

Hours & Billing Rates

Town of Dillon Trails Masterplan

Personnel & Fee	Karen Nalow - PIC	Kevin Small - PM	Landscape Architecture	Landscape Architectural Designer	Civil Engineering	Total Work Hours	Proposed Fee
Sum of Individual Hourly Staffing Projection =	72	228	104	220	158	782	\$115,030
Hourly Rate	220	125	125	115	205		
Personnel Cost	\$15,840	\$28,500	\$13,000	\$25,300	\$32,390		
Task 1: Project Initiation							
Includes two-hour meeting with Town Staff*	12	22	8	14	14		
Task 2: Existing Conditions Assessments and Mapping							
Includes two-hour meeting with Town Staff*	32	72	32	72	46		
Task 3: Conceptual Development							
Includes two-hour meeting with Town Staff and two-hour community meeting*	16	64	32	64	52		
Task 4: Masterplan Documentation							
Includes Town Council*	12	70	32	70	46		
Reimbursables							Estimated Cost
Travel and Printing							\$1,500

*Scheduling and organization of the meetings can be modified based on the Town's desired approach.



**Town of Dillon
Trails Masterplan**

April 21, 2023

Qualifications for Professional
Design Services

**CLARK &
ENERSEN**

Scott O'Brien, Public Works Director
Town of Dillon
275 Lake Dillon Drive
Dillon, CO 80435

April 21, 2023

Members of the Selection Committee:

On behalf of Clark & Enersen, thank you for the opportunity to submit our proposal for the Town of Dillon Trails Masterplan project. Our team has truly enjoyed working with the Town of Dillon on the Town Center Walkability Design project, and we are elated by the prospect of developing a trails masterplan that meets the Town of Dillon's needs and goals, while also aligning with the core values established by the community.

Dillon is nestled in a beautiful area framed by breathtaking mountain views and the Dillon Reservoir. Town parks, the Dillon Nature Preserve, the Dillon Disc Golf Course, the Summit County Recreational Pathway, and many other amenities invite members of the community and visitors alike to enjoy the great outdoors. Connecting these amenities is a system of trails, sidewalks, and pathways utilized by walkers, runners, hikers, and cyclists engaging in recreational activities or simply moving from place-to-place. Creating a masterplan for these trail systems is key to ensuring that community members and visitors will continue living a healthy lifestyle in Dillon for years to come.

Our team offers expertise in trail system and walkability planning and design, which will allow us to guide the Town of Dillon through the master planning process to support the dual role of trails as enablers of both recreation and transportation. We also understand that tourism is major part of Dillon's economy, as well as Summit County as a whole, therefore it will be critical to look at future improvements that will encourage people to visit Dillon even more frequently than they already do.

This is an exciting opportunity for the Town of Dillon, and we believe our team can help lead this meaningful project that will allow citizens and visitors alike to experience everything Dillon and the surrounding area has to offer through future trail improvements. Thank you for considering Clark & Enersen.

Sincerely,



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



Kevin Small, PLA, ASLA
Project Manager

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Executive Summary

CLARK & ENERSEN

Landscape Architecture \ Site Planning and Design \ Engineering

Clark & Enersen was founded in 1946 by Landscape Architect Larry Enersen and Architect Ken Clark — Harvard graduates who believed we achieve excellence in design through multidiscipline collaboration and strong client partnerships. Their legacy continues today with offices in Fort Collins, Colorado, and Nebraska, Missouri, Kansas, Oregon, and South Carolina.

Our firm has a staff of 150 talented professionals within the disciplines of landscape architecture, site planning and design, master planning, and civil engineering. Team members from each of these disciplines work closely together from the earliest planning stages through to construction completion to ensure consistency and quality is achieved throughout the entire process. Our holistic approach to design also allows for the timely completion of work within set schedule and budget parameters.

As a full-service firm with over 77 years of landscape architecture and architecture experience, we are in a unique position to provide a vast majority of primary design disciplines required for this project, which will result in a comprehensive masterplan.

Clark & Enersen

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

970.818.8999

clarkenersen.com

Size of Firm

Architects	29
Architecture Designers/Drafters	17
Interior Designers	10
Landscape Architects	6
Landscape Architecture Designers	1
Civil Engineers	6
Mechanical Engineers	15
Electrical Engineers	12
Structural Engineers	6
Engineering Designers/Drafters	10
Building Performance Modeling	1
AV/IT Designer	2
Commissioning Agents	3
Construction Administration	12
Administrative	20
Total Personnel	150

Experience

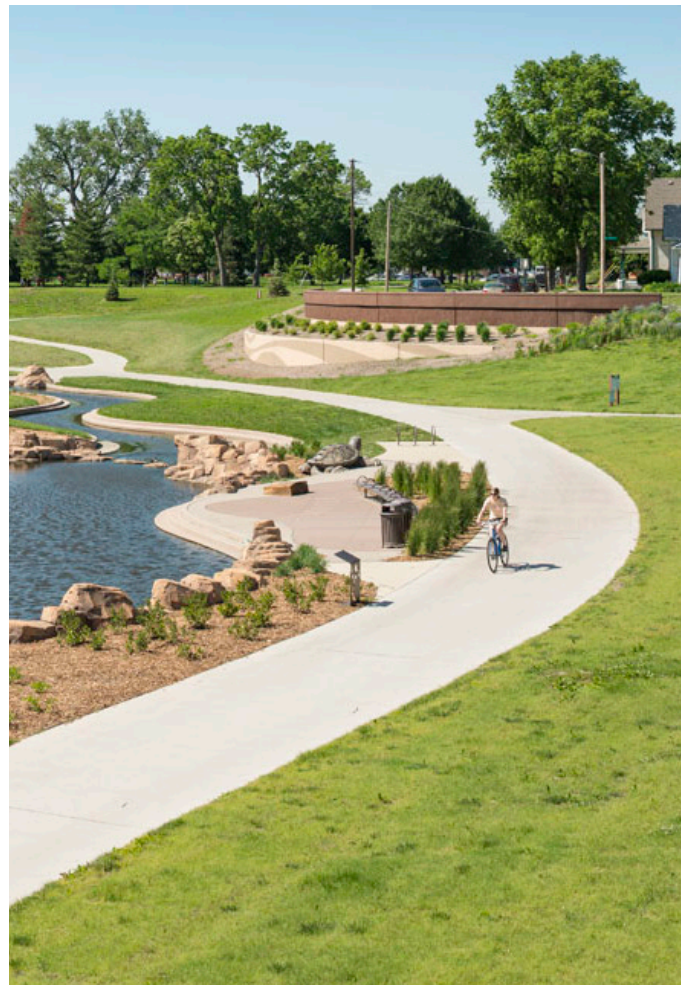
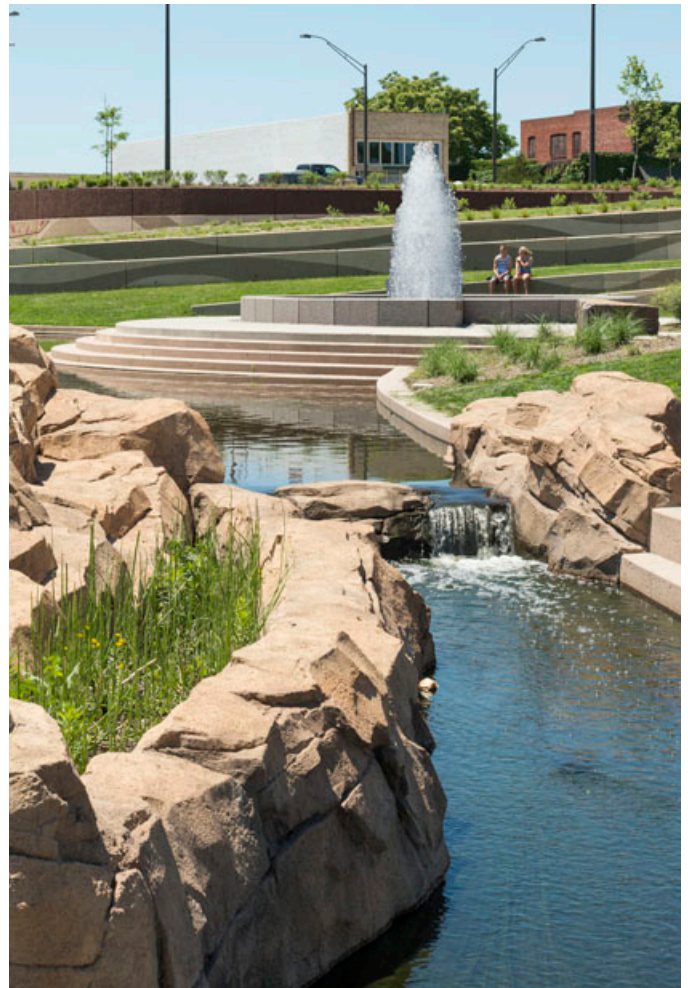
Since our inception, landscape architecture and site planning and design have been hallmarks of our practice. We are passionate about trail planning and design, and value how trails connect people to their communities and improve the quality of life. They also provide opportunities for recreation and linkages to activities, and they help define the character of a community.

Clark & Enersen has a 77-year history of planning and designing trails used for walking, running, hiking, cycling, or simply to get from one location to another. We have also planned and designed parks and other outdoor environments that either feature pathways within them or are connected to other places through trail systems. Our experience includes, but is not limited to, projects across the Front Range and Midwest with the Town of Dillon and City of Fort Collins in Colorado; the Nebraska Game and parks Commission and City of Lincoln Parks and Recreation department in Nebraska; and the Johnson County Parks & Recreation Department in Kansas.

Interest in this Project

Our team views this project as an opportunity to connect the Town of Dillon, as a whole, more efficiently by analyzing the trails and pathways that link many commercial and recreational offerings of the town. From the Marina Park and Town Park and the Dillon Nature Preserve, to Dillon Disc Golf Course and the Dillon Reservoir, there is an abundance of activities available. Our team would work alongside stakeholders to discover ways to optimize connectivity between these destinations, utilizing what is working well and improving upon the solid trail systems that already exist.

We have had the pleasure of working with the Town of Dillon on the Town Center Walkability Design project, and we have experienced firsthand the natural beauty of the area. We believe that assisting the Town by leading development of this masterplan will allow us to cohesively extend the current design work in the Town Center throughout Dillon and the surrounding area. This is an exciting opportunity to help guide the future of Dillon's trail systems, and to provide recommendations for improvements that will benefit community members and visitors alike.



CITY OF LINCOLN, UNION PARK PLAZA \ LINCOLN, NE

Team Introduction

We understand that Dillon's trail systems are critical not only for people to move safely to their destination, but also to allow citizens and tourists to experience the beautiful outdoor environments located in and around the town. Our team is committed to developing a trails masterplan that will enhance these experiences and complement current plans and projects.

Leading our team and serving as principal-in-charge will be Landscape Architect **Karen Nalow, PLA, ASLA, LEED AP**. Karen will actively participate in meetings and decisions, negotiate contracts, and be responsible for the project's success through design, budget, and schedule management. She is a talented site planner and designer with experience creating similar trails master planning and design projects. Karen has a keen eye for creating clearly identifiable signage and wayfinding systems that will help users more easily navigate the trails.

Joining Karen will be Project Manager and Landscape Architect **Kevin Small, PLA, ASLA**. Kevin will be the Town of Dillon's primary point of contact and will manage the

day-to-day activities of the design team, lead project meetings, and oversee each aspect of the masterplan development process. Kevin has an in-depth understanding of trail systems, connectivity, and signage and wayfinding, which will result in a comprehensive masterplan that will help guide future Dillon trail improvements. He is also very familiar with the Town of Dillon and your design standards through his work leading the Town Center Walkability Study.

Karen and Kevin will be joined by Landscape Architectural Designer **Helen Davidoski, ASLA, Green Assoc.**, Landscape Architect **Sean Ray, PLA, ASLA**, and Civil Engineer **Shane Boyle, PE**, who can lend their expertise as necessary throughout the master planning process. Many of these talented professionals are currently working with the Town of Dillon on the Town Center Walkability Design project, giving them a familiarity with Dillon that will allow them to hit the ground running on the trails masterplan.

Please see the Appendix beginning on page 22 for resumes of our key team members.

Project Management

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

Kevin Small, PLA, ASLA
Project Manager,
Landscape Architect

Design Team

Sean Ray, PLA, ASLA
Landscape Architect

Helen Davidoski ASLA, LEED Green Assoc.
Landscape Architectural Designer

Shane Boyle, PE
Civil Engineer

Project Experience

We understand the important role that trails have in communities. They connect commercial and recreational amenities, and encourage people to be active and immerse themselves in outdoor environments.

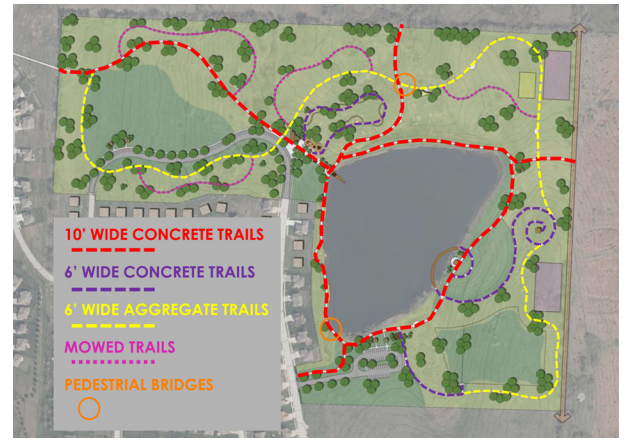
Clark & Enersen has a long and successful history of partnering with municipalities, counties, and states to plan and design trail systems, parks, and other similar environments. Our experience includes, but is not limited to:

- \ Town of Dillon, Town Center Walkability Design Study and Design
- \ City of Raymore, Hawk Ridge Park Masterplan
- \ Weston Missouri State Park Trail Repair Study and Design
- \ City of Fort Collins, Civic Center Masterplan
- \ Nebraska Game and Parks Commission, Indian Cave Trails and Cave Access
- \ City of Lincoln, Fallbrook Masterplan and Design
- \ City of Lincoln, Fallbrook Trails Masterplan
- \ City of Lincoln, Jayne Snyder Trails Center and Union Plaza Park Masterplan and Design
- \ Johnson County Library, Blue Valley Literary Park Masterplan
- \ Johnson County Parks & Recreation Department, Verhaeghe Park
- \ City of York, Downtown Revitalization Masterplan
- \ Central City, Colo., Trail Masterplan
(Work performed by Kevin Small through prior employment)

Over the course of 77 years, our firm has seen firsthand how trail planning and design has evolved, and we have developed an in-depth understanding of what people expect as part of the modern trail experience. Whether they are used for walking, running, hiking, or cycling, trails must be planned and designed to offer a safe and comfortable experience for users. This involves considering trail width, whether a trail should be paved or unpaved, maintenance-related issues, and general connectivity from one trail or pathway to another.

For the Town of Dillon, our team will leverage knowledge gained from prior projects, but ultimately the master planning process will involve stakeholder and community engagement as we work to gain consensus for the future vision of the town's trail system. Through onsite meetings and workshops, our team will guide the process, while considering multiple viewpoints to discover solutions that will meet the needs of Dillon for years to come.

On the following pages, we have provided detailed descriptions of similar trail planning and design projects.



City of Raymore Hawk Ridge Park Masterplan

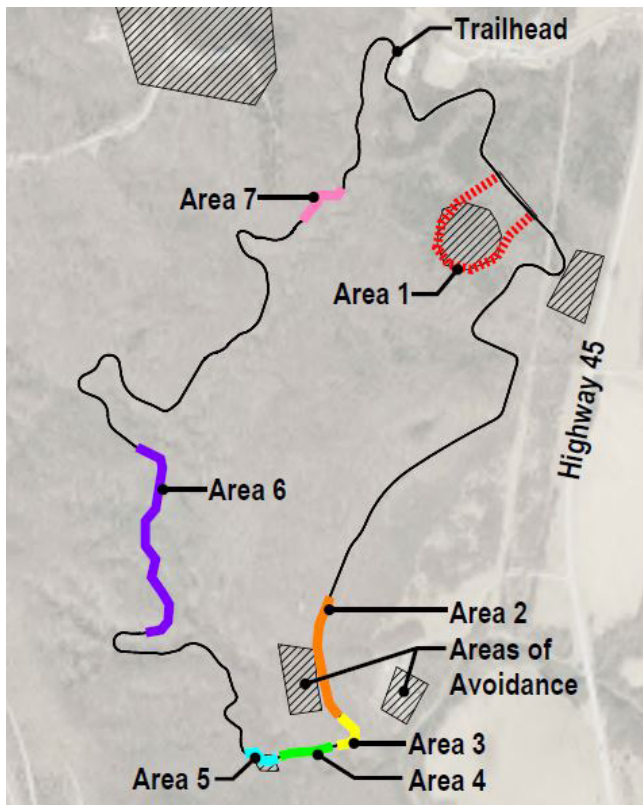
The City of Raymore purchased 79 acres of land for a new community park north of Highway 58. In addition to working with a planning committee composed of parks and community stakeholders, the planning process involved an extensive community engagement component, including participation in the Raymore Festival, an online community engagement website by MindMixer, a vision workshop, and a community open house. Nearly 1,500 people registered on the website and more than 250 people were actively engaged in providing input about the project.

The plan included locating an extensive network of trails throughout the park, as well as planning connections to the city-wide trail network. The trails connect several planned amenities in the park, such as a lookout tower, a spiraling pavilion, a playground, a dog park, outdoor classroom, fishing piers, picnic shelters, and the entry and core public area. The trails provide views and vistas, and opportunities to experience a variety of natural systems, while respecting the natural topography and character of the site.

The plan identifies 10-foot-wide, paved walking/biking with educational nodes, six-foot-wide paved connecting trails to the neighborhood, six-foot-wide aggregate interior trails, as well as mowed pathways through the prairie. One of the main goals of the Masterplan was to prevent further erosion of the lake banks. The new trail along the west side of the lake will use large retaining block walls to serve as a barrier between the walking path and the water.

Location:
 Raymore, Missouri

Contact:
 Steve Rulo
 Parks Superintendent
 816.322.2791
srulo@raymore.com



Weston Bend State Park Trail Repair Study

Weston Bend State Park offers 10.25 miles of trails for use by its visitors. The centerpiece of these trails is the 2.75-mile-long paved multi-use trail. The paved trail was constructed in 1990 and now has pavement that is in poor condition, with limited patching or repairs being completed during the last three decades. Additionally, other issues such as adjacent erosion, drainage concerns, and steep slopes created maintenance and safety concerns for users.

Clark & Enersen was selected to conduct a study for several locations along the trail and review the overall condition of the pavement along with drainage and slope. The study concluded that slopes of the existing trail exceed 13% in several locations, and in many of these locations, steep grades along the sides of the trail have created erosion and drainage issues. Our team identified several areas for redesign, including designing eight-foot-wide trail sections with grass shoulders. The plan calls for slopes along the trail that are not-to-exceed 10%. Large-block segmental retaining walls will be used where required to address changes in grades and limit disturbance of adjacent areas. Culverts will be added where needed to allow natural drainage beneath the trail at existing flowline locations.

After developing schematic design plans for each area, recommendations were made based on project costs, construction impacts, and durability. The project is planned to be completed in multiple phases.

Location:

Weston, Missouri

Contact:

Frank Cunningham
Project Manager, State of Missouri Office
of Administration, Division of Facilities
Management, Design, and Construction
573.526.3309



Nebraska Game and Parks Commission Indian Cave Trails Cave Access

Indian Cave State Park, nestled along the Missouri River in southeast Nebraska, is known for its sandstone cave featuring treasured petroglyphs that, over time, had been vandalized by visitors, threatening their integrity. Additionally, access to the cave was not ideal, consisting of a series of stairs and platforms that limited access for some visitors. The original deck system was destroyed by a landslide in 2019, which made it unusable for years.

Clark & Enersen was selected by the Nebraska Game and Parks Commission (NGPC) to design an ADA-compliant wooden boardwalk around the edge of the canyon that forms the cave, following the contours of the hill and allowing visitors to become integrated into the natural beauty of the park's landscape. A small set of stairs was also included for those requiring a shorter route to the cave.

The boardwalk leads to a viewing deck that allows visitors to experience the cave and see the petroglyphs while keeping a safe distance to protect the State treasure. Along the boardwalk, areas were created for NGPC to add informational signage sharing the story of the petroglyphs as well as cultural aspects of the area. Our team was also thoughtful in designing the boardwalk to capture scenic views back to the Missouri river and natural woodland. This project was designed to tread lightly on the landscape and preserve the beauty of the environment while capturing the historic essence of the park.

Location:
Shubert, Nebraska

Contact:
Tiffani Gerber
Admin Programs Officer II
Engineering Division
Nebraska Game and Parks Commission
402.471.5571



City of Lincoln Fallbrook Masterplan and Design

Clark & Enersen has had an ongoing relationship with the Fallbrook community since 1999. Our firm has completed virtually all site planning and design for the 660-acre mixed-use development in Lincoln, Nebraska. Our latest work includes trail extensions, wayfinding signage updates, a new office park, Fallbrook West, and the extension of the water way amenities south of the Town Center.

Our design work is based on the goal to create a unique sense of place that is related to Lincoln's existing urban character, but inspired by its relationship to the existing natural site features, and social connectivity. Linear parks, bike paths, and trails have been developed along the lowland valleys to help the pedestrian corridors connect neighborhoods, schools, and village services. Other natural amenities including water features, natural wooded areas, and wetlands have also been integrated in these linear corridors.

As the Fallbrook community continues to be developed, our firm is planning the expansion of the existing trail network. The trails are comprised of both concrete and limestone chip trails through the residential, mixed use, and natural areas. As part of the latest masterplan update, we also developed a masterplan for the trail network that includes both city and Fallbrook specific trails.

Location:
Lincoln, Nebraska

Contact:
Bob Caldwell
Executive Vice President & Chief
Administrative Officer
NEBCO, Inc.
402.434.1212
bobc@nebcoinc.com



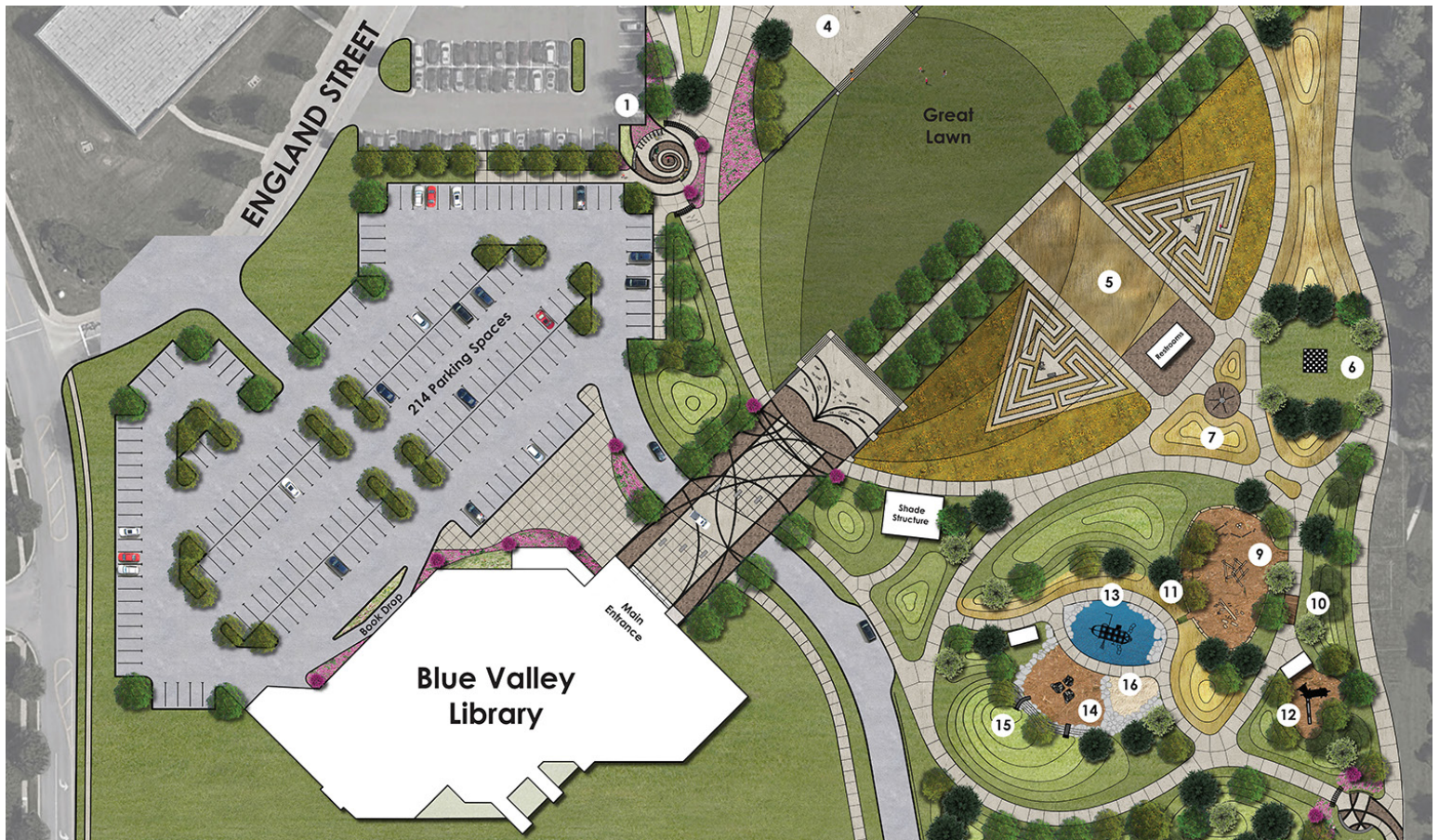
City of Lincoln Jayne Snyder Trails Center and Union Plaza Park

Clark & Enersen was selected to design Union Plaza Park, including all of the trail components that connect commuter routes that enter the park from the north and south as well as interior trails that connect all park amenities within a three-block area. This three-block park is located in Downtown Lincoln as a part of the Antelope Valley Flood Control project which provides flood control, road improvements, and community revitalization. It features public art, fountains, plazas, an overlook, an amphitheater with seating for 200, and city bike and pedestrian trails that connect at the Jayne Snyder Trails Center and trailhead.

With a dual purpose of serving an urban area and encouraging an active lifestyle, the Jayne Snyder Trail Center offers a large primary multipurpose space for community use, other meeting spaces, and potential for food service, along with rest rooms for those who use park services. The room features a large bi-fold “garage”-type door that allows activities inside to spread out to the large surrounding plaza. The plaza includes amenities for festivals and community events. Our design concept integrates the nature of water into the park’s details in the form of bollards, planters, and pavement patterns that evoke the feeling of water droplets, splashes, and ripples.

Location:
Lincoln, Nebraska

Contact:
J.J. Yost, Planning and Facilities
Manager
Lincoln Parks and Recreation
402.441.8255
jjyost@lincoln.ne.gov



Johnson County Library Blue Valley Literary Park Masterplan

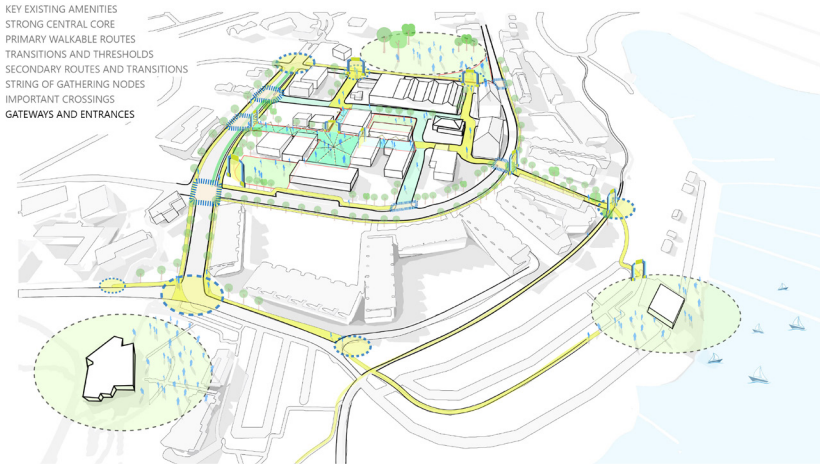
When the Johnson County Library Board was seeking to expand their heavily-used Blue Valley branch, the Overland Park Park & Recreation Department also desired to implement a park at that site which could serve multiple users. Therefore, we were engaged to create a park masterplan to accommodate all users. The overall intent of the planning process was to create a park that would feature a variety of design elements tied to the library use while providing additional amenities to serve the larger community.

Connections to nearby trails, efficient parking and access, and visual connections were critical to the design. During the design process, a need for an entry plaza, rentable park shelter, restroom building, performance amphitheater, pedestrian trails, shade structures, and several active play elements were identified.

Important design concepts for the park focused on aspects of discovery, imagination, and whimsy. This led to the creation of themed zones that mirrored fictional places a person might explore in a good book: peaceful prairie, adventure grove, and rocky shore. This allows users to use their imaginations to create and live their own story. Active play elements which accentuated the themed zones were located around a short pedestrian circulation loop, providing a condensed space for families to safely explore.

Location:
Overland Park, Kansas

Contact:
Sean Casserley
County Librarian
Johnson County Library
913.826.4600
casserleys@jocolibrary.org



Town of Dillon Town Center Walkability Study and Design

The Dillon Town Center is a commercial/residential area located between Lake Dillon Drive, Buffalo, and East LaBonte Streets. The Town Council has a goal to revitalize the Dillon Town Center and, in 2020, approved the Town Core Masterplan. Part of the plan is to create a walkable downtown with connections from the Dillon Town Park to the lakefront.

Clark & Enersen has been selected by the Town of Dillon to aid in the revitalization of their town core through strategic walkability design intervention. Since Dillon's town core was established over 30 years ago, the town has seen an initial influx of development growth. In recent years, there has been a noticeable decrease in commercial activity and an increase in vehicular movement due to the current lack of inviting pedestrian space. To address this, our team is leading the process of identifying viable walkability design strategies for the existing town core. The new approach to walkable design will allow the town to update the existing Town Core Masterplan and implement the first stage of a walkable town core transformation.

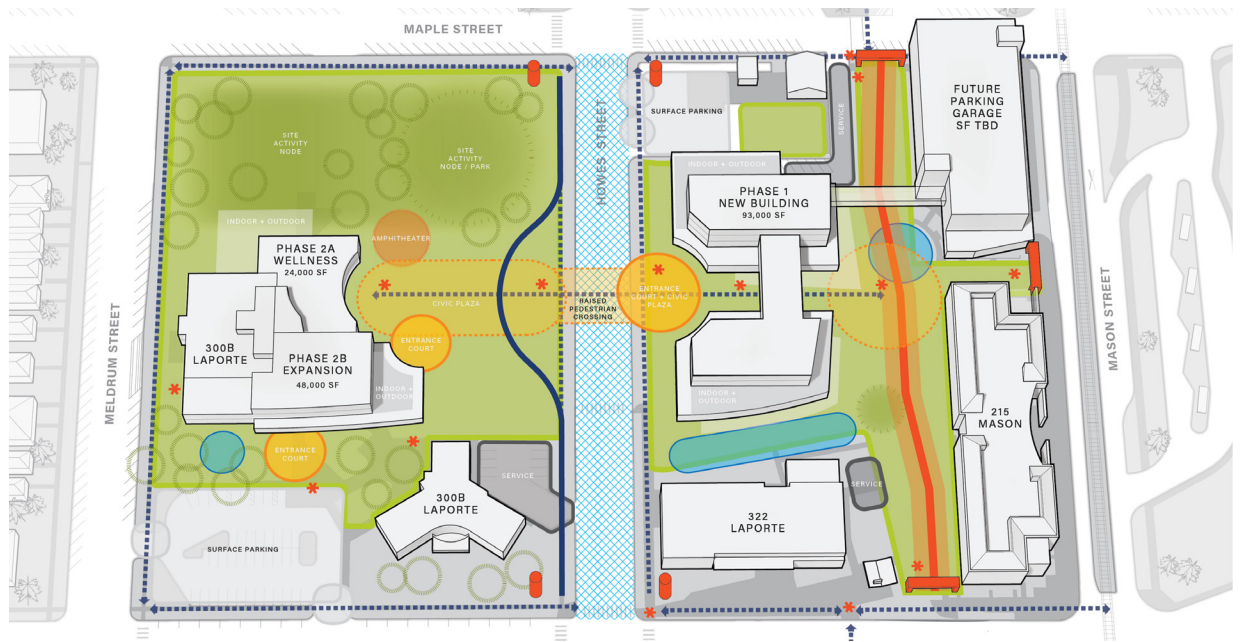
The project's final deliverable includes construction documentation level design for a newly identified first stage of the Town Core Masterplan. The first stage is expected to include a new central core – dubbed "The Deck" – that will connect the town park, marina, and amphitheater, and attract more visitors to the area.

Location:
 Dillon, Colorado

Contact:
 Ned West
 Senior Town Planner
 Town of Dillonx
 970.262.3421
nwest@townofdillon.com

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 Masterplan and Space Planning

Clark & Enersen was selected by the City of Fort Collins to complete a masterplan 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 masterplan 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 masterplan to help secure funding to create additional spaces for staff to accommodate future growth.

Location:
Fort Collins, Colorado

Contact:
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.
- \ Masterplan 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 masterplan, our contract was expanded to include space planning services.



Johnson County Parks & Recreation District
Verhaeghe Park

Upon completion of the Coffee Creek Trail, JCPRD hired Clark & Enersen to develop a new trailhead and neighborhood park. This park was named after the homesteaders who originally farmed the land on this location, and whose generational family owners donated the land. The 11-acre park design features a large shelter, playground, community garden, practice sports field, trail information kiosk with bike repair station, and parking. Most of the park is located within the Coffee Creek floodplain, therefore we used durable materials that will withstand repeat flooding.

Location:
 Overland Park, Kansas

Contact:
 Georgia Sizemore
 Planning and Development Manager
 913.826.3425
georgia.sizemore@jocogov.org

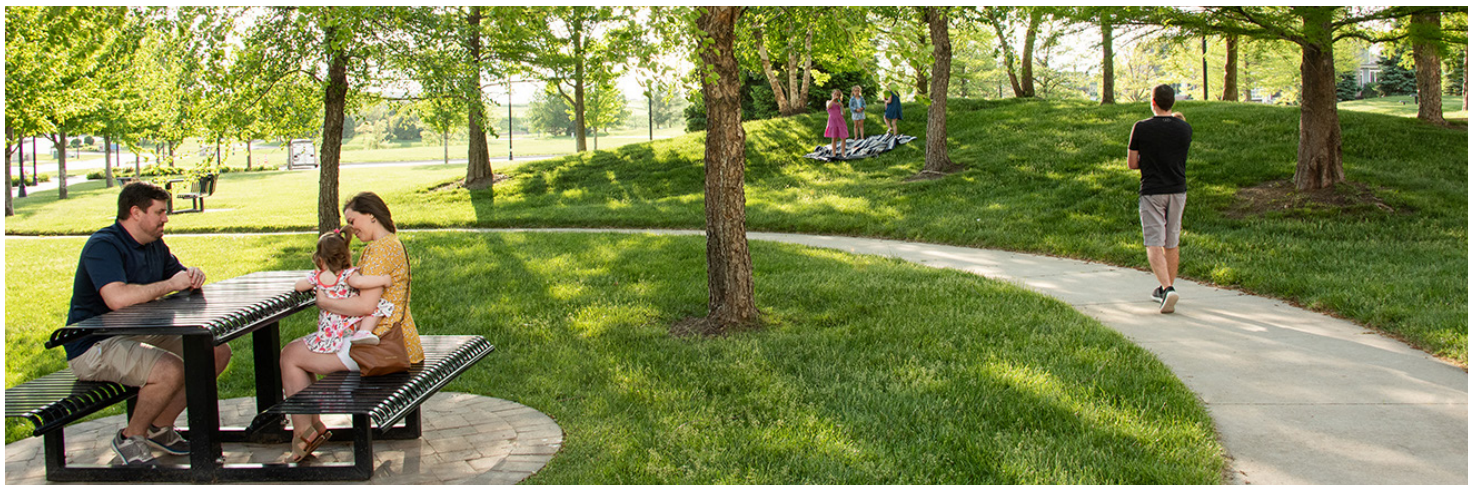
Approach to Trails Master Planning

We hold the belief that that access to recreation is the lifeblood of a thriving mountain town community. Through our commitment to further understanding the vision of the Town of Dillon, we know that the community is grounded in an active mountain-lake lifestyle. The town's commitment to integrating recreation into a thriving town community is what draws people to Dillon and encourages them to stay. Development of an effective trails masterplan is pivotal to laying the groundwork for future recreational infrastructure that best meets the active needs of the community.

Clark & Enersen is dedicated to developing a trails masterplan that meets the Town of Dillon's needs and goals, while also aligning with the core values established by the community. Our firm has many of the same values, as we are dedicated to working with our clients to ensure each decision is made with integrity while delivering results through teamwork, exceptional service, leading into the future with vision, being dedicated to excellence, and by showing stakeholders that we truly care and are committed to the communities and people we work with.

Through our decades of experience, we have developed a proven approach to master planning that ensures projects are completed on time and within budget. This process allows for frequent collaboration and the active engagement of town staff and community members. Our ultimate goal is for the final masterplan to reflect the values of the Town of Dillon, which may include helping to attract additional tourism to the area, which we understand is a core component of the town's economy as well as that of Summit County at large.

Members of our team have gained valuable insight into the Dillon community through our previous work, and it has been rewarding to collaborate on the Town Center Walkability Design project with various stakeholders. While we will bring our knowledge and experience to this project, we will also enter with an open mind. We look forward to facilitating an efficient and effective process that will result in a masterplan that will successfully serve the Town of Dillon for years to come.



Task 1: Project Initiation

Project Kickoff, Regular Meetings, and Community Engagement

Our team will begin the master planning process with a kickoff meeting with Town Staff to confirm goals and objectives, establish lines of communication, identify key stakeholder members, begin discussion of key planning issues, and identify methods and models for public participation throughout the process.

We will also establish a timeline for the project that includes at least three onsite meetings with Town Staff, which may or may not include the kickoff meeting, one two-hour community meeting, and one presentation to the Town Council. These meetings will be essential in gaining consensus not only between Town Staff but also with members of the community.

Clark & Enersen's Community Engagement & Public Participation Framework is based on the International Association of Public Participation (IAP2) principles. The goal of this framework is to provide proactive community engagement and public participation services to support projects for our clients and the communities where they work. If desired, this process would include some or all of the following steps:

- \ Define the goals for public engagement.
- \ Determine the appropriate level of public engagement.
- \ Identify affected stakeholders.
- \ Identify effective outreach, education and engagement tools and techniques.
- \ Develop key performance indicators by which the public engagement effort can be evaluated.

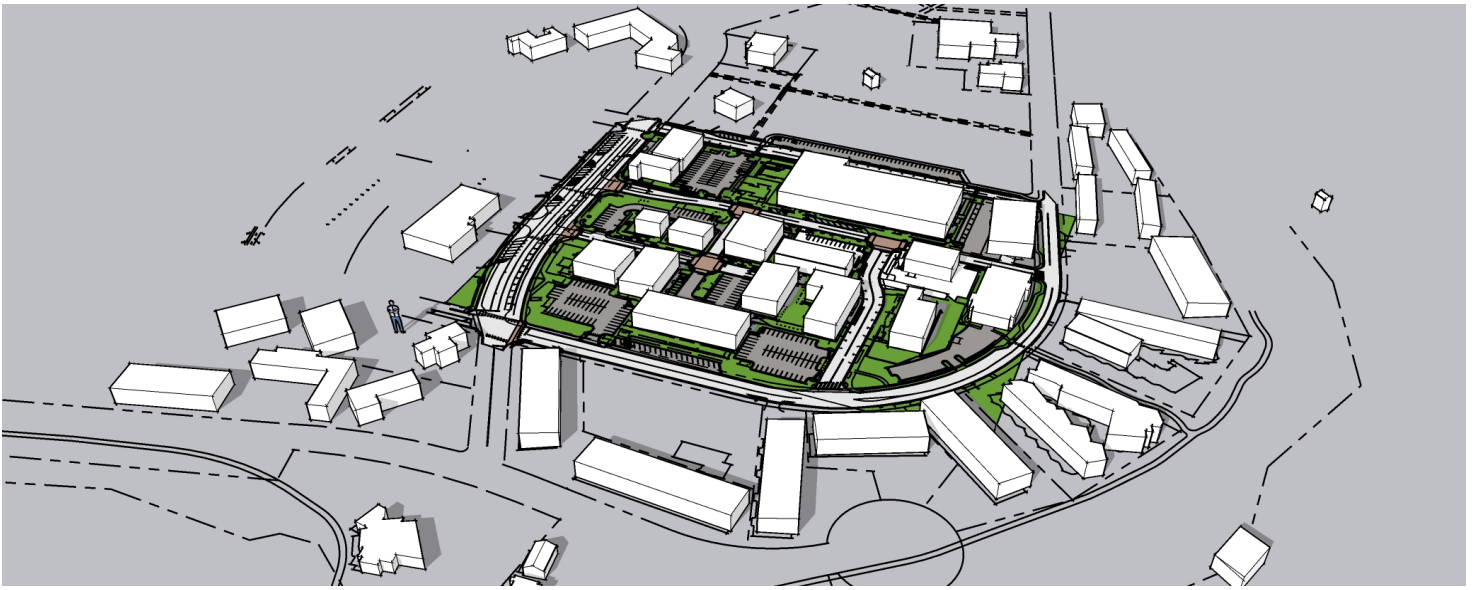
Task 2: Existing Conditions Assessments and Mapping

Review, Mapping, and Evaluation of Existing Infrastructure

Following the kickoff meeting and initial goal-setting, our team will review, map, and evaluate existing trail infrastructure. This will involve identifying primary connections nodes and general access to the system, as well as evaluation of the use, equity, and sustainability of the existing infrastructure.

We will also provide a published map and ArcGIS shape files for use by the Town of Dillon and our master planning team.





Review of Existing Plans and Projects

We understand and appreciate that the Town of Dillon has already completed prior work in the form of the Town Comprehensive Plan, Parks and Recreation Masterplan, Town Center Connectivity Project, and Park Walkability Project. Our team has reviewed the plans, but will do so again as part of the master planning process to ensure consistency.

Specifically, in the Parks and Recreation Masterplan, we noted that it would be helpful to consider wayfinding and signage improvements for bicycle and pedestrian recreation trails, as some of them are not clearly marked. We also understand that preservation of open space and wetlands, especially in relation to the Dillon Nature Preserve and wetland areas throughout the town, may be a key consideration in regard to trail improvements. For example, if the Town would want to look into options for paving existing trail loops, it would be important to consider the impact that may have on the natural environment.

Additionally, our team would work to ensure that recommendations provided as part of the masterplan would be in line with completed or in-progress projects, including the Town Center Connectivity Project and Park Walkability Project. We have extensive experience completing plans and landscape architecture projects that can stand on their own while also integrating seamlessly with existing environments. We believe this masterplan would not only complement the aforementioned project, but also help to enhance them and create a sense of cohesiveness throughout the Town and surrounding area.

Task 3: Conceptual Development

Conceptual Design

Our team will test and refine the concept plan reflecting the next generation of ideas and alternatives. During this phase, we will work with Town Staff to prioritize projects for implementation and phasing purposes, and will develop cost estimates. Our team will explore and document potential funding sources to implement the plan. We will meet with Town Staff and key stakeholders to review major refinements of the plan, costs, and implementation recommendations before proceeding to plan completion.

Task 4: Masterplan Documentation

Recommendations and Finalized Masterplan

Once we have gathered the information necessary to begin development of the masterplan, we will begin the process of providing recommendations in regard to existing infrastructure improvements, connectivity of various areas, the potential for new trails and pathways that could be developed in the future, and general trail maintenance. Our team will produce the final masterplan and compile maps, graphics, charts, photographs, tables, and supporting narratives into the final plan document. The plan will be presented to Town Staff for review and approval. We will also present it to the Town Council and to any other stakeholder groups, as needed.

Hours & Billing Rates

Town of Dillon Trails Masterplan

Personnel & Fee	Karen Nalow - PIC	Kevin Small - PM	Landscape Architecture	Landscape Architectural Designer	Civil Engineering	Total Work Hours	Proposed Fee
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Includes two-hour meeting with Town Staff*	12	22	8	14	14		
Task 2: Existing Conditions Assessments and Mapping							
Includes two-hour meeting with Town Staff*	32	72	32	72	46		
Task 3: Conceptual Development							
Includes two-hour meeting with Town Staff and two-hour community meeting*	16	64	32	64	52		
Task 4: Masterplan Documentation							
Includes Town Council*	12	70	32	70	46		
Reimbursables							Estimated Cost
Travel and Printing							\$1,500

*Scheduling and organization of the meetings can be modified based on the Town's desired approach.



Effective 7/1/2022
Updated 2/21/2023

Senior Principal		Architectural Principal		Engineering Principal		Landscape Architect Principal	
Berg	\$ 315	Hier	\$ 220	Adams	\$ 240	Nalow	\$ 220
Chadwick	\$ 315	Keele	\$ 220	Beecher	\$ 240		
Diederich	\$ 315	Stolte	\$ 220	Gergen	\$ 240	Landscape Architect (PLA)	
Ripp, T.	\$ 315	Thomas	\$ 220	Kent	\$ 240	Moline	\$ 125
Schirmer	\$ 315			Walter	\$ 240	Ray	\$ 125
Stepp	\$ 315	Senior Architect (AIA)				Simpson	\$ 125
Wise	\$ 315	Eppenbach	\$ 200	Senior Engineer (PE)		Small	\$ 125
		Ratzlaff	\$ 200	Davidson	\$ 205	Sundine	\$ 125
Senior Principal /				Jenkins	\$ 205		
Senior Laboratory Planner		Senior Architectural Designer		Mahoney	\$ 205	Landscape Architecture Staff	
Lattig, G.	\$ 410	Huettner	\$ 200	McKie	\$ 205	Davidoski	\$ 115
				Niemann	\$ 205		
Interior Designer Principal		Architect (AIA)		Onnen	\$ 205	Administrative and IT Assistant	
Munster	\$ 220	Albrecht	\$ 165	Wilson	\$ 205	Bullington	\$ 75
		Anderson	\$ 165			Cullighan	\$ 75
Senior Interior Designer		Barrett	\$ 165	Engineer (PE)		Kreikemeier	\$ 75
Rock	\$ 185	Glawatz	\$ 165	Allen	\$ 170	Krueger	\$ 75
Lamb	\$ 145	Janiak	\$ 165	Boyer	\$ 170	Page	\$ 75
		Kulseth	\$ 165	Cassel	\$ 170	Stansberry	\$ 75
Interior Designer		Penning	\$ 165	Embers	\$ 170		
Coolidge	\$ 115	Roberts	\$ 165	Palan	\$ 170	Business Development	
Frana	\$ 115	Rogers	\$ 165	Ratzki	\$ 170	McVey	\$ 180
Hinrichs	\$ 115	Schafers	\$ 165	Sheikh	\$ 170	Miller	\$ 180
McGee	\$ 115	Shepard	\$ 165	Slattery	\$ 170		
Spale	\$ 115	Stewart	\$ 165	Speicher	\$ 170	Senior Marketing Staff	
		Stoverink	\$ 165	Summers	\$ 170	Koolen	\$ 150
Interior Design Staff		Wagner	\$ 165	Uhing	\$ 170		
Bruegman	\$ 80	Watkins	\$ 165	Wroblewski	\$ 170	Marketing Staff	
Nikki	\$ 80	Wonder	\$ 165			Compton	\$ 100
				Senior Engineering Staff		Dolson	\$ 100
Senior Construction Administrator		Senior Architectural Staff		Capek	\$ 140	O'Neill	\$ 100
Clay	\$ 165	Campbell	\$ 125	Krysl	\$ 140	Ornduff	\$ 100
Hanna	\$ 165	Dunn	\$ 125	Nelson	\$ 140		
Hartung	\$ 165	Kelso	\$ 125	Preister	\$ 140	Graphic Designer	
Lawrence	\$ 165	Lane	\$ 125			Behrens	\$ 100
Pavey	\$ 165	Michl	\$ 125	Engineer (EI)		Kottmeyer	\$ 100
Ripp, M.	\$ 165	Nickelson	\$ 125	Denton	\$ 120		
Sirois	\$ 165	Stovall	\$ 125	Elkishawi	\$ 120	Director of Business Administration	
Stull	\$ 165			Evans	\$ 120	Stover	\$ 180
Swartz	\$ 165	Architectural Staff		Gawrick	\$ 120		
		Cox	\$ 100	Hoops	\$ 120	Director of Human Resources	
Construction Administrator		Eads	\$ 100	Huntwork	\$ 120	Merkel	\$ 160
Riggan	\$ 110	Flores	\$ 100	Martin	\$ 120		
Ruzicka	\$ 110	Pokojski	\$ 100	Ruel	\$ 120	Human Resource Generalist	
		Rahn	\$ 100	Schmitt	\$ 120	Stanek	\$ 90
Construction Administration Staff		Strayer	\$ 100	Sharp	\$ 120		
Lattig, M.	\$ 100	Vonderbrink	\$ 100	Swift	\$ 120	Director of Information Technology	
				Widholm	\$ 120	Pierce	\$ 160
Commissioning Agent		Senior Digital Experience Designer		Wilkinson	\$ 120		
McFee	\$ 205	Park	\$ 240			Intern	
				Engineering Staff		Architecture	\$ 65
Commissioning Staff		Digital Experience Staff		Abram	\$ 90	Construction Administration	\$ 65
Guerra	\$ 120	Portenier	\$ 130	Bowman	\$ 90	Engineering	\$ 65
McNorton	\$ 120			Creviston	\$ 90	Interior Design	\$ 65
		Building Performance Modeling		DuSchene	\$ 90	Landscape Architecture	\$ 65
		Korber	\$ 205	Muir	\$ 90		
				Winter	\$ 90		

\ 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

- \ Dillon Town Center Walkability Study and Design - Dillon, CO
- \ City of Raymore, Hawk Ridge Park Masterplan - Raymore, MO
- \ Nebraska Game and Parks Commission, Indian Cave Trails and Cave Access - Shubert, NE
- \ City of Lincoln, Fallbrook Masterplan and Design - Lincoln, NE
- \ City of Lincoln, Jayne Snyder Trails Center and Union Plaza Park - Lincoln, NE
- \ Johnson County Library, Blue Valley Literary Park Masterplan - Overland Park, KS
- \ City of Fort Collins, Civic Center Masterplan - Fort Collins, CO

\ 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 and applies a strong work ethic to keep projects on schedule and within budget. Kevin has held 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

- \ Dillon Town Center Walkability Study and Design - Dillon, CO
- \ Colorado State University, Foothills Campus Masterplan - 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 Masterplan - Pueblo, CO*

**Work performed through prior employment.*

\ Sean Ray PLA, ASLA

Landscape Architect

With 15 years of experience, Sean has a reputation for developing detailed and accurate design development documents. His specialized expertise includes site planning and design for pedestrian and vehicular circulation, grading, stormwater management, and plantings.



Selected Experience

- \ City of Raymore, Hawk Ridge Park Masterplan - Raymore, MO
- \ Weston Bend State Park, Trail Repair Study- Weston, MO
- \ City of Lincoln, Jayne Snyder Trails Center and Union Plaza Park - Lincoln, NE
- \ Johnson County Library, Blue Valley Literary Park Masterplan - Overland Park, KS
- \ City of Fort Collins, Civic Center Master Plan - Fort Collins, CO
- \ Dillon Town Center Walkability Study and Design - Dillon, CO
- \ Johnson County Park & Recreation District, Verhaeghe Park - Overland Park, KS
- \ Johnson County Park & Recreation District, Antioch Park, Dodge Town - Merriam, KS

\ Helen Davidoski ASLA, LEED Green Assoc.

Landscape Architectural Designer

Helen will assist with landscape architecture and site planning and design for the Town of Dillon Trails Masterplan project. She has provided landscape design for projects throughout Colorado. Her experience includes projects for local parks, nature preserves, masterplans, and studies.



Selected Experience

- \ Dillon Town Center Walkability Study and Design - Dillon, CO
 - \ Wellington Middle School Conversion - Wellington, CO
 - \ Mt. Crested Butte Town Park Plan - Mt. Crested Butte, CO*
 - \ Copper Mountain Masterplan - Copper, CO*
 - \ Cloud Bosque Park - Castle Rock, CO*
 - \ Bluff Lake Nature Preserve - Denver, CO*
 - \ Wild Bear Nature Center - Nederland, CO*
- *Work performed through prior employment.*

\ Shane Boyle PE

Civil Engineer

Shane brings more than 20 years of engineering experience in both municipal government and private consulting work. His experience includes all aspects of civil site design including roadway design, grading and drainage, stormwater and flood control, and utility design in communities throughout Colorado. Shane is also experienced in major utility infrastructure and pipeline design.



Selected Experience

- \ City of Evans, Idaho Street and Railroad Pond Improvements Design - Evans, CO*
- \ Idaho Street Subarea Stormwater Masterplan - Evans, CO*
- \ Hartford Homes, Drehle Subdivision - Timnath, CO*
- \ Bloom Multi-Family Project - Fort Collins, CO*
- \ Little Thompson Water District, Northeastern Backbone Waterline Project - Larimer County, CO*
- \ Fort Collins-Loveland Water District, Carpenter Road Water and Sewer Improvements - Fort Collins, CO*
- \ Trilby Road PRV Relocation - Fort Collins, CO*
- \ City of Fort Collins, Citywide Stormwater Quality Masterplan - Fort Collins, CO*

**Work performed through prior employment.*