



Designing Beyond Expectations

QUALIFICATIONS





RNN ARCHITECTS INC.

CONTACT

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EXECUTIVE SUMMARY

RNN Architects is a SBE/EBE/MBE/WBE Corporation and offers a full range of professional architectural services including Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration. We also provide assessment studies, programming services, interior design, building test fits, planning and design programming, concept design and space planning, furniture selection and furniture relocation, finishes and equipment selections, scheduling, budgeting and cost planning, and construction management.

Our firm has specialized in the design of multi-family mixed-use and affordable housing. RNN Architects has assisted our clients' full organizations with the execution of public and subsidized housing management and operations. This includes analysis and strategies for building, developing, rehabilitating, acquiring, and preserving properties. We pride ourselves in exceeding our client's expectations. We work extensively with our clients, the local community and our client's management personnel to involve them in the design process. We allow as much time as needed to convert ideas into creative design that meets the client's needs and goals to achieve an effective and desirable environment.

Through the years, we have maintained an excellent working relationship with both owners and contractors. We visit the job site once a week minimum, with additional visits during critical construction periods. Since we are on the site often, we maintain close contact with the various contractors to find solutions on site, thus eliminating costly delays, problems, and change orders.

Our experience in affordable housing projects is excellent. Great design is about people. Our design philosophy always begins with that in mind. Our built environment influences our collective quality of life, whether it

is access to daylight, fresh air, physical and mental activity, or simply deeper connections to nature and the community. It is important and exciting to collaborate with our community partners. Close interaction with our clients and the community is a critical step in identifying concerns, needs, and priorities regarding the vision of the project and local area. Our approach includes everyone in the process, to identify important issues and deliver meaningful and complete solutions.

GREEN COMMUNITY CRITERIA

RNN Architects team has worked with Enterprise Green Communities Certifications on a number of recent projects. Our process includes an early start on assigning responsibility throughout the team for meeting relevant criteria. In this conversation we estimate the achievability of key criteria and points on a team basis so we can give our client an estimate of the score that may be obtained in the standard.

Our projects emphasize and integrated sustainability approach and consider the building and its immediate environment. We review access to open space, public transportation, access to fresh and local food, landscape as a building shelter, efficient irrigation, water re-use, and storm water management that extends drainage time-on-site for landscape use as much as possible. In all our housing projects we challenge ourselves to improve building performance, and, at a minimum, we pursue Energy Star program requirements.

RNN Architects is presently designing several housing projects under the guidance of Enterprise Green Communities Criteria. Our team has developed an "Integrated Project Delivery" approach to ensure we exceed the minimum requirements identified in the EGC criteria.

During this process we design with an intent to meet or exceed the selected mandatory and optional EGC criteria. We then confirm it with the use of performance modeling software prior to construction.

In each project, commission requirements are established to ensure the design is constructed, inspected, and tested to meet certification requirements. Post-occupancy energy consumption is monitored to reasonably evaluate long term building performance.



ZONING CODE ENTITLEMENT PROCESS, SITE DEVELOPMENT PLANS, BUILDING PERMITS, TRAFFIC ENGINEERING PLANS, CITY PLANNING AND OTHER RELEVANT PROCESSES

On our housing projects, we have completed entire approval processes, starting with rezoning, and then including PUD, site entitlements, traffic engineering, etc. Having secured permits for several projects, we have extensive experience working with city officials and plan reviewers of all disciplines in creating a code-compliant project. Several of these projects have been phased submittals, where we both developed the permit drawing packages, and then complied with the Building Department's management process.

With a deep knowledge of both the building and zoning code, we have successfully been able to mitigate portions of projects that lie in sometimes "grey" code language, to the benefit of our clients.

Having worked with different jurisdictions on our projects, we have the experience required for smooth permit acquisition.



PROPERTY CONDITION ASSESSMENTS (PCA) AND PHYSICAL NEEDS ASSESSMENT (PNA) EXPERIENCE

RNN Architects has vast experience evaluating existing facility conditions and have performed 100 PCA's and PNA's, just for Denver Housing Authority alone. Our primary experience is extensive, but not limited to, various types of housing facilities. We are also very familiar with various formats to present our observations and findings documented during our site visits, such as the American Society for Testing and Materials (ASTM) E2018, Standards and Poor's Structured Finance Ratings Real Estate Finance Property Conditions Assessment Criteria, HUD Real estate Assessment Center's (REAC) Capital Needs Assessments and other formats.





DENVER HOUSING AUTHORITY MARIPOSA - PHASE II

DELIVERY METHOD USED

Design/Build

PROJECT SIZE

145,000 SF

SCOPE OF WORK

Design team with OZ Architecture

PROJECT ARCHITECT

Rebeca Aristizabal

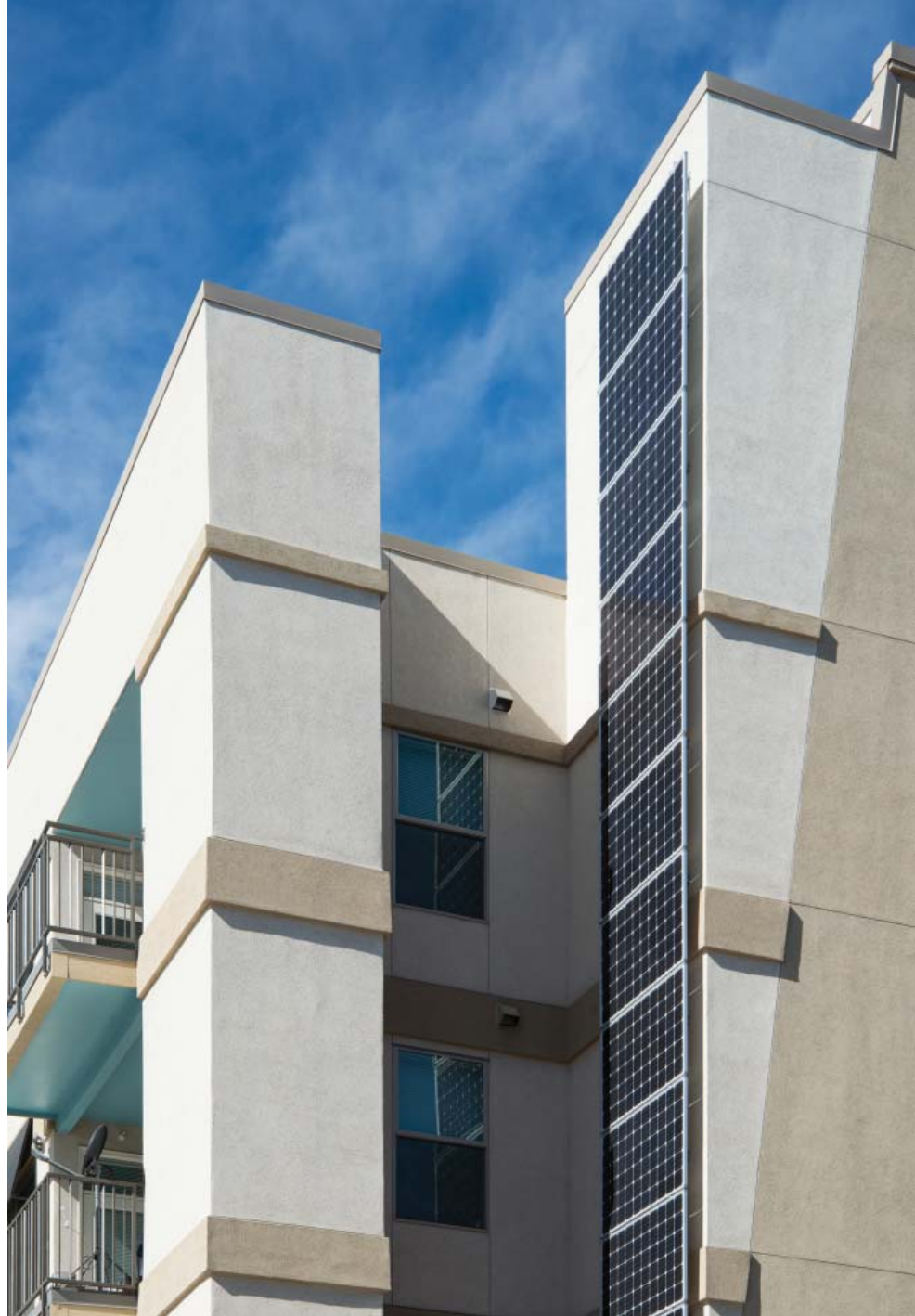
CLIENT

Denver Housing Authority.
Denver, CO

DESIGN TEAM WITH OZ ARCHITECTURE.

The South Lincoln Mariposa Phase II development consisted of four buildings designed to LEED Gold standards: Building “B”, Building “D”, and two other buildings, each with three townhome units. The development is part of Denver Housing Authority’s Mariposa master planned community centered around Lincoln park and the Osage transit station as a transit-oriented development. Retail gathering spaces and community outdoor gardens were integrated with the buildings as well as the neighborhood community.

La Alma-Lincoln Park community meetings included DHA residents and stakeholders. During the design process, the team conducted a rigorous and comprehensive series of work session charrettes to explore alternatives. We efficiently achieved consensus on all issues from project goals, programming of arts, production and display facilities, and the character of commercial spaces, to materials and aesthetics of the buildings themselves.



The energy strategy for this project was to utilize low consumption fixtures and luminaires and Energy Star rated products.

During the design phase. This project was slated to be submitted for LEED Certification and Green Building Techniques based on the LEED ND scorecard. The scorecard was incorporated into the contract, and submittals and materials were provided in accordance with each accepted LEED Credit. Minimum energy targets for townhomes were net zero. Minimum energy targets for apartments were 50% energy savings. Minimum water savings required was 20% from baseline. LEED Gold Certification was the minimum goal for the project. Certification included Construction Waste Management and Construction IAQ procedures. This project complied with LEED ND requirements for future certification of the entire neighborhood.



ASHLEY MANOR NORTHGLENN, CO

DELIVERY METHOD USED
Design-Bid-Build

PROJECT SIZE
1 Acre
12,000 SF

CONSTRUCTION COST
\$1.6M

SCOPE OF WORK
Flood plain mitigation, stormwater control,
land entitlement process, re-zoning, PUD
and full architectural services

PROJECT ARCHITECT
Rebeca Aristizabal

CLIENT
Ashley Manor Memory Care Centers
Meridian, ID



The Ashley Manor memory care assisted living Northglenn location consisted of two buildings. Each building had 16 beds, an office, ADA bathrooms, full kitchen, entertainment and dining areas, outdoor community area with an exercise loop, well landscaped with a controlled access garden located between the two buildings. The project was the last of a group that shared a stormwater detention pond located next to a flood plain, and adjustments to the easements were required as part of the site plan review and building permit process.



ASHLEY MANOR LAKEWOOD, CO

DELIVERY METHOD USED
Design-Bid-Build

PROJECT SIZE
6,000 SF

CONSTRUCTION COST
\$1 M

SCOPE OF WORK
Public improvement agreement, land entitlement process, rezoning, PUD and full architectural services

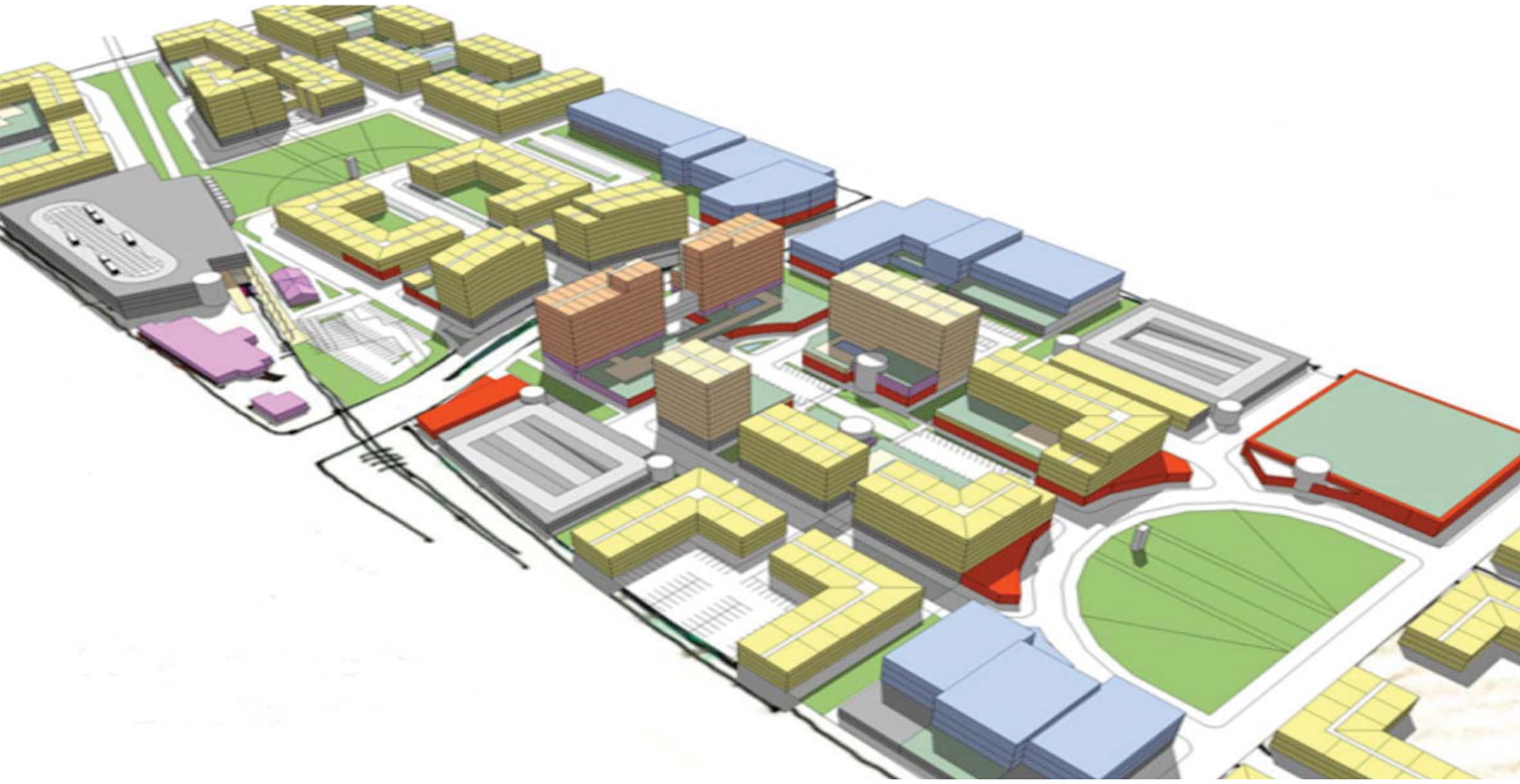
PROJECT ARCHITECT
Rebeca Aristizabal

CLIENT
Ashley Manor Memory Care Centers
Meridian, ID



The Ashley Manor Lakewood memory care and assisted living facility consisted of one building with 16 beds, an office, ADA bathrooms, full kitchen, entertainment and dining areas, outdoor area, a small walking garden, and a garage.

Ashley Manor continues to expand its care facilities in the Denver metro area and others. RNN Architects provided service to two of the facilities in the past three years. The Lakewood site required additional right-of-way dedication, half-street construction, and unusually flat site that was solved with garden design grades integrated with the drainage plan.



BEIJING MEDIA CITY

DELIVERY METHOD USED

Master plan only

PROJECT SIZE

13M M²

SCOPE OF WORK

Design team with Tsing Hua Architectural Design Institute

PROJECT ARCHITECT

Jeff Lakey

CLIENT

Shunyi Municipal Government in Partnership with Confidential Development Company.
Shunyi, Beijing, PRC

DESIGN TEAM WITH TSING HUA ARCHITECTURAL DESIGN INSTITUTE

The project consisted of a 667ha, 13 million square meter mixed use community anchored by major media companies and institutes. The planned daily population included 140K residents, 120K employees and 15K guests.

To co-locate national and provincial media industries, China's Beijing Shunyi government cooperated with local developers to explore the establishment of a Media City near Beijing's Capital International Airport, Terminal 3. The mission stated: "Media City is the news and publication media headquarters of China and serves the nation and world as a model for eco-cities and cultural industry centers." Stepping up into China's move toward sustainability, a "living system strategy" was pursued as an organizing feature of the whole community to integrate it with its surroundings. Subsystem strategies of land use, transportation, rainwater, landscape, energy, ventilation, indoor water, waste/food, networks, and community/ social were explored as integrated elements of a total community system for economic, ecological, and experiential enjoyment and efficiency for residents and employees occupying Media City.



SINAN EAST CITY REDEVELOPMENT

DELIVERY METHOD USED

Master plan only

PROJECT SIZE

1M M²

SCOPE OF WORK

Design team with Tsing Hua Architectural Design Institute

PROJECT ARCHITECT

Jeff Lakey

CLIENT

Sinan Municipal Government in Partnership with Confidential Development Company.
Sinan, Guizhou, PRC

DESIGN TEAM WITH TSING HUA ARCHITECTURAL DESIGN INSTITUTE

The new city of 1 million square meter GFA and 8600 housing units was organized for efficient foot travel to new regional streets and buses based on the natural slopes and stream valleys in this part of the Yunnan-Guizhou Plateau's karst terrain on the Wu River front.

The project plan included sites and architectural massing for high, medium, and low density residential, a five-star hotel, office and retail commercial space. Open spaces to facilitate public engagement, natural landscapes for wildlife connections, and rainwater conveyance is included in the plan as a backbone equal in significance to the street layout. The urban design features are intended to connect people to the riverfront and involve, depending on facing uphill or downhill, either mountain or river views into the primary open space axis through the neighborhood. The projected population includes 25,000 residents, 4500 employees and 500 visitors in ongoing site use. Working with a 100 m height limit and solar access policies, the team prepared a design plan for residential, retail, and institutional uses for phased construction over ten years.



MIXED-USE/HIGH DENSITY PROJECT

DELIVERY METHOD USED

Design only

PROJECT SIZE

1,680,000 SF

SCOPE OF WORK

Architectural Design

PROJECT ARCHITECT

Ron Faleide

CLIENT

Stinemetze Design Consultants, LLC
Huai'an, Jiangsu, China



The project consisted of site planning, program allocations, and building schematic design of Huaxin Plaza. Phase One: 4 towers residential at 32 stories each, storefront retail and upper level commercial approximately 800,000 Sq. Ft. Phase Two: residential 570,000 Sq. Ft., hotel and office 260,000 Sq. Ft., concentrated business 650,000 Sq. Ft., and storefront retail 200,000 Sq. Ft.



DENVER HOUSING ON CALL ARCHITECTURAL SERVICES

RNN Architects was selected in 2016 to provide on-call architecture services for Denver Housing Authority's maintenance division. Projects have been highly diverse and were needed to provide repair, renovation, deferred maintenance, and property upgrades to DHA's holdings. The project sites have included multifamily units, mixed use projects, duplexes, utility buildings, and single family units. Project scopes have included site renovations, roof system forensics and reconstruction, interior renovations, replacement windows and finishes, HVAC and water systems replacements, engineering for previous structural failures, and landscape upgrades.

THIS IS THE LIST OF RNN ARCHITECTS RELATED EXPERIENCE

- DHA Locust - Renovation, structural and permits.
- DHA Walsh Manor - Finishes.
- DHA Thomas Connole - Finishes.
- DHA North Lincoln - Finishes, exterior lighting and landscape.
- DHA Barney Ford - Finishes.
- DHA Williams - Residential rehabilitation and permits.
- DHA Vine - Residential rehabilitation and permits.
- DHA Parking 8th Street and Decatur - Demolition and new parking lot and permits.
- DHA Perry St, Denver, CO. - Structural and permits.
- DHA Maintenance Office, 6,400 Sq Ft, Denver, CO. - Interior Renovation.
- DHA Quigg Newton - New playgrounds and permits
- DHA Julian - Structural and permits.
- DHA Grape - Residential rehabilitaton and permits.
- DHA Quitman - Residential rehabilitaton and permits.
- DHA Winona - Residential rehabilitaton and permits.
- DHA 175 Physical Needs Assesments.



REBECA ARISTIZABAL

PRINCIPAL-IN-CHARGE

EDUCATION

Bachelor of Architecture 1994
Piloto University, Bogotá, Colombia

PROFESSIONAL AFFILIATIONS

AIA - American Institute of Architects
NCARB - National Council of Architecture Registration Boards
HCC Colorado's Diversity Leader
SAME - Society of American Military of Engineers



EXPERIENCE

Rebeca has been the Principal-In-Charge on multi-family mixed-use, affordable housing and governmental facilities. She has worked on new projects, major renovation and remodeling projects. As Principal-In-Charge Rebeca's leadership and expertise allows for smooth and successful project management resulting in high-quality project implementation, expert coordination with governmental entities and extremely satisfied clients and end-users.

LICENSED IN:
COLORADO

RELEVANT PROJECTS

- Santa Maria del Salitre, Affordable Housing, Seven 5 story buildings, 256 units, Bogota, Colombia.
- Bosques de Modelia, Affordable Housing, Eighteen 5 story buildings, 750 units, Bogota, Colombia.
- Zaguanes Town Homes, Affordable Housing, 45 town Homes, Calarca, Colombia.
- Memorial Town Homes, Affordable Housing, 10 Town Homes, Houston, TX.
- Jersey Center, 5 story apartment tower with main floor retail, Denver, CO.
- Ashley Manor, memory care assisted living, 16 beds, Lakewood, CO.
- Ashley Manor, memory care assisted living, 32 beds, Northglenn, CO.
- Mariposa Phase II, Design Team with OZ Architecture, Denver Housing Authority, 93 Units. Denver, CO.
- Denver Housing Authority variety of projects for the last 24 months - DHA Contact: Wayne Taunton, Denver, CO.
- 518 Coffman Boulder County Housing Authority, 75 Units and 240 parking garage, Longmont, CO.
- 175 PNA - Physical Needs Assesments for Denver Housing Authority. DHA Contact: Wayne Taunton, Denver, CO.
- 655 Broadway - Denver Housing Authority 108 senior living units, Denver, CO.



BRYAN MINSTER

ARCHITECT AIA

EDUCATION

Bachelor of Architecture 1995
Southern Poly Technic State University

PROFESSIONAL AFFILIATIONS

AIA - American Institute of Architects
NCARB - National Council of Architecture Registration Boards
LEED - Leadership in Energy and Environmental Design



EXPERIENCE

Bryan is an experienced Architect in planning, designing and managing low income housing, multi-family mixed-use and governmental facilities. Passionate about valued design, strive to incorporate best business practices, promote environmentally sensitive solutions, integrate experiential design ideas and quality into architectural projects. Personally, professional reward comes from the relationships developed, successful participation of every team member involved and satisfaction when goals-expectations have been achieved.

LICENSED IN:
COLORADO

RELEVANT PROJECTS

- CDS Life Transitions Replacement Facility Housing for persons with developmental disabilities, Fairport, NY.
- CDS Life Transitions Senior Housing Community Campus, Webster, NY.
- Conifer-Volunteers of America (VOA) Senior housing - PACE facility, Webster, NY.
- The Hive Properties Historic Adaptive New Use Mixed Use Housing, Rochester, NY.
- Railway Flats HUD Subsidized Housing Development, Loveland, CO.
- Sova HUD Subsidized Housing/Mixed Use Development, Denver, CO.
- Elderwood Senior Living Housing, Grand Islands, NY.
- Creekview Nursing & Rehabilitation Center, Rochester, NY.
- Denver Housing Authority variety of projects for the last 24 months - DHA Contact: Wayne Taunton, Denver, CO.
- 518 Coffman Boulder County Housing Authority, 75 Units and 240 parking garage, Longmont, CO.
- 175 PNA - Physical Needs Assesments for Denver Housing Authority. DHA Contact: Wayne Taunton, Denver, CO.
- 655 Broadway - Denver Housing Authority 108 senior living units, Denver, CO.



JERRY BOLAND

PROJECT ARCHITECT

EDUCATION

**Bachelor of Architecture
Kansas State University 1976**

PROFESSIONAL AFFILIATIONS

**HCC Colorado's Diversity Leader
SAME - Society of American Military of Engineers**



**LICENSED IN:
COLORADO**

EXPERIENCE

Jerry has over 45 years of Architectural Design and Construction on multi-family mixed-use affordable housing and governmental facilities experience. His attention to detail and mentoring attitude enables the production of the highest quality construction documents, allowing for a smooth construction process. His hands-on experience and exemplary talent of forming bonds with the Construction Management team results in a spirit of cooperation valuable to project success.

RELEVANT PROJECTS

- O'Fallon Place Apartments 320 Units, Section 8 and market rate Apartments, St. Louis, MO.
- Bissell Apartments, Renovation of 8 Buildings into Section 8 HUD Apartments. 70 Units total, Denver, CO.
Canyon View West, master planning, for 4 10-12 Story Residential Loft Buildings.
- Fenton Place, 24 two and three bedrooms Town Homes. Lakewood, CO
- Stapleton Row Homes, 42 two and three bedrooms Town Homes, Denver, CO.
- Perrins Row, 24 two and three bedrooms Town Homes, Wheatridge, CO.
- Hylands Village, 50 two and three bedrooms Town Homes, Westminster, CO.
- Jersey Center, 5 story apartment tower with main floor retail, Denver, CO.
- Ashley Manor, memory care assisted living, 16 beds, Lakewood, CO.
- Ashley Manor, memory care assisted living, 32 beds, Northglenn, CO.
- Mariposa Phase II, Design Team with OZ Architecture, Denver Housing Authority, 93 Units. Denver, CO.
- Denver Housing Authority variety of projects for the last 24 months - DHA Contact: Wayne Taunton, Denver, CO.
- 518 Coffman Boulder County Housing Authority, 75 Units and 240 parking garage, Longmont, CO.
- 175 PNA - Physical Needs Assesments for Denver Housing Authority. DHA Contact: Wayne Taunton, Denver, CO.
- 655 Broadway - Denver Housing Authority 108 senior living units, Denver, CO.



RON FALEIDE

ARCHITECT

EDUCATION

Master of Architecture
Harvard University Graduate School of Design

Bachelor of Architecture
North Dakota State Univesity

PROFESSIONAL AFFILIATIONS

AIA - American Institute of Architects
NCARB - National Council of Architecture Registration Board

EXPERIENCE

Ron has more than 35 years of experience, Ron describes his approach to design as an ongoing dialogue that starts with the 1st century BC Roman architect Vitruvius, who famously declared in De Architectura “Well building hath three conditions: firmness, commodity and delight”.

It is “delight” that particularly capture’s Ron’s attention as a criterion by which to judge successsful design. “Delight is the poetry of life. It is what allows architecture to trascend mere utility. Ron is committed to designing spaces that allow us to experience the poetry of our world. Because every project participates in this centuries-old conversation, every project has embedded within it the learning of the ages. Because every project benefits from Ron’s comprehensive understanding of history and his commitment to carrying on his part of the conversation with a modern voice, every project becomes a rigorously modern interpretation of history.

RELEVANT PROJECTS

- Belmar Redevelopment Area, Lakewood, CO.
- Belmar office building mixed-use, Lakewood, CO.
- Sunshine Peak Apartments, Montrose, CO.
- Progress Park Condominiums, Littleton, CO.
- Huai’an mixed-use/hign density project, Huai’an, Jiangsu, China.
- Denver Housing Authority variety of projects for the last 24 months - DHA Contact: Wayne Taunton, Denver, CO.
- 518 Coffman Boulder County Housing Authority, 75 Units and 240 parking garage, Longmont, CO.
- Farmworker housing projects, Delta, Del Norte, Ft Morton, Straton and Ft Morgan in CO.
- 175 PNA - Phisical Needs Assesments for Denver Housing Authority. DHA Contact: Wayne Taunton, Denver, CO.
- 655 Broadway - Denver Housing Authority 108 senior living units, Denver, CO.



LICENSED IN:
COLORADO



JEFF LAKEY
LANDSCAPE ARCHITECT

EDUCATION

Master of Landscape Architecture 1986
Harvard Graduate School of Design
Bachelor in Liberal Studies 1977
Landscape Architecture, Oregon State University

PROFESSIONAL AFFILIATIONS

ASLA – American Society of Landscape Architects
CLARB – Council of Landscape Architecture Reg. Boards
City and County of Denver Mayor’s Sustainability Advisory Council



LICENSED IN:
COLORADO

EXPERIENCE

Jeff has proven effective experience in public space master and site planning, urban design, green infrastructure, site revitalization, infill development and mixed used neighborhoods. His communication and graphic skills benefit team collaboration, community outreach, and promote strategies aimed at livability, placemaking, ecology and health.

RELEVANT PROJECTS & ROLES

- Boulder County Housing Authority, 518 Coffman, 75 Units and 240 parking garage, Longmont, CO.
- Denver Housing Authority, Warehouse Remodel and Site Re-development, Denver, CO.
- Denver Housing Authority, Columbine Homes Irrigation Water Reduction Study, Denver, CO.
- Denver Housing Authority, Columbine Homes Landscape Re-development, Denver, CO.
- Denver Housing Authority, Quigg Newton Homes Playground Re-development, Denver, CO.
- Denver Housing Authority, Quigg Newton Homes Navajo Street Landscape Re-development, Denver, CO.
- Alzheimers Group Home Gardens, Denver Metro Area, CO.
- Sol Naciente Farmworker Housing, Fort Morgan, CO.
- Superintendent of Boulder Parks and Recreation for 3 Years.
- Boulder Parks and Recreation Master Plan, Boulder CO.
- Boulder Municipal Building Plaza, Boulder CO.
- Monrovia Transit Oriented Neighborhood Master Plan, Monrovia, CA.
- Artistry Village Housing Development Master Plan, Stapleton-Denver, CO.
- Yunling (Cloud Mountain) 700ac Northwest Hills Villages Master Plan, Kunming, Yunnan, PRC
- Sinan Riverfront Mixed Use Master Plan, Guizhou PRC.
- Mentor Graphics Headquarters Campus Master Plan and Landscape Plan, Portland, OR.
- 175 PNA - Physical Needs Assesments for Denver Housing Authority. DHA Contact: Wayne Taunton, Denver, CO.
- 655 Broadway - Denver Housing Authority 108 senior living units, Denver, CO.



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