

# TOWN OF SUPERIOR



OZ ARCHITECTURE

Response to Request for  
Professional Design Services

PROS-2019-2  
9/10/2019

Town of Superior  
Attn: Matt Magley  
124 E Coal Creek Drive  
Superior, CO 80027

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Dear Matt Magley and Members of the Selection Team,

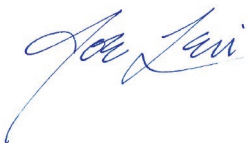
We were very excited when the RFQ for the Community Facility was published, as it is a rare opportunity to provide a highly creative design for a wide range of uses in a single facility. As a 170-person firm formed in 1969, OZ's work covers the broadest spectrum of project types and user groups in the private and public sectors. Your shared use facility is especially well-suited to our skills and experience. Our recent projects include the cited Improper City, as well as multiple libraries, Boys and Girls clubs, and spaces designed for learning, co-working, making, meeting, performing, studying, relaxing, producing, games & athletic activity, and teaching kitchens. These are often in open warehouse spaces transformed into vibrant new civic spaces, including our offices in RiNo and many revitalized projects in and around Denver. We are excited at the opportunity to continue working in and with the Town of Superior, having designed the Tesla facility, and provided programming and master planning for the Superior's Department of Public Works and Utilities. As we describe these connections in more detail you can see why this is a special project for us and how much fun it would be to work with you developing the concept design for this space.

We have assembled a team of top architects and designers to brainstorm/charrette during the three plus one-and-a-half-week timeline. We also commit to providing design services through to the Community engagement two weeks after Town Board approval, but at this time we can only speculate what that entails and request to be allowed the time to create a thoroughly professional presentation balanced with knowing that timing is critical for approval.

OZ brings design experience of multi-functional spaces for all ages, from preschool to older adults in our schools, Boys & Girls Clubs, co-working, and senior living facilities. We have programmed and designed public facilities for learning, entertaining, athletics, making, playing, cooking, crafts, etc. We are familiar with the Superior approval process with our recent work and are excited by all the opportunities available to give the Town of Superior our most creative designs.

Thank you for this opportunity and your taking time to review our proposal.

Sincerely,



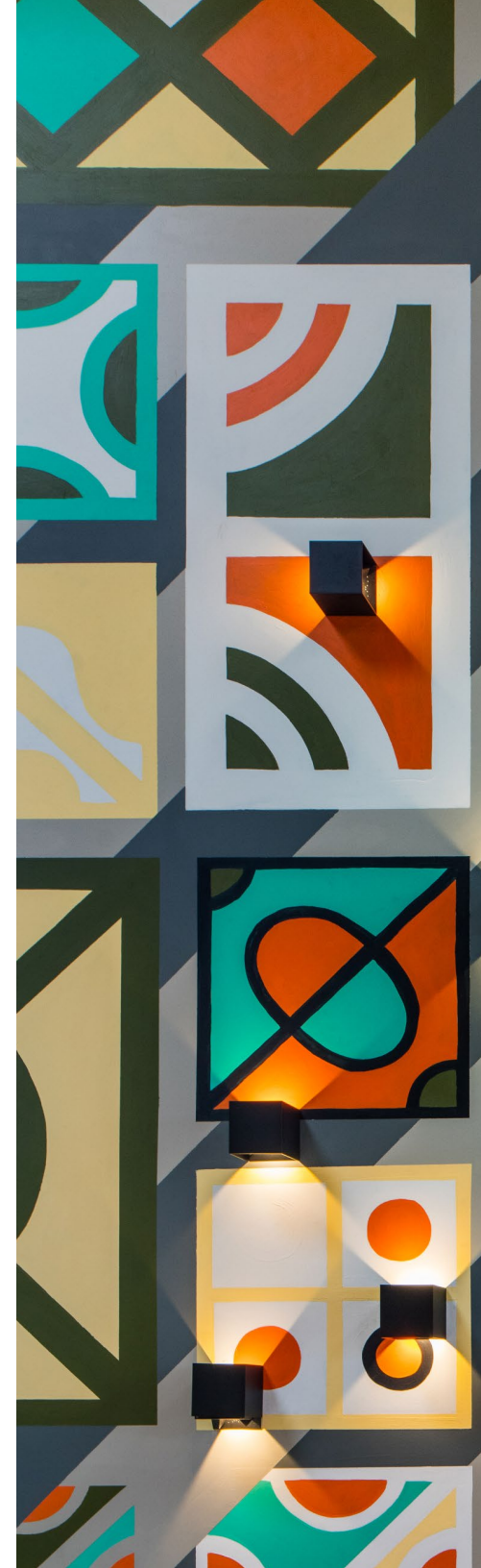
Joe Levi, Principal-in-Charge  
jlevi@ozarch.com  
720-214-4518

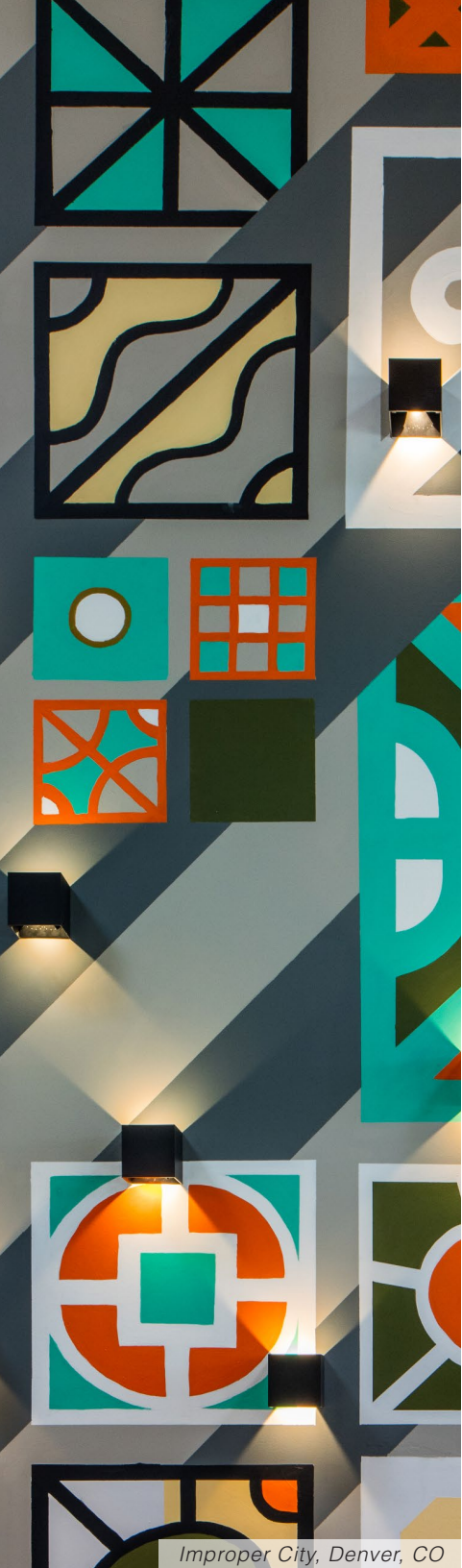


Amanda Johnson, Principal Designer/PM  
ajohnson@ozarch.com  
303-974-6224

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OZ Architecture  
3003 Larimer  
Denver, CO 80205  
ozarch.com





# INTRODUCTION

At OZ, we have worked hard to perfect our craft, and the Town of Superior's project falls right in our sweet spot. With over 50 years of experience in adaptive re-use, workplace, and urban infill projects, we have the knowledge and elbow grease to make your new community facility a destination for the Town of Superior. With creativity, collaboration, and a few cups of coffee, we know we can turn your vision into a reality.

OZ is organized by practice areas including: Mixed-Use, Workplace, Retail, Hospitality, Urban Living, Masterplanning, Community, Higher Education, K-12, Senior Living, and Industrial. We've grown organically and intentionally under the belief in the free exchange of ideas across practices. This cross-pollination of ideas has contributed to OZ's wide ranging portfolio, matching the Town of Superior's goals and vision well, as demonstrated in this qualifications package.

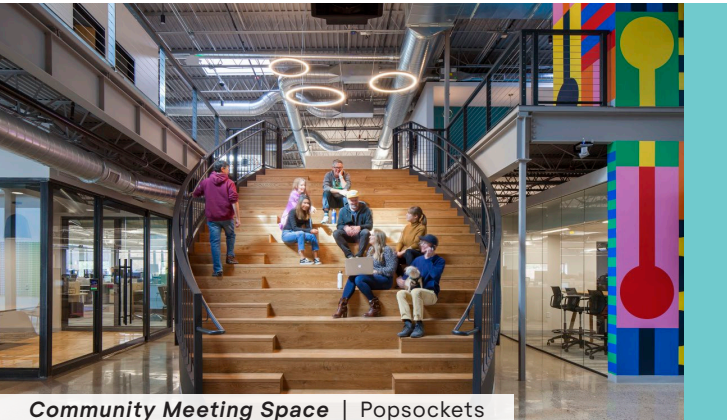
At OZ, we have a never-ending sense of curiosity that allows us to navigate through new design solutions. Our space represents our diverse background as architects, designers, strategists, and artists.

We hope the following projects help showcase our experience and assure you OZ is the best partner for the Town of Superior.

# QUALIFICATIONS



Performance Space | Silverthorne Performing Arts Center



Community Meeting Space | Popsockets

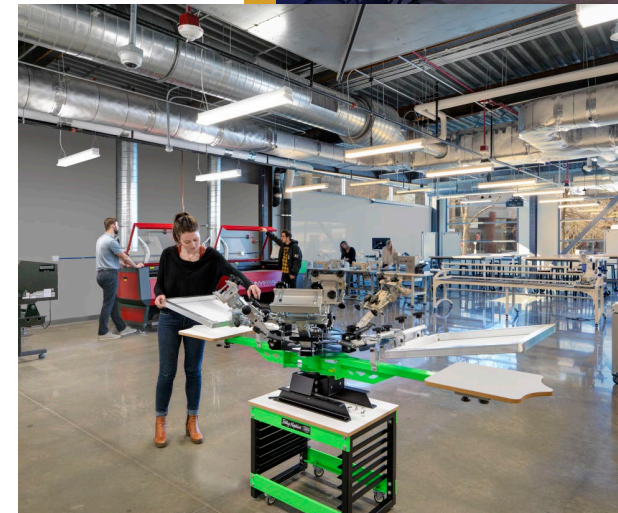
OZ has developed a robust practice providing Architectural Services for the many of Municipalities along the front range for the past 25 years. Most are repeat clients including Superior, Arapahoe County, Aurora, Boulder County, Centennial, Cherry Hills Village, Denver, Erie, Firestone, Fort Collins, Greenwood Village, Northglenn, Westminster, and Wheat Ridge. These projects have ranged from public works facilities to Town Halls. OZ has also designed many shared facility spaces over the same period.

Many of these projects presented similar opportunities as your site, and will serve as a valuable resource when tackling the design of your new facility.

The five examples shown best represent the expected uses for the project. We have included captioned photos of other facilities throughout the proposal to demonstrate how our experience touches all the programmatic aspects.



Library Services | Basalt Regional Library



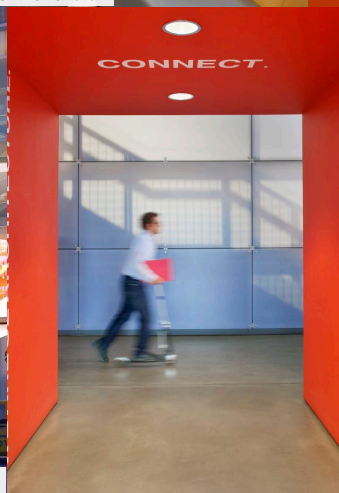
Makers Space | CSU Richardson Design Center



**Teen Spaces** | Suncor Boys & Girls Club



**Community Meeting Space** | World Trade Center



**Teaching Kitchen** | Colorado Mountain College

### Co-Working Spaces

Improper City | Industry | IMM | Popsockets  
World Trade Center Denver

### Library Services

Blair-Caldwell African-American Research Library  
Basalt Regional Library | Nederland Community Library  
Sam Gary Branch Library | Decker Branch Library  
remodel | DPL Family & Children's Style Program Plans  
Park Hill Branch Library remodel | Virginia Village Library  
remodel | Valdez Library | Castlewood Public Library

### Multi-Purpose Community Meeting Spaces

World Trade Center Denver | Community College  
of Denver | Boulder History Museum | Silverthorne  
Community Hall | Ft. Collins Museum of Discovery  
Gary Community Investments | Nature Conservancy  
USOC Library | Denver, Boulder, and Aurora Fire  
Stations | CU Boulder Glenn Miller Ballroom

### Performance Spaces

Silverthorne Performing Arts Center | Front Range  
Community College Redcloud Peak building  
Vickers Boys & Girls Club

### AV Studios

CU Boulder Visual Arts Complex | USOC Library  
Cherwell | Viega | Trimble | Vickers Boys & Girls Club  
Adams 12 ESC | Cherry Creek School District SARC

### Multi-Purpose Outdoor Space

Foundry Loveland | Improper City | Lot 28  
World Trade Center Denver

### Makers Spaces

CSU Richardson Design Center | Village Commons  
Entrepreneurial Space | Vickers Boys & Girls Club  
Cherry Creek School District | Castlewood Public  
Library Maker Lab

### Teen Spaces

Vickers Boys & Girls Club | Suncor Boys & Girls Club  
Denver Public Schools | The Darrent Williams Teen  
Center, Boys & Girls Club of Metro Denver | Shopneck  
Branch of the Boys & Girls Club | Cherry Creek School  
District | Silverthorne Youth Arts Center

### Teaching/Test Kitchens

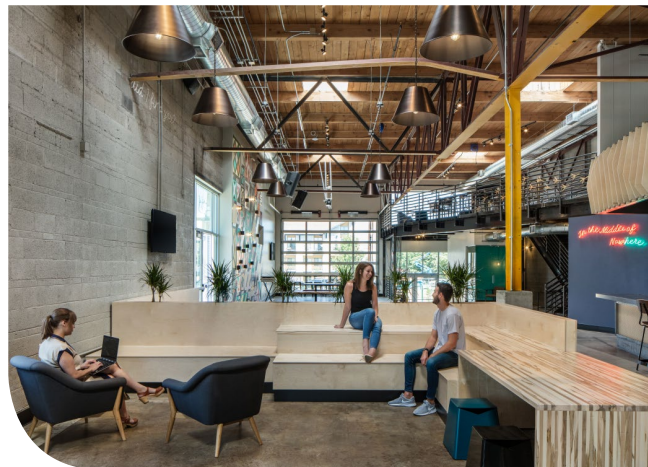
Rose Andom Center | Pickens Tech Culinary  
Instructional Spaces | Colorado Mountain College  
Breckenridge Culinary Instructional Spaces  
WhiteWave Foods | Goodwill Colorado Springs

# IMPROPER CITY

## DENVER, CO

Improper City is a compelling multi-use space which runs the spectrum from celebration to business opportunity. It brings together a café, beer garden, music venue, workspace, and food-truck eatery all under one roof. The owners (of Boulder's Rayback Collective) wanted a space with the foundational basics of Rayback but amplified to meet the vibrancy of Denver's RiNo. OZ worked closely with them to transform the former HVAC fabrication factory into a relaxed and welcoming gathering place that embraces RiNo's lifestyle.

Highlights of this space include a mezzanine, flexible seating throughout and well-placed nooks for personal conversations or business dealings. One of RiNo's iconic mural-covered alleyways is the conduit between the indoor space and, to date, the largest patio in Denver. Whether there for work or for fun, Improper City meets your needs at every turn, indoor or out.



**Completion** 2018  
**Client** Improper City  
**Size** 20,300 sf  
**Cost** \$1.5 M  
**Reference**

Justin Riley (404) 786-9125  
[justin@therayback.com](mailto:justin@therayback.com)



# INDUSTRY

## DENVER, CO

Industry offers modern co-working spaces in the River North neighborhood of Denver. This unique co-working space offers an environment that appeals to a variety of companies, including: technology, marketing and advertising, non-profit, legal, digital healthcare, finance, food and beverage and outdoor recreation.

This curated mix of professionals creates a dynamic and energetic atmosphere that enables tenants to attract and retain talent and efficiently scale up as their business grows. Amenities include a shared conference, training, and huddle rooms, event space, shared kitchens and break areas and an onsite MRQT café.




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**Completion** 2015  
**Client** Industry Denver, LLC  
**Size** 85,000 sf  
**Cost** \$2.5 M  
**Reference**  
 Jason Winkler (303) 357-5211  
[jason@winkincproductions.com](mailto:jason@winkincproductions.com)

# IMM

## BOULDER, CO

Digital advertising agency IMM relocated from downtown Boulder to an office space in Flatiron Park. The goal was to create a unique environment to excite their employees, since they were being moved from their outgrown downtown location. The final location, an existing unoccupied warehouse, provided a contextual challenge but an important opportunity to create a distinct identity for the client as well as bring revitalization to the eastern Boulder community.

OZ kept the space lively, open, and stylish – this informed the unique millwork features, open floor plan, and smart planning of collaboration zones which provide employees efficient flexible work spaces.

**Completion** 2015

**Client** Crescent Real Estate

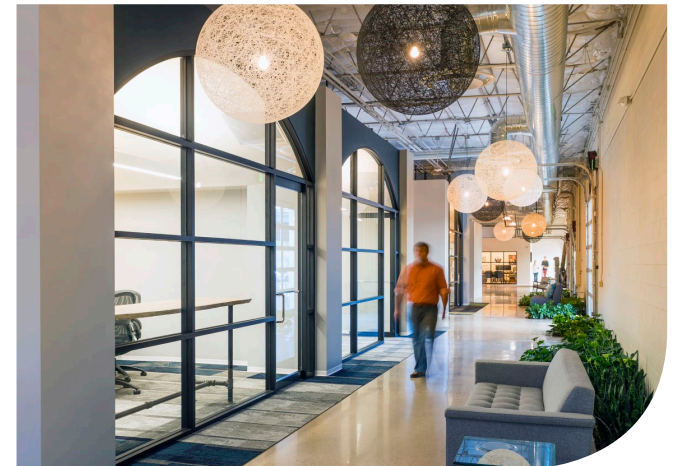
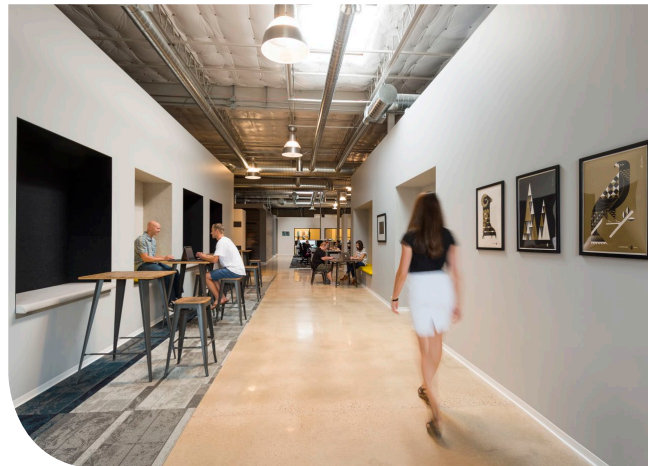
**Size** 30,000 sf

**Cost** \$2.3 M

**Reference**

Steve Eaton / (303) 395-1890  
seaton@crescent.com

Transformation of the interior environment was conceived through conceptual iterations of form and function and highlighted by the creation of “The Analog Room”, a sculptural piece of millwork that is the primary feature when one enters the space, and provides a crafted haven for employees in the fast paced digital media world. The Analog Room was designed to be a landmark feature for IMM as well as a functional, intimate, and technology-free meeting space for employees and clients.







# BOYS & GIRLS CLUB

## DENVER, CO

Located in one of Denver's toughest urban neighborhoods, the Vickers Boys & Girls Club sits on the site of a former shopping center that had been burned and left in ruins for years. Creating a safe place for neighborhood youth to go after school was the driving force for this facility, the result of four years of community visioning, planning, and decision-making.

Activity areas are clearly divided for teens and younger kids, to provide age-appropriate learning and play activities. Roomy and bright, these

areas include recreation rooms, a cultural arts room/maker space, a technology/computer lab, a recording studio, a commercial grade kitchen and a full gym. The Center also serves as a community hub, with a separate entrance that leads to office space for neighborhood groups and a meeting space with a stage. It is a true neighborhood resource.

Outside, structural pillars from the burned shopping area remain, outlining the periphery of a games/play area. Now inscribed with artwork, these "Peace Poles" service as a reminder of a hopeful new start for the area's youth.



**Completion** 2013

**Client** Boys & Girls Club of Metro Denver

**Size** 28,000 sf

**Cost** \$5.4M

**Reference**

Erin Porteous (303) 892-9200  
eporteous@bgcmd.org

# SAM GARY LIBRARY

## DENVER, CO

The Sam Gary Branch Library is designed to be a vibrant activity center for the Stapleton neighborhood. This is the first branch library that synthesizes DPL's innovative "Children and Family" and "Contemporary" styles into one library. The collection is laid out to allow for a caregiver and child to interact together. The power browsing area has popular books and media co-located together for adults and children. Custom furniture was designed to accommodate an adult and child to sit together in the family computing zone. In addition, this branch emphasizes the needs of a technology-enabled adult demographic. There are places for solo computing as well as group collaboration (dual monitors that

allow up to six users to share the content on their device). The L-shaped building parallels the street edge and is largely transparent to allow a "window" into the activities of the library. Entries are connected with a sweeping, sheltering curved roof structure that becomes the community's "front porch". A series of glass "lantern" structures placed along the roof spill pools of natural daylight into the central part of the building. These elements also organize the layout placement inside and create a highly visible beacon in the center of the community.



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**Completion** 2013  
**Client** City & County of Denver  
**Size** 28,490 sf  
**Cost** \$11 M  
**Reference**  
Letty Icolari (720) 865-8680  
licolari@denverlibrary.org

# PROJECT TEAM

With a staff of 170, we are well-equipped with a broad range of project types, the ability to deliver innovative contextual design and the cumulative horsepower to ensure that this project is highly successful.



**JOE LEVI**  
Principal-in-Charge



**AMANDA JOHNSON**  
Design Principal / PM

## CHARRETTE TEAM



**KELLY YAMASAKI**  
Principal



**BECKY STONE**  
Principal



**JAMI MOHLENKAMP**  
Principal

## SUBCONSULTANTS

**DHM DESIGN**  
Landscape Architecture

**JVA**  
Structural Engineering

**BOULDER ENGINEERING**  
MEP Engineering



**JOE LEVI** AIA  
PRINCIPAL-IN-CHARGE

Throughout his career, Joe has championed a collaborative approach to improve the communications, knowledge sharing, and expectations of the building industry as a whole. With this larger picture in mind, his projects have achieved both excellent design and an enhanced ability to meet budgets and schedules.

- › **Town of Superior, CO**  
Departments of Parks and Public Works new master plan program and site selection
- › **City and County of Denver , CO**
  - › Boettcher Hall Renovation Discovery Phase – Renovation at Denver Performing Arts Center
  - › Buell Theatre lobby remodel
  - › Denver Performing Arts Complex visitor services
  - › Ellie Caulkins Theater box seating study
  - › Ellie Caulkins Theater Entry Vestibule and Casework addition
- › Rose Andom Center for Domestic Violence
- › Blair-Caldwell African American Research Library – 40,000 sf
- › Hadley Branch Library Addition/Remodel – 9,200 sf
- › Sam Gary Library – 28,000 sf
- › Red Rocks visitor center remodel
- › Garner Galleria Theatre acoustic remodel
- › 20th Street Gym - renovation of original Denver Public baths to recreation center



**AMANDA JOHNSON** LEED AP  
DESIGN PRINCIPAL / PROJECT MANAGER

Amanda provides exceptional leadership and creative vision to all of her projects including student housing, hospitality, mixed-use and commercial work. As enthusiastic as she is creative, Amanda’s passion for innovative design solutions leads to unique, memorable projects specifically suited to her clients’ needs.

- › **IMM**, Boulder, CO – Tenant improvement, 32,910 sf renovated warehouse and exterior refresh for offices
- › **Avanti**, Boulder, CO
- › **Popsockets**, Boulder, CO – 46,000 sf office
- › **The Loading Dock**, Boulder, CO – Creative office concept to convert an existing 45,000 sf warehouse to 20,000 sf of shared office space and 25,000 sf of boutique retail and adjoining shared commercial kitchens
- › **Platte Fifteen**, Denver, CO – 134,000 sf of office above 14,200 sf ground floor retail and 2 levels of underground structured parking
- › **Flatiron Office Park**, Boulder, CO – 19 building lobby refresh/upgrades
- › **Vaisala**, Louisville, CO – North American HQ building and interior repositioning
- › **Tuscany Plaza**, Greenwood Village, CO – Office building
- › **Alteryx**, Broomfield, CO – 20,000 sf tenant improvement and expansion
- › **929 Pearl Street**, Boulder, CO – Tenant Improvement of 12,000 sf downtown shared office space with common amenities and rooftop patio



## KELLY YAMASAKI AIA LEED AP PERFORMANCE SPACES/TEEN SPACES/LIBRARY PRINCIPAL

Kelly brings a unique educational background to her project work: a business degree in economics and a Master of Architecture. This dual focus allies a business mindset with the possibilities of design for every project Kelly manages; her project management skills demonstrate that alliance in a practical way.

- › **Boys and Girls Clubs of Metro Denver**
  - › Administrative Building
  - › Aurora and Steele Branches
  - › Owen Branch
- › **City and County of Denver, CO**
  - › Blair Caldwell African American Research Library – 40,000 sf
  - › Boettcher Concert Hall Renovation Discovery Phase – Renovation at Denver Performing Arts Center
  - › Boettcher Concert Hall pre-design study, 2013
- › Hadley Branch Library Addition/Remodel – 9,200 sf
- › Denver Public Library, Central Library securities upgrade
- › Temple Emanuel Classroom and Interior Renovation  
Denver, CO – Classroom: 10,000 sf, Addition: 1,000 sf
- › **Aurora Public Schools; Boulder Valley School District; Cherry Creek School District; Denver Public Schools; Douglas County School District; Jefferson County School District; Littleton Public Schools; Summit County School District**



## BECKY STONE AIA LEED AP BD+C CO-WORKING/MULTI-PURPOSE SPACES/ADAPTIVE REUSE PRINCIPAL

Becky's work for hospitality, resort, and multi-family/mixed-use clients reflects her guiding principal – designing active, dynamic environments that enrich the community and create a sense of place. Her involvement with hundreds of projects over the span of her career has been focused on the best ways to create destinations where people live, work and play.

- › **Improper City, Denver, CO** – Multi-purpose event space including café, beer garden, music venue, collaborative workspace, and food-truck eatery. 20,300 sf
- › **Industry, Denver, CO** – Master planning, concept design and entitlement services for mixed-use urban lot including collaborative workspace, for-rent units, restaurants and townhomes. Large adaptive re-use design.
- › **DriveTrain, Denver, CO** – Masterplanning, concept design, branding and envisioning services for a new mixed-use, hotel, condo, retail, parking and urban gathering space in RiNo
- › **Hotel Teatro, Denver, CO** – Envisioning, branding services and renovation of the historic hotel's 6,000 sf lobby and the Nickel restaurant and Bar and Parlor Coffee Shop
- › **Giambrocco, Denver, CO** – Masterplanning and visioning of the superblock between 35th and 38th and Brighton Blvd. and Wynkoop in RiNo. 500,000sf of Class A office, 350 units of for-rent housing, art studios, retail, industrial, woonerf curbsless street, adaptive reuse of existing structures, programming, concept design and neighborhood branding/visioning.



## JAMI MOHLENKAMP AIA SENIOR LIVING PRINCIPAL

Jami leads the Senior Living practice and is passionate about creating spaces that elevate the daily living experience, aging in place, independence and wellness of residents. His drive to improve the quality of design and environments is supported by a strong commitment to technical expertise in building design.

- › **Atria Englewood, Englewood, CO** – 130 units, market rate assisted living and memory care
- › **Atria Westminster, Westminster, CO** – 130 units, market rate assisted living and memory care
- › **The Cove at Tava Waters, Denver, CO** – 176 units, 55+ active adult resort
- › **Wellage Grand Junction, Grand Junction, CO** – 48 units, market rate assisted living and memory care
- › **Wellage Montrose Lodge Senior Living, Montrose, CO** – 63 units, 20 cottages, market rate independent living, assisted living and memory care
- › **WellAge Greeley, Greeley, CO** – 92 units, market rate independent living, assisted living and memory care
- › **Suites at Fitzsimons, Aurora, CO** – Two story short term rehabilitation facility, 100 units

# SUBCONSULTANT EXPERIENCE

## DHM DESIGN Landscape Architecture



*Parker Schoolhouse Plaza multi-purpose event space. Parker, CO*

DHM aims to create balance between form and function, vision and budget, desire and need. With a holistic approach that incorporates programming, site characteristics, culture and history, architecture, drainage, and environmental factors, they create balanced outdoor spaces that satisfy diverse interests and fit within the larger context of environment and community. DHM's extensive experience across a wide variety of project types has resulted in planning processes that are scalable from national to local projects and function within both the public and private sectors.

## JVA Structural Engineering



*Granby Library. Granby, CO*

JVA's principal focus is building design, and they have expertise in all conventional building systems. With their broad client base, JVA has extensive experience in the use of alternative materials and the design of special structures including climbing walls, signage and lighting support, art display, auditorium/stage rigging, timber frame structures, photovoltaic arrays, retaining walls and vehicular and pedestrian bridges. JVA's structural project portfolio includes K-12 and Higher Education Facilities; Government and Municipal Buildings; Resort Facilities; Parks, Recreation, and Camp Facilities; Commercial and Industrial Buildings; and Residential, Senior, and Multi-family Housing.

## BOULDER ENGINEERING MEP Engineering



*Railyard Lofts. Denver, CO*

Boulder Engineering are an experienced team of practical engineers that create simple, sustainable solutions. They cover the gamut of engineering backgrounds and design with the big picture in mind; as a result, they're able to focus on details that relate to every aspect of the project—even ones that might escape you. They ensure the mechanical, plumbing and electrical all work together as a system. From complete plans and specs for plumbing, HVAC and electrical systems, to specific design tasks such as creating an electrical service diagram, plumbing isometrics, and load, energy and photometric calculations, Boulder Engineering enjoys the challenge of finding practical solutions.

# PROJECT APPROACH

## CONCEPT DESIGN AS PART OF RFP PROCESS

The work in this phase establishes and the meet the basic requirement/needs of the space as determined by the Town. We will suggest and illustrate a layout of needed spaces and possible additional uses that the structure can accommodate.

- › Walk the site with key consultants & obtain existing documentation
- › Meet or communicate basic questions about programming the space such as # of users, hours of operation, staffing, security, etc.
- › Bring together all OZ's senior staff who have designed for uses listed in the RFQ to discuss space needs and synergies of the spaces
- › Develop simple program including each spaces' function, size, and adjacencies
- › Test fit the program in the space, creating activity zones, multi-functional spaces, storage, and building core spaces
- › Develop plans and sketches to demonstrate the possibilities.
- › Interview /Work session to get final direction from the Town

### Completing the Concept Design:

- › Work with the Town team to select and refine the preferred options
- › Present the final concept plan with options

## SCHEMATIC DESIGN

During this phase, plan refinements along with building section and elevation studies are reviewed/ presented. Together, a single design scheme is selected that balances functional needs with aesthetic sense. Amanda will lead this process with Joe's oversight.

- › Provide documents for the public process presentation including plans elevations and interior sketches
- › Discuss building theme & style to inform design
- › Discuss finishes and FF&E
- › Establish project budget
- › Second walk through with our consultants to make sure that the entire team is aware of, and documents, unique conditions in the field.
- › List Entitlement/building code requirements
- › Provide narratives of building systems
- › Provide ROM cost estimate

## DESIGN DEVELOPMENT

Within this phase, the design team, with full Owner participation, adds an overlay of detail to the agreed upon Schematic Design. All building systems are defined. The Architect (in addition to oversight of building layout, material selection and aesthetics) is in charge of quality control so that every system defined integrates into the overall building design. This involves an in-house review at the end of the phase by an architect outside the team. Meetings are set for agency review with building and fire departments where OZ's code assumptions are tested with the appropriate agency. Amanda will lead this process with the Project Architect.

- › Provide documentation: Plans, Sections, elevations, basic details, materials, and outline specs.
- › Review with owner of all selections including finishes, casework, hardware, furniture, lighting,
- › Provide basic structural & MEP documents as well civil and FF&E
- › Provide cost estimate, method to be determined
- › Provide records of Public Process

## CONSTRUCTION DOCUMENTS

The Construction Document phase is a continuation of basic tasks outlined in Design Development, with an added level of detail. Progress coordination sets will be issued, with review and feedback required from all members. An in-house review will be performed by OZ staff and consultants. Joe will lead this process with the PA.

- › Complete documents for permitting & Bidding
- › Review of cost estimate

## PERMITTING & BIDDING

We will Issue Addenda, review substitution requests to determine if substitution has significant design and/or performance repercussions. Agency Review – Submit drawings to the building department. Issue change documents as required to pick-up changes required by the building department. Bid Evaluation – Help the Owner evaluate bids and make final selection. Help with the selection of Bid Alternates if these are used to help hit a target budget. 4) Value Analysis – Help the Owner reduce cost if the bids come in too high.

## CONSTRUCTION ADMINISTRATION

OZ Architecture will provide a standard Construction Document Phase Package that includes weekly OAC (Owner, Architect, Contractor) site meetings. At OZ, we assign the initial Design Team to the Construction Administration role. It is our goal to minimize construction changes, but where those inevitable changes occur, the project knowledge that the initial Design Team brings to the Construction Administration Phase is crucial in making changes without compromising either the function or the aesthetic design. The team will be involved with this process helped by our CA staff.



## CONTRACTOR MANAGEMENT & SELECTION

We have found that asking simple questions in an interview opens a dialogue that can continue throughout the project making assumptions clear to all parties. Some typical questions :

1. Do you use sub-contractors during pre-design estimating or do you do all estimating in house?
2. What techniques do you use to be proactive about Value Engineering throughout the process and not just at the end of the design phase?
3. What measures do you take to avoid change orders?
4. How many hours per week will the proposed project manager be assigned to this project during pre-construction? At construction? How many of those hours will be on site?
5. Please discuss all major assumptions made by your firm during preparation of your fee proposal.
6. Please discuss any design or constructability concerns for this project, and any value engineering your firm has noticed in review of the documents provided to date.

## BUDGET & COST CONTROL

Time, cost and quality matter to every project.

With that in mind, project management, project scheduling, quality and cost control are inseparable. Budgets can be a challenge especially in our current scarcity of qualified construction workers. Using a developed program, a concept layout we would provide a Rough Order Magnitude (ROM) cost broken out by major components: HVAC, Elect, site work, elevator, partitions etc. This will not only check the overall budget but allow us to prioritize the components and reconcile the budget vs scope, needs vs wants, and durability vs price.

The Project Manager and Principal will work closely with the cost estimating team to assure budget compliance by addressing cost challenges with realistic solutions as early in the design process as possible. Utilization of building information modeling not only assists in coordination between disciplines but also permits sequencing options to be considered, which is vital to the economic method-led construction.

The best time to confirm and finalize a match among program, design and budget is at the completion of the schematic design phase. With the design team's cost consultant

Our work plan also anticipates cost assessments and realignments at the end of the design development phase and midway through the construction documents phase.

## SCHEDULE MANAGEMENT

A schedule is crafted for each project based on workload and fees. At the of every week the team evaluates what was and wasn't achieved and sets targets for the next week. The quality team helps the PM focus on the most critical aspects of the design. The PM presents the workload and the people needed to fill it to our Monday scheduling meeting. Our deadlines are important, and every effort is made to meet them as a large firm we are able to move personnel around to meet the schedules.



explore [ozarch.com](http://ozarch.com)  
3003 Larimer Street  
Denver, Colorado 80205