

Tatanka Historical Associates, Inc.



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27 October 2023

Bill Gray, Senior Planner
City of Colorado Springs
Land Use Review Division

Subject: Citywide Historic Resources Survey Plan

CONSULTING SERVICES PROPOSAL

Dear Bill,

I am pleased to submit this proposal in response to the City's RFP for the development of a Historic Resources Survey Plan that would encompass the entire City of Colorado Springs. The goal of this project will be to utilize the assessment I completed of the City's past survey records for the 2019 Historic Preservation Plan and enhance that by completing additional reconnaissance, meeting with stakeholders, and preparing a written plan that will direct the City's survey efforts over the coming years.

In 2016, I completed a plan just like this for the City of Boulder that is now guiding the community's survey process. Because of my understanding of Colorado Springs and its historic resources, together with three decades of consulting in the field of historic preservation, I believe that I can hit the ground running on this project. I would love the opportunity to do so.

Regards,

A handwritten signature in blue ink that reads "R. D. Sladek". The signature is stylized, with the first letters of each name being larger and more prominent.

Ron D. Sladek
President

SCOPE OF SERVICES

This project will involve the following tasks, whose goal is to complete a survey plan for historic properties in Colorado Springs. Ron Sladek will be fully engaged to complete these tasks himself rather than assigning any work to employees or sub-consultants. Because of the nature of this project, it does not require a team effort. Instead, it calls for the expertise of an experienced consultant in the field of historic preservation.

A. Research and Review of Previous Survey Records

1. Conduct a thorough search of local and state sources to gather information on past survey efforts and designated properties, including OAHP file search.
2. Review and evaluate existing survey data.
3. Conduct at least two public meetings to gather input from the HPB and local stakeholders.

B. Limited Field Reconnaissance

1. Complete a limited reconnaissance survey to identify historic property types within project area

C. Preparation of Draft Survey Plan

1. Research and document the historic contexts associated with resources within the survey area.
2. Analyze gathered information and prepare prioritized recommendations for future survey efforts.

D. Preparation of Final Survey Plan

1. The Survey Plan will be developed following the detailed outline provided in the RFP and grant application. Following receipt of comments from the City of Colorado Springs and State Historical Fund, it will be revised and resubmitted as a final draft (in Word and PDF formats).

E. Public Meetings

1. Public meetings will be held on dates to be determined in coordination with City staff to present the results of the plan to the HPB and stakeholders, including discussion of next steps for the community to consider.

COST PROPOSAL

The following cost proposal addresses the tasks to be completed. These figures are based upon many years of experience with projects of this type, along with project management expectations and the anticipated document review, fieldwork, meetings and writing that will be required to produce the survey plan.

Task A: Research and Review Survey Records (8 hours x \$125.00/hr.)	\$1,000.00
Task B: Limited Field Reconnaissance (24 hours x \$125.00/hr.)	\$3,000.00
Task C: Prepare Draft Survey Plan (60 hours x \$125.00/hr.)	\$7,500.00
Task D: Prepare Final Survey Plan (152 hours x \$125.00/hr.)	\$19,000.00
Task E: Public Meetings (16 hours x \$125.00/hr.)	\$2,000.00
PROJECT TOTAL	\$32,500.00

Notes on Qualifications and Timing: Tatanka Historical Associates certifies that the only person scheduled to work on this project is Ron Sladek, who holds an M.A. in the field of American History along with postgraduate work in Historic Preservation. He has more than three decades of direct experience working as a consultant in the field of historic preservation. A statement of qualifications is submitted along with this proposal, and additional information can be found at www.tatankahistorical.com.

Assuming that Tatanka will be placed under contract in November or December 2023, work on the project will begin in January 2024. In the City's RFP, it states that the project needs to be completed by 1 April 2024. That is an exceptionally short deadline for a large undertaking such as this, which will take at least six months to complete. An achievable project deadline within the 2024 calendar year can be settled upon during kickoff discussions when project work commences.