

Town of Lyons  
PO Box 49  
Lyons, CO 80540

April 28, 2023

## Historic Context Report





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## 1. Letter of Proposal and Commitment

April 28, 2023

Town of Lyons  
Kim Mitchell  
PO Box 49  
Lyons, CO 80540

Dear Kim Mitchell:

Pinyon Environmental, Inc. (Pinyon), is excited to demonstrate our experience and qualifications to be considered to provide cultural resources consulting services on behalf of the Town of Lyons (Lyons). From a one-woman firm founded in 1993, to over 80 diverse professionals spanning a multitude of service areas, Pinyon has worked tirelessly to earn the reputation of "Trusted Advisor." Pinyon offers Lyons the following benefits:

**An Experienced Team.** Pinyon is known as the "go-to" environmental and cultural resources consulting firm with established relationships with clients and agency personnel. Our staff of diverse cultural resource specialists will work alongside your team and can spearhead efforts to work efficiently to complete projects under budget, and ahead of schedule. We pride ourselves on being flexible, responsive, and readily available to meet the Town of Lyon's needs.

**Specialized Experience and Technical Competence.** Our team brings the necessary expertise to foresee challenges, proactively solve problems, and keep the project on schedule. Our team has intimate knowledge of local regulatory issues and relationships with the regulators that may be leveraged to advance your project goals.

The Project Manager and Primary Point of Contact, Sean Fallon, has been with Pinyon for six years and is the Technical Group Manager for Pinyon's Cultural Resources Team. Sean is based out of Pinyon's Northern Colorado office, located in Loveland, Colorado. This is a priority contract for Pinyon, and for Sean specifically the opportunity to serve Lyons on this project is particularly exciting. Having grown up in Longmont, Sean spent much of his youth exploring the hills and valleys around Lyons. Sean's first job was with Boulder County Youth Corps, and he spent the summers of his formative years maintaining trails on the Hall Ranch Open Space. He later attended and graduated from Colorado State University. Sean is thrilled for the opportunity to work in his backyard on this exciting project. Sean's contact information is included below. If Pinyon is selected, Sean is committed for the duration of this project.

Point of Contact (POC): Sean Fallon | [fallon@pinyon-env.com](mailto:fallon@pinyon-env.com) | Direct: 720.382.1064

Pinyon is excited for the opportunity to continue to serve Lyons in this important contract. If you need additional information or if questions arise, please do not hesitate to contact Sean at 720.382.1064 or [fallon@pinyon-env.com](mailto:fallon@pinyon-env.com). Thank you for considering Pinyon for your cultural resource consulting needs.

Sincerely,

**PINYON ENVIRONMENTAL, INC.**



Brian Partington  
Principal and Secretary  
303.870.6798  
[partington@pinyon-env.com](mailto:partington@pinyon-env.com)

## 2. Firm Background and Project Team

Pinyon developed an in-house Cultural Resources Team in 2016, which has since expanded to a staff of 10 talented historic preservation and cultural resources management specialists. This group is led by Sean Fallon, a cultural resource specialist with more than eight years' experience as a cultural resource management specialist, supported by a team with deep preservation backgrounds. Pinyon is adept at advising our clients on best practices and risk analysis based on the local, state, and federal regulatory framework surrounding individual projects, as well as best practices and available incentives in historic preservation.

Pinyon's Cultural Resources Team is a diverse group of preservation specialists with strong expertise in architectural field survey and historic resource documentation, as well as public outreach and survey reporting. Our work and preservation ethic centers on balancing historic preservation requirements with community needs. The team is eager to support Certified Local Government (CLG) and Historic Preservation Commission (HPC)-derived initiatives. Our team has delivered State Historical Fund- (SHF) and CLG-funded projects. We are familiar with the timelines and requirements – both of the grant application processes and deliverable completion and timeline requirements. These projects typically include hallmark deliverables of preservation planning, including historic survey and historic context document creation.

As a full-service firm, Pinyon's in-house team of cultural resource specialists in both architectural history and archaeology, global information system (GIS) specialists, and design and layout specialists, enable Pinyon to complete the work without engaging sub-consultants. Our Team provides Lyons with a dedicated and flexible team to perform the current vision for a historic context with robust public input.

Our recent work includes completion of historic context documents for the Colorado communities of Florence, Fort Lupton, Brighton, Ward, and Lakewood. Recent historic surveys have been completed or are in process for the Black Hawk National Historic District, the Town of New Castle, Great Sand Dunes National Park and Preserve, Mojave National Preserve, Wichita Mountains National Wildlife Refuge, the Emily Griffith Opportunity School, and the old Florence High School, among others. Our team has conducted reconnaissance surveys for planning purposes, intensive surveys for determinations of State and National Register eligibility, historic district evaluation, and National Register of Historic Places (NRHP) and State Register of Historic Properties (SRHP) nominations. Our team understands that the Town of Lyons has a growing preservation program and an interested and engaged community of residents; we are eager to be a partner in the future of preservation in Lyons.

Pinyon and the Town have a longstanding relationship and have worked together on a number of exciting projects including Lyons Facility Wildlife Conservation Strategy, 2nd Avenue Bridge Replacement, Lyons Streetscape Canyon Road to 3rd Avenue, and the US 36 Broadway Parking and Trail Improvements. Additionally, Pinyon has experience with other front-range communities and is currently providing on-call historic preservation and consultation services for the City of Black Hawk, Commerce City, and City of Boulder.

### 2.1 Project Team and Resumes

“Pinyon's team did an excellent job of assisting Colorado Main Street staff, and our awarded communities and businesses on the review process for History Colorado.”

- Gayle Langley  
Colorado Department of Local Affairs (DOLA)

Sean Fallon will perform project management, technical support and consulting, initial client communication, staff oversight, and contract management as the Project Manager/Primary Point of Contact. Sean incorporates a variety of GIS-powered technologies into his practice, specifically ESRI's suite of software and applications, to find, record, and better manage historic architectural resources. Using Field Maps, StoryMaps and ArcGIS Pro, he has facilitated the documentation and interpretation of more than 1,000 historic resources in Colorado and continues to integrate the latest technologies into Pinyon's toolbox for survey and recordation.

Sean will delegate tasks to Pinyon's cultural resource specialists, while serving as the primary line of communication with Lyons.

Pinyon has a deep bench of experiences and technical services that will be drawn on for specific needs or tasks, including historians, archaeologists, and GIS analysts. Table I presents Pinyon's proposed team – resumes for Pinyon's key staff are included in Appendix A.

**Table I.** Proposed Staff

Name	Title	Role	Responsibilities	Commitment to Project
<b>Key Staff</b>				
Sean Fallon, MA	Technical Group Manager – Cultural Resources	POC/Project Manager/Historian	Project Management, Invoicing, Progress Reports	10%
Cameron Weishoff, MA	Historian	Task Manager	Client Engagement, Research, Writing, Fieldwork	25%
Daniel Gilbert, MA	Historian	Support Staff	Research, Fieldwork	5-10%

Beginning in Spring Semester 2019, the Pinyon Cultural Resources Group initiated a unique, 18-month internship program exclusively partnered with the Colorado State University (CSU) History Department. Each Spring for the last five years, Pinyon has hired an “Assistant Historian” from the CSU graduate program in public history. The position provides academic credit, hourly salary, and professional development through direct project work experience. These Assistants have become an integral component of our project delivery model, and Pinyon is consistently impressed with the work quality of CSU students. This partnership underscores the Pinyon mission to invest in the success of our clients, our community, our company, and each other. Two historians on Pinyon's regular staff are graduates of CSU and the internship program.

## 2.2 Company Resources

For field data collection, Pinyon utilizes the ESRI application Field Maps which communicates with our ArcGIS software to increase accuracy and efficiency in field data collection. The use of Field Maps allows our team to relay field data to office staff in real time, providing for added levels of quality assurance and quality control. The application exports field data directly to survey forms, eliminating an administrative step in the process and allowing Pinyon historians to focus their time on the more complex evaluation and analysis components of historic survey and compliance documents rather than transcribing field data. This versatile tool also allows for nimble analysis and presentation of data. Photographs of all features and general site context will be completed using a GPS-enabled camera and/or tablet, supported by a detailed photo log.

Our team also recognizes the sensitivity, difficulty, and potential expense of identifying, documenting, and analyzing Section 106 indirect effects, with emphasis on visual effects. Our team has applied several methodologies to projects involving the introduction or enlargement of non-historic features within historic districts or historic corridors with critical viewsheds that offer faster and more cost-effective results when compared to traditional visual simulation packages. Using CAD and GIS technology, our team has produced viewshed analysis mapping and visual perspective figures that add data and visual support to the analysis of indirect effect to historic resources, with limited to no additional cost to the client.

## 3. Qualifications

The National Historic Preservation Act (NHPA) Section 112 and the Section 106 regulations, at §800.2(a)(1), require agencies responsible for protecting historic properties to ensure that all actions taken by their

contractors meet professional standards as determined by the Secretary of the Interior (SOI). Our team meets all standards and requirements set forth in the Code of Federal Regulations Procedures for State, Tribal and Local Government Preservation Programs (36 CFR 61). Each of our proposed cultural resources team members meet or exceed the SOI Qualifications Standards for History, Architectural History, and/or Archaeology.

### 3.1 Recent, Relevant Project History

Pinyon's cultural resource experts have a comprehensive background in the identification and evaluation of a broad spectrum of cultural resource types, including residential and commercial resources, cultural landscapes, historic districts, and linear resources such as railroads and irrigation ditches. Our team is experienced in applying the NRHP criteria to these diverse site types, including more challenging resources such as both extant and non-extant (ghost) railroads. Pinyon has variety of experience with the resource types likely to be encountered during this survey. Table 2 offers a List of Recent Experience in Comparable Projects along with reviewing agency information and proposed contributing team members.

#### 3.1.1 Examples of Similar Projects Related to Preservation, Historic Reporting and Surveys

The following projects, presented in Table 2, are provided as examples of previous work conducted similar in scale, scope, and which required understanding, identification, and interpretation of similar resources to those expected within the Lyons Historic Context Project. Also included is reference information.

**Table 2.** List of Similar Previous Projects with Reference

Owner/Client Contact Information	Project Title Year of Completion	Scope of Work	Contributing Key Staff
City of Brighton  Emma Lane 303.655.2051	State Historical Fund - Walnut Grove Addition Recon Surveys  2021	<p>The City of Brighton (Brighton) received an SHF grant for a reconnaissance-level survey of historic resources within a developed subdivision known as the Walnut Grove Addition. The survey identified and recommended individual resources for future intensive-level survey to determine potential eligibility under NRHP criteria in accordance with NRHP and State of Colorado Historic Survey Standards.</p> <p>In cooperation with the Brighton Historic Preservation Commission (BHPC), and an initial project meeting, Pinyon Historians Sean Fallon and Cameron Weishoff identified approximately 152 buildings to be included in the reconnaissance survey. At the conclusion of the reconnaissance survey, results and next steps recommendations were provided to the BHPC. This survey represents the most recent evaluation of historic resources in the City of Brighton.</p>	Sean Fallon  Cameron Weishoff
City of Fort Lupton  Leann Perino 303.857.6694	State Historical Fund - Historic Residential Intensive-Level Survey Phase II  2019	<p>In support of Fort Lupton's continued success as a CLG and the City's achievements in historic preservation, Sean is conducting an intensive-level survey and completing NRHP evaluations for 20 residences in Fort Lupton, Colorado utilizing Office of Archaeology and Historic Preservation (OAHP) Form 1403. Sean also assessed the subdivisions for historic district potential and is documenting the results and next step recommendations next steps in a report for use by the Fort Lupton Historic Preservation Board (HPB). Sean, with the support of Pinyon's GIS specialists, developed and employed a new survey technology on this project. This innovative approach facilitated the efficient and timely execution of site visits through the rapid capture of geographic information,</p>	Sean Fallon

Owner/Client Contact Information	Project Title Year of Completion	Scope of Work	Contributing Key Staff
		architectural features, and site photographs. This was an SHF grant funded project.	
City of Lyons  Tracy Sanders 303.823.6622	US36/Broadway Multimodal Improvements  2022	The project includes the design and construction of new roadway and parking improvements on US36/Broadway from 5 <sup>th</sup> Avenue to 3 <sup>rd</sup> Avenue and a new multimodal trail on the south side of US36/Broadway from 5 <sup>th</sup> Avenue to 2 <sup>nd</sup> Avenue in Lyons, CO. Improvements will include roadway widening to provide on-street parking, new curb, gutter and sidewalk, utility relocations, and a multimodal path on the south side of the road. Pinyon conducted research and survey work for select historic resources within the Area of Potential Effect (APE) and completed a State Historic Preservation Office (SHPO) consultation package, including one site form, an APE map, and an eligibility and effects letter. Research involved an investigation into a culvert that was once a stone lined storm drain; Pinyon contacted individuals in the Town, including public works, to confirm that the culvert was not historic.	Sean Fallon Daniel Gilbert Cameron Weishoff
City of New Castle  Leann Perino 303.857.6694	State Historical Fund - Historic Residential Intensive-Level Survey Phase II  2023	In support of New Castle, Colorado's CLG and the City's historic preservation initiatives, Sean and Cameron are conducting an reconnaissance level survey and report for buildings located on Main Street utilizing OAHP Form 1417. Sean and Cameron also assessed the corridor for historic district potential and are documenting the results and next step recommendations next steps in a report for use by the Town. The survey was a collaborative effort between Pinyon Staff and community members. This was an SHF grant funded project.	Sean Fallon, Cameron Weishoff
Colorado Department of Transportation  Lisa Schoch 303.512.4258	Adverse Effect Mitigation  2016 - Present	Pinyon continues to support the Central 70/I-70 East Environmental Impact Statement project through re-evaluations stemming from design changes and through completion of Section 106 mitigation through completion of archival documentation. Mr. Fallon and other Pinyon Architectural Historians have completed OAHP Level II documents for six (6) affected resources, including a historic district. These documents include archivally stable black and white photographs, measured drawings produced in CAD, detailed narrative architectural descriptions, historic background narratives, and context development. Further, in support of creative mitigation stipulations defined in the programmatic agreement (PA) developed for this project, Pinyon is preparing two detailed historic context reports for use by the affected communities for their use in preparing NRHP nominations for two historic districts.	Sean Fallon, Cameron Weishoff, Daniel Gilbert

### 3.2 Ability to Meet Schedules Within Budget

Pinyon staff members pride themselves on identifying issues and problems for projects and finding suitable and affordable solutions. Pinyon works to identify those federal, state, and local regulations that apply to a given project and negotiate the path through those regulations with our client in the most cost-effective and timely way possible.

To effectively track resource requirements and to assist in project management, Pinyon has created a process in a section of our operations database which is updated and reviewed on a weekly basis by the Task Manager/Project Manager. Schedule and budget information is entered at the end of every week, leading to a project report that details the schedule conformance, budgeting requirements, and completion percentage. The database allows the Task Manager to set and manage project milestones and deadlines, make notes on change orders, enter the next deliverable (such as a report, work plan, or change order) and its due date(s), and field work notes. These task status items are reviewed weekly to assure that schedules are met and budgets are wisely allocated.

In the schedule section of the database, a Task Manager and Project Manager can estimate the percentage complete in comparison to the schedule. For example, if the remaining tasks were scheduled to take 10 days, and the Task Manager only has eight days left to complete, the project is 80% on schedule.

With respect to cost control, it is Pinyon's policy that we do not request change orders unless there is a change in the project scope, the schedule has been impacted by someone outside of the consultant team, or if there are unexpected changed conditions. Otherwise, Pinyon will stick to the original estimate. And more often than not, Pinyon comes in under budget. This is illustrated by our past performance. If Pinyon did the estimate correctly and we went over budget, that is a write-off to Pinyon. In the past, this occurred with less than 1% of the Pinyon contracts, illustrating the excellent job Pinyon does at estimating and controlling costs.

### 3.3 Ability to do Quality Work

Pinyon commits to making key personnel available immediately to ensure successful delivery of the Lyons Historic Context Project. Further, Pinyon has empowered Sean to pull additional resources that may be required to complete the work to Lyons' expectations. Pinyon leaders meet frequently to evaluate "work in the pipeline," contracted backlog, and other strategic pursuits. This collaboration allows proactive hiring decisions to be made and creates an environment for accurate workload management. This in turn creates a healthy work/life balance for Pinyon staff, resulting in greater staff retention and stability in our workload. Our structure fosters agility and allows the team to make decisions quickly to ensure that projects are appropriately staffed, and staffing levels are maintained. We are committed to providing full-time support when project activities are underway, which allows the Pinyon Team to quickly resolve issues and meet project requirements and deadlines.

Pinyon has highlighted several key personnel above. However, it is worth noting that Pinyon has a deep bench of talented cultural resource professionals and historians with the right experience and qualifications to advance Lyons' goals.

## 4. Scope of Work

### 4.1 Historic Context Report

Cost: \$24,999.50

The Town of Lyons was platted in 1881 and was incorporated in 1891. Known as the "Double Gateway to the Rockies" because of its dual highways, the North St. Vrain Highway, Highway 36, and the South St. Vrain Canyon, Highway 7, that leads to Rocky Mountain National Park, the Town has long served as an important source of high-quality sandstone before earning this moniker. The quarries of Lyons supplied much of Colorado with a ready supply of building material and the town figures prominently in the development of the Front

Range. Historic contexts are those patterns, themes, or trends in history by which a specific region or resource is understood and its meaning within history is made clear. A historic context document identifies and explains in detail those patterns, themes, or trends. Contexts provide the background information necessary to understand why a resource may be significant, and these documents are a critical component of historic preservation planning. Pinyon will complete a detailed historic Context Report for the Town of Lyons, concentrated within the Historic Planning Area as identified by the Town. The historic context report will focus on various key themes identified by the town:

- General History
- Agriculture
- Difficult History or Racial Tensions
- Architecture
- Industry
- Social History
- Transportation
- Underrepresented Groups
- Tourism

Themes and a geographic boundary (study area) for the historic Context Report will be refined through initial research and coordination with the Lyons Project Manager and Historic Preservation Commission. This context will explore themes not sufficiently represented in existing local histories. Existing local history documents, NRHP nominations, and the Lyons Community History Archive will form the foundation of archival research, which will be further developed through sources including newspaper articles, city directories, census records, and historical maps and photographs. While a formal historic survey is not included as part of this context document, the Pinyon team will travel to Lyons for research and site reconnaissance purposes.

Pinyon will develop a map of known historic resources located in the community and also a map depicting the year-built information for properties located in the study area to be included with the Context Report. Pinyon will provide the Lyons Project Manager with all relevant GIS data created for this project. Through virtual or in-person meetings, the Pinyon team will maintain close communication with the Town of Lyons Project Manager and Historic Preservation Commission.

Public engagement is key to successful community preservation initiatives. The Pinyon team anticipates two primary touchpoints for public engagement: a solicitation of public input early in the context development and a community celebration and presentation of findings at the close of the project. As part of the initial community engagement early in the context development process, the Pinyon team envisions use of digital platforms to invite resident response and input and rolled out on virtual public meeting hosted on Microsoft Teams, Zoom, or other videoconferencing platform or in-person, if that is the community preference.

Pinyon Historians will work with the Lyons Project Manager to refine the public input responses, which may include multiple choice responses, free text responses, and photograph responses. Photographs are geo-tagged, and therefore responses can be mapped for inclusion in the historic context, final public meeting, and used in planning decisions surrounding next steps in the preservation planning process. Sample questions may include:

- What landmark is most important to you in Lyons?
- What difficult topics or events in Lyons' history should be better documented?
- What are the Town of Lyons' most under-represented or underappreciated historic resources?
- What historic stories are most important to you and the community? What historic places help tell those stories?

Using public input to inform the research plan, Pinyon Historians will conduct archival and digital research. Local repositories include but are not limited to the Lyons Redstone Museum, the Boulder Carnegie Library for Local History, and the Denver Public Library. Research will be compiled into an outline for the context report. The purpose of the outline is to build a framework for the rest of the report, identifying those key

themes and elements forming the unique history of the Town. The outline will be presented to the Town for approval.

The historic context document will be provided in draft form for review by the Lyons Project Manager, Historic Preservation Commission, and grant funder representative(s). Once the draft is available, Lyons and History Colorado representatives will review and provide their comments to Pinyon. At least one working session between Lyons Staff and the Pinyon Historian will occur for the purpose of resolving Lyons and History Colorado comments. With comments resolved, Pinyon Historians will prepare a final draft of the context report and coordinate with Lyons on a final presentation of findings.

**Deliverables:** Draft and Final Historic Context Report, Attendance at up to two Public Engagement Meetings and 1 Working Session, Public Engagement Survey, project GIS files

## 5. Understanding of Lyons Preservation and Historic Context

Historic context refers to all of those historic circumstances and factors from which the property emerged. Knowledge of historic context permits us to understand the relative importance of the resource in question. Evaluating a property within its historic context ensures accuracy in understanding its role and in making comparisons among similar resources. In January 2023, Pinyon presented a proposal to complete an Historic Context Report on behalf of the Lyons in support of a SHF grant application. Pinyon understands Lyons intends to complete and maintain a historic context of the town that catalogs the local historic assets and integrates the local history, culture, and industry of the area. Further, Lyons is seeking to understand this history to create a roadmap that combines the goals and objectives of the Lyons Comprehensive Plan and the desires of the local community.

## 6. Schedule

Close adherence to a pre-defined schedule will be paramount for the success of this contract. Pinyon understands that schedule delays are not acceptable, because they could set back the overall project. Therefore, one of the first tasks that Pinyon will undertake upon Notice to Proceed will be the finalization of the project schedule. The project schedule includes a breakdown of the key milestones anticipated for each task and subtask. Pinyon will discuss the schedule with Lyons before beginning work on a given task, as well as with all staff working on the project. The schedule will be tracked and updated as necessary throughout the project. The timeline provided is a conservative estimate, and deliverables may be completed sooner.

### Project Milestones

- *Kickoff Meeting – Late-May 2023*
- *Public Survey – May 15 through June 2, 2023*
- *Research – June 3 – August 31, 2023*
- *Outline – September 8, 2023*
- *Draft Submitted – December 15, 2023*
- *Town Comments Returned to Pinyon – January 31, 2024*
- *Working Session with Town Staff – Mid-March 2024*
- *Final – March 31, 2024*

## 7. Fee Schedule

Please see below. Pinyon will perform the described work on a fixed fee basis, not to exceed to dollar amount below.

**Table 3.** Summary of Estimated Costs

<b>Historic Context Report</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Project Controller	3.0	hours	\$116.00	\$348.00
Cultural Resource Specialist II	10.0	hours	\$139.00	\$1,390.00
Cultural Resource Specialist I	130.0	hours	\$128.00	\$16,640.00
Assistant Historian	60.0	hours	\$65.00	\$3,900.00
CAD/GIS Specialist	6.0	hours	\$116.00	\$696.00
Field Specialist / Project Assistant	8.0	hours	\$102.00	\$816.00
<b>Equipment/Material Unit Rates</b>				
Mileage	300.0	miles	\$0.66	\$196.50
General Field Visit - Day	2.0	lump sum	\$50.00	\$100.00
Research Repository Fees	1.0	lump sum	\$28.00	\$28.00
Printing/Report Binding	1.0	lump sum	\$25.00	\$25.00
Public Meeting Materials	2.0	lump sum	\$25.00	\$50.00
<b>Vendor - Spanish Language Services</b>				
Live Translation	1.0	lump sum	\$360.00	\$360.00
Written Translation	3,000.0	words	\$0.15	\$450.00
<b>Task Subtotal</b>				<b>\$24,999.50</b>
<b>Project Total</b>				<b>\$24,999.50</b>

## **Appendix A. Resumes**



## Sean Fallon

**POC/Project Manager/Historian**

### AREAS OF EXPERTISE

Cultural Resources  
Historic Preservation  
Historical Document Preparation  
Section 106  
Section 4(f)  
NEPA  
Agency Coordination  
Analysis and Research  
GIS

### YEARS EXPERIENCE

8

### YEARS WITH PINYON

6

### EDUCATION

MA, History – Cultural Resource Management, Colorado State University

BA, History, Colorado State University

### PROFESSIONAL ORGANIZATIONS

National Council for Public History

Sean Fallon is a Historian with seven years of experience in Section 106 compliance and cultural resource management, conducting surveys and preparing documentation for historic properties, linear resources, historic districts and cultural landscapes throughout Colorado. He has extensive experience with historic analysis, archival research and is an expert in cultural resource management. His work regularly includes coordination with local governments, historic preservation commissions, non-profit and community organizations, state and federal agencies, and the Colorado SHPO and has experience with grant funded projects through the State Historical Fund. Sean exceeds the Secretary of the Interior's Professional Qualification Standards as a Historian and brings innovative, technology driven solutions to historic preservation and Section 106 compliance.

Sean has experience conducting field surveys in busy transportation corridors, urban centers, rural agricultural communities and remote mountain towns in Northern Colorado. He is experienced in identifying new and existing historic resources in proposed project areas and in evaluating the significance of resources that have historic or architectural importance according to established SOI criteria. Other relevant experience includes interviewing property owners and local historians as well as the interpretation of historical documents through research in Northern Colorado repositories such as in Northern Colorado repositories such as the Water Resources Archive maintained by Colorado State University, municipal libraries, county and city records facilities as well as federal archives.

Sean incorporates a variety of GIS powered technologies into his practice, specifically ESRI's suite of software and applications, to find, record, and better manage historic architectural resources. Using Field Maps, StoryMaps and ArcGIS Pro he has facilitated the documentation and interpretation of more than 1,000 historic resources in Colorado and continues to integrate the latest technologies into Pinyon's toolbox for survey and recordation.

### PROJECT EXPERIENCE

**Intensive Survey of Historic Residential Buildings, Reynolds and Reynolds Second Addition | City of Fort Lupton Historic Preservation Board | Weld County, Colorado.** In support of Fort Lupton's continued success as a CLG and the City's achievements in historic preservation, Sean is conducting an intensive level survey and completing NRHP evaluations for 20 residences in Fort Lupton, Colorado utilizing OAHP Form 1403. Sean is also assessing the subdivisions for historic district potential and are documenting the results and next step recommendations next steps in a report for use by the Fort Lupton HPB. Sean, with the support of Pinyon's GIS specialists, developed and employed a new survey technology on this project. This innovative approach facilitated the efficient and timely execution of site visits through the rapid capture of geographic information, architectural features, and site photographs.

**Walnut Grove Addition Recon Surveys | City of Brighton | Brighton, Co.**

The City of Brighton (Brighton) received an SHF grant for a reconnaissance-level survey of historic resources within a developed subdivision known as the Walnut Grove Addition. As Project Manager, Sean facilitated a survey which identified and recommended individual resources for future intensive-level survey to determine potential eligibility under NRHP criteria in accordance with NRHP and State of Colorado Historic Survey Standards. In cooperation with the BHPC, and an initial project meeting, Sean identified 152 buildings to be included in the reconnaissance survey. At the conclusion of the reconnaissance survey, results and next steps recommendations were provided to the BHPC. This survey represents the most recent evaluation of historic resources in the City of Brighton.

**CDOT North I-25 Express Lanes DB | Boulder and Larimer Counties | Johnstown and Fort Collins, Colorado.** The communities along the North Interstate 25 corridor are expanding rapidly, contributing to major economic growth in Northern Colorado. CDOT is supporting this growth by providing improvements to increase safety and trip reliability, decrease travel times for commuters, and improve freight efficiency by reconstructing the aging and obsolete infrastructure between Johnstown and Fort Collins, Colorado. Sean is supporting this large, multi-stage project by completing Level II documentation for historic resources found to have a Section 106 determination of Adverse Effect as a result of this project. Documentation of adversely affected resources included field surveys, full descriptive and historical narratives including relevant historic contexts, measured drawings, and medium format black and white photographs and were produced in an archivally stable format.

**Boulder County Flood Recovery Support | Boulder County | Ward, Colorado.** Sean is supporting Boulder County's ongoing recovery efforts resulting from the catastrophic 2013 floods. Recently, he has worked with Boulder County and the Federal Emergency Management Agency (FEMA) in the Town of Ward with the documentation of historic resources in compliance with Section 106 of the NRHP. Project work is occurring within a relatively intact, potentially historic district, adjacent to sensitive historic and potentially historic resources. Because of the large number of contributing buildings and structures within the potential district, Sean proposed the intensive survey of resources within the larger district identified through GIS and assessor data. The results of the evaluation were documented within a Class III Cultural Resources Report, also containing a robust historic context of the town. This approach streamlined the 106 process, keeping the project on budget and on schedule, while honoring cultural resources located in the project's APE.



## AREAS OF EXPERTISE

Cultural Resources  
Historic Preservation  
Historical Research,  
Analysis, and  
Documentation

## YEARS EXPERIENCE

3

## YEARS WITH PINYON

1

## EDUCATION

M.A., American Studies,  
University of Wyoming,  
2021

B.A., History, American  
Studies, University of  
Wyoming, 2019

# TALENT

## Cameron M. Weishoff

Historian

Cameron Weishoff has an interdisciplinary background in historic preservation, oral history, cultural resources, environmental history, and US history. His focus is on supporting Section 106 compliance of cultural resources by conducting field surveys, creating technical reports for historic properties, and evaluating the built environments within diverse cultural landscapes. Furthermore, he has a wide range of experience in historic research, analysis, and documentation, archival records, cultural analysis and development, and community evaluation. He has contributed to numerous projects that involved coordination with state and local publics, proactive team collaboration, and effective project management.

Cameron is experienced in numerous types of historical documentation including archival, oral, digital, literature, and media material. He also has experience in site and building research through the analysis of historic records including (but not limited to) General Land Office records (GLO), Compass Database (Colorado OAHP), Assessor records, Clerk and Recorder records, Public Library collections, Museum Archives, Aerial imagery, Census records, and Topographic maps.

## PROJECT EXPERIENCE

**US36/Broadway Multimodal Improvements | Town of Lyons | Lyons, Colorado.** CDOT and the Town of Lyons plan to construct a new roadway and parking improvements to US36/Broadway from 5<sup>th</sup> Avenue to 3<sup>rd</sup> Avenue. This also includes the building of a multimodal trial on the south side of US36/Broadway from 5<sup>th</sup> Avenue to 2<sup>nd</sup> Avenue in Lyons, CO. Improvements to the roadway include widening to provide on-street parking, new curb, gutter and sidewalk, on-street bike lanes, utility relocations, and a multimodal path. Cameron's responsibilities for the project include field evaluation of the ROW to create an OAHP 1400/1418 (MDF/LCF) Form. Research into the linear resource includes assessing the OAHP Compass database, CDOT OTIS database, historic aerial images, and topographic maps.

**Walnut Grove Survey Phase I and II | Community Development—City of Brighton | Adams County, Colorado.** This project aims to perform reconnaissance survey work regarding one of the oldest subdivisions in Brighton, Colorado, the Walnut Grove Addition, and explore recommendations for its potential as a Local, State, and/or National Register Historic District. Pinyon is contracted on behalf of the City of Brighton to conduct and report on the outcomes of its reconnaissance work. Furthermore, the project seeks to identify and report the history of the study area through themes and architecture, as well as evaluations of varying levels of significance and integrity. Cameron's responsibilities for the project consist of field work, historic and archival research of properties, historic context, and compiling a research table of all historic properties within the potential historic district boundaries.

**Edwards House | City of Black Hawk | Gilpin County, Colorado.** This project consisted of the evaluation of a potentially historic building in Black Hawk, Colorado. The community is recognized for its mid to late nineteenth century

development and strong cultural heritage following the Pikes Peak Gold Rush between 1858-1859. The community has continued to maintain this cultural heritage and sense of identity well into its contemporary setting. Pinyon is contracted with the City of Black Hawk to service historic preservation and cultural resources projects within the community. Cameron completed the determination of significance by applying the National Register of Historic Places (NRHP) criteria, identifying the resource's architectural construction history, and completing an assessment of historic integrity on OAHP Form 1403.

**Interstate 25: Speer and 23<sup>rd</sup> Bridge and Interchange | Colorado Department of Transportation | Denver, Colorado.** This project is administered by CDOT on behalf of the Federal Highway Administration (FHWA). This project aims to address the safety concerns, recurring congestion, and poor operational performance of two bridges and an interchange within a section of the Interstate 25 freeway between Speer Boulevard and 23<sup>rd</sup> Avenue in Denver, Colorado. Cameron's role on the project includes the identification and analysis of potentially historic resources and cultural spaces within the project boundaries for historic context contained within the Section 106 eligibility report. This task includes the evaluation of existing historic resources, aerial imagery, referencing Compass Database, literature, and media materials, and identifying Denver's historical and cultural development.

**The Purgatoire River Bridge (P-17-F), Level II Historic Resource Report | Colorado Department of Transportation | Vigil, Colorado.** This project is administered by CDOT and consists of updated plans to replace the existing Purgatoire River Bridge (P-17-F) along State Highway 12 (SH12) near Vigil, Colorado. An *adverse effect* to the resource has been identified which requires the completion of an OAHP Level II Historic Resource report. Pinyon is contracted on behalf of CDOT to conduct Level II documentation of the resource as mitigation for the finding of Section 106 *adverse effect* to the Purgatoire River Bridge (P-17-F). Cameron was responsible for writing the Level II report which contained a contextual evaluation, resource description, and historic plan assessment regarding the effected resource. Cameron was also responsible for investigating and synthesizing research material from a range of primary and secondary sources including Colorado State Highway Department historic transportation plans, Colorado historic newspapers, and records derived from the CDOT Archive and OTIS, the Denver Public Library Western History and Genealogy Department, History Colorado digital archives, and Trinidad Carnegie Library and Archives. The Level II report provides a detailed and final archival record of the Purgatoire River Bridge (P-17-F) before it is demolished.

**104<sup>th</sup> Street Trail Connection | Colorado Department of Transportation | Louisville, Colorado.** This project was administered by the CDOT and involved completing a determination of eligibility to the National Register of Historic Places for an agricultural property subject. Pinyon was hired to evaluate Section 106 compliance for the construction of an 8-foot-wide, multi-use trail that would link the regional Coal Creek Trail to the Rock Creek Trail. The trail would also run along the agricultural property's existing boundary. The project consisted of reviewing multiple resources and evaluating their potential historic significance in the Louisville, Colorado area. Cameron completed historic resource surveys, records research, architectural analysis, and Colorado OAHP 1403 Form documentation of the potentially historic resources.



### AREAS OF EXPERTISE

Cultural Resources  
 Historic Preservation Analysis  
 and Research  
 Historical Document  
 Preparation  
 Cultural Field Surveys

### YEARS EXPERIENCE

4

### YEARS WITH PINYON

3

### EDUCATION

MA, Public History, Historic  
 Preservation, Colorado State  
 University

BA, History, Political Science,  
 Colorado State University

### TRAININGS AND CERTIFICATIONS

Certificate in Genealogical  
 Research, Boston University  
 Metropolitan College for  
 Professional Education

HAZWOPER 40-Hour for all  
 Industries

Colorado Asbestos Building  
 Inspector

Radon Measurement  
 Professional, National Radon  
 Proficiency Program

Daniel Gilbert is a committed, knowledgeable and capable historian with a background in construction, US history, US political science, public history and historic preservation. He is experienced in historical and political research and analysis as well as project collaboration and team management. Daniel has extensive experience conducting fieldwork in remote, difficult to reach locations. Additionally, Daniel is certified as a Colorado Asbestos Building Inspector (CABI) through the Colorado Department of Public Health and Environment (CDPHE) and as a Radon Measurement Professional through the National Radon Proficiency Program (NRPP).

### PROJECT EXPERIENCE

**US36/Broadway Multimodal Improvements | Town of Lyons | Lyons, Colorado.** The project includes the design and construction of new roadway and parking improvements on US36/Broadway from 5th Avenue to 3rd Avenue and a new multimodal trail on the south side of US36/Broadway from 5th Avenue to 2nd Avenue in Lyons, CO. Improvements will include roadway widening to provide on-street parking, new curb, gutter and sidewalk, utility relocations, and a multimodal path on the south side of the road. Danny conducted research and survey work for historic resources within the APE and completed a SHPO consultation package, including one site form, an APE map, and an eligibility and effects letter. The research involved an investigation into a culvert that was once a stone lined storm drain; including reaching out to individuals in the Town, including public works, to confirm that the culvert was not historic.

**Northside Water Treatment Plant Class III Cultural Resource Survey| City and County of Denver/Colorado Department of Parks and Wildlife | Denver, Colorado.** This project to revitalize a section of north Denver into public and natural space received funding through the Land and Water Conservation Fund, a program of the National Park Service, and was therefore subject to Section 106 compliance. Daniel supported historic and historical archaeological pedestrian survey of the site, including walking transects, dropping pin flags, and site recording. He supported the research associated with evaluation of the Northside Water Treatment Plant, located on the site, and completed the historic context section of the Class III Cultural Resource Survey Report.

**Field Station Lake Dam and Spillway Historic American Engineering Record | Agricultural Research Service, Department of Agriculture | Woodward County, Oklahoma.** Daniel served as a research assistant on this project, providing crucial support to the lead historian. Daniel coordinated with relevant repositories and compiled primary and secondary source material, interrogated historic maps and plans, and worked with the lead historian to complete the HAER documentation in accordance with Level II of the Secretary of the Interior's Guidelines for

Architectural and Engineering (68 FR 43159). The HAER documentation (HAER OK-8) was accepted by the National Park Service and transmitted to the United States Library of Congress for permanent storage on April 27, 2022.

**Great Sand Dunes National Park Mission 66 Historic Resource Evaluation | National Park Service | Great Sand Dunes National Park & Preserve, Alamosa County, Colorado.** This project involved the survey and evaluation of Mission 66 era resources constructed as part of the National Park Service's Mission 66 Program between 1955 and 1966 at Great Sand Dunes National Park. Daniel conducted fieldwork within the Park and prepared determinations of eligibility recommendations for 31 individual resources as well as for two potential historic landscapes.

**Wichita Mountains National Wildlife Refuge Documentation and Evaluation of Pre-1972 Facilities | U.S. Fish and Wildlife Service | Wichita Mountains National Wildlife Refuge, Comanche County, Oklahoma.** This project involved the survey and evaluation of up to 75 historic resources constructed between 1911 and 1972 at the Wichita Mountains National Wildlife Refuge in Comanche County, Oklahoma. Daniel conducted fieldwork within the Refuge and prepared determinations of eligibility recommendations for 62 individual resources as well as for two potential historic districts. The structures and features documented were located within two noncontiguous areas within the refuge known as the headquarters/residential area and the Treasure Lake Job Corps Civilian Conservation Center.

**Emily Griffith Opportunity School State Register of Historic Places Nomination Comment Resolution | Stonebridge Companies | Colorado Office of Archaeology and Historic Preservation | Denver, Colorado.** This project is renovating the Emily Griffith Opportunity School into a hotel in the heart of Denver. Daniel's primary role on this project was the completion of SHPO comment resolution for the State Register of Historic Places Nomination form, coordination with the SHPO, re-photographing and formatting deliverables to SHPO standards, and support at the State Register of Historic Places Review Board meeting.

**Field Station Lake Dam and Spillway Historic American Engineering Record | Agricultural Research Service, Department of Agriculture | Woodward County, Oklahoma.** Daniel served as a research assistant on this project, providing crucial support to the lead historian. Daniel coordinated with relevant repositories and compiled primary and secondary source material, interrogated historic maps and plans, and worked with the lead historian to complete the HAER documentation in accordance with Level II of the Secretary of the Interior's Guidelines for Architectural and Engineering (68 FR 43159). The HAER documentation (HAER OK-8) was accepted by the National Park Service and transmitted to the United States Library of Congress for permanent storage on April 27, 2022.

## **Appendix B. Schedule of Unit Rates**

Employee Type	Rate
General Labor Categories	
Administration	\$77
Assistant Technical Specialist	\$65
Field Specialist / Project Assistant	\$102
Field Specialist / Project Assistant I	\$109
Project Controller	\$116
Field Engineer/ Scientist	\$112
Field Engineer/ Scientist I	\$118
Field Engineer/ Scientist II	\$123
Drafting/CAD/GIS	
CAD/GIS Specialist	\$116
CAD/GIS Specialist I	\$133
CAD/GIS Specialist II	\$143
CAD/GIS Specialist III	\$166
Cultural Resources	
Assistant Historian	\$65
Archaeology Technician	\$65
Cultural Field Specialist	\$97
Cultural Field Specialist I	\$102
Cultural Resource Specialist	\$110
Cultural Resource Specialist I	\$128
Cultural Resource Specialist II	\$139
Cultural Resource Specialist III	\$173
Cultural Resource Specialist IV	\$197
Industrial Hygiene	
Regulated Materials Specialist	\$87
Regulated Materials Specialist I	\$97
Industrial Hygienist	\$130
Industrial Hygienist I	\$141
Industrial Hygienist II	\$173
Industrial Hygienist III	\$206
Landscape Architecture	
Landscape Designer	\$98
Landscape Designer I	\$113
Landscape Designer II	\$125
Landscape Architect	\$135
Landscape Architect I	\$146
Landscape Architect II	\$173
Landscape Architect III	\$206
General Science and Engineering (Air Quality, Biological Resources, Due Diligence & Site Characterization, Engineering, NEPA & Planning, Regulatory Compliance, Remediation)	
Engineer / Scientist	\$138
Engineer / Scientist I	\$149
Engineer / Scientist II	\$177
Engineer / Scientist III	\$222
Engineer / Scientist IV	\$245
Project Management	
Task Manager	\$159
Project Manager	\$177
Project Manager I	\$187
Project Manager II	\$204
Program Manager	\$220

<b>Lump Sum Equipment Charges</b>	
General Field Visits (general projects, asbestos sampling kit [bulk sampling])	\$50/day
Biological Field Visit (includes sub-meter GPS, wetland flags, field notebook, and other incidentals)	\$250/day
Field Visit (Biology CQST Mapping)	\$350/day
Soil Logging/Screening (during drilling/test pits; includes PID or other instruments, GPS, and other incidentals)	\$250/day
Groundwater Sampling (includes YSI field measurements, water level meter, bailers, and other incidentals)	\$250/day
Noise Monitoring	\$250/day
Asbestos Air Monitoring Field Kit	\$115/day
Mileage (passenger car)	Current IRS rate
Outside Expenses (e.g., shipping, rental equipment, travel, subcontractor/subconsultant, laboratory fees)	Cost + 10%
<b>Specialty In-House Equipment Billed as Indicated in Project-specific Proposals</b>	

## **Appendix C. Certificate of Good Standing**

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Pinyon Environmental, Inc.

is a  
Corporation

formed or registered on 07/19/1993 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19931074081 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/21/2023 that have been posted, and by documents delivered to this office electronically through 04/24/2023 @ 15:10:10 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/24/2023 @ 15:10:10 in accordance with applicable law. This certificate is assigned Confirmation Number 14901850 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
*Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*