



HOME CFS
Senior, Assisted and Affordable Living **ENGINEERS**

Aspen Ridge Senior Luxury Resort Style Apartments

CFS designed the site for a new luxury resort style community for 55+ active adults. Located at the southeast corner of 116th & Ridgeview Road, this 13.8 acre site includes a 230,000 sq ft, three-story 146-unit senior apartment building. Residents experience carefree, luxury senior living at an affordable price. The complex features designer finishes with spacious floor plans, relaxing heated pool, BBQ grills, state of the art fitness center, and 3 hole putting green. Residents will never run out of things to do as the complex also features a movie theater, activity room, game room, and even a hair salon on site. The project included resident courtyards and gardens, outdoor swimming pool, 135 space parking lot with 70 enclosed garages, 8' walking trail, and BMP/water quality treatment improvements.





WHO WE ARE

CFS is a full-service consulting firm that provides professional engineering, residential, recreation, landscape architecture and multi-modal transportation services throughout the Midwest. Our staff of over 100 professionals offers client-focused solutions for public infrastructure, private development, structural, geotechnical and survey projects. As a medium sized firm, we maintain stability, constantly push the state-of-art, while always focused on our core values of service and project quality. We consider it a privilege to have partnered with hundreds of communities and clients for the past half-century.

WHAT WE DO

Civil Engineering
Site Development
Transportation Planning and Engineering
Traffic Analysis and Engineering
Landscape Architecture
Environmental Planning
Utility Coordination
Bridge Design and Inspections
Park and Recreation Facilities
Lighting Design
Wastewater Planning and Design
Sewage Collection and Treatment
Water Treatment and Distribution
Surveying
GIS Mapping
Geotechnical Engineering and Testing
Cost Estimation
Lake and Dam Design and Restoration
Streambank Stabilization
Construction Inspection



BONNER CROSSING

CFS is working with NSPJ Architects to develop construction drawings for this 170 acre site in Bonner Springs, Kansas west of the speedway. The development is currently under design and will include a medical office, two hotels, four fast food restaurants, senior living apartments, an entertainment complex, medium density quadplex, single family detached houses, three- and four-story multi-family apartment buildings, clubhouses, pools, parking, new local roadways, and sidewalks.

Area D: Common Use Area

3.4 Acres

Area E: Senior Living

7.7 Acres | 188 Parking Stalls

Area H: Medium Density Residential

30.5 Acres | 32 Quad Units | 64 Parking Stalls

Area I: Single Family Residential

12.7 Acres | 27 Lots | 54 Parking Stalls

Area J: 3-Story Multi-Family

12.9 Acres | 290 Units | 508 Parking Stalls

Area K: 4-Story Multi-Family

18.2 Acres | 357 Units | 635 Parking Stalls

VISION-LED PLANNING & PRIORITY SETTING

At the core of our housing work is the philosophy that successful projects are led by a shared community vision. We are regularly tasked with incorporating the perspectives of various stakeholders - citizens, government, regulatory agencies, and special interest groups - into our projects to achieve the highest mutual benefit to all involved. We are committed to bringing individuals together so that all "voices" are heard and realized.

MULTI-FAMILY HOUSING DEVELOPMENT

CFS offers a full range of planning and engineering services for all types of housing projects. We have helped our clients with the development of senior living, affordable, workforce, and multi-family housing communities throughout the region. CFS maintains relationships with local municipalities and regulatory agencies in hundreds of communities throughout the Midwest in order to successfully navigate the detailed and often delicate planning and zoning process. Through our planning process, CFS develops an in-depth understanding of all aspects of the project, including densities, site constraints, zoning ordinances, accessibility requirements, building codes, and surrounding environmental concerns.

CREATIVITY IN DESIGN

CFS strives to bring beauty and authenticity to every place. Our designs account for the needs and wants of the citizens which results in more active lifestyles. By incorporating outdoor gathering areas and gateway features, we take a normal gray infrastructure project and adapt technology and green practices to expand the area's feeling of vibrancy. We have been recognized by our clients, our peers, and the people who visit our designed parks and recreation spaces for our creativity that has helped elevated the status of the community.

Bloom Senior Living

This independent living community provides top-quality amenities and activities that are tailored to their residents so they can enjoy an active life of independence and security in a beautiful, welcoming environment.

The project includes a 95 unit senior apartment building (63,000 sf) located on a 5 acre of land in eastern Olathe, Kansas. Designed outdoor amenities include grills and seating areas, 8' wide walking path and pavilion, landscape gardens, pond, and bocce ball court.

CFS was responsible for the site planning and design to meet the standards and specifications of the City of Olathe. CFS provided the planning, design and surveying services including 800 linear feet of enclosed storm sewer system with 10 inlets, 550 linear feet of public water main improvements, BMP/Water Quality Treatment Improvements, regional detention basin, and 13,000 CY of earthwork.





Carson Street Towers Apartments

Designed for the modern lifestyle, Carson Street Towers offers unprecedented, all-inclusive luxury living in Overland Park. Residents park in the parking garage and have access to high quality amenities. The project is nestled within a 1.1 million square foot retail village with premier shopping and dining. The project is currently under construction with plans to open in 2020. The four-story building will have 252 dwelling units on the upper floors, and 5,000 sf of retail, 8,000 sf of office, and covered parking on the ground floor garage.

Aspen Square Inc. hired Hoeffer Wysocki to be the architect and CFS Engineers to provide site design for this new development located in Overland Park, Kansas. CFS was responsible for civil engineering, landscape, geotechnical and surveying services for the site, building, surface parking and parking garage.





Mainstreet Senior Living | Health Care Resort

Mainstreet Development hired CFS Engineers to design five new facilities within the Kansas City metropolitan area (Leawood, Olathe, Overland Park, Kansas City, KS and Topeka, KS). They brought a new type of housing to the area focused on the fusion of world-class healthcare and personalized hospitality to create a unique and memorable experience.



CFS provided the engineering design, surveying, platting, traffic impact studies, on-site Storm Sewer Design, on-site BMP/Water Quality Treatment Design, Construction Staking, Inspection and Testing, Construction Administration, and Geotechnical Evaluation Services.

The facilities typically provide a range of housing types from assisted living and rehabilitation to skilled nursing. Each facility ranges from 94-100 resident beds and include multiple outdoor common areas.





Summit Crossing Apartments and Townhomes

Summit Crossing offers impressive luxury townhomes and apartments for residents to live, entertain and relax. This new community combines the unique fusion of sophistication and style. Located near the intersection of Highway 350 and Interstate 470, this community is very convenient to the metro area. Phase One was completed in 2017 and includes multi-unit apartments with a total of 144 units in nine separate buildings. Phase two was completed in 2018 and includes ten townhomes for a total of 60 units. Phase three is currently under construction. This phase includes six 6-Plex on slab, ten 8-plex on slab, and two 8-plex with walkout basements for a total of 132 units. The project provides many outdoor amenities. Phase 1 includes a clubhouse, pool, playground, walking paths and covered parking. Phase 3 will include additional amenities including a dog park, pickleball courts, soccer field, second pool, shelter, playground, and additional walking paths. CFS provided geotechnical, survey, engineering, and landscape architecture services for this development.



Collegiate at Lawrence

Trinitas Ventures LLC hired KJG Architecture and CFS Engineers to completed the planning and engineering for The Collegiate, a student housing / multi-family development in Lawrence, Kansas. For the 30 acre site, CFS completed conceptual layout, entitlement and construction documents. The project includes 96 residential buildings (270 units), a clubhouse, a swimming pool, a disc golf course, a sand volleyball pit and a soccer field, maintenance building, and surface parking areas.

CFS is completing construction staking, materials testing & inspection during construction.

Baxter Springs Senior Residences

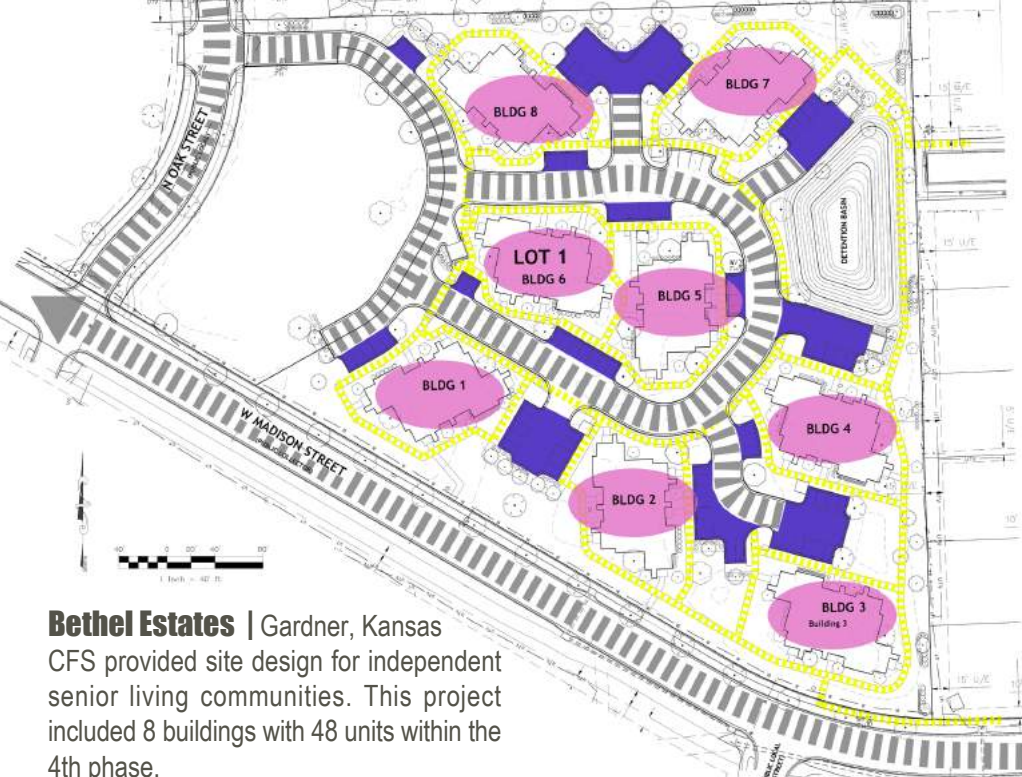
The 1914 era Baxter Springs High School was faced with the proposition of demolition when the school district decided to vacate the building for a new school. Prairie Fire purchased the property and placed it on the historic register, converting it in to 28 units of affordable senior housing. This award-winning project, which was once a liability, has become a focal point for the community. Baxter Springs won the 2016 Ad Astra Award for Historic Preservation.

CFS provided the ALTA survey, planning documents, ADA study and construction documents.



Midwest City

CFS provided site design for RKF Investments, LLC in Midwest City, Oklahoma. The project included planning, civil engineering, water and sewer infrastructure, stormwater design and landscape architecture for this 66 unit affordable multi-family development.



Bethel Estates | Gardner, Kansas
CFS provided site design for independent senior living communities. This project included 8 buildings with 48 units within the 4th phase.

DESIGNING FOR ADA STANDARDS

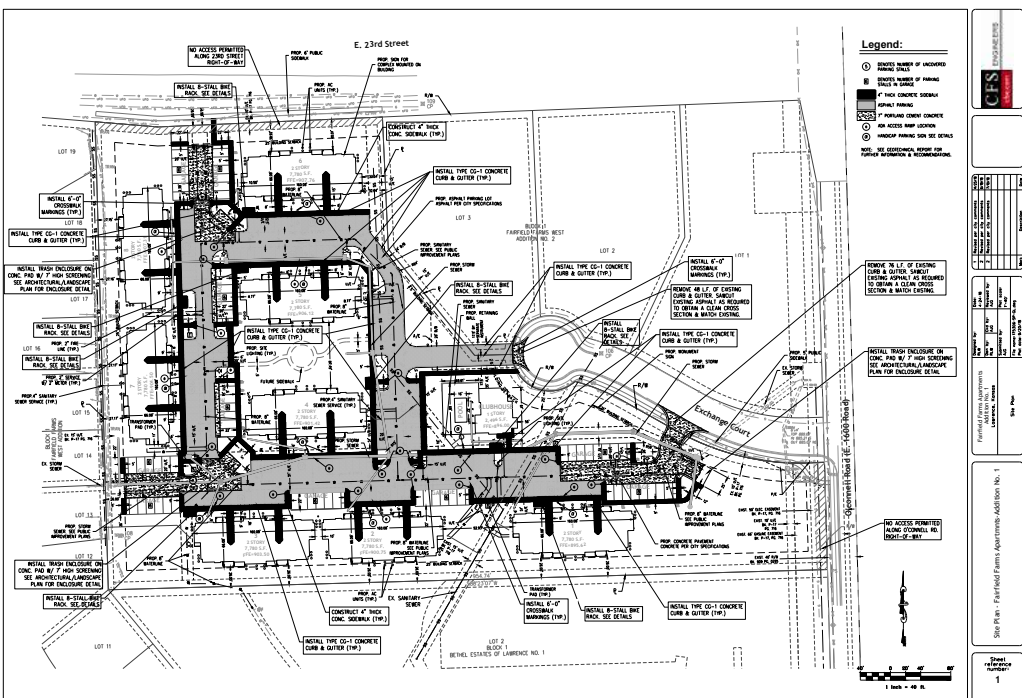
Good design is accessible to every member of the community. By integrating this simple philosophy in the conception and development of our projects, we inconspicuously invite every community member to enjoy our completed projects. CFS design staff are educated in the interpretation of the Americans with Disabilities Act as well as regularly apprised of all updates, ensuring that ADA standards and regulations are seamlessly included in our overall design, concepts and details.

CONSTRUCTABILITY

With extensive knowledge of the construction industry, CFS provides the most accurate and real-time construction cost estimates. Throughout the entire project process we constantly attempt to remove the potential for unknown factors that would tend to raise contractor's bids. Each of our projects goes through a review for constructibility and value engineering. This practice has proven invaluable on many past projects by ensuring that CFS designs are constructible, cost efficient using the most common sense solution to the challenge at hand.

SUSTAINABILITY

CFS Engineers recognizes the reality of limited natural resources within our projects and seek opportunities to implement sustainable practices within every one of our projects. Our concept of site development starts first with the protection of natural resources (trees, waterways and other green spaces) as the underlying foundation that sustains life and enables economic development. Within our typical design approach is the evaluation of alternatives to greening the built environment — effectively softening the lines between the human-made and natural environments.



Fairfield Farms West Multi-Family Housing | Lawrence, Kansas

MORE THAN MEETS THE EYE

We are more than just an engineering firm. Our team includes dynamic professionals passionate about tackling challenges and generating real-world, common sense solutions. CFS integrates a broad range of services within one organization offering comprehensive approaches to clients.

**We're not just an engineering firm;
we're an extension of your values
and hard work.**



One Vision. One Team. One Call.



OFFICE LOCATIONS

Kansas City, Missouri
Kansas City, Kansas
Jefferson City, Missouri
Lawrence, Kansas
Springfield, Missouri
Topeka, Kansas
Horton, Kansas