structural Engineering	Construction Admin.	Total Work Hours	Proposed Fee
Sum of Individual Hourly Staffing Projection =	53	160	138	65	13	10	8	57	504	\$75,500
Hourly Rate	220	125	125	165	240	170	205	165		
Personnel Cost	\$11,660	\$20,000	\$17,250	\$10,725	\$3,120	\$1,700	\$1,640	\$9,405		
Task 1: Project Initiation										
	8	16	8	12	1	0	0	0		
Task 2: Walkability Improvements Plans										
2.1 Schematic Design	8	24	24	16	2	0	0	0		
2.2 Design Development	16	40	40	16	2	0	0	0		
Task 3: Construction Documents										
	16	60	60	16	6	8	8	0		
Task 4: Bidding & Contract Negotiation										
	1	4	2	1	0	0	0	1		
Task 5: Contract Administration										
	4	16	4	4	2	2	0	56		
Reimbursables										Estimated Cost
Survey										\$20,000
Travel & Printing										\$1,500

* The fee and hours represented here are based upon an assumed construction budget of \$1,000,000 for Phase 1 of the Master Plan

* This fee assumes limited lighting, utility, and curbing modifications in the design. It also assumes efficiencies with on-site meetings to combine Town Council, Open House, and Town Staff meetings through the design process.

* Surveying will be provided out of house.

CLARK & ENERSEN

Effective 7/1/2022

Updated 8/24/2022

Senior Principal

Berg	\$ 315
Chadwick	\$ 315
Diederich	\$ 315
Ripp, T.	\$ 315
Schirmer	\$ 315
Stepp	\$ 315
Wise	\$ 315

Senior Principal / Senior Laboratory Planner

Lattig, G.	\$ 410
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Interior Designer Principal

Munster	\$ 220
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Senior Interior Designer

Rock	\$ 185
Lamb	\$ 145

Interior Designer

Coolidge	\$ 115
Frana	\$ 115
Hinrichs	\$ 115
McGee	\$ 115
Spale	\$ 115

Interior Design Staff

Nikki	\$ 80
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Senior Construction Administrator

Clay	\$ 165
Hanna	\$ 165
Hartung	\$ 165
Lawrence	\$ 165
Pavey	\$ 165
Ripp, M.	\$ 165
Stull	\$ 165

Construction Administrator

Riggan	\$ 110
Ruzicka	\$ 110
Vestecka	\$ 110

Construction Administration Staff

Lattig, M.	\$ 100
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Commissioning Agent

McFee	\$ 205
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Commissioning Staff

Guerra	\$ 120
McNorton	\$ 120

Architectural Principal

Hier	\$ 220
Keele	\$ 220
Stolte	\$ 220
Thomas	\$ 220

Senior Architect (AIA)

Eppenbach	\$ 200
Huettner	\$ 200
Ratzlaff	\$ 200

Architect (AIA)

Albrecht	\$ 165
Anderson	\$ 165
Barrett	\$ 165
Glawatz	\$ 165
Janiak	\$ 165
Kulseth	\$ 165
Oliver	\$ 165
Penning	\$ 165
Roberts	\$ 165
Rogers	\$ 165
Shepard	\$ 165
Stewart	\$ 165
Stoverink	\$ 165
Watkins	\$ 165
Wonder	\$ 165

Senior Architectural Staff

Campbell	\$ 125
Dunn	\$ 125
Kelso	\$ 125
Lane	\$ 125
Michl	\$ 125
Nickelson	\$ 125
Stovall	\$ 125

Architectural Staff

Cox	\$ 100
Eads	\$ 100
Fieselman	\$ 100
Flores	\$ 100
Pokojski	\$ 100
Rahn	\$ 100
Schafers	\$ 100
Strayer	\$ 100
Vonderbrink	\$ 100

Senior Digital Experience Designer

Park	\$ 240
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Building Performance Modeling

Korber	\$ 205
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Engineering Principal

Adams	\$ 240
Beecher	\$ 240
Gergen	\$ 240
Kent	\$ 240
Walter	\$ 240

Senior Engineer (PE)

Davison	\$ 205
Jenkins	\$ 205
Mahoney	\$ 205
McKie	\$ 205
Niemann	\$ 205
Onnen	\$ 205
Wilson	\$ 205

Engineer (PE)

Allen	\$ 170
Boyer	\$ 170
Cassel	\$ 170
Embers	\$ 170
Palan	\$ 170
Ratzki	\$ 170
Slattery	\$ 170
Speicher	\$ 170
Summers	\$ 170
Uhing	\$ 170
Wroblewski	\$ 170

Senior Engineering Staff

Capek	\$ 140
Krysl	\$ 140
Nelson	\$ 140
Preister	\$ 140

Engineer (EI)

Denton	\$ 120
Evans	\$ 120
Gawrick	\$ 120
Hoops	\$ 120
McNorton	\$ 120
Ruel	\$ 120
Schmitt	\$ 120
Sharp	\$ 120
Sheikh	\$ 120
Swift	\$ 120
Widholm	\$ 120
Wilkinson	\$ 120

Engineering Staff

Bowman	\$ 90
Creviston	\$ 90
Duschene	\$ 90
Muir	\$ 90
Winter	\$ 90

Landscape Architect Principal

Nalow	\$ 220
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Landscape Architect (ASLA)

Hauck	\$ 125
Moline	\$ 125
Ray	\$ 125
Silvey	\$ 125
Simpson	\$ 125
Small	\$ 125
Sundine	\$ 125

Administrative and IT Assistant

Bullington	\$ 75
Culligan	\$ 75
Fickbohm	\$ 75
Krueger	\$ 75
Page	\$ 75
Stansberry	\$ 75
Svoboda	\$ 75

Business Development

McVey	\$ 180
Miller	\$ 180

Senior Marketing Staff

Koolen	\$ 150
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Marketing Staff

Compton	\$ 100
Dolson	\$ 100
O'Neill	\$ 100
Ornduff	\$ 100

Graphic Designer

Behrens	\$ 100
Kottmeyer	\$ 100

Business Principal

Stover	\$ 180
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HR Director

Merkel	\$ 160
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IT Director

Pierce	\$ 160
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Intern

Architecture	\$ 65
Construction Administration	\$ 65
Engineering	\$ 65
Interior Design	\$ 65
Landscape Architecture	\$ 65

\ Karen Nalow PLA, ASLA, LEED AP

Principal-In-Charge \ Landscape Architect

As principal-in-charge, Karen will oversee contractual agreements, make firm resources available to the team, and provide design direction. She has been involved in many of our firm's high-profile projects and is skilled at seamlessly connecting and unifying natural and built environments. Her strengths include wayfinding and design, and developing a strong concept of storytelling into the design that helps reinforce a sense of place while elevating a branded identity. Karen also works to translate ideas into creative, constructible, and sustainable design concepts.



Selected Experience

- \ City of York, Downtown Revitalization, Phase 1 - York, NE
- \ Arbor Day Headquarters Streetscape and Façade Improvements - Lincoln, NE
- \ City of Lincoln, P Street Streetscape Corridor Redevelopment - Lincoln, NE
- \ City of Fort Collins, Civic Center Master Plan - Fort Collins, CO
- \ City of Lincoln, Haymarket South Streetscape and Parking Plan and Design • Haymarket West Infrastructure • Telegraph District Master Plan - Lincoln, NE

\ Kevin Small PLA, ASLA

Project Manager \ Landscape Architect

Kevin will be your primary point of contact and will work with Karen to lead our team's efforts. As project manager, he will be heavily involved in the project from start to finish. Kevin is a talented landscape architect who has a proven ability to communicate and build empathetic relationships. He brings energy and enthusiasm to each project he works on and applies a strong work ethic to help keep projects on schedule and within budget. Kevin has played a key role in projects ranging from small parks to multi-family residential developments and has been actively involved from pre-planning stages through construction completion.



Selected Experience

- \ Colorado State University, Foothills Campus MP - Fort Collins, CO
- \ Denver Parks and Recreation, Landscape Architectural On-Call - Denver, CO*
- \ Denver Parks and Recreation, Verbena Park - Denver, CO*
- \ Denver Parks and Recreation, Fairfax Park - Denver, CO*
- \ City of Delta, West Legacy Park - Delta, CO*
- \ Pueblo County, Runyon Sport Complex Expansion MP - Pueblo, CO*

**Work performed through prior employment.*

\ Sean Ray PLA, ASLA

Landscape Architect

With 13 years of experience, Sean has a reputation for collaborating with stakeholders to ensure their project goals are met throughout the project. His specialized expertise includes site planning and design for pedestrian and vehicular circulation, grading, stormwater management, and plantings.



Selected Experience

- \ City of Fort Collins, Civic Center Master Plan - Fort Collins, CO
- \ City of Lincoln, Telegraph District Master Plan and Streetscape - Lincoln, NE
- \ City of Lincoln, P Street Retail Corridor Plan and Design - Lincoln, NE
- \ City of York, Downtown Revitalization Plan and Phase 1 - York, NE
- \ NenInet, Rampart Center Remodel - Centennial, CO
- \ Prairie Village Public Works, New Building - Prairie Village, KS
- \ Merriam Community Center - Merriam, KS
- \ Johnson County Park & Recreation District, Outdoor Athletic Fields Study - Shawnee and Overland Park, KS

\ Kate Penning AIA, NCARB

Architect

Kate will serve as architect for the Town of Dillon Walkability Design project. She has worked on numerous municipal projects throughout the front range including master plans, civic centers, libraries, and maintenance facilities. She is particularly talented at programming, planning, and translating design ideas into architecture that inspires and serves.



Selected Experience

- \ City of Fort Collins, Civic Center Master Plan - Fort Collins, CO
- \ City of Fort Collins, Municipal Court Expansion Study - Fort Collins, CO
- \ City of Fort Collins, Bucking Horse Park - Fort Collins, CO
- \ Colorado Department of Public Health & Environment, CDC Grant Remodel - Denver, CO
- \ Colorado State University, Temple Grandin Equine Center - Fort Collins, CO

\ Phil Walter PE, LEED AP

Electrical Engineer

Phil is the leader of our Fort Collins office and will serve as an electrical engineer. He has extensive experience with all facets of a project, including, programming, design, and documentation. As an Architectural Engineer, he is particularly adept in providing direction that seamlessly integrates architectural and engineering systems.



Selected Experience

- \ City of Fort Collins, Civic Center Master Plan - Fort Collins, CO
- \ City of Fort Collins, Bucking Horse Park - Fort Collins, CO
- \ Colorado State University, Foothills Campus Master Plan - Fort Collins, CO
- \ Colorado State University Architecture and Engineering On-Call Services - Fort Collins, CO
- \ Colorado Mesa University, Wubben Hall - Grand Junction, CO
- \ Johnson County On-Call Architecture/Engineering Services - KS

\ Mike McKie SE

Structural Engineer

Mike has expertise with structural design for a wide variety of structural systems utilizing various materials. His experience includes significant state and civic projects across multiple states, providing structural analysis and design of steel, concrete, masonry, wood/timber, and precast concrete structures.



Selected Experience

- \ National Western Center, CSU Spur Campus, Vida Building - Denver, CO
- \ Colorado State University, Johnson Family Equine Hospital - Fort Collins, CO
- \ Colorado State University, Voss Teaching Hospital Addition and Renovation - Fort Collins, CO
- \ Colorado Department of Public Health & Environment, CDC Grant Remodel - Denver, CO
- \ Anthem Ranch, Aspen Lodge Expansion - Broomfield, CO
- \ Merriam Community Center - Merriam, KS

\ Jon Hauck PLA, ASLA

Landscape Architectural Designer

Jon will assist with landscape, and site planning and design for the Dillon Town Center Walkability Design project. He is proficient in the latest landscape and site design software. Jon has been an integral part for many of our firm's streetscapes, parks, trails, and recreation projects.



Selected Experience

- \ City of Fort Collins, Civic Center Master Plan - Fort Collins, CO
- \ City of York, Downtown Revitalization Plan and Phase 1 - York, NE
- \ Centennial Mall Master Plan and Renovation - Lincoln, Nebraska
- \ NenInet, Rampart Center Remodel - Centennial, CO
- \ City of Lincoln, P Street Retail Corridor Plan and Design - Lincoln, NE
- \ City of Lincoln, Telegraph District Master Plan and Streetscape - Lincoln, NE

\ Tim Gergen PE

Civil Engineer

Tim is the leader of Clark & Enersen's civil engineering practice and a member of our site planning and design team. He will provide civil engineering design as it relates to grading, stormwater management, site utilities, and paving design. With 25 years of experience, Tim brings a wealth of land development expertise, permitting, and due diligence for site development.



Selected Experience

- \ City of Lincoln, Haymarket South Streetscape and Parking Improvements - Lincoln, NE
- \ City of Lincoln, Union Plaza Park and Trails - Lincoln, NE
- \ City of Lincoln, Telegraph District - Lincoln, NE
- \ University of Nebraska-Lincoln, Love Library North Plaza • 12th Street Mall - Lincoln, NE
- \ City of Lincoln, Centennial Mall Renovation - Lincoln, NE
- \ Nebraska Innovation Campus Infrastructure - Lincoln, NE
- \ City of Lincoln, P Street Streetscape - Lincoln, NE
- \ City of Lincoln, Haymarket West Infrastructure - Lincoln, NE

\ Chris Lawrence LEED AP BD+C

Construction Administrator

Chris will make regular site visits during construction, provide written and verbal follow-up with the Town of Dillon, review shop drawings and other paperwork, and document all requests for information, architect supplemental instruction, and proposal requests.



Selected Experience

- \ City of Fort Collins, East Park Maintenance Facility and Bucking Horse Park - Fort Collins, CO
- \ National Western Center, CSU Spur Campus, Vida: A One Health Building - Denver, CO
- \ Colorado State University, Johnson Family Equine Hospital - Fort Collins, CO
- \ Blevins Middle School, HVAC Replacement - Fort Collins, CO
- \ University of Colorado Boulder, ICR Planning and Design - Boulder, CO