

HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.

REQUEST FOR PROPOSAL

PLAN FOR
BACKCOUNTRY WILDERNESS AREA OF HIGHLANDS RANCH

February 29, 2016



MUNDUS BISHOP
2601 Blake Street, Suite 300
Denver, CO 80205

| MUNDUS BISHOP |

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BACKCOUNTRY WILDERNESS AREA OF HIGHLANDS RANCH
REQUEST FOR PROPOSAL

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1. COVER LETTER

February 29, 2016

HRCA
Attn: Mark Giebel
4800 McArthur Ranch Road
Highlands Ranch, CO 80130

Selection Committee:

We are pleased to present our proposal response to provide professional services for the Planning Areas of the Backcountry Wilderness Area of Highlands Ranch. We recognize the importance of this open space to Highlands Ranch and the community. Because of this, we have crafted a specialized approach and a skilled team to ensure this space becomes the spectacular community recreational place envisioned.

We offer a highly skilled team with the imagination, demonstrated experience, and collaborative working style needed to make this a successful place. Our team is led by Mundus Bishop, a landscape architectural firm known regionally and nationally as experts in the fields of open space and park design, and design of civic spaces. Our award-winning projects emphasize originality and innovative design that integrates sense of place with green practices. Our designs for community and regional parks, and natural and recreational places brings forward the special qualities of each place, resulting in memorable and beloved public spaces.

- Tina Bishop, principal-in-charge, will be the primary contact responsible for overseeing all work, leading the public process, facilitating meetings, and serving as lead designer. Pat Mundus brings extensive experience in open space and recreational planning, and experience working with the HRCA. Brian Nierman, project landscape architect, will provide project management, consultant coordination, design assistance, construction documentation, and construction administration. Aicha Menendez, landscape designer, will be responsible for production and graphic assistance.

Several of our recent projects address the broad array of recreational needs and desires that also exist within the HRCA Backcountry Wilderness Area. Our current work for Genesee Mountain Park is revitalizing this key park with new design for day-use areas, trailheads and overlooks, shelters, roads, picnic sites, and trails, along with improvements to the ropes challenge course, and addition of visitor amenities. Our master planning efforts for Hot Springs State Park in Wyoming includes analysis and recommendations for recreational needs for a broad demographic from families and children to disabled persons to an active older park user. Within this open space, we are addressing recreational needs as diverse as hiking and mountain biking, hot springs soaking and active aquatics, walking, bison viewing and scenic drives, play areas, visitor orientation, picnicking, and lodging.

Because our firm focuses on design and planning in public places, we clearly understand the importance of inclusive and engaging sessions with the constituency and communities of open spaces such as Highland's Ranch Backcountry Wilderness Area. Just as important, is our close collaboration with the stewards of these places.

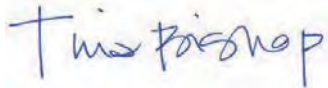
- We are known for our engaging and productive community processes. Techniques include open houses, hands-on work sessions, mind-mapping exercises, *I WISH* cards, stakeholder and steering committees, and other methods to ensure the broadest community involvement is achieved.

- Our process is an interactive approach that ensures participants are engaged, understand the project and have their issues / ideas heard. We involve all through meetings and an on-line web-based presence to garner the broadest range of interests.
- Collaboration with HRCA Board of Directors, District Delegates, and Backcountry Planning Areas Advisory Committee is a core part of our project approach. We offer a seamless integration of our staff with HRCA constituents, and commit to quality service and timely deliverables.

We have assembled a highly skilled team, selected for their specific knowledge and expertise within their core discipline. They are committed to design excellence, integrated design for recreation within parks and natural settings, and in meeting the needs of the communities we serve.

Our proposal is organized as requested by the RFP. We look forward to your favorable review of our proposal. Please call if you need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Tina Bishop". The signature is written in a cursive, slightly slanted style.

Tina Bishop, RLA, ASLA
Principal-in-Charge

**Tina Bishop, RLA, ASLA, Landscape Architect
Primary Contact
Mundus Bishop Design, Inc.
2601 Blake Street, Suite 300
Denver, CO 80205**

**T. 303.477.5244 x26
E. tina@mundusbishop.com
www.mundusbishop.com**

2. COMPANY INFORMATION

MUNDUS BISHOP DESIGN, INC.

Mundus Bishop is an award-winning landscape architectural firm, based in Denver, Colorado with specialized expertise in the planning and design of significant parks, open spaces and public places. We are known for our originality and contextual approach to design, our commitment to sustainability, our consistent use of green practices, and our collaborative working style with public agencies and communities. We are committed to the stewardship of our natural resources and follow practices that integrate these philosophies into our work with continued sensitivity to environmental impacts.

Mundus Bishop offers professional expertise in master planning, site design, interpretive planning, cultural and natural resource assessment, final design, community engagement, construction documentation and construction administration. Our work includes:

- public parks, natural areas, open space, and trails;
- play experiences, learning environments, and recreation;
- civic and memorial spaces;
- campuses, museums, and event and arena spaces;
- cultural and historical landscapes;
- public gardens.

Mundus Bishop is directed by Tina Bishop, RLA, ASLA, founding principal, and landscape architect with 30 years of experience. Our studio consists of eight staff: four landscape architects, one landscape designer, one park planner, a graphics technician, and an office/marketing manager. We use the most current computer software and hardware including Microsoft Office, Adobe Creative Suite, AutoCAD, SketchUp, Lumion, Rhinoceros, and ArcGIS. Our firm was established in 1999, and is located in the RiNo district of downtown Denver, Colorado. We are a MWBE, DBE, and SBE with the City & County of Denver, and a certified small business administration (SBA) with the federal government.

We work all across the country with projects located in 14 states. Our core work is in the Rocky Mountain west. Our clients include federal, state and local agencies and nonprofits organizations, including many parks and regional offices of the National Park Service; the State of Wyoming Trails, Parks and Historic Sites department; the State of Colorado, and many municipalities such as the City & County of Denver. Currently, we are collaborating with Trust for Public Lands (TPL) on the design of the Environmental Learning for Kids (ELK) Education Center and Montbello Open Space in east Denver, and for Fitness Zones for several urban parks in central Denver.

Our highly skilled and creative sub-consultant team brings the interest, understanding and relevant expertise needed to create a successful process, and engaging place. Our consultants are individually selected for their specific knowledge and expertise within their core discipline. They bring substantial specialized experience and technical competence in all aspects of the final design and engineering for the park.



3. STAFF ALLOCATION

The following describes our team and responsibility of each team member. We are a collaborative team of highly skilled individuals with specialized experience, and a proven track record of creating visionary plans that successfully guide implementation overtime. We bring significant experience in the master planning of open spaces, recreation, trails, and specialty facilities to the master planning for the Backcountry Wilderness.

MUNDUS BISHOP will serve as prime consultant, and lead the planning process, providing design, project management, community engagement, and coordination. Our professional planning responsibilities will be to address the recreational needs, demands and potential analysis; and make recommendations for recreational uses for the Backcountry Wilderness Area of Highlands Ranch. Plans will address development and land uses from planning through final construction.

Tina Bishop, RLA, ASLA, principal-in-charge, will be the primary contact responsible for overseeing all work, leading the public process, facilitating meetings, and serving as lead designer. She has served in this role for the firm's many open space and recreation master plans, including planning for several Denver Mountain Parks, and for recreational uses within Jefferson County Open Space. She is currently preparing similar master plans for Hot Springs State Park and Cheyenne Frontier Days in Wyoming.

Pat Mundus, RLA, ASLA, will be responsible for quality control. He brings extensive experience in open space and recreational planning, and experience working with the HRCA and will bring this knowledge to the project.

Brian Nierman, project landscape architect, will provide project management, planning and design expertise, sketches and illustrative plans, and developing implementation strategies. Brian is skilled in crafting plans for parks and recreation systems, most recently for Genesee Mountain Park and the ELK Center / Montbello Open Space, and in developing prioritized strategies for implementation.

Aicha Menendez, landscape designer, will provide day-to-day project production, responsible for graphic renderings and illustrations. She will be supported by additional staff as needed for drafting, renderings, and submittals.

MULLER ENGINEERING COMPANY

Bruce Behrer, PE, and Audrey Rogers, PE, will provide engineering support services, including evaluating civil infrastructure improvements and assessing anticipated construction costs of various alternatives considered. They will also determine needed drainage improvements, and assess impacts to stormwater quality and recommend cost effective solutions to mitigate these impacts.

BBC RESEARCH & CONSULTING

Adam Oren is skilled in market survey research, and fiscal analysis for parks and recreation systems. Adam will lead the development of the economic and market feasibility study.

OTHER SUBCONSULTANTS

If needed, we have close relationships with engineering and design disciplines that may be helpful during the master planning process. We can suggest highly skilled, experienced consultants to provide architectural, electrical, geotechnical, and interpretive / wayfinding signage and graphic design services if needed during the design process.

Tina Bishop, RLA, ASLA, landscape architect, will serve as principal-in-charge overseeing all project work, leading all planning work and the community engagement process. Tina brings her collaborative working style, and contextual design expertise to this project. With 30 years of experience, she is a recognized leader in park and open space planning and design.

Tina is skilled in facilitating complex design processes, and in working collaboratively with client groups, stakeholders, and the community. Her outgoing and welcoming approach engages participants, builds consensus and alignment, and generates innovative but buildable solutions. She places an emphasis on listening and a focus on engaging all.

Tina’s recent work includes the five-acre Environmental Learning for Kids (ELK) Center at Montbello Open Space, the park prairie and commemorative Babi Yar Park, the master plan for the 1,100-acre Hot Springs State Park in Thermopolis, Wyoming, and several open space designs in Genesee Mountain Park.

RELEVANT PROJECT EXPERIENCE

Environmental Learning for Kids (ELK) Center / Montbello Open Space, Denver, CO | Cheyenne Frontier Days Master Land Use Plan, WY | Hot Springs State Park, Thermopolis, WY | City Park, Aurora, CO | Denver Mountain Parks, CO | Taos Historic Plaza, NM | Big Spring State Park, Ozark National Scenic Riverway, MO | Hot Springs National Park, Hot Springs, AR | Babi Yar Park, Denver, CO | Red Rocks Amphitheatre and Visitor Center, Morrison, CO | Chautauqua Park National Historic Landmark, Boulder, CO | Scotts Bluff National Historic Monument, NE | Denver’s Civic Center, CO | Cheesman Park, Denver, CO | Big Mine Park, Crested Butte, CO | Marjorie Perry Nature Preserve, Greenwood Village, CO | Denver Botanic Gardens Campus, CO | Summit Lake Park, Denver, CO | Fort Bridger State Park, Fort Bridger, WY | Mordecai Children’s Garden, Denver Botanic Gardens, CO | Joy Park at Children’s Museum of Denver, CO

**TINA BISHOP, RLA, ASLA
Principal / Landscape Architect
MUNDUS BISHOP**



EDUCATION

Master of Landscape Architecture,
University of Colorado

Bachelor of Science
in Landscape Architecture,
Colorado State University

LICENSES

State of Kansas, #510
State of Colorado, #288
State of Oregon, #856
State of Nebraska, #341
State of New Mexico #545
CLARB #39127

PROFESSIONAL AFFILIATIONS

Chair, American Society of
Landscape Architects, Historic
Preservation Professional Practice
Network, 2014 to 2016

Board Member, Denver Mountain
Parks Foundation

American Society of Landscape
Architects, Colorado Chapter

Trustee, Colorado Historical
Foundation

Pat Mundus, founding partner of Mundus Bishop, is a landscape architect with more than 30 years of experience. He focuses on design and planning of public spaces: parks, open space and urban places to which he brings a balance of ecological knowledge, cultural understanding, and design creativity.

His talents, combined with his technical knowledge, field experience and leadership, give Pat a unique ability to transform exciting conceptual ideas into places people value, and visit time and again. Pat will assist with community outreach, recreational assessment, and provide quality control for the open space project. He is skilled at working with committees and communities on bringing forward their visions and in building alignment. He is skilled in cultural landscapes with recent projects that include Red Rocks Park and Amphitheatre, Denver Mountain Parks, Oregon Trail at Scotts Bluff National Monument, and Big Springs State Park in the Ozarks National Scenic Riverway.

RELEVANT PROJECT EXPERIENCE

Red Rocks Park Amphitheatre and Visitor Center, Denver, CO | Denver Mountain Parks, Jefferson County, CO | Chatfield State Park, Jefferson County, CO | Cherry Creek State Park, Arapahoe County, CO | Fly'n B Park, Highlands Ranch, CO | Apostle Island Light Stations, Bayfield, WI | Oregon Trail, Scotts Bluff National Monument, NE | Bright Angel Trailhead Plaza, Grand Canyon National Park, AZ | Port Oneida Historic District, Sleeping Bear National Lakeshore, MI | Cheesman Park, Denver, CO | City Park, Aurora, CO | Marjorie Perry Nature Preserve, Greenwood Village, CO | Washington Park Boathouse, Denver, CO | Big Springs State Park, Ozark National Scenic Riverway | Pipestone Quarry Trail, Pipestone National Monument, MN

**PAT MUNDUS, RLA, ASLA, LEED AP
Landscape Architect
MUNDUS BISHOP**



EDUCATION

Colorado State University
Bachelor of Science, Landscape
Architecture

REGISTRATIONS

CLARB #3353
Arizona, #53593
Colorado, #136
Minnesota, # 50152
Missouri, # 2007013281
Kansas, #443
Wisconsin, #657-14
Wyoming, #LA-0016C

AFFILIATIONS

Member
American Society
of Landscape Architects

Past President
ASLA Colorado

Past President
Jane Silverstein Ries Foundation

Board Member
Jane Silverstein Ries Foundation

Brian Nierman, ASLA, will serve as project manager responsible for coordinating consultant team / project process, coordinating with the HRCA, assisting with planning and design, and ensuring timely project deliverables.

Brian is skilled in creating innovative recreational spaces. He is equally skilled in managing the design of large open spaces and facilitating projects through the review and coordination process. With over ten years of experience, his recent projects include modern recreational spaces for Denver parks, regional recreational and nature play areas, and park and trail improvements in Denver Mountain Parks Genesee Mountain Park and Red Rocks Park. Brian is serving as project manager for the ELK / Montbello Open Space project, and for the recently completed Joy Park at Denver Children’s Museum.

RELEVANT PROJECT EXPERIENCE

Environmental Learning for Kids (ELK) Center, Denver | Joy Park at Children’s Museum of Denver | Genesee Mountain Park | Del Mar Park and Recreation Center, Aurora | Mesa Top Trail, Jefferson County Open Space | Carmody Park, Lakewood, CO | Heirloom Park, Ken-Caryl Ranch, CO | Red Rocks Trading Post | Big Mine Park, Crested Butte, CO | Bright Angel Trailhead Plaza, Grand Canyon National Park, AZ | 10th & Perry Play Area, Denver | Graland Day School Play Area, Denver | Escuela de Guadalupe Play Area, Denver | Jefferson Park, Denver | City of Nairobi Park, Denver

Aicha Menendez, ASLA will provide day-to-day project production, responsible for GIS, AutoCAD, and graphic renderings and illustrations. She will be supported by additional staff as needed for drafting, renderings, and submittals.

Aicha’s recent project experience includes production and coordination for Del Mar Park and Recreation Center in Aurora, and multiple Fitness Zones for Denver Parks and Recreation. She has over ten years of experience in project production and delivery.

RELEVANT PROJECT EXPERIENCE

Genesee Mountain Park | Denver Fitness Zones, Denver Parks | Kanemoto Park, Longmont, CO | Strasburg Elementary School Play Area, Strasburg, CO | City of Longmont Playgrounds | Del Mar Park and Recreation Center, Aurora, CO | Jefferson Park, Denver | Quincy Farm, Cherry Hills Village, CO | Scotts Bluff National Monument, Scotts Bluff, NE | Harry S Truman National Historic Site, Independence, MO | ELK Center / Montbello Open Space, Denver

BRIAN NIERMAN, ASLA
Project Landscape Architect
MUNDUS BISHOP



EDUCATION

Bachelor of Science
in Landscape Architecture
University of Idaho

REGISTRATION

State of Colorado
CLARB #39311

PROFESSIONAL AFFILIATIONS

American Society of Landscape
Architects, Colorado Chapter

ACE mentor

AICHA MENENDEZ, ASLA, LEED AP
Landscape Designer
MUNDUS BISHOP



EDUCATION

Bachelor of Arts in Architecture
Washington University in St. Louis

Master of Landscape Architecture
Washington University in St. Louis

LEED AP

Bruce Behrer has 27 years of drainage systems facilities engineering and project management experience for numerous park and trail projects in recreational settings. His expertise includes hydrology and stormwater routing calculations, open channel and hydraulic structure design, flood profile calculations, culvert sizing, and detention basin sizing and design. He also prepares drainage studies and reports and construction plans and is intimately familiar with Urban Drainage and Flood Control District (UDFCD) requirements.

RELEVANT PROJECT EXPERIENCE

Genesee Mountain Park, Park and Trail Improvements, Jefferson County, CO | Piney Creek Hollow Park Trail Rehabilitation and Final Design, Arapahoe County, CO | Spring Creek Park and Nature Trail, Arapahoe County, CO | Generals Park, Aurora, CO | Springhill Park and Beck Recreation Center, Aurora, CO | City Park Master Plan, Aurora, CO | Babi Yar Park, Denver, CO | Del Mar Park and Recreation Center, Aurora, CO | Sand Creek Park Pond Lining, Aurora, CO | Montview Park on Westerly Creek, Stream Design, Aurora, CO | Hutchinson and Unnamed Creek Trail, Aurora Parks, Recreation, and Open Space | Wheatlands Trail and Erosion Repair, Aurora Parks, Recreation, and Open Space | Great Plains Park to Horseshoe Park Trail, Aurora Parks, Recreation, and Open Space

Audrey Rogers has over 11 years of engineering experience working on dozens of park and trail projects. She focuses on stormwater drainage engineering projects, including hydrologic and hydraulic modeling of culverts, storm sewer, channels and detention ponds, and floodplain studies. She also has experience with erosion and sediment control, stream restoration, environmental permitting, utility relocations.

RELEVANT PROJECT EXPERIENCE

Peaks to Plain Trail, Jefferson County Open Space, CO | Spring Creek Park and Nature Trail, Arapahoe County, CO | Copperleaf Conceptual Trails Phase 1, Arapahoe County, CO | Goldsmith Gulch Trail Extension, Greenwood Village, CO | Del Mar Park and Recreation Center, Aurora, CO | Holbrook Park Design, Lakewood, CO | El Centro del Quinto Sol Park and Trails Project, Pueblo, CO | Garland Park Playground, Denver, CO | South Platte Gateway Trail, Denver, CO | Westword/Barnum Neighborhood Park, Denver, CO | Washington Park Downing Street Irrigation, Denver, CO | Cottonwood Creek, Cherry Creek Vista Parks and Recreations | Grange Hall Creek Improvements, Northglenn, CO | Little Dry Creek Channel Improvements and LOMR, Greenwood Village, CO | Weir Gulch at Belmar Park, Lakewood, CO | Mountain and Lake Loop Shoreline Stabilization at Cherry Creek Reservoir, Arapahoe County, CO | Great Plains Park to Horseshoe Park Trail, Aurora, CO

BRUCE BEHRER JR, PE
Civil Engineer
MULLER ENGINEERING CO.



EDUCATION

B.S. Civil Engineering,
University of Wyoming

REGISTRATION

Registered Professional Engineer
No. 27634, Colorado

Certified Professional in Erosion and
Sediment Control (CPESC) No. 2716

ASFPM Certified Floodplain Manager

AUDREY ROGERS, PE
Civil Engineer
MULLER ENGINEERING CO.



EDUCATION

M.S. Hydraulic Engineering,
Colorado State University

B.S. Civil Engineering,
Colorado State University

REGISTRATION

Registered Professional Engineer
No. 41742, Colorado

Adam Oren’s areas of expertise include regional economics, public finance and real estate development feasibility analysis. He also has experience in regression analysis and survey research. Prior to joining BBC, Adam worked as a post-graduate research associate at Colorado State University where he researched the regional economic effects of community based forestry programs and the impacts of open space development on tourism economies. Adam’s research has been recognized by the *White House Council on Environmental Quality* and the *Washington Post*.

RELEVANT PROJECT EXPERIENCE

Staunton State Park Master Plan (Jefferson and Park County, CO) | State Parks Redevelopment and Management Plans—Cheyenne Mountain, Stagecoach, North Sterling, Roxborough State Parks (Colorado State Parks) | Chatfield State Park Reallocation Regional Economic Impacts (Littleton, CO) | California Recreation Economic Benefits (State of CA) | Greenwood Village Center Development Feasibility and Fiscal Impact Study (Greenwood Village, CO) | U.S. Department of Defense Retail and Recreation Business Planning

ADAM OREN
Managing Director
BBC RESEARCH & CONSULTING



EDUCATION

M.S. Agricultural & Resource Economics, Colorado State University

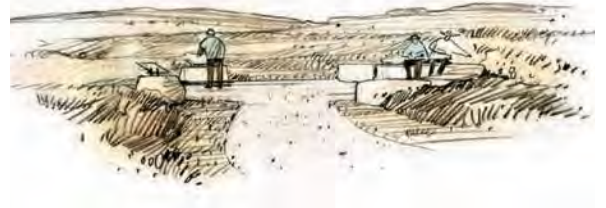
B.A. Economics, Rutgers University

4. RELEVANT EXPERIENCE

The following six projects represents our relevant experience in the planning, feasibility studies and design for parks and open spaces. We are proud to have many of our clients as repeat customers, including Denver Parks and Recreation including dozens of projects within Denver Mountain Parks, State of Wyoming State Parks, Highlands Ranch Metropolitan District and the National Park Service.

MUNDUS BISHOP RELEVANT EXPERIENCE

Beaver Brook Trailhead, Jefferson County, CO
Big Mine Park Master Plan, Crested Butte, CO
Bright Angel Trailhead, Grand Canyon National Park, AZ
Chatfield Reservoir State Park, Jefferson County, CO
Chautauqua Park, NHL, Boulder, CO
Cherry Creek State Park, Arapahoe County, CO
Cheyenne Frontier Days Master Land Use Plan, Cheyenne, WY
Chickasaw National Recreation Area, Sulphur, OK
Churches Ranch, Arvada, CO
Crested Butte Land Trust, Crested Butte, CO
Denver Mountain Parks Master Plan, CO
DMP-JCOS Recreation Management Plan, Denver & Jefferson Co.
ELK Center / Montbello Open Space, Denver, CO
Fly'n B Park, Highlands Ranch, CO
Fort Bridger Master Plan, Fort Bridger State Park, WY
Genesee Mountain Park, Jefferson County, CO
Hot Springs State Park Master Plan, Thermopolis, WY
Joy Park at Children's Museum of Denver
Ken-Caryl Ranch Community Center Park
Lariat Loop Interpretive and Management Plan, Jefferson County
Marjorie Perry Nature Preserve, Greenwood Village, CO
Mesa Top Trail Improvements, Jefferson County
North Turkey Creek Restoration, Jefferson County, CO
Red Rocks Park and Amphitheatre, Denver, CO
Scotts Bluff National Monument - Oregon Trail, Gering, NE
Stapleton Drive-Bison Overlook, Jefferson County, CO
Summit Lake Park, Clear Creek County, CO



Genesee Mountain Park

Denver Mountain Parks, Jefferson County, CO

Shelters - park facilities - ropes challenge course - ecological restoration - gathering areas - bison herd - multi-use trails - trailheads - overlooks

Mundus Bishop’s design for day-use areas, trailheads and overlooks, shelters, roads, and picnic sites, and improvements to the ropes challenge course, addition of visitor amenities, and new wayfinding is revitalizing this 2,400-acre mountain park.

Our naturalistic design integrates recreation with natural areas and historic features. At Bison Overlook, new circulation routes, parking, restrooms, picnic areas and connections to park trails are set among mature Ponderosa Pines, preserving these specimen trees. The new overlook gives park users an up close view of the legendary bison herd, with safe passage for the animals below in an underpass. New trails create a connected network within the park, and as key linkages to regional trails, the I-70 multiple-use bicycle trail, and the historic Beaver Brook Trail, the region’s most historic and popular hiking trail.

The ropes challenge course set amongst the Ponderosa Pines with a stunning view of the Continental Divide, offers team building events for corporations and school groups, as well as recreational fun for friends and families who want to get outdoors and spend the afternoon climbing through the trees.

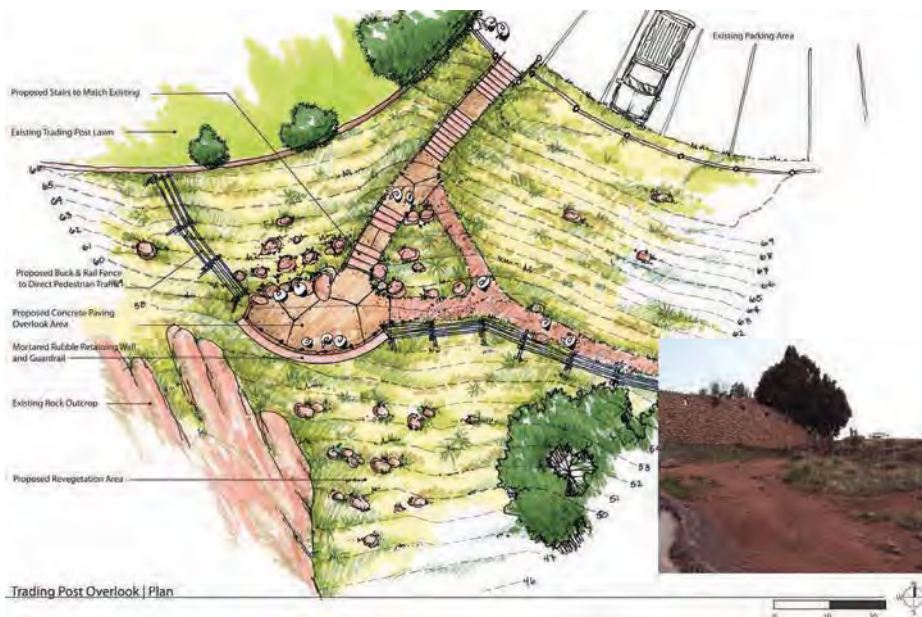


Red Rocks Park and Amphitheatre Denver, CO

Trails - connections - visitor amenities - wedding and event facilities - parking - universal accessibility

Mundus Bishop has provided planning and design services for Red Rocks Park since 1999, including design and construction documents for the rehabilitation of the Amphitheatre and integration of the Visitor Center with sensitive historic and significant natural features; trail, trailhead and overlook design; and restoration of natural areas. Our current designs are for trails, rehabilitation of the Trading Post site and setting, and transforming the park's expansive parking area into green infrastructure.

Our site design for the historic Trading Post provides for improved parking, connections to trails, new trailheads, and a new wayfinding system. This new naturalistic entry garden will serve as a gathering space with seating and provide areas for visitors to gather; provide universal accessibility; and will offer bicycle racks and lighting. The design for the parking area serving the Amphitheatre and Visitor Center provides for improved pedestrian routes for safe and comfortable connections for the large crowds during shows and for everyday use.



Denver Mountain Parks and Jefferson County Open Space Program Recreation Management Plan Jefferson County, Colorado

Recreation and growth impacts - connections - protection of natural resources

Mundus Bishop's assessment evaluated existing recreation use and facilities; analyzed impacts due to population growth; identified new recreational trends and growth trends; created evaluation criteria to determine compatible uses; and assessed potential facility sharing between the two agencies.

The Strategic Plan included: methodologies for the two agencies to work together; regional approaches to the protection of significant natural and cultural resources; protection of scenic corridors through regulatory and other measures; methods to enhance recreational experiences; identification of potential lands for acquisition; an implementation plan that sets priorities; and it identifies other partners.



Recommendations include potential acquisitions (shown in beige), protection of scenic corridors, preservation and enhancement of natural and cultural resources, and enhancement of recreational experiences.

Hot Springs State Park

Thermopolis, WY

Recreational amenities - natural resources - bison herd

Mundus Bishop's master plan for Hot Springs State Park will provide a 20-year plan to guide long-term physical improvement, use, and management. This comprehensive planning and decision-making tool will guide the development of recreational amenities, access, and infrastructure in balance with the protection of natural resources. In particular the diminishing resource of thermal mineral waters will be protected for enjoyment by current and future visitors

The plan development is a collaborative process with Wyoming Division of State Parks, Historic Sites and Trails, the State Engineer, park staff, a steering committee, and the public. Work includes assessment of mineral water infrastructure and distribution, access and transportation, new campgrounds, river and boating access, open space and natural areas, and protection of the park's bison herd.



Bright Angel Trailhead

Grand Canyon National Park, AZ

Shelters - restrooms and drinking fountains - gathering areas - mule trail excursions - ADA accessibility - utilities - native plantings - natural areas

Mundus Bishop's design for the Bright Angel Trailhead provides contemporary visitor amenities for the Grand Canyon's most popular trail. The new plaza and parking on the South Rim creates pedestrian and multiple-use spaces that organize and balance use and traffic flow, while respecting the site's historic characteristics including the 1937 CCC mule corral and Mary Coulter designed cabins.

The plaza overlooks the Grand Canyon, and offers restrooms, shelters, a gathering area, parking, and trailhead for the Bright Angel Trail. ADA accessibility, emergency access to the trailhead, replacement of utilities (many over 50 years old), and new pedestrian seating and gathering areas. The trailhead and repaired trail is an overwhelming success, providing much needed organization and visitor amenities to this historic, but long neglected park attraction.



5. WORK PLAN AND SCHEDULE

Approach and Methodologies

We recognize the incredible importance of Backcountry Wilderness to the community of Highlands Ranch as valued visual and recreational open space. As the surroundings expand, and densities increase, these open spaces become more cherished. Particular care must be taken when proposing improvements and new uses or amenities to capitalize on their rich character and experience without creating negative or harmful impacts.

To create the most immersive and sustainable experiences and facilities, we have crafted an approach based on a collaborative working style, that will garner the greatest community involvement.

Our approach will follow a design process based on ecologically-minded principles for the creation of land use concept plan deliverables and three-dimensional sketches. We will provide continued visual and cost analyses of improvements which, along with staff and community input, will inform the phased implementation plan.

These products and deliverables, along with comprehensive economic and market feasibility studies, will surpass the needs and expectations of the Highlands Ranch Community Association. Our final land use and development master plan, and deliverables, will serve as a working resource and reference for implementation; ultimately facilitating a site with new amenities and infrastructure systems that become a widely used and treasured resource for generations to follow.

We are focused on meeting the individualized needs of stakeholders and community to create the most inspiring and engaging wilderness area.

Collaborative Working Style

Key to our approach is our collaborative working style, in which we will work closely with staff, Highlands Ranch Community Association (HRCA), Backcountry Planning Areas Advisory Committee (BPAAC), Delegates, and the community to achieve, and exceed desired outcomes and garner support for the Backcountry vision.

By bringing talented people to the table for focused and productive work sessions, our highly skilled team can quickly and successfully navigate the full range of design concerns from hosting large events, to continued young adult excursions and courses, to intimate trail waysides, to expanded equestrian and archery facilities.



Community Involvement

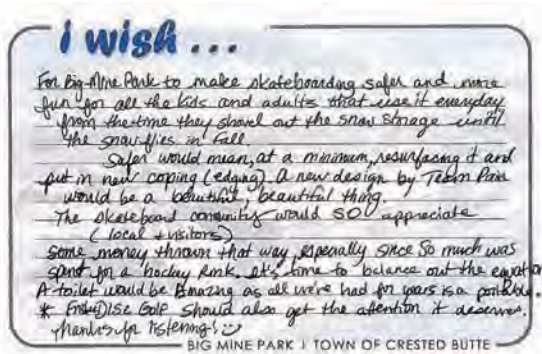
We bring extensive specialized experience in designing engaging parks and open spaces, imaginative design and detailing, beautiful and ecological functioning to the planned use of our natural areas, and thoughtful consideration to the relationships of active and passive recreational uses.

Our community engagement process sets us apart. We offer a unique interactive process individually crafted to meet the specific needs of this project. We propose to fully and actively engage the community in four community meetings at key moments and during final design. Organized as open houses, each will be formatted with interactive work sessions specially crafted to provide information on the project, to solicit input, and to build alignment.

- Methodologies to engage participants will include visioning using *I WISH* cards, and mind-mapping from photographs and words; sharing of ideas and preferences through facilitated hands-on diagramming, storytelling, and questions; and soliciting preferred ideas through tagging and notes.
- We can more broadly engage residents with an online presence—a project-specific web site to share project updates and solicit input. We propose to host a work session with the community on site, and an open house design event.

Ecologically Minded Principles

We bring familiarity in working with treasured natural resources. Key to our success is the thoughtful site placement and spatial relationship of program elements that result in seamlessly integrated recreational uses and amenities into an ecologically sustainable site.



Concept Plan Deliverables and 3D Sketches

We will provide 3D graphics and renderings to accurately communicate the implemented design, view sheds, and final design intent. These graphics are initially used to garner community understanding and support as well as enabling a smooth transition into final design and construction documents.

Cost Analyses / Phased Implementation

We maintain detailed records of all bid results and forms from previous projects to use as a reference when creating estimates of probable cost. If a current cost is not available in our records, we will contact the manufacture for a price or reach out to our contractor and consultant contacts that have experience to help provide a cost. We have found that tracking project budgets and costs at every step of the process will insure that there are no surprises in the end.

Value engineering is necessary on all projects at various levels. To successfully value engineer you need to set a clear list of priorities for the project and understand which items could be built as part of a later phase. With this information in hand, we can create a list of base bid items that meet the goals of the project and then provide alternate that, given the bidding economy, may still be included as part of the project.

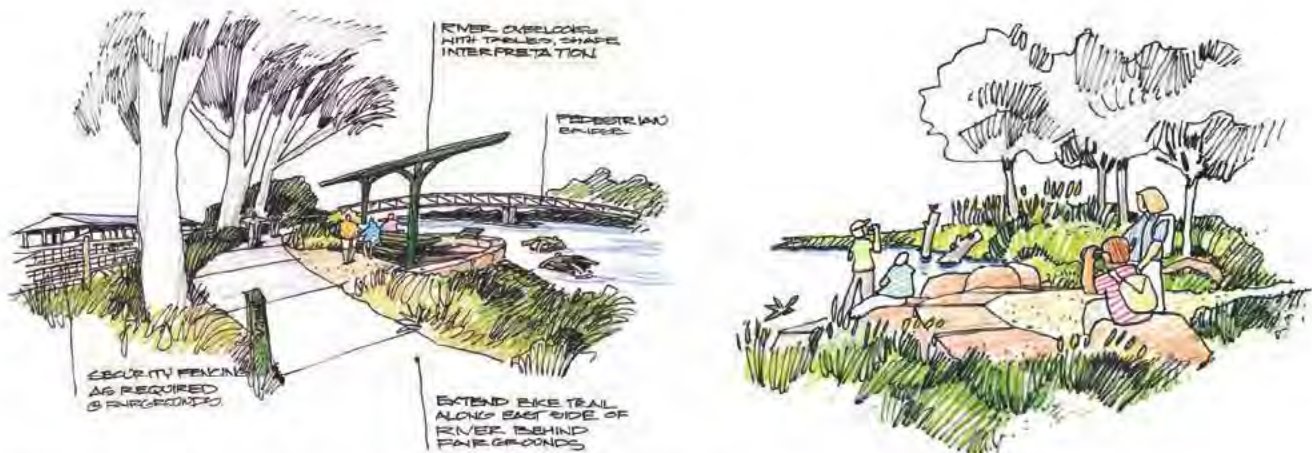
Muller Engineering Company will provide engineering support services evaluating sensitive infrastructure improvements and assessing anticipated construction costs of various alternatives. Working collaboratively with the project team, Muller will refine the improvements of access drives and parking lots to fit the site conditions. They also will determine necessary drainage improvements.

Muller will assess impacts to stormwater quality and recommend cost effective solutions to mitigate these impacts, such as routing stormwater off drives and parking areas through native vegetation via sheet flow or shallow swales. If additional measures are needed, Muller will design water quality improvements to mitigate the impacts of the development.

Economic and Market Feasibility

We understand the need and desire for an economic / market feasibility plan to assist the design and verify the viability of proposed improvements to generate revenue. BBC Research & Consulting has the experience and expertise in market research to guide the process, ensuring the site's economic sustainability.

We are experienced in designing multi-use spaces and facilities that are functional for both daily active and passive uses as well as for hosting larger events. Our site sensitive and contextual design approach will allow you to realize your dreams and needs, while creating wonderful and long-lasting experiences, and memories of the Backcountry Wilderness Area.



WORK PLAN

1. Concept Plan (with Public Outreach)

1.1 Start-up / Kick off Meeting

- Confirm project schedule, and confirm BPAAC, Delegate, & HRCA meetings.
- Initial detailed review of scope & project goals.

1.2 Due Diligence

- Review of applicable zoning codes, easements, open space agreements, known environmental considerations.
- Review of past documentation.
- Review of existing design guidelines and recommendations.
- Review of BPAAC planning report.

1.3 Field Work

- Through review and inventory of on-site facilities, structures (and their current condition), & review of current program elements and functioning efficiency.
- Inventory of existing natural site elements and conditions; features such as drainage, slopes and topography, hill aspect, view-sheds, vegetation, etc.
- Inventory any additional built structures and potential improvements such as access points, utilities, building sites, well(s), etc.

1.4 Base Mapping

- Collect and format materials and inventory information needed to create an existing conditions plan to be use as the base framework for future concepts and presentation boards.

1.5 Inventory & Analysis

- Compile all field work and due diligence notes and findings into a consolidated presentation graphic.
- Apply analysis to existing information as it may relate to proposed development.

1.6 Community Open House #1

- Review the site conditions via presentation of photos, aerial photography, inventory and analysis boards.
- Gain community and staff input on project goals and objectives, wants and desires, program / open-space vision.
- Facilitate work session with *I WISH* and mind-mapping exercises to solicit input on park character, identity, and aesthetics.
- Summarize finding.

1.7 Develop & Confirm Programing Elements / Goals & Objectives

- Review current uses for the Wilderness Area.
- Create list of options an recommendation for program goals and strategies.
- Review community input for desires and concerns.
- Develop and confirm programming elements.
- Discuss and review with City staff, BPAAC, & HRCA.

1.8 Prepare Presentation Graphics / Image Boards

1.9 Design and Preparation of Initial Concepts

- Develop three conceptual plans for the Wilderness Area.

1.10 Initial estimation of probable construction costs

1.11 Civil Coordination, Review, and Input

- Review concept plans with Civil Engineer for efficiencies and potential impacts.

1.12 Community Open House #2

- Present conceptual plans in Open House format.
- Facilitate work session with roundtable discussion documenting preferences.
- Summarize finding.

1.13 Design Revisions Base on Community and Staff Input

1.14 Final QC, Packaging & Submittal

- Prepare brief narrative with supporting graphics developed during initial design process.

2. Land Use and Development Master Plan (with Public Outreach)

2.1 Refine Preferred Plan and Programing Elements

- Refine conceptual alternatives into one preferred conceptual plan based on community, staff & HRCA/ Delegate input.

2.2 Prepare Enlargement Area Vignettes

2.3 Prepare Vignette Graphics, Sketches, and Sections

2.4 Community Open House #3

- Present preferred conceptual plan to include all park features, natural areas, improvements, infrastructure needs.
- Facilitate hands-on work session to refine ideas and further refine preferences.
- Initiate discussions to determine community preference for improvement priority / phasing.

2.5 Development Phasing Plan

2.6 Finalize Presentation Graphics / Image Boards

- Refine preferred conceptual plan in to Final Land Use Master Plan based on input.

2.7 Phased Estimate of Probable Cost

- Refined and detailed estimate of probable cost.
- Break down improvement costs based on proposed phases.

2.8 Civil Coordination, Review, and Input

- Review preferred concept plan with Civil Engineer for efficiencies and potential impacts.

2.9 Community Open House #4

- Host open house with staff, stakeholders, and community members.
- Present Final Plan with all elements, phases, and costs.

2.10 Design Revisions Based on Community and Staff Input

2.11 Final QC, Packaging & Submittal

- Compile final plan, graphics, and documents into completed package submittal.
- Prepare brief narrative with supporting graphics (developed during Master Plan Process.)

3. Multi-Step Plan / Process

3.1 Multi-Step Plan Development and Draft

3.2 Staff Meeting

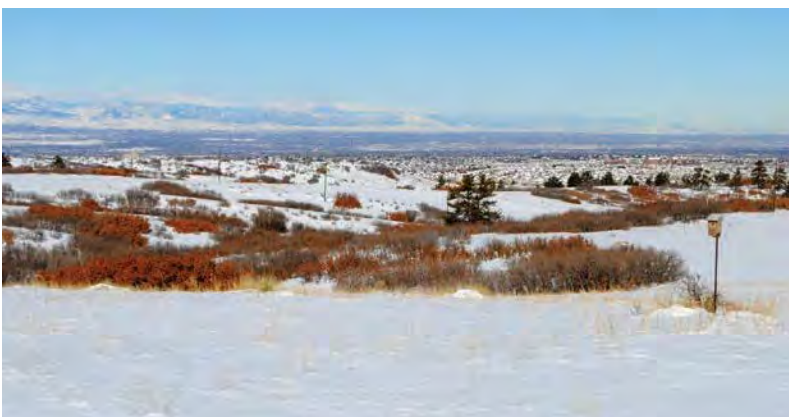
3.3 Revisions, Final QC, and Submittal

4. Economic / Market Feasibility Plan

4.1 Economic / Market Feasibility Plan and Report Development and Draft

4.2 Staff Meeting

4.3 Revisions, Final QC, and Submittal



PROPOSED SCHEDULE

TASK	March				April				May				June				July				August				September				October				November				December				January				February					
	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13
Contract and Notice to Proceed																																																		
1 Concept Plan (Phased)																																																		
Start-Up Meeting																																																		
Due Diligence																																																		
Field Work																																																		
Base Mapping																																																		
Inventory & Analysis																																																		
Community Open House #1																																																		
Develop & confirm programing elements																																																		
Prepare presentation graphics / Image boards																																																		
Design & preparation of initial concepts																																																		
Initial Cost Estimating (order of magnitude)																																																		
Civil coordination & design review																																																		
Community Open House #2																																																		
Design Revisions Based on Community & Staff Input																																																		
Final QC Revisions, Packaging & Submittal																																																		
Delegate, BPAAC, HRCA Meetings (5)																																																		
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2 Land Use and Development Master Plan																																																		
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Finalize presentation graphics / Image boards																																																		
Phased Cost Estimating (detailed)																																																		
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Community Open House #4																																																		
Design Revisions Based on Community & Staff Input																																																		
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Staff Mtgs (1)																																																		

6. FEES

1. Concept Plan (Phased)		\$ 13,364.00
Mundus Bishop fees	\$ 9,588	
Muller Engineering fees	\$ 3,776	
2. Land Use and Development Master Plan		\$ 20,424.00
Mundus Bishop fees	\$ 14,040	
Muller Engineering fees	\$ 6,384	
3. Multi-Step Plan / Process		\$ 4,696.00
Mundus Bishop fees	\$ 4,696	
4. Economic / Market Feasibility Plan		\$ 4,400.00
Mundus Bishop fees	\$ 300	
BBC Consulting fees	\$ 4,100	
TOTAL BASE FEE		\$ 42,884.00

Assumptions:

4 Community Meetings

2 to 4 Delegate Meetings

Monthly Meetings w/ Advisory Committee

7. REFERENCES

Genesee Mountain Park, Denver Mountain Parks

Brad Eckert, Mountain Parks Planner
Denver Parks and Recreation
201 West Colfax Avenue, #613
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Hot Springs State Park Master Plan

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Bright Angel Trailhead, Grand Canyon National Park

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Project Manager, Grand Canyon National Park
National Park Service
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Environmental Learning For Kids (ELK) Center / Montbello Open Space

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Denver Parks and Recreation
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