



TOWN OF ELIZABETH

TO: Board of Trustees
FROM: Chris Lowe, Interim Town Administrator
DATED: August 11, 2026
SUBJECT: Facilities Master Plan (RFP FM-2026-01) – Contract Award to Wold Architects and Engineers

Background

The Town issued RFP FM-2026-01 on July 2, 2026, seeking a qualified consultant to develop a comprehensive Facilities Master Plan for Town Hall, the Police Department, the Public Works Facility, Bandt Park, Running Creek Park, and the Town's two vacant parcels, with a planning horizon through approximately 2045. Three proposals were received by the July 28 deadline: Wold Architects and Engineers; Davis Partnership Architects with IMEG and Cumming Group; and Gensler with Bureau Veritas. Department heads scored each proposal independently against the evaluation criteria set out in the RFP and then met as a group to review the results and settle on a selection.

Recommendation

Staff recommends acceptance of the bid from Wold Architects and Engineers and, absent any objection from the Board, seeks to execute the contract with Board approval later this week. The selection came down to three main decision points. Wold's recent work is the closest match to this project of any of the three firms, with facility master plans completed or underway for Silt, Dacono, Basalt, and Buena Vista, all Colorado towns of comparable size addressing the same mix of Town Hall, Police, and Public Works needs, and the firm is already familiar with the region through its previous engagement with Elbert County on the new Public Works facility and jail needs assessment. Wold's fee of \$49,000 was also the only one under the Town's anticipated budget, against \$50,000 from Davis Partnership and \$51,500 from Gensler with reimbursables, and while cost was the lowest-weighted criterion in this qualifications-based selection, it reinforced the outcome rather than complicating it. Finally, Wold proposed the deepest team of the three, with dedicated in-house planners for municipal, public safety, and public works facilities, in-house mechanical, electrical, and technology engineers, and named subconsultants covering structural and civil engineering, cost estimating, and demographic projections.

All three submittals were strong, and the evaluation reflected a genuinely competitive field. If any member of the Board would like to review the full proposals prior to our meeting on the 11th, please let staff know and we will get those to you. As always, please feel free to contact me if you have any questions.