

Office of the City Manager

City of Richland Hills, Texas

# Memorandum

**To:** Honorable Mayor Bill Agan and members of the Richland Hills City Council.  
**From:** Eric Strong, City Manager  
**Date:** February 3rd, 2015  
**Subject:** Community Activity Center Design RFQ

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**Council Action:** Consideration of Responses to RFQ for Design Services for the Community Activity Center

## **Background Information:**

We have now completed the Feasibility Study portion of the Community Activity Center Project. The next step is to move on to the Schematic Design of the actual building. This is a fairly involved process that will potentially take up to one year to complete.

In December staff released a Request for Qualifications requesting submittals from qualified Architectural firms for these design services. We received a total of eight (8) responses. The next step is to conduct interviews with a selected pool of the top respondents. Staff has evaluated the responses and determined that the top four include:

1. GSBS
2. Barker Rinker Seacat
3. Brinkley Sargent Wiginton
4. GSR Andrade

These are not listed in any particular order. Staff would recommend that we conduct interviews with at least three, if not all four, of the firms listed above. I would like to get some feedback from you about which ones you would like to proceed with. The interview process will include providing each of the firms the opportunity to provide feedback on the following:

1. Strengths and weaknesses of our current concept
2. Talk through some of the challenges we might expect to face as we move forward with our project
3. Their perception of the ideal client/owner relationship

4. Historically, how have they balanced the owners unique needs with their vast experience – especially in cases where they feel the owner might be asking for something that they might end up regretting
5. Pros, Cons and their experience of utilizing the Construction Manager at Risk methodology
6. Their estimated construction budget for a project of our size

I would like to get any additional feedback from the council before moving forward with setting up interviews. I would also like to know if there are any firms listed that you do NOT want to interview, or any firms we have left out that you would like to interview.

**Board/Citizen Input:** N/A

**Financial Impact;** N/A

**Staff Contacts:**

Eric Strong, City Manager

817-616-3807

[estrong@richlandhills.com](mailto:estrong@richlandhills.com)

**Attachments:** RFQ Submittals (too large to email, available as backup on the website and as a hard copy at City Hall)

Statement of Qualifications

# CITY OF RICHLAND HILLS

## MULTIPURPOSE RECREATION FACILITY

### ARCHITECTURAL SERVICES

JANUARY 23, 2015



January 23, 2015

Mr. Jason Moore, Assistant to the City Manager  
City of Richland Hills  
3200 Diana Drive  
Richland Hills, Texas 76118

Dear Selection Committee Members:

Your new Multi-Purpose Center project is a place where social interaction will take place in the City—a place where citizens unite, friendships are developed and families are nurtured. The relationships built between residents of Richland Hills will enhance the experience of living in the City. Your recreation center will foster a sense of community, improve resident health and promote fellowship. The GSBS team is uniquely prepared to address this very important component of municipal design.

As a neighboring business for the past 25 years, we have witnessed the change that Richland Hills has experienced:

- » An aging population transitioning to young families;
- » The closure of long time businesses and the new renaissance of retail and service based business;
- » The investment by the school district to enhance and/or replace facilities; and,
- » The 'can do' attitude of the citizens and current city council.

All reasons Richland Hills should embrace the attributes a multi-purpose center facility can bring to the community.

In visiting with you, Mr. Strong, Mayor Agan and Council Members Goveas & Lopez, we heard the following:

- » Listen to what we're saying;
- » Help us plan beyond this initial phase of design and construction as it relates to the overall city complex and plaza;
- » Maximize the dollars spent with the most efficient layout; and,
- » Give us an elevated track that doesn't make us dizzy.

Section Five of this submittal addresses these concerns by illustrating some ideas to resolve these issues. Maybe we hit the mark and maybe we don't. But, I'm confident a dialogue with your team will get us going in the right direction.

We aspire to design excellence—to go above and beyond what is expected. Our philosophy is simple—to create **'Evolved Places and Spaces'**. We push the limit, continually striving to incorporate innovation in design and making each project:

**More Valuable:** lower maintenance and operation cost

**More Responsible:** efficient, environmentally-friendly spaces

**More Livable:** healthier environment for staff and users

**More Aesthetic:** design that evokes emotion

For us, this project will be more than just a building with a gymnasium and meeting rooms—it will be a launching pad to encourage community unity as well as continue to spur development in the City. It will send a clear message to those who use the facility and who contemplate moving to Richland Hills that this is a special place, like no other. And, our team will employ our best efforts to create an exciting, new identity for the City through the design of this building—using strategies that grow out of the best sustainable practices.

We have worked with several local municipalities on multiple projects. **They continue to hire us for a variety of reasons— but we think the number one reason is our ability to listen and solve their problems.** We bring no preconceived ideas. Instead, we see you as creative collaborator. Our interactions with you will facilitate the discovery of a clear vision. To that vision, we'll add our expertise and experience to create a flagship project for Richland Hills.

Thank you again for the opportunity to submit on this project. We look forward to further presenting our qualifications to you in person

Best Regards,



Thomas E. Batenhorst, AIA, LEED AP  
Principal

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LETTER OF INTEREST & EXECUTIVE SUMMARY



FIRM & STAFF PROFILES



EXPERIENCE



REFERENCES



ADDITIONAL INFORMATION



PROJECT SCHEDULE





# GSBS ARCHITECTS

7291 Glenview Drive  
Fort Worth, Texas 76180  
P 817.589.1722  
F 817.595.2916

**Tom Batenhorst, AIA, LEED AP**  
Principal-in-Charge  
C 817.695.9522  
tbatenhorst@gsbsarchitects.com

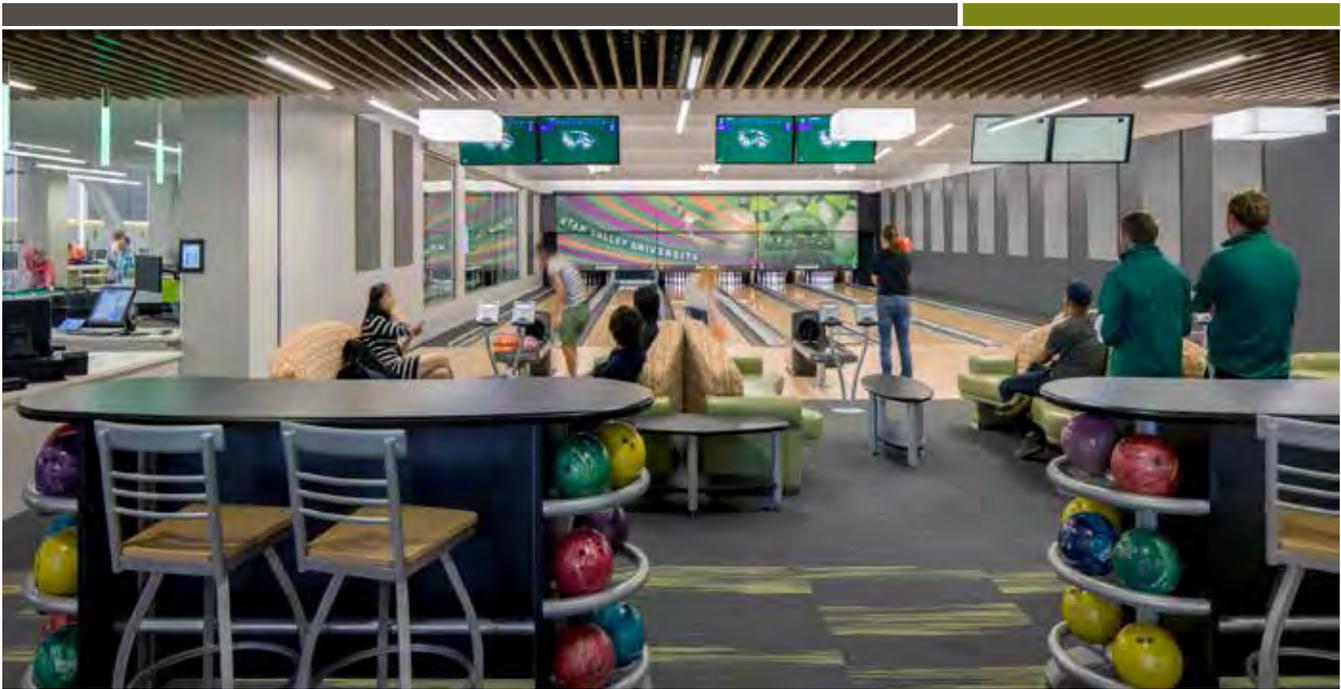
**YEAR ESTABLISHED**  
July 1986

**TYPE OF FIRM**  
Corporation

GSBS is a multi-discipline firm that goes beyond **Architecture**, offering our clients **Interior Design**, **Landscape Architecture**, **Sustainable Design Consulting** and **Planning** as part of our core architecture services. Certified urban planners offer **Economic Development Planning** and **Fiscal Analysis services**. Our **Architectural Illustrators** ensure our drawings, renderings and models are an accurate graphic representation of the final project. Finally, our unique in-house **Energy Engineer**—helps identify ways to meet energy efficiency. We offer an advantage most architectural firms can't: a truly integrated design approach that considers long-term operating costs. This approach allows us to merge all design aspects, resulting in a valuable facility for our client.

GSBS has a more than 30 year track record of designing facilities and landscapes for government and institutional entities, most currently reflected in the **Tarrant County Northeast Courthouse** and the **UNT Health Science Center Library Plaza and Courtyard**. These projects illustrate our range of experience from small suburban communities to large metropolitan areas. Our success with each is due to our ability to listen to our clients, discern their specific needs, understand their culture and aspirations, and bring them best practice benchmarking. Our projects are not cookie-cutter solutions. Our expertise is built on working through solutions that address both common problems and novel conditions.

We offer an impressive portfolio of institution projects, and have worked with over 40 municipalities and government agencies in recent years—a testament to our success in meeting or exceeding our municipal clients' expectations. In recent years, we've also increased our portfolio of recreation centers across the country—most recently the **Student Life Center at Utah Valley University**, the **Burleson Recreation Center** and the **Crowley Recreation Center**. In fact, **the Crowley Recreation Center**



was built significantly under budget—projected to cost \$6.2 million and ultimately being completed at \$5.4 million.

In today's economic climate, recreation centers have become an economically responsible 'in-town' destination. Few places can offer as much for quality of life, as well as places for families, seniors and youth to meet, play and interact. Our extensive portfolio of recreation projects gives us a unique understanding of how these facilities should seek to provide quality, inviting spaces that allow interaction with visitors without compromising safety and efficiency.

As you'll see throughout our submittal, **our relationships with the cities and counties in which we work are strong and often result in multiple projects.** The end result is a facility in which the client can take great pride, and a relationship that leads to subsequent projects. Our work with Tarrant County on their new Northeast Courthouse is an excellent illustration of our collaborative approach to design and our commitment to fulfill each client's individual, unique needs. Precinct 3 Commissioner Gary Fickes desired to build a facility that was cost-efficient and fiscally responsible. *"Our Number one job as public servants should be the efficient delivery of services to the citizens. This facility will allow us to provide superior services for many generations in the future, while being good stewards of our resources and our environment,"* said Commissioner Fickes. *"GSBS has done an excellent job of listening to our unique needs and realizing our vision—which was to provide an attractive, sustainable building with efficient floor plan. In the end, this facility will provide the County with valuable cost savings in terms of operations, and allow us to better serve our constituents efficiently and effectively."*

Our goal is to provide you with the best design experience—from the initial client meeting through the occupancy of your new Multipurpose Recreation Center. Our team's collective commitment to civic architecture, design excellence and teamwork is a recipe for great success.

## KEY PERSONNEL

### TOM BATENHORST, AIA, LEED AP | PRINCIPAL

Tom will lead the project team through oversight of project decisions, confirming that even small decisions work to achieve project goals. He will continually monitor and commit team resources to maintain an outstanding service level and will attend and co-lead meetings during the design of the project. He will have a continual, although not always up-front, presence throughout the project.

### SAM JONES, ASLA | PRINCIPAL/LANDSCAPE ARCHITECT

Sam will serve as the project's Landscape Architect responsible for site and landscape design. He will interact with you and will help envision ways the site may contribute to the services offered and provide amenities to the community. Sam will work closely with the team, including any civil engineer, to produce recommendations for site design that is safe, well-integrated, purposeful, sustainable, and easily maintained.

### STEVE GILL, AIA | PROJECT MANAGER

Steve will be Richland Hills's primary contact and will be responsible for aligning the design team's substantial skills and talents into a collaborative and efficient process. He will direct and coordinate the work of both GSBS resources and Consultants. With a broad perspective of the work and a full-time commitment to both the design and construction phases, Steve will provide continuity between the visioning and execution efforts benefiting the design team, the construction contractor and ultimately, the City.

### JESSE ALLEN, AIA, LEED AP BD+C | DESIGN ARCHITECT/URBAN PLANNER

Jesse is interested in the relationship and integration of architecture and landscape architecture, focusing on the connection between the indoor and outdoor environments, and design that is both collaborative and responsible. He has worked on several exciting projects that emphasize significant open collective spaces such as the faceted "Canyon" atrium space in the Natural History Museum of Utah and the curvilinear 4-story atrium space in the new Net Zero Salt Lake City Public Safety Building. He looks for opportunities in each project to make spaces that bring people together and foster meaningful experiences.

In addition to our internal resources, the team includes consultants **R. L. Goodson** and **Summit Consulting Engineers**. These firms provide quality service, timely deliverables and great results. **Our history with these consultants lends itself to excellent working relationships with a clear line of communication and knowledge of expectations that can only come from working closely together on several projects.** We are confident in their ability to perform well within the specified time and budget constraints. Together, our firms offer you a cohesive, comprehensive, compact and efficient team with a proven track record.

# ORGANIZATION CHART

CITY OF RICHLAND HILLS  
MAYOR & CITY COUNCIL

CITY OF RICHLAND HILLS  
City Manager's Office  
Parks & Recreation Department  
Planning & Zoning

Principal-in-Charge/Programmer <b>TOM BATENHORST</b> AIA, LEED AP	Project Manager <b>STEVE GILL</b> AIA
Landscape Architect <b>SAM JONES</b> RLA, ASLA	Urban Planner/Design Architect <b>JESSE ALLEN</b> AIA, LEED AP BD+C

**MANAGEMENT TEAM**

Architectural Intern <b>NICK PALLUTH</b> ASSOCIATE AIA, LEED AP BD+D	Energy Engineer <b>CURTIS CLARK</b> PE, LEED AP BD+C
Landscape Architecture Intern <b>NATALIE STACKABLE</b> ASSOCIATE ASLA	Architectural Illustrator <b>BRANDON BOWEN</b>

**IN-HOUSE RESOURCES**

Civil & Structural Engineer <b>R.L. GOODSON</b> Jared Bratz, PE	<b>CONSULTANTS</b>
MEP Engineer <b>SUMMIT CONSULTANTS</b> Brian Richards, PE	

Additional consultants as needed



## THOMAS E. BATENHORST, AIA, LEED AP

Principal in Charge | GSBS Architects

### LICENSES AND REGISTRATIONS

Architect: Texas #11360 | NCARB #33093

LEED Accredited Professional, U. S. Green Building Council

### PROFESSIONAL EXPERIENCE

Principal with GSBS and manager of Fort Worth office since July 1986

- Project Manager with GSBS in Salt Lake City | 1979-1985
- Vice President - Board of Directors | 1986 - present

### EDUCATION

Bachelor of Architecture,  
University of Nebraska

### PROFESSIONAL AFFILIATIONS

American Institute of Architects  
U. S. Green Building Council

### HIGHLIGHTS OF PROJECT EXPERIENCE

#### TARRANT COUNTY NORTHEAST SUBCOURTHOUSE - HURST, TEXAS

Upon hiring by the County to complete their newest subcourthouse, Tom led the design team of this project from the initial existing facility analysis through the completion of construction. GSBS was challenged to incorporate the County's needs in this building design and adhere to the County's building construction standards while staying within the County's budget parameters. Tom facilitated all department manager meetings and developed the initial building program. Once the program was finalized, Tom worked closely with design architects to develop a facility that was attractive, functional and more efficient than recent County subcourthouses.

### RELEVANT PROJECT EXPERIENCE

- » 502<sup>nd</sup> Air Wing | Joint Base Headquarters - Fort Sam Houston, Texas
- » Azle Central Fire Station - Azle, Texas
- » Azle Public Safety Facility Study - Azle, Texas
- » Burleson Police Facility Analysis - Burleson, Texas
- » Burleson City Hall Annex Existing Facility Study & Police Administration Renovation - Burleson, Texas
- » Burleson Recreation Center - Burleson, Texas
- » Cleburne Conference Center - Cleburne, Texas
- » Crowley Recreation Center - Crowley, Texas
- » Roanoke Public Library Renovation/Expansion - Roanoke, Texas
- » Roanoke Recreation Center - Roanoke, Texas
- » Tarrant County Northeast Subcourthouse - Hurst, Texas
- » Trophy Club City Hall and Police Feasibility Study - Trophy Club, Texas
- » Watauga Central Fire Station - Watauga, Texas
- » Watauga City Hall - Watauga, Texas

- Indicates LEED® project



## SAMUEL T. JONES, RLA, ASLA

Principal/Landscape Architect | GSBS Architects

### LICENSES AND REGISTRATIONS

Landscape Architect - Texas #1893; CLARB #1554

### PROFESSIONAL EXPERIENCE

Principal with GSBS since January 2008

- Landscape Architect with GSBS • October 1998 - present

### HIGHLIGHTS OF PROJECT EXPERIENCE

UNT HEALTH SCIENCE CENTER LIBRARY COURTYARD & PLAZA - FORT WORTH, TEXAS

The new Courtyard and Plaza space in front of the Gibson D. Lewis Health Science Library at the UNT Health Science Center provides a tranquil, outdoor green space for students, faculty and staff to collaborate, study and relax. The courtyard and landscaping incorporates the use of drought tolerant grasses and trees, as well as a water feature—blending seamlessly with neighboring landscape. Sam was the designer on the project, as well as providing extensive contract administration and acting as the client’s liaison with consultants.

### EDUCATION

Bachelor of Science, Landscape Architecture  
University of Texas at Arlington

AAS Floriculture & Ornamental Horticulture  
Texas State Technical Institute

### PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects  
Texas Recreation & Parks Society

### RELEVANT PROJECT EXPERIENCE

- » 502<sup>nd</sup> Air Wing | Joint Base Headquarters - Fort Sam Houston, Texas Master Plan - Richland Hills, Texas
- » Azle Public Service Monument - Azle, Texas
- » Roanoke Recreation Center - Roanoke, Texas
- » Burleson Recreation Center - Burleson, Texas
- » Sacred Heart of Jesus Multi-Purpose Center - Carrollton, Texas
- » Burleson Soccer Complex - Burleson, Texas
- » St. Elizabeth Ann Seton 14-Acre Recreation Plan - Keller, Texas
- » Cleburne Conference Center - Cleburne, Texas
- » Tarrant County Northeast Subcourthouse - Hurst, Texas
- » Crowley Community Center - Crowley, Texas
- » Texas Native Forest Boardwalk for Botanic Garden - Fort Worth, Texas
- » Great Wolf Lodge & Indoor Water Park - Grapevine, Texas
- » UNT Health Science Center Courtyard and Entry Plaza - Fort Worth, Texas
- » NYTEX Sports Complex - North Richland Hills, Texas
- » UNT System Landscape IDIQ - Denton, Texas
- » Oak Valley Trail - Burleson, Texas
- » Richland Hills Trail System

- Indicates LEED® project



## STEVE GILL, AIA

Project Manager | GSBS Architects

### LICENSES AND REGISTRATIONS

Architect: Texas #13297

### PROFESSIONAL EXPERIENCE

Project Manager with GSBS since November 2006

### HIGHLIGHTS OF PROJECT EXPERIENCE

#### TARRANT COUNTY NORTHEAST SUBCOURTHOUSE - HURST, TEXAS

Upon hiring by the County to complete their newest subcourthouse, Steve managed the daily administration of this project from design development through the completion of construction. GSBS was challenged to incorporate the County's needs in this building design and adhere to the County's building construction standards while staying within the County's budget parameters. Steve worked closely with all consultants, as well as the Construction Manager, to ensure the project was built to meet the County's expectations, and completed on time and within the allotted budget. The project was originally slated to cost \$13.2 million. However, through diligent management, the project was actually constructed for \$12.8 million. Steve also worked with GSBS LEED Architects to design a facility that is designed to meet LEED Silver Certification.

### EDUCATION

Bachelor of Architecture,  
University of Texas at Arlington

### PROFESSIONAL AFFILIATIONS

American Institute of Architects  
Texas Society of Architects

### RELEVANT PROJECT EXPERIENCE

- » Azle Animal Shelter Addition - Azle, Texas
- » Azle Central Fire Station - Azle, Texas
- » Burleson City Hall Annex Existing Facility Study & Needs Assessment - Burleson, Texas
- » Burleson Recreation Center - Burleson, Texas
- » Cleburne Conference Center - Cleburne, Texas
- » 502<sup>nd</sup> Air Wing | Joint Base Headquarters at Fort Sam Houston
- » Great Wolf Lodge & Indoor Water Park - Grand Mound, Washington | Grapevine, Texas
- » Roanoke Library & Community Center Needs Assessment & Renovation/Expansion - Roanoke, Texas
- » Tarrant County IDIQ:
  - » Cold Springs Jail Renovations
  - » Miller Landscape Improvements
  - » Resource Connection TI Bldg 1100, #101
  - » Resource Connection TI Bldg 1500 #100
  - » Resource Connection TI Bldg 1500, #300
  - » Tarrant County Jail Peer Review
- » Tarrant County Northeast Subcourthouse
- » Watauga Police Station

- Indicates LEED® project



## JESSE ALLEN, AIA, LEED AP BD+C

Architect/Landscape Architect/Urban Design | GSBS Architects

### LICENSES AND REGISTRATIONS

Architect: Utah #8044423-0301

Landscape Architect: Utah #8044423-5301

### PROFESSIONAL EXPERIENCE

Project Architect with GSBS since 2011

- Architectural Intern with GSBS | 2007 - 2011

### EDUCATION

Masters of Architecture,  
University of Utah

Bachelor of Landscape  
Architecture,  
Utah State University

### PROFESSIONAL AFFILIATIONS

American Institute of Architects  
Urban Land Institute  
American Planning Association  
U.S. Green Building Council

### HIGHLIGHTS OF PROJECT EXPERIENCE

WEST VALLEY CITY MASTER PLAN - The West Valley City Center Master Plan created implementable options for development of a new vibrant urban core, designed to ultimately create an experience of living, working, and shopping. *Jesse served as planner.*

WEST VALLEY CITY PROMENADE - The Promenade at Fairbourne Station is a four acre urban park and street improvement project located in the heart of the City Center Redevelopment. Amenities include passive green spaces, walking trails, active and passive water fountains, restrooms, and picnic areas. *Jesse served as project designer.*

SALT LAKE PUBLIC SAFETY CIVIC PLAZA - The urban design extends the civic center with an imaginative public plaza that engages the citizens of Salt Lake and gives them opportunities to interact with public safety workers, public art, and each other. The plaza provides space for casual interest as well as expansion of public events, like the Salt Lake Arts Festival. *Jesse served as project architect.*

### RELEVANT PROJECT EXPERIENCE

- » Annette Poulson Cumming College of Nursing, University of Utah
- » Murindi Primary School and Community Center
- » Salt Lake Community College Center for New Media
- » Salt Lake City Public Service Maintenance Facility
- » Snowbird Hidden Peak
- » Tracy Aviary Flight Cage & Wilson Pavilion
- » Utah Cultural Center Platform
- » Addition
- » Utah Museum of Natural History
- » Utah Sports Medicine & Orthopedic Center
- » Utah Valley University New Science Building
- » Utah National Guard Readiness Center
- » West Valley City Animal Shelter

- Indicates LEED® project



## JARED W. BRATZ, PE

Principal/Engineer | R.L. Goodson

### EDUCATION

Bachelor of Science, Civil Engineering - Texas Tech University

### PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers, The Real Estate Council, FTW Development Advisory Committee, TREC Professional Services Committee

### LICENSES AND REGISTRATIONS

Professional Engineer: Texas #94302, Illinois #062-057459

### PROFESSIONAL EXPERIENCE

Civil Engineer with EBG Engineering since January 2010

### RELEVANT PROJECT EXPERIENCE

Mr. Bratz has been a key participant in the engineering and construction industry for over 15 years. During this time, Jared developed a passion for creating construction plans that are affordable and constructible in the field. He spent 6 years in the engineering and construction industry working primarily on design build projects as a project engineer, site engineer and construction manager for 20 million dollar plus fuel oil terminals and cryogenic (LPG & LNG) storage facilities. Since then, he has worked as an engineering consultant on municipal engineering and site development projects. His roles have included project manager, project director, project delivery leader and chief operating officer.

- » College Station Municipal Facility - College Station, Texas
- » Conroe Police Station - Conroe, Texas
- » Farmers Branch Fire Station No. 3 - Farmers Branch, Texas
- » Fire Station No. 2 - Saginaw, Texas
- » Garland Fire Station No. 2 - Garland, Texas
- » Garland Fire Station No. 3 - Garland, Texas
- » Garland Fire Station No. 4 - Garland, Texas
- » Garland Fire Station No. 8 - Garland, Texas
- » Garland Fire Station No. 9 - Garland, Texas
- » Garland Fire Training Facility - Garland, Texas
- » Highland Village Municipal Complex - Highland Village, Texas
- » Lake Worth City Hall - Lake Worth, Texas
- » Little Elm Municipal Facilities - Little Elm, Texas
- » Mansfield Fire Station No. 1 - Mansfield, Texas
- » Plano Joint Use Facility - Plano, Texas
- » Richardson Fire Station No. 6 - Richardson, Texas
- » Saginaw Police Building - Saginaw, Texas
- » Southlake DPS/Fire Station - Southlake, Texas
- » University Park City Hall/Fire Station - University Park, Texas



Mr. Richards is an experienced mechanical engineer who often serves as the Principal In Charge or the Project Manager for work in the municipal market sector.

## BRIAN RICHARDS, PE

Executive Vice President, MEP Engineering | Summit Consultants

### EDUCATION

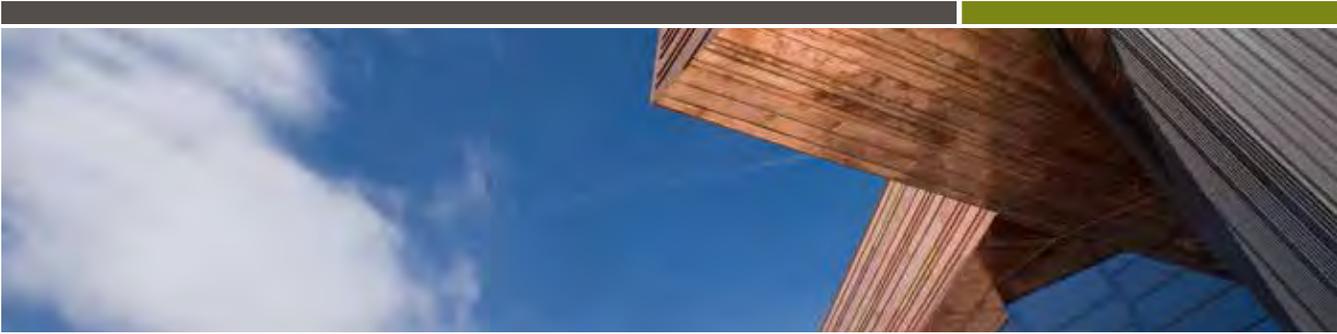
Bachelor of Science, Mechanical Engineering, University of Utah

### LICENSES AND REGISTRATIONS

Professional Engineer (Mechanical): Texas

### HIGHLIGHTS OF PROJECT EXPERIENCE

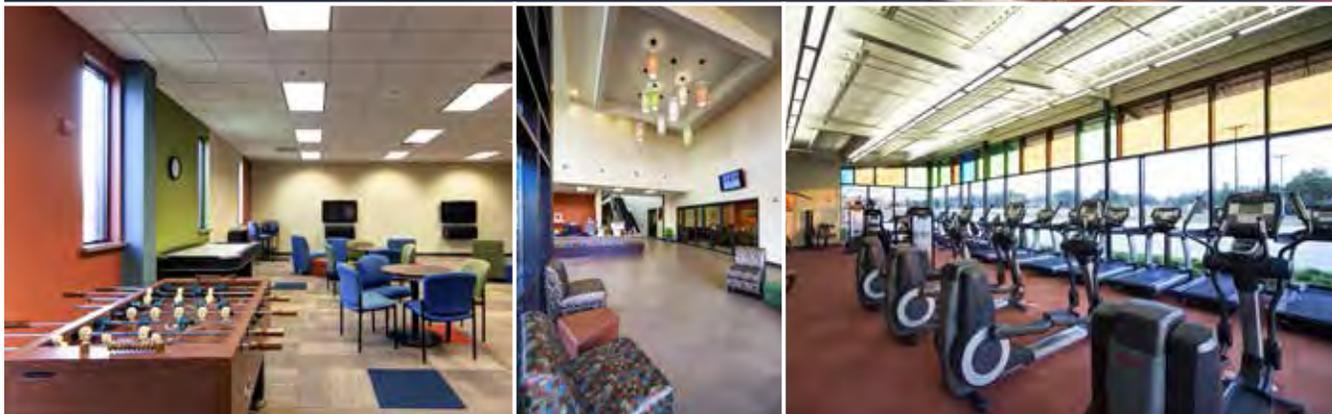
- » Burseson Recreation Center, Burseson, Texas - Principal In Charge for mechanical, electrical, and plumbing engineering for the design of a new 64,000 square foot recreation building that included two basketball courts, a rock climbing wall, aerobics, weight lifting, an indoor swimming pool, and offices.
- » Gladys Johnson Richie Public Library, Jacksboro, Texas - Project Manager for mechanical, electrical, and plumbing engineering for a new public library.
- » Potomac Club, Prince William County, Virginia - Principal In Charge of mechanical, electrical, and plumbing engineering for a 36,000 square foot fitness facility that included indoor and outdoor swimming pools, a climbing wall, a weight room, and a lounge.
- » Roanoke Recreation Center, Roanoke, Texas - Principal In Charge for mechanical, electrical, and plumbing engineering for the design of a new 37,000 square foot recreation building that included basketball and racquetball courts, a weight room, and an aerobics area.
- » Shady Oaks Country Club, Fort Worth, Texas - Principal In Charge of mechanical, electrical, and plumbing engineering for a new clubhouse that included an indoor recreation area with an exercise room, a weight room, a steam room, and a whirlpool.
- » Tarrant County College District South Campus Aquatic Center, Ft. Worth, TX - Principal in Charge of mechanical engineering review of a design by another firm that did not meet criteria for temperature and humidity control. Mr. Richard's analysis and report was used to design corrective actions which proved effective.
- » Watauga City Hall, Watauga, Texas - Project Manager for mechanical, electrical, plumbing, and fire protection for a new 19,000 square foot city hall, including administration offices and city council chambers.
- » Watauga Public Library Expansion, Watauga, Texas - Principal in Charge for the mechanical, electrical, and plumbing engineering design for the 5000 square foot library Expansion.



## PROJECT TEAM EXPERIENCE

	RECREATION/FITNESS SPACE	OUTDOOR/PUBLIC PLAZA	MUSEUM DISPLAY SPACE	COMMUNITY EVENT SPACE	CIVIC CAMPUS
CROWLEY RECREATION CENTER	•	•		•	•
BURLESON RECREATION CENTER	•	•		•	
ROANOKE RECREATION CENTER					
GREAT WOLF LODGE (2 LOCATIONS)	•				
UTAH VALLEY UNIVERSITY STUDENT LIFE CENTER	•				
SACRED HEART OF JESUS MULTI-PURPOSE CENTER	•			•	
UNT HEALTH SCIENCE CENTER LIBRARY COURTYARD & PLAZA		•			
WEST VALLEY PROMENADE		•			
SALT LAKE PUBLIC SAFETY BUILDING		•	•	•	•
JEWISH COMMUNITY CENTER	•				
TARRANT COUNTY NORTHEAST COURTHOUSE		•	•	•	
ST. GEORGE TOWN SQUARE & WATER WALK		•		•	
UTAH MUSEUM OF NATURAL HISTORY			•	•	
COTTONWOOD CITY CENTER MASTER PLAN		•			•
OLYMPIC PLAZA AT THE GATEWAY		•			

“The diversity of the projects GSBS has worked on is a testimony to their professionalism and knowledge.”  
- Kelly Harris, Community Services Director



## CROWLEY RECREATION CENTER

CROWLEY, TEXAS | COMPLETION: JUNE 2011

**SIZE:** 36,578 sf

**COST:** \$5.4 million

**DELIVERY METHOD:** CM at Risk

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract Administration

**TEAM MEMBERS:** Tom Batenhorst, Principal; Sam Jones,  
Landscape Architect

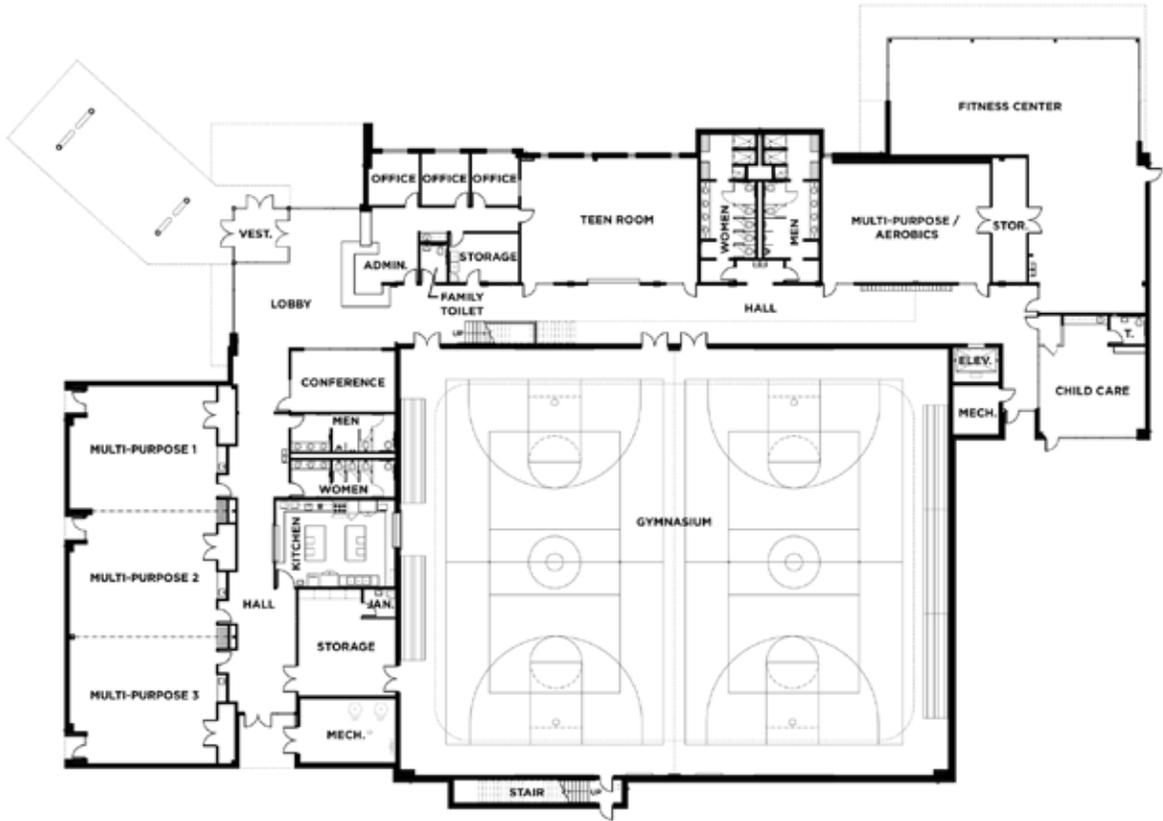
**OWNER CONTACT:** Kelly Harris, Community Services  
Administrator | P: 817.297.2201

**ON TIME/IN BUDGET:** Yes, under budget by \$720,000

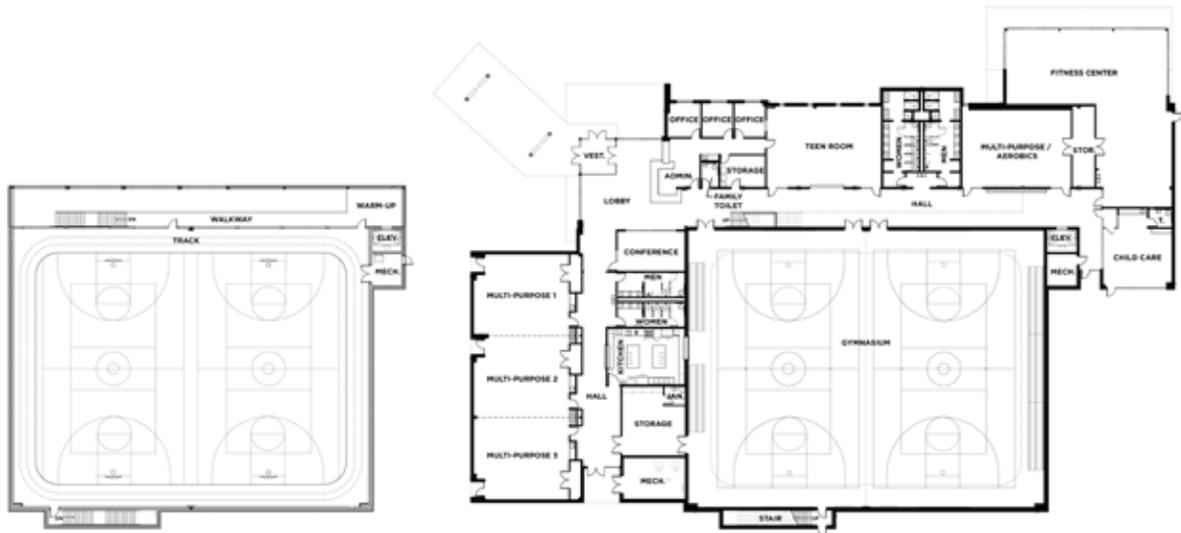
The Recreation Center consists of a two-court gymnasium, fitness room, teen room, child care, administrative space, meeting rooms, multi-purpose rooms and locker rooms. The design allows the multipurpose rooms to be used independently of the rest of the building, functioning as a mini-conference facility. The remainder of the building serves primarily fitness and recreation purposes. The two-court gymnasium is positioned to be used with either the mini-conference or the fitness area. The gym itself has a stage at one end to allow for a range of events and has a direct connection to the teen space. The kitchen's location allows serving of concessions at large events as well as at conference functions.

# CROWLEY RECREATION CENTER | FLOOR PLANS

LOWER LEVEL



UPPER LEVEL



## BURLESON RECREATION CENTER

BURLESON, TEXAS | COMPLETION: MAY 2010

**SIZE:** 88,403 sf

**COST:** \$17.4 million

**DELIVERY METHOD:** CM at Risk

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract Administration

**TEAM MEMBERS:** Tom Batenhorst, Principal; Sam Jones,  
Landscape Architect

**OWNER CONTACT:** Peter Krause, Director of Parks &  
Recreation | P: 817.426.9104

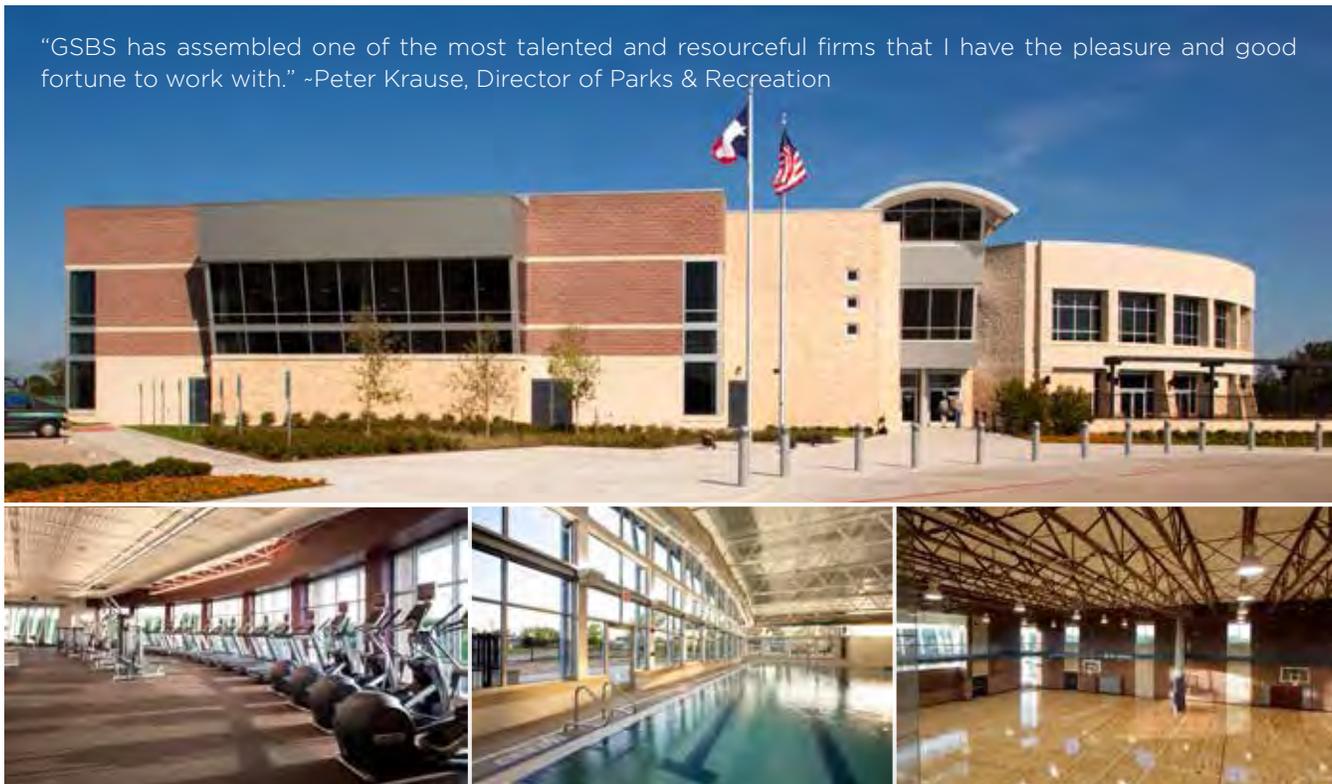
**ON TIME/IN BUDGET:** Yes, completed 1 month early

Featured in:  
*Architectural Showcase, Athletic Business,*  
June 2010

*Aquatics International,*  
January 2011

The Burleson Recreation Center incorporates many components—including a 2-court gymnasium with elevated jogging track, a fitness center, indoor aquatic center and multi-purpose meeting rooms. However, **this facility was also designed with additional space within the second floor of the building to accommodate future growth of the facility.** With the amount of future space needed, the Construction Manager calculated several approaches, and the Design Team provided bid packages that accommodated basic shell construction with future space expansion capabilities. Careful cost analysis allowed the Design Team to incorporate the expansion capabilities into the project at current construction cost. The end result allowed us to give the client a better product with less interruption in the operations of the facility during future construction. The resulting shell space that was built has now been partially absorbed into the functional space of the fitness facility. This gave the City of Burleson an attractive, functional space that will be able to accommodate the City's population as it continues to grow—all built within the original proposed budget allotted by the City.

"GSBS has assembled one of the most talented and resourceful firms that I have the pleasure and good fortune to work with." -Peter Krause, Director of Parks & Recreation



BURLESON RECREATION CENTER | FLOOR PLANS

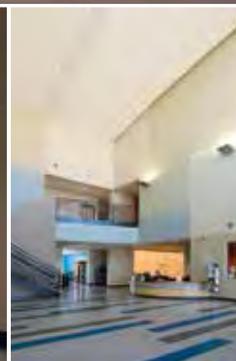
LOWER LEVEL



UPPER LEVEL



"Your firm helped convert our dream into a reality. Your firm's expertise and attention to detail will have a lasting impact on our project." -Jimmy Stathatos, Former City Manager



## ROANOKE RECREATION CENTER

ROANOKE, TEXAS | COMPLETION: DECEMBER 2005

**COST:** \$3.76 million

**SIZE:** 36,000 sf

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract Administration

**PROJECT TEAM:** Tom Batenhorst, Principal; Steve Gill,  
Project Manager

**OWNER CONTACT:** Ronnie Angel, Director of Parks &  
Recreation | 817.837.9930

**ON TIME/IN BUDGET:** Yes

The motion, rhythm and spontaneity of sport served as design influences on this 36,000 square foot recreation center. Sweeping curves in the elevation suggest motion. This 17-acre site was master planned by GSBS to include a building site for the new Recreation Center and a future library for the City of Roanoke.

The center includes basketball courts, racquetball courts, aerobics room, fitness room, nursery, arcade, elevated jogging track, offices, locker rooms and flexible meeting rooms, all organized around a glass atrium with a striking curved roof. Within the atrium is a central observation point that allows the staff to monitor activity at the building entrance as well as the functions within.

Strategic window placement allows daylight to enter and invites guests to experience outside views.

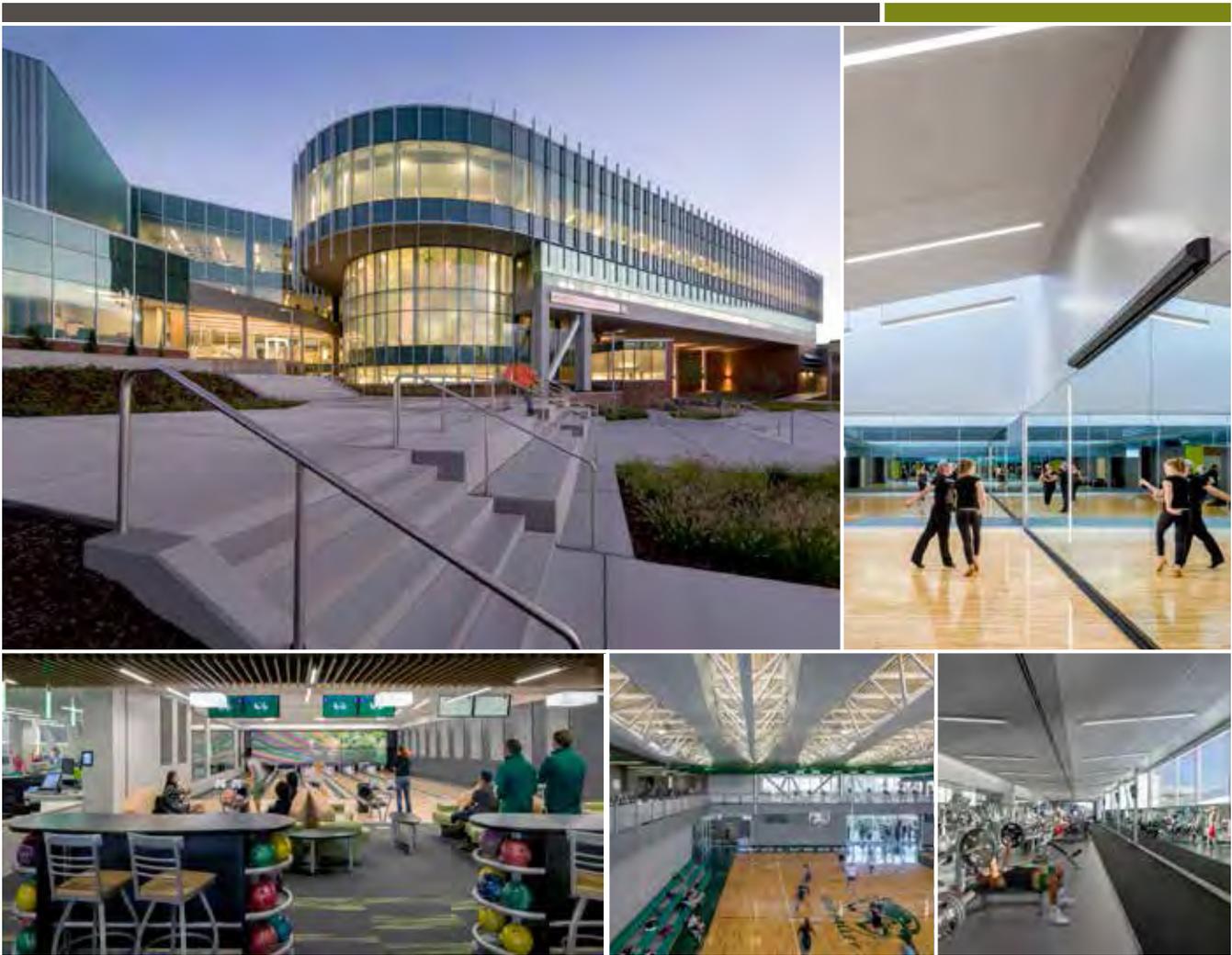
Featured in *Architectural Showcase*,  
*Athletic Business*, June 2007

LOWER LEVEL



UPPER LEVEL





## STUDENT LIFE CENTER, UTAH VALLEY UNIVERSITY

OREM, UTAH | COMPLETION: MARCH 2014

**COST:** \$46.8 million

**SIZE:** 174,415 sf

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract Administration

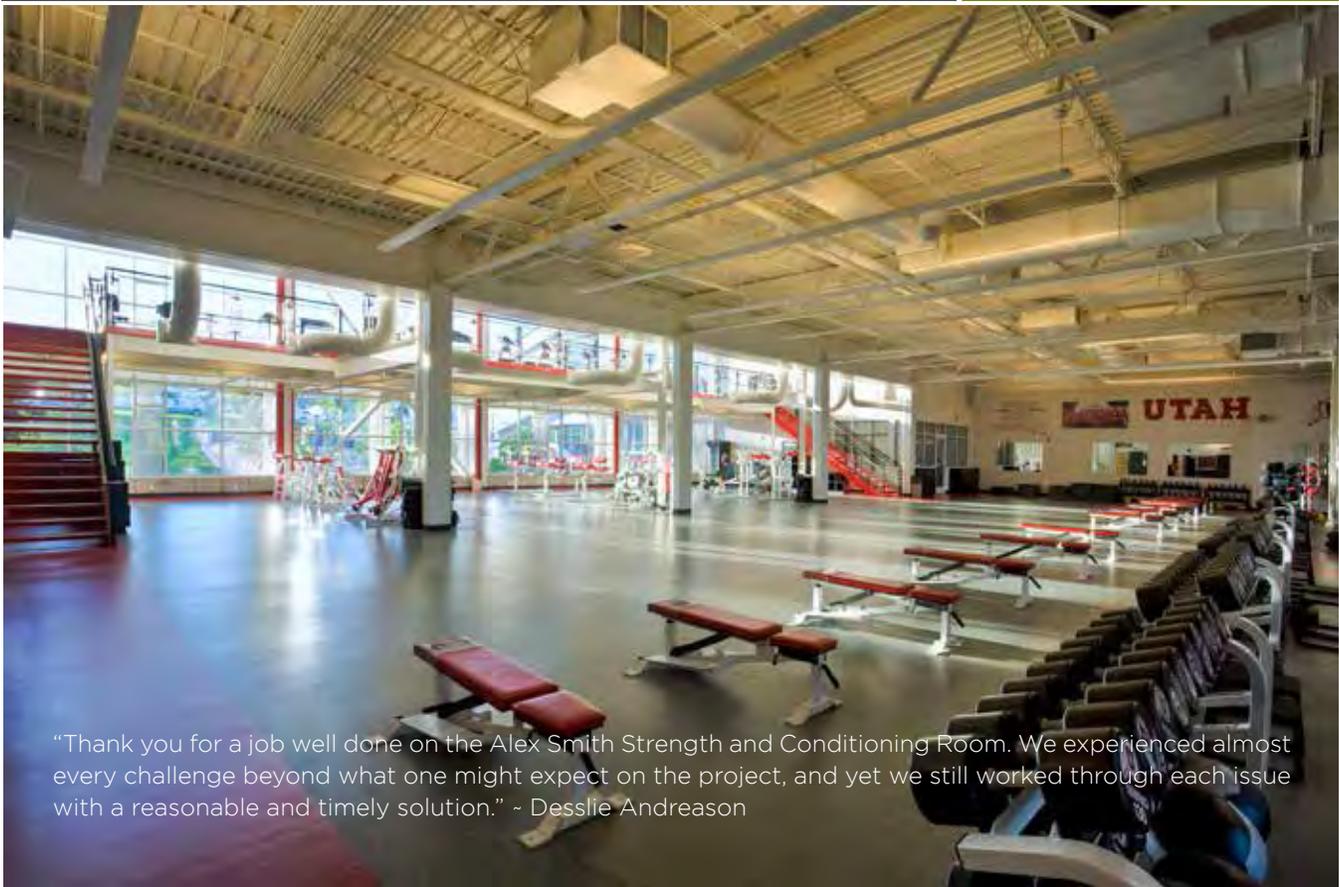
**OWNER CONTACT:** Bob Rasmussen, Former Dean of  
Students | P: 801.363.8941

**ON TIME/IN BUDGET:** Yes

This student recreation center includes a 3-court gymnasium, weightlifting, aerobics room, dance studios, yoga and spin rooms and climbing areas, as well as social gathering and meditation spaces. The facility contains a bowling alley and student demonstration kitchen.

Also included are student government and administration spaces. These spaces support student organization activities and include a large student council chamber.

The building was designed to achieve **LEED Silver** certification.



“Thank you for a job well done on the Alex Smith Strength and Conditioning Room. We experienced almost every challenge beyond what one might expect on the project, and yet we still worked through each issue with a reasonable and timely solution.” ~ Desslie Andreason

## ALEX SMITH STRENGTH & TRAINING FACILITY, UNIVERSITY OF UTAH

SALT LAKE CITY, UTAH | COMPLETION: MAY 2009

**COST:** \$2.1 million

**SIZE:** 20,872 sf

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract Administration

**OWNER CONTACT:** Desslie Andreason, Construction  
Manager | P: 801.581.6092

**ON TIME/IN BUDGET:** Yes

The Alex Smith Strength & Conditioning Center accommodates the Strength needs for the entire University of Utah Athletics program. The project scope consisted of remodeling the existing 7,600 square feet Strength area, and adding over 10,000 square feet to the building. This included adding two new mezzanines, a new coaches locker room, office space, and nutrient supplement storage room. The expansion to the facility accommodates the growing demand for a highly competitive national ranked athletic program. The design works well with distributing athletes to different training zones for strength and conditioning. The mezzanines take advantage of great views of the stadium, practice fields, and mountains.

## JEWISH COMMUNITY CENTER

SALT LAKE CITY, UTAH | COMPLETION: 2001

**COST:** \$15 million

**SIZE:** 280,000 sf

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract Administration

This project provides an important place for the local community to gather, play, swim, learn, and socialize. Other features at the JCC include a Holocaust Memorial Garden, a reception area with city and mountain views, a dining room with patio, snack bar, library/boardroom with stone fireplace, adult lounge, activity and art rooms, community meeting room, and an early childhood center with ten classrooms, a large motor skills area, a library/story room, and an outdoor playground with trike track, sledding hill, swings, and climbing equipment.





## SACRED HEART OF JESUS MULTI-PURPOSE CENTER

CARROLLTON, TEXAS | COMPLETION: OCTOBER 2010

**COST:** \$4.1 million

**SIZE:** 29,385 sf

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract Administration

**OWNER CONTACT:** Steve Malone, Catholic Diocese of Dallas | P: 214.528.2240

**ON TIME/IN BUDGET:** Yes

The congregation of this Vietnamese church hired GSBS to expand their facility by adding a Multi-Purpose building. The new facility includes a gymnasium, educational classrooms, a full commercial kitchen and entry garden with a plaza. The congregation requested a modern design that is influenced by their Asian culture and ties in well with the surrounding community.

“Over the years, several architects had an assortment of ideas with a goal of making this project happen. Not until GSBS got involved was there a design plan that would not only work logistically for the parish and its unique culture, but also designed in a manner that could be cost effective.”

~ Steve Malone

## UNT HEALTH SCIENCE CENTER LIBRARY PLAZA & COURTYARD

FORT WORTH, TEXAS | COMPLETION: NOVEMBER 2013

**COST:** \$2.6 million

**SIZE:** 2 acres

**SCOPE OF SERVICE:** Landscape Architecture, Contract Administration

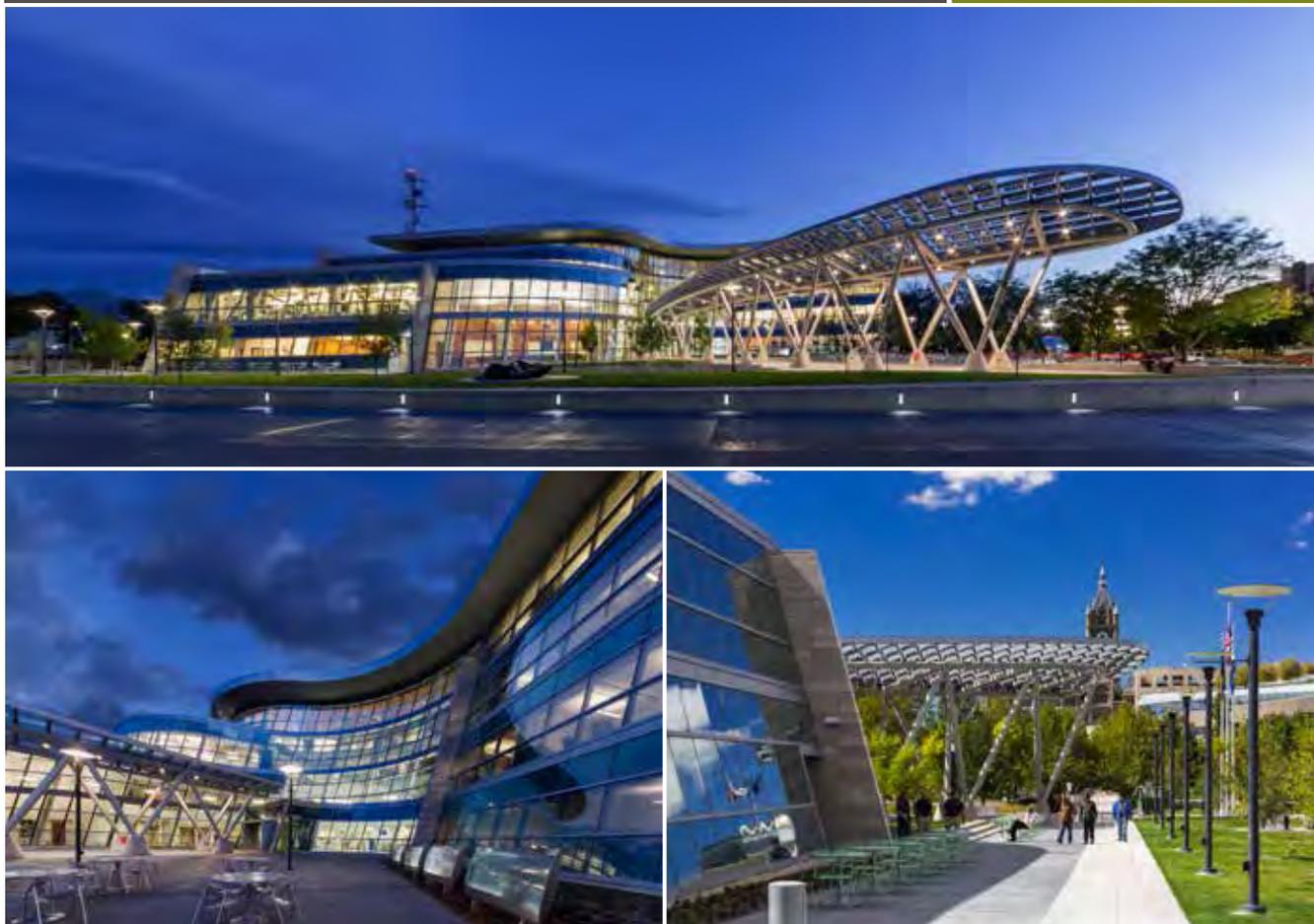
**OWNER CONTACT:** Traci Jones, UNT System  
Landscape Architect | P: 940.565.2973

**ON TIME/IN BUDGET:** Yes

The new Courtyard and Plaza space in front of the Gibson D. Lewis Health Science Library at the UNT Health Science Center provides a tranquil, outdoor green space for students, faculty and staff to collaborate, study and relax.

The courtyard and landscaping incorporate the use of drought tolerant grasses and trees, as well as a water feature—blending seamlessly with neighboring landscape. The plaza includes bicycle racks, a passenger drop-off area on Montgomery Street and a water feature with bubblers that terminates at a glass-tiled pool. The stream provides a subtle waterfall effect, and can be turned off during droughts. The paving features environmentally friendly surfaces of porous decomposed granite.





## SALT LAKE PUBLIC SAFETY BUILDING

SALT LAKE CITY, UTAH | COMPLETION: JULY 2013

**COST:** \$85.8 million

**SIZE:** 175,000 sf

**SCOPE OF SERVICE:** Architecture, Interior Design, Landscape Architecture, Sustainable Design, Contract Administration

**OWNER CONTACT:** Tim Doubt, Deputy Chief | P: 801.799.3812

**ON TIME/IN BUDGET:** Yes

The Salt Lake City is a new full service police and fire headquarters building. The building was designed to be a Net Zero project and meet LEED Platinum certification requirements. The urban design extends the civic center with an imaginative public plaza that connects both visually and physically to the Library Square and the City and County Building, engages the citizens of Salt Lake and gives them opportunities to interact with public safety workers, public art, and each other. The plaza provides space for casual interest as well as expansion of public events, like the Salt Lake Arts Festival.

Site paving types include standard concrete for high albedo, as well as porous paving providing for water infiltration and soil aeration. Specialized soils were design for light weight, and high nutrient capacity located above structured parking.

“Our Northeast Courthouse Project has been a very positive experience, and we are extremely satisfied with GSBS’ architectural services to date. They combine creativity, professional skill, sound practical sense, an ability to listen, good attention to detail and a flair for dealing with the project team.” -Tracy Pelle, Project Manager



## TARRANT COUNTY NORTHEAST SUBCOURTHOUSE

HURST, TEXAS | COMPLETION: DECEMBER 2014

**SIZE:** 42,470 sf

**COST:** \$12.8 million

**DELIVERY METHOD:** CM at Risk

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract  
Administration, Sustainable Design Consulting

**OWNER CONTACT:** Tracy Pelle, Project Manager |  
P: 817.884.1155

**ON TIME/IN BUDGET:** Yes, under budget by  
\$380,753

In addition to incorporating many County departments, unique to this new facility will be the inclusion of three community meeting rooms—which offer valuable and much needed space for area residents to vote, as well as host special events. The facility features an outdoor plaza that will provide outdoor gathering space for community events such as art shows, health fairs, receptions and other events.

GSBS provided programming, design and landscape design for this project and it is pursuing a **LEED Silver Certification, Version 3.0**. The programming of the facility was done through a series of design workshops and individual meetings with Department managers. Through these meetings, project priorities were set—which included sufficient space to expand as the County’s population grows and sufficient storage space within the facility. Also a priority was employee and visitor security, and providing a facility that operates efficiently both in terms of employee productivity and energy usage.

## WEST VALLEY CITY CENTER PROMENADE | FAIRBOURNE STATION

WEST VALLEY CITY, UTAH | COMPLETION: JULY 2012

**COST:** \$3 million

**SCOPE OF SERVICE:** Architecture, Landscape  
Architecture, Interior Design, Contract  
Administration

**OWNER CONTACT:** Brent Garlick, Economic  
Development Director | P: 801.963.3473

**ON TIME/IN BUDGET:** Yes

The Promenade is the central green space and gathering area for the Fairbourne Station Development. Site amenities include passive green spaces, walking trails, active and passive water fountains, restrooms, and picnic areas. Interpretive signage and a themed interactive scale tell the various stories and history of the site throughout the years. Additionally, Lehman Avenue, with its tree lined streetscape, will be the location of future street festivals, farmers markets and community activities. Add in all that with the direct adjacency to public mass transit, residential living, a new hotel, retail shopping, a county library and civic buildings and you literally have a park in the center of all the action. The Promenade weaves all this urban fabric together beautifully, while creating a pedestrian friendly environment at the heart of Utah's second largest city.

This plan won the award of Excellence in Planning from the Utah Chapter of American Planning Association.





## COTTONWOOD HEIGHTS CITY CENTER MASTER PLAN

COTTONWOOD HEIGHTS, UTAH | COMPLETION: JULY 2009

GSBS worked with the City of Cottonwood Heights to develop site options for the future City Center Complex. The Cottonwood Heights Elementary School was identified, at that time, by the City as the preferred location of the future city hall. Jordan School District owned the Cottonwood Heights Elementary, but it was anticipated that the building could be sold to the City of Cottonwood Heights. In preparation for this new city hall, Cottonwood Heights has purchased two adjoining properties to establish a proper site.

Working with the City of Cottonwood Heights, GSBS developed a central theme that could be used to tie the school, the nearby recreation center, and the landscape together, as well as any future buildings constructed on the site. The design of the City Hall Complex includes an area for public events and gatherings, and amenities of the site would complement the Cottonwood Heights Recreation Center.

## REFERENCES

**CLIENT REFERENCE:** Tracy Pelle, Tarrant County Facilities Project Manager  
**CONTACT E-MAIL:** tpelle@tarrantcounty.com  
**TELEPHONE NUMBER:** 817.884.1155  
**SCOPE OF WORK:** Programming, Site Evaluation, Architecture, Landscape Architecture, Sustainable Design Consulting, Energy Engineering, Contract Administration, Consultant Liaison

**CLIENT REFERENCE:** Kelly Harris, City of Crowley Community Services Administrator  
**CONTACT E-MAIL:** kharris@ci.crowley.tx.us  
**TELEPHONE NUMBER:** 817.297.2201  
**SCOPE OF WORK:** Programming, Site Evaluation, Architecture, Landscape Architect, Interior Design, Contract Administration, Consultant Liaison

**CLIENT REFERENCE:** Peter Krause, City of Burleson Director of Parks & Recreation  
**CONTACT E-MAIL:** pkrause@burlesontx.com  
**TELEPHONE NUMBER:** 817.426.9104  
**SCOPE OF WORK:** Programming, Site Evaluation, Architecture, Landscape Architecture, Interior Design, Sustainable Design Consulting, Contract Administration, Consultant Liaison

**CLIENT REFERENCE:** Rick Holden, City of Cleburne Assistant City Manager  
**CONTACT E-MAIL:** rick.holden@cleburne.net  
**TELEPHONE NUMBER:** 817.645.0901  
**SCOPE OF WORK:** Programming, Site Evaluation, Architecture, Landscape Architecture, Interior Design, Renovation, Sustainable Design Consulting, Contract Administration, Consultant Liaison

**CLIENT REFERENCE:** Mike Slye, Town of Trophy Club Town Manager  
**CONTACT E-MAIL:** mslye@trophyclub.org  
**TELEPHONE NUMBER:** 682.831.4600  
**SCOPE OF WORK:** Programming, Site Evaluation, Concept Design

# COLLABORATIVE DESIGN



Our approach to every project is provide our clients with the best design experience—from the initial client meeting through the occupancy of the new or remodeled facility.

We listen. We learn. We collaborate. We create.  
We make people happy.

We understand that you have been unsatisfied with the lack of communication in working with previous design firms. We want to assure you that we won't repeat that experience. Our whole focus will be on listening to your wants and needs, and designing a facility that meets those needs, while being a good steward of your resources. **In previous conversations with members of your City administration and City Council members, we understand there are a few challenges that will need to be addressed as you move forward. The following pages offer a few options for addressing those challenges.** Of course, none of these options will be considered 'solutions' until we sit down with you and arrive at the best solution—together.

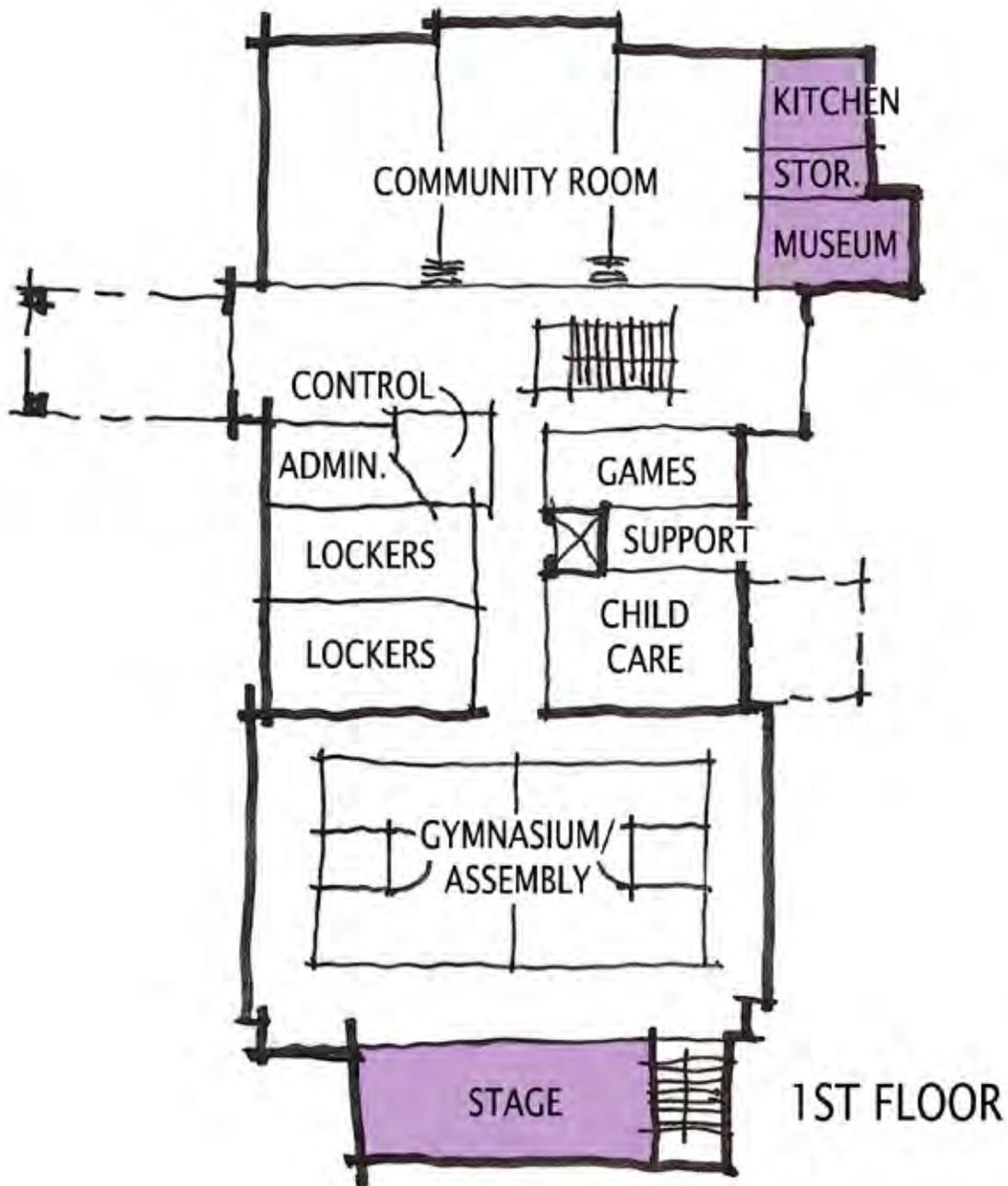
**Our collaborative design approach will be key to the success of your Recreation Center.**

Challenge: Reduce Project Cost.

Solution: · Balance first & second floor for full 2-story facility.

- Maximizes project limits.

Only single story spaces: 

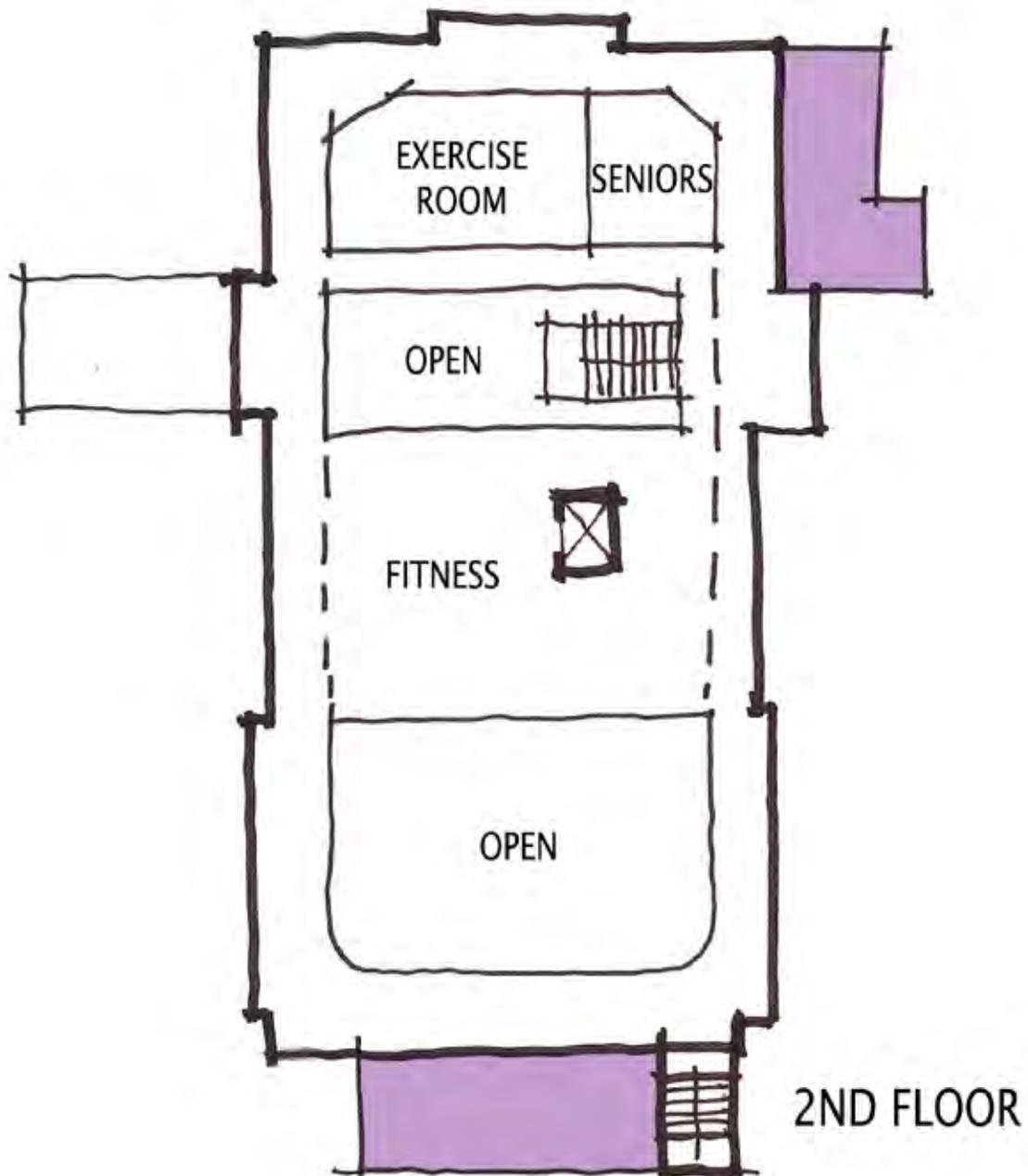


Challenge: Reduce Project Cost.

Solution: · Balance first & second floor for full 2-story facility.

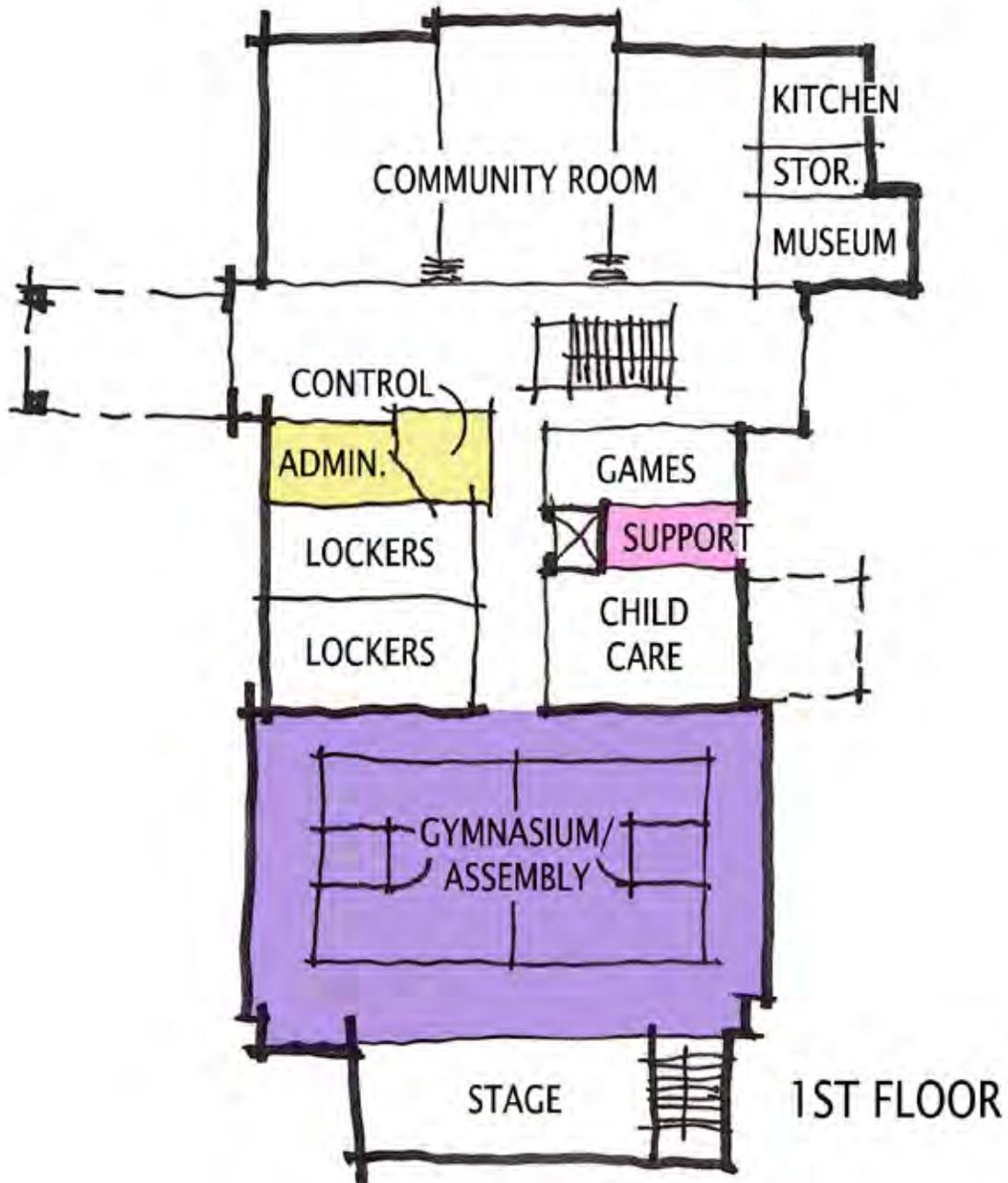
· Maximizes project limits.

Only single story spaces: 



Challenge: Reduce SF from program of 35,000  
to RFQ of 30,000 SF.

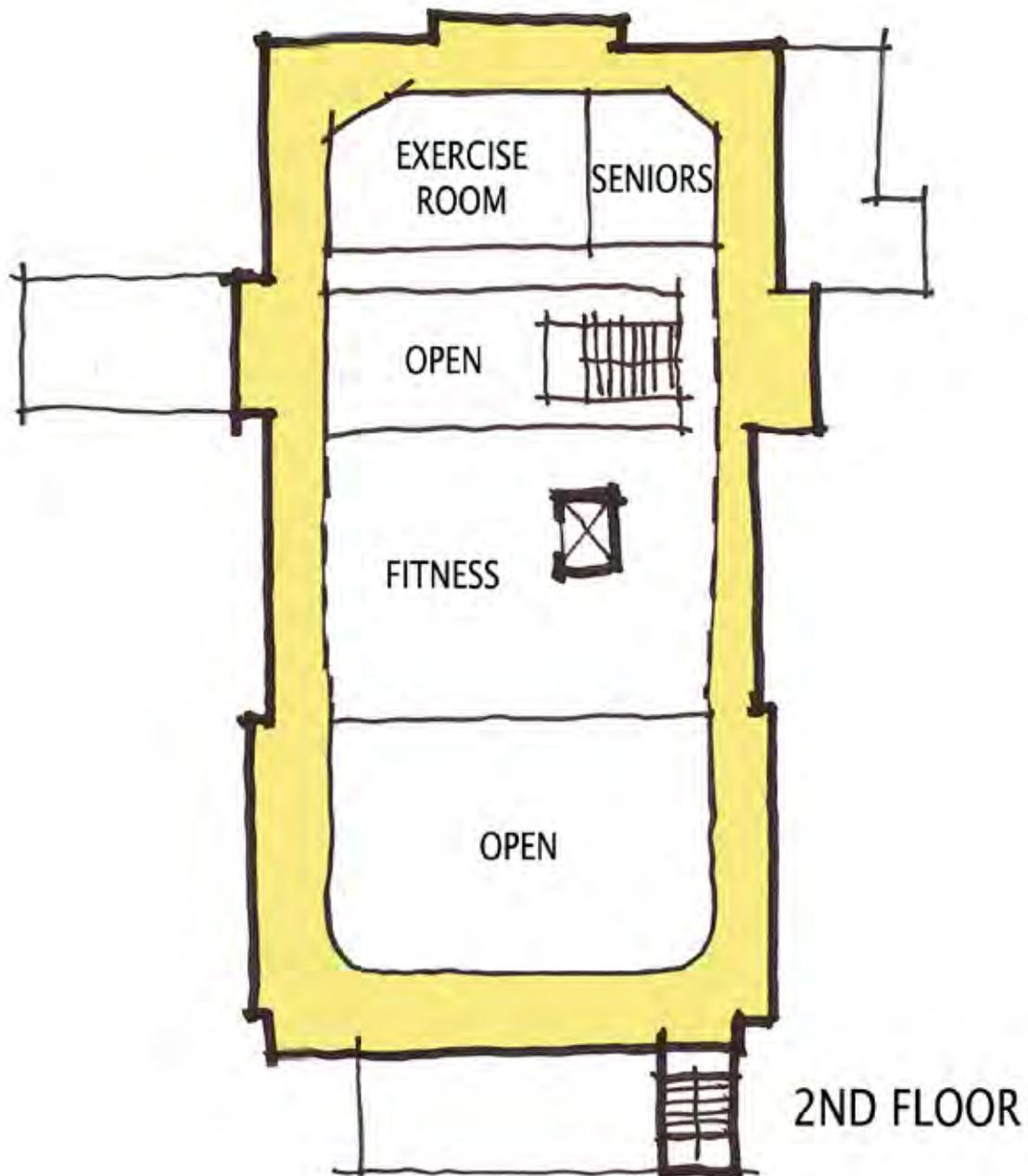
- Solution:
- Reduce Admin space
  - Reduce Support space
  - Reduce Gymnasium



Challenge: Maximize walking/running track.

Solution: Balance first & second floor for 2-story facility allowing greater distance.

Track Area:  Approx. 9 laps = 1 mile



<b>Richland Hills Community Center</b>			
<b>GSBS Budget- DRAFT</b>			
<b>1.7.2015</b>			
<b>1. This budget includes 30,000 SF</b>			
<b>2. Professional fees included</b>			
<b>3. This budget includes all professional fees, testing.</b>			
<b>4. Includes AV, furniture &amp; phones</b>			
<b>Capital Budget Summary</b>			
1. PLAZA (30,000Ssf x \$10/sf)			\$300,000
2. NEW CONSTRUCTION COST: Community Center	225		\$7,582,500
includes parking			\$0
2b. Construction Contingency	5%		\$379,125
3. PROFESSIONAL SERVICES			\$1,010,456
4. PERMITS & FEES	0.0010		\$7,583
5. FURNISHINGS			\$370,700
6. SPECIAL EQUIPMENT			\$33,700
7. UTILITY IMPROVEMENTS			\$0
8. INFORMATION TECHNOLOGY SERVICES			\$33,700
9. OCCUPANCY EXPENSES			\$0
10. OWNER'S CONTINGENCY			\$227,475
<b>TOTAL PROJECT BUDGET :</b>			<b>\$9,945,239</b>
<b>1. SITE WORK</b>			
a. Site Work is included in 2.a			\$0
<b>2. LAND ACQUISITION</b>			
a. TBD			\$0
<b>3. PROFESSIONAL SERVICES (blue is prime AE) (red is others)</b>			
a. CONCEPT DESIGN			\$0
b. ARCHITECT / ENGINEER SERVICES 8% of construction	8%		\$636,930
c. CIVIL ENGINEERING- on site only, \$40,000 per site			\$50,000
d. EXTERIOR BUILDING DESIGN CONSULTANT	\$ 1.00 /sf		\$33,700
e. INDEPENDENT COST ESTIMATING	0.3%		\$18,956
f. INCREASE MEETINGS AND CA			\$25,000
g. LANDSCAPING CONSULTANT			\$50,000
h. COMMUNICATION CONSULTANT			\$0
i. LEED DESIGN	0%		\$0
j. OWNER'S REPRESENTATIVE			\$0
k. FURNITURE DESIGN & EQUIPMENT	10%		\$37,070
l. GRAPHIC CONSULTANT (included in 3.b)			\$0
m. ENVIRONMENTAL STUDY			\$0
n. ROOF CONSULTANT	\$ 0.50 /sf		\$16,850
o. CONSTRUCTION MANAGER PRE-CONSTRUCTION SERVICES			\$7,500
p. SITE SURVEY w/ TOPOGRAPHY			\$7,500
q. ARCHEOLOGICAL SURVEY			\$1,500
r. GEOTECHNICAL SURVEY & SOIL INVESTIGATION			\$5,000
s. CONSTRUCTION MATERIALS INSPECTION & TESTING 25.5Ksf x \$1.50/sf	\$ 1.50 /sf		\$50,550
t. INDEPENDENT HVAC AIR TEST & BALANCE	\$ 2.00 /sf		\$ 67,400
u. LEED COMMISSIONING	\$ - /sf		\$0
v. DOCUMENT REPRODUCTION			\$2,500
			<b>\$1,010,456</b>
<b>4. PERMITS &amp; FEES</b>			
a. TEXAS ACCESSIBILITY PLAN REVIEW AND INSPECTION FEES	0.1%		\$3,791
b. CITY PERMIT FEES			\$0
			<b>\$3,791</b>
<b>5. FURNISHINGS</b>			
a. FURNITURE & EQUIPMENT	\$ 11.00 /sf		\$370,700
			<b>\$370,700</b>
<b>6. SPECIAL EQUIPMENT</b>			
a. AUDIO VISUAL	\$ 1.00 /sf		\$33,700
			<b>\$33,700</b>
<b>7. UTILITY IMPROVEMENTS</b>			
			<b>\$0</b>
<b>8. INFORMATION TECHNOLOGY SERVICES</b>			
a. I.T. CABLING, FIBER OPTICS, SYSTEMS TIE-INS	\$ 0.50 /sf		\$16,850
b. BUILDING SYSTEM & EQUIPMENT			
c. TELEPHONES	\$ 0.50 /sf		\$16,850
			<b>\$33,700</b>
<b>9. OCCUPANCY EXPENSES</b>			
a. MOVING COST			\$0
			<b>\$0</b>
<b>10. OWNER'S CONTINGENCY</b>			
	5%		\$379,125





CONCEPT: PEDESTRIAN CORRIDOR



# PROJECT VISION

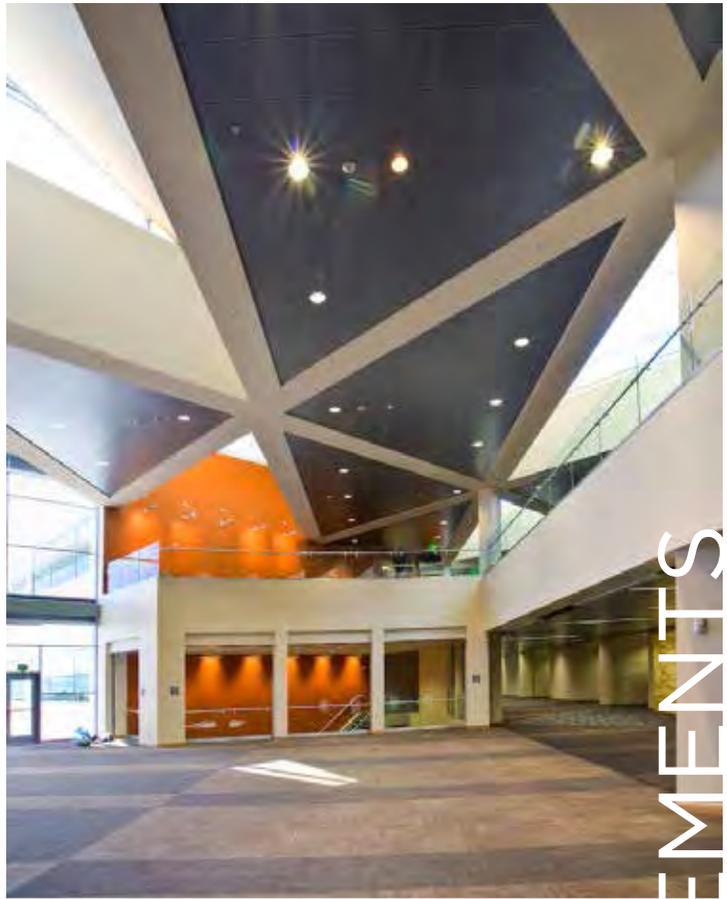


Great architecture creates a personality, sets a mood and enlivens a space in order to establish a sense of place. These attributes create a space that becomes a true sensory experience and translates into spaces that invite visitors to return again and again.

We pour every experience into every project—with the goal of making each project better than the one before. Our previous experience in recreation design has taught us several components make for a successful facility:

- » Site Design
- » Unexpected Elements
- » Visitor Experience
- » Distinctive Design
- » Outdoor Plaza Space

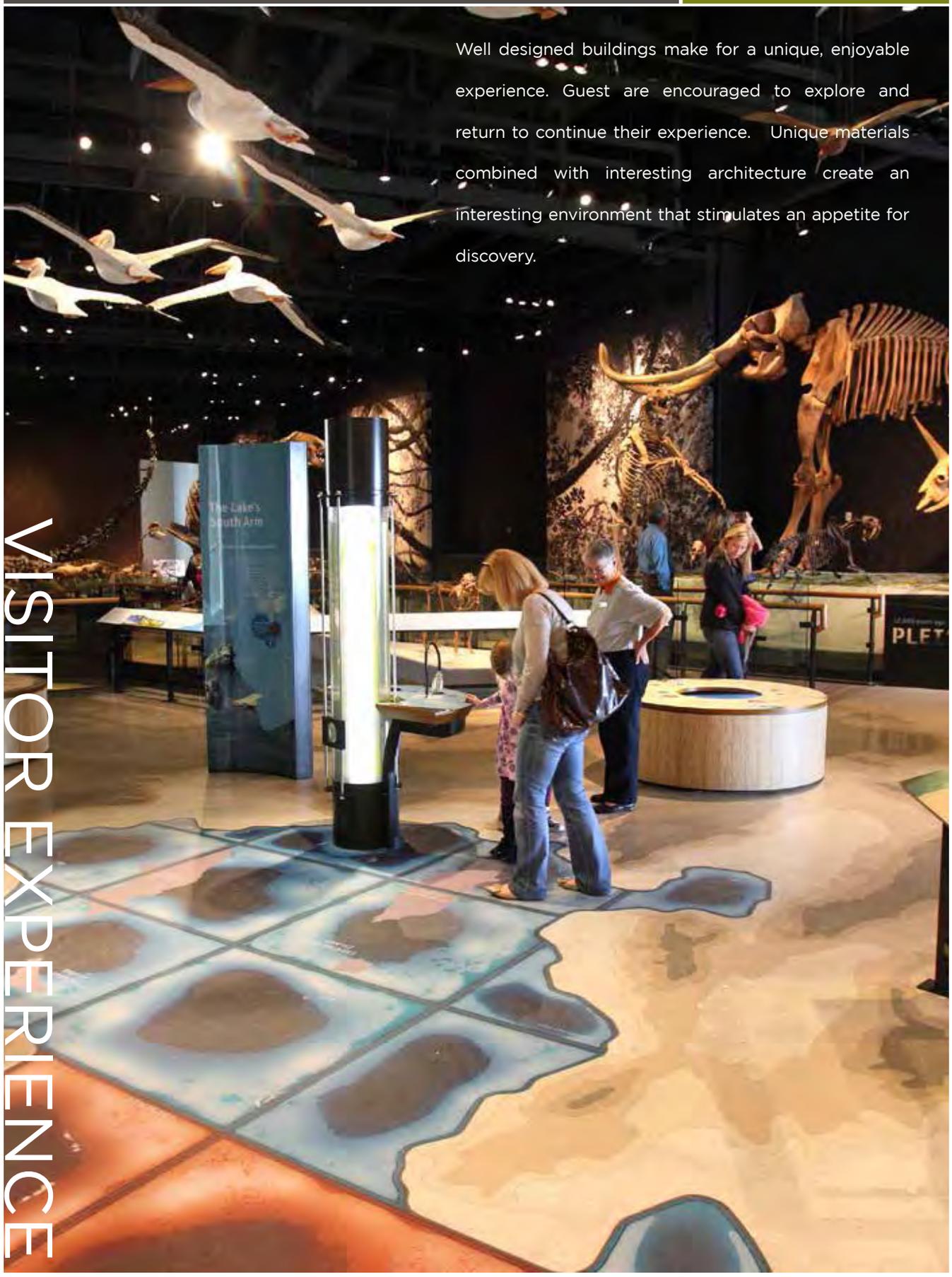
A striking entrance. A active design element. Each project presents the opportunity to present unexpected design elements—creating an unforgettable experience for guests.



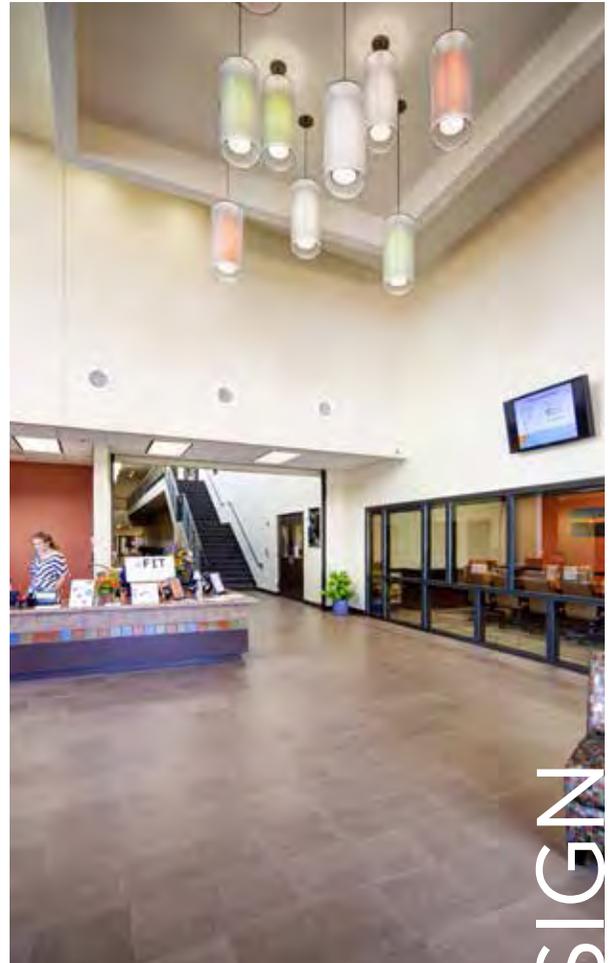
UNEXPECTED ELEMENTS

VISITOR EXPERIENCE

Well designed buildings make for a unique, enjoyable experience. Guest are encouraged to explore and return to continue their experience. Unique materials combined with interesting architecture create an interesting environment that stimulates an appetite for discovery.



Recreation design should feature the unexpected: creative light fixtures, artistic finishes and bold color accents come together in a space that welcomes, invigorates and delights guests. Exterior design should evoke emotion and entice guest inside.

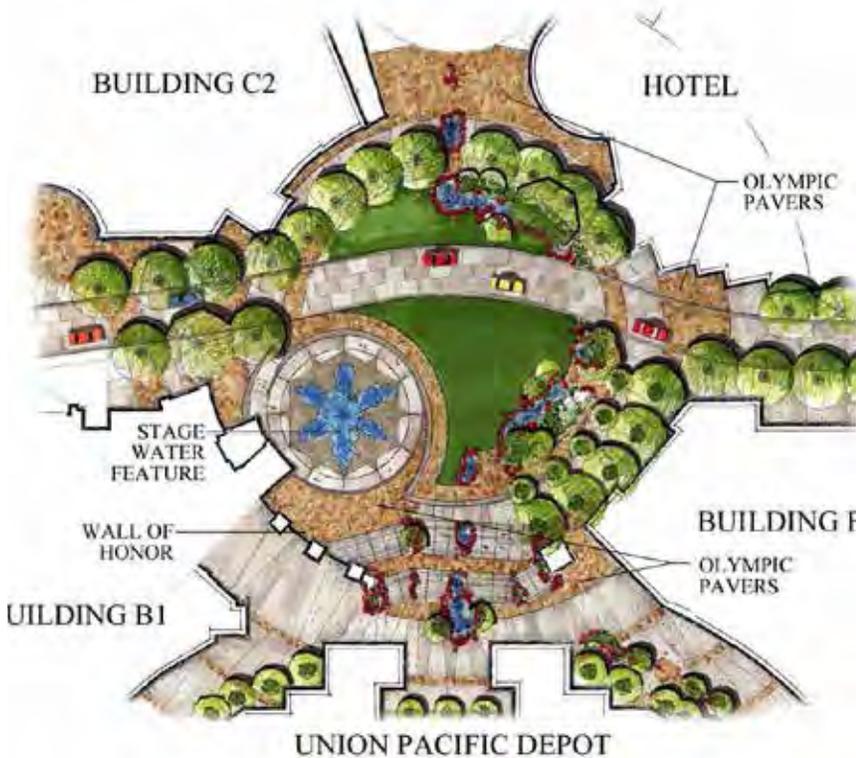


DISTINCTIVE DESIGN

OUTDOOR PLAZA SPACE



Visitor comfort extends beyond a building to the outdoor space. Welcoming, durable spaces provide additional areas for gathering and relaxation. Intimate alcoves provide the perfect place for one-on-one or small group conversations.



Buildings should respect the land they are built upon. The relationship of building and land—especially in municipal areas—is especially sensitive. Circulation, parking, site amenities, signage and landscaping are carefully considered and designed to meet the expectations of the visitor.

# SITE DESIGN



## MAXIMIZING BUDGETS

We confront cost management early, working with you to establish a realistic scope and level of quality. We then become a proactive advocate for our client. Our hands-on approach during CA allows us to complete our projects within the client's budget.

For example, the Watauga Fire Station was constructed using a Construction Manager at Risk (CMR) delivery approach. We worked diligently with an initial Construction Manager to establish the project budget and associated quality of the project. GSBS also engaged a professional cost estimator to review the project cost. When the CMR was unable to

deliver a cost that we thought reflected the market place, we recommended to the City that they terminate the CMR contract and engage a different CMR. The second CMR successfully delivered a guaranteed price within the original scope of design without compromising the quality of the project. Changing contractors saved the City a significant amount of the construction contingency, which was returned to Watauga—approximately \$70,000 to \$80,000. Originally budgeted to cost \$2.76 million, the final project cost was \$2.63 million—a savings of \$130,000.

## RESULTS

Great architecture is born out of a deep understanding of the people for whom it is built—where they come from, what they value and where they aspire to go. The goal of great architecture should always be to transform.

Eye-catching design is key, but we measure success by the performance of our projects and by client satisfaction. The facilities we design have a profound effect on the daily lives of the Cities, staff and citizens who inherit them. We want the legacy of your project to be a positive one—one that encourages productivity and efficient customer service in staff, and allows guest to feel well served.

We feel confident in our ability to meet and exceed your expectations. And as you can see, you can feel confident in selecting our team to design your new Recreation Center.

Vision and imagination are the fuel of great architecture. We combine these to create projects that honor your history, embrace your values and achieve your aspirations. **Call us.** We're ready to transform Richland Hills.



# PROJECT SCHEDULE

Our design approach is rooted in a well-developed management plan to manage scope, risk, communications, schedule and cost—during all phases of the design and construction efforts. We consider your staff to be a part of our team and seek to maintain a collaborative environment with a commitment to open communication. We know the importance of listening to all points of view and working toward common, yet extraordinary, solutions.

Finally, we understand the complexity of meeting the various needs of each department. Our process seeks to enhance the opportunities for each by applying our knowledge to design a functional, efficient multi-purpose facility for the City.

	TASKS	SCHEDULE*	DELIVERABLES
<b>Evaluate Work Completed to Date</b>	» Identify Strengths, Weaknesses, and Opportunities	2 weeks	» List of priorities » Program Report by Department
<b>Site Analysis</b>	» Analyze overall plaza connection	2 weeks	
<b>Schematic Design</b>	» Ensure functional space needs are met » Develop concepts to meet City project objectives	3 weeks	» Schematic Design Drawings » Outline Specification » Schematic Cost Estimate
<b>Design Development</b>	» Further develop approved schematic design in detail » Integrate systems into building design » Finish and material selections » Update project cost estimate » Generate design in BIM » Generate project renderings	4 weeks	» Design Development Drawings » Design Analysis » Program Reconciliation » Systems Description » Product Cut Sheets » Code Analysis » Cost Estimate » Preliminary Specifications
<b>Construction Documents</b>	» Generate design documents for bidding » Confirm interior finish selections » Prepare technical specifications » Prepare Invitation to Bid » Confirm project cost estimate	6 weeks	» Construction Drawings » Project Manual including Specifications » Final Cost Estimate
<b>Bidding &amp; Negotiations</b>		4 weeks	
<b>Contract Administration</b>	» Quality Control » Project close-out » Post-occupancy review	12 months	» Minutes of Construction Meetings » Construction Reports » Copies of Construction-Related Documents » Substantial Completion Punch List » Certificate of Substantial Completion
<b>Project Close Out</b>	» Assemble warranties & record drawings	4 weeks	» Close out documents



# QUALIFICATIONS RESPONSE DESIGN SERVICES FOR RICHLAND HILLS MULTIPURPOSE RECREATION FACILITY

BARKER RINKER SEACAT  
ARCHITECTURE 

JANUARY 23, 2015



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PART 2	Respondent Profile, History and Organizational Chart with Staff Profiles
PART 3	Experience in Developing New Multipurpose Facilities
PART 4	References
PART 5	Miscellaneous - Consultant Team Information
PART 6	Project Schedule

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January 22, 2015

Mr. Jason Moore, Assistant to the City Manager  
City of Richland Hills  
City Secretary's Office  
3200 Diana Drive  
Richland Hills, TX 76118

Re: Request for Qualifications  
Architectural Services for Richland Hills  
Multipurpose Recreation Facility

Dear Mr. Moore and Members of the Selection Committee:

Community multipurpose facilities are often the image maker and heart of activity for the citizens of a community; and **Barker Rinker Seacat Architecture (BRS)** is interested, motivated and excited at the possibility to continue assisting the City of Richland Hills in making this project the heart of activity for the residents of Richland Hills and the surrounding area.

Winners of more than 50 design awards, **BRS** has completed recreation, park, active-aging and cultural arts projects for more than 200 communities - more than any firm in the nation - in the planning and design of their facilities. We recently completed the feasibility study for the Richland Hills Multipurpose Facility, analyzing demographics, facilitating stakeholder meetings and providing conceptual drawings for the multigenerational facility and the surrounding site, including Festival Plaza.

Since 1975, designing "Activity Centers" - where people play, visit, learn, and work - have been the focus of our practice. Our knowledge and experience have given us a national reputation in the design and planning of community, multipurpose, and recreation facilities. We are strong believers in an interactive process to guide our clients and engage the community. We encourage the participation of those who will ultimately use the facility; we believe their input is crucial to the success of the final building project.

We understand the City of Richland Hills is seeking architectural design services for a new approximate 30,000 s.f. multigenerational facility to include a gymnasium, walk/jog track, fitness area, museum space, community event space and support spaces. The approximate 9 acre campus on Baker Blvd between Diana Drive and Matthews Drive includes City Hall, a Library, and other City facilities. We understand the City would like to tie the entire civic campus together into one cohesive site, including a festival plaza.

**COLORADO**

3457 Ringsby Court, Unit 200  
Denver, Colorado 80216  
303-455-1366 Fax 303-455-7457  
Toll Free 866-646-1980  
[www.brsarch.com](http://www.brsarch.com)

**TEXAS**

1000 Texan Trail  
Grapevine, Texas 76051  
(817) 328-6152 Fax 303-455-7457  
Toll Free 866-646-1980  
[www.brsarch.com](http://www.brsarch.com)



City of Richland Hills  
January 22, 2015  
Page 2

BRS has assembled an exceptionally qualified Dallas-based team for your project, members with whom we have successfully worked on previous projects. Seasoned professionals Steve Blackburn and Ken Berendt will lead the project as the Principal-in-Charge and Design Principal respectively. We have also included Kip Jameson, BRS Senior Project Manager and Mick Massey as Program Manager. Our team of trusted consultants includes:

**Pacheco Koch** of Dallas for Landscape Planning, Civil Engineering and Site Survey  
**AG&E** of Addison for Structural Engineering  
**HEI, Inc.** of Addison for Mechanical Electrical and Plumbing Engineering  
**Datacom Design Group** of Dallas for Security, Data and Audio Visual Design  
**JMK Food Service** of Rowlett for Kitchen Design

Additional consultants available should they be required by the scope of work include:

**Group 14 Engineering** of Denver for LEED/Sustainable Design  
**Peak Program Value** of Boulder for Cost Estimating  
**Alpha Testing** of Ft. Worth for Geotechnical Engineering

**Our promise:** The BRS team will listen, respond and provide you with client service and design excellence, the backbone of our practice. The following sections of this submittal include our response to your Request for Qualifications. Ultimately, the selection of a consultant is a subjective decision. How well we communicate is as important as the breadth of our experience. We encourage you to call our clients and tour our facilities. They are the best testament to our commitment to service and design excellence.

Thank you for your kind consideration.

Respectfully submitted,



Steve Blackburn, AIA, LEED AP  
Principal and Authorized Representative  
TX Architectural License #16579  
[steveblackburn@brsarch.com](mailto:steveblackburn@brsarch.com)



Ken Berendt, AIA, LEED AP  
Design Principal  
TX Architectural License #20598  
[kenberendt@brsarch.com](mailto:kenberendt@brsarch.com)

**COLORADO**

3457 Ringsby Court, Unit 200  
Denver, Colorado 80216  
303-455-1366 Fax 303-455-7457  
Toll Free 866-646-1980  
[www.brsarch.com](http://www.brsarch.com)

**TEXAS**

1000 Texan Trail  
Grapevine, Texas 76051  
(817) 328-6152 Fax 303-455-7457  
Toll Free 866-646-1980  
[www.brsarch.com](http://www.brsarch.com)





2. Firm Profile, History, Org Chart & Staff Profiles

# PART 2: PROFILE, HISTORY, ORG CHART, RESUMES



## Barker Rinker Seacat Architecture

**Year Firm Established:** 1975  
**Type of Firm:** Corporation

### COLORADO

3457 Ringsby Court, Unit 200  
Denver, Colorado 80216  
303.455.1366; 303.455.7457 fax  
brs@brsarch.com  
www.brsarch.com

### TEXAS

1000 Texan Trail  
Grapevine, Texas 76051  
817.328.6152; 303.455.7457 fax  
brs@brsarch.com  
www.brsarch.com

*Barker Rinker Seacat Architecture has been recognized nationally as a leader in the strategic planning, master planning, programming and design of community facilities.*

Designing great places for communities has been the driving passion of Barker Rinker Seacat Architecture since its early beginnings more than 39 years ago. With nine principals, five senior associates and a total firm of 39, and offices in Denver and the Dallas Metroplex, our mission and commitment are the same today as they were then. By putting the client's needs first and remaining true to architectural excellence, we have been at the forefront of innovative design. We have assisted more than 200 communities across the country in the strategic planning, master planning, programming and design of community facilities.

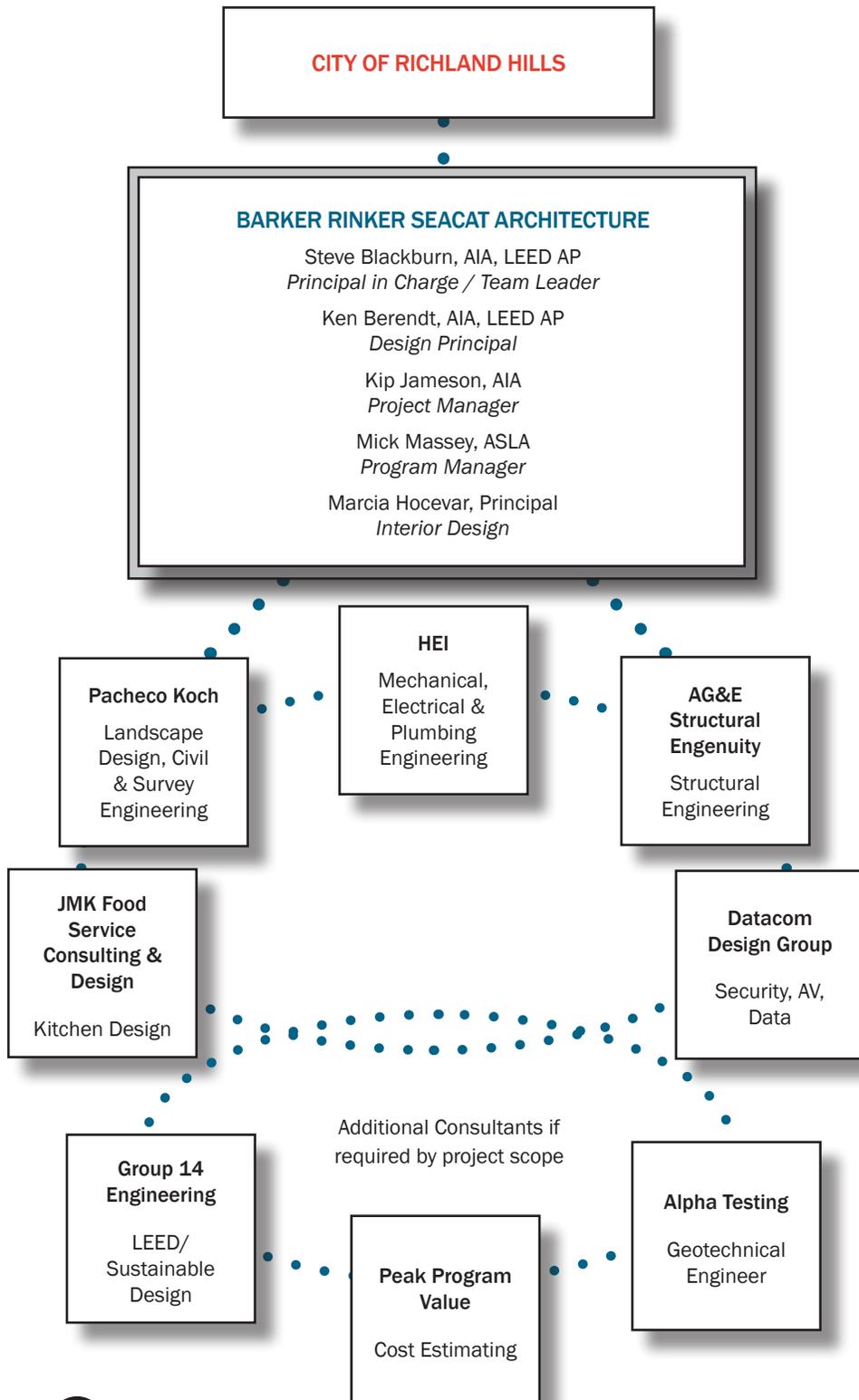


Recreation centers, schools, libraries, city halls, cultural and performing arts centers, visitor facilities, chapels and other public buildings round out the collection of projects we design. The thread that runs through them all is our commitment to an interactive process that includes our clients in the design and development of their project. Decision makers must often navigate through a minefield of stakeholder groups and agency review, trying to balance the needs of all. We help facilitate "best-value" decisions unique to each community. How do we do it? We wear many hats. We're artists and analysts, mapmakers and MacGyvers, sages and band leaders, shepherds and scouts. We encourage potential clients to contact past and current clients to learn the value of a BRS-led project.

Our mission statement is, *Designing Inspired Community Architecture*. We get our inspiration from the communities and clients with whom we work. We'd love to work with you.

# PART 2: PROFILE, HISTORY, ORG CHART, RESUMES

## PROJECT TEAM ORGANIZATIONAL CHART



## PART 2: PROFILE, HISTORY, ORG CHART, RESUMES

### CONSULTANT TEAM ORGANIZATION

Barker Rinker Seacat Architecture has assembled a unique and exceptionally qualified team to assist the City of Richland Hills in the design and construction of their new multipurpose recreation facility, providing site and building design, City approval support and construction phase services. Our team:

- has more than 39 years experience in public architecture and designing for communities - places to learn, work and play
- is a nationally recognized leader in design and renovation of community and recreation facilities and interactive design
- are contextual designers - historical, cultural, and environmental
- are champions for sustainable solutions
- includes consultant team members for landscape, civil, site and survey planning, structural, mechanical, plumbing, electrical, interiors, data, security and AV, food service (and optional consultants for geotechnical, LEED and cost estimating) who have worked together on previous projects
- has current knowledge of local construction cost and approval process, including experience with publicly funded projects
- is committed to client service
- is FUN to work with and excited about your project!

The CONSULTANT TEAM is identified below, along with a summary of the responsibilities of each team member.

#### DESIGN ARCHITECT / PROJECT LEAD

Name: **Barker Rinker Seacat Architecture**  
3457 Ringsby Court, Unit 200  
Denver, CO 80216

Contact: Steve Blackburn, AIA, LEED AP, Principal in Charge - [steveblackburn@brsarch.com](mailto:steveblackburn@brsarch.com)

Web Site: [www.brsarch.com](http://www.brsarch.com)

Telephone: 303.455.1366

Responsibilities: Barker Rinker Seacat Architecture (BRS) will lead and orchestrate the project and team, provide Owner-Architect contract administration, Architect-Consultant contract administration and coordination of consultant services. BRS will provide design of a community multi-purpose building, associated parking and landscaping, incorporating cost-effective building technology and minimizing operational expenditures. Based on our knowledge from working with the City on the recently completed feasibility study and through collaboration with our consultant team, BRS will review and evaluate existing data, and lead the project through the design and construction administration phases of the project. We will also provide in-house interior design services.

#### SITE AND LANDSCAPE PLANNING, CIVIL ENGINEERING AND SITE SURVEY

Name: **Pacheco Koch Consulting Engineers**  
8350 N. Central Expressway, Suite 1000, Dallas, TX 75206

Contact: Steve Markussen, P.E., Principal in Charge - [smarkussen@pkce.com](mailto:smarkussen@pkce.com)

Web Site: [www.pkce.com](http://www.pkce.com) Telephone: 972.235.3031

Responsibilities: Site planning and landscape design services. Site Survey, site grading, drainage, pavement and utility design and civil cost support.

#### STRUCTURAL ENGINEERING

Name: **AG&E Structural Engenuity**  
15280 Addison Road, Suite 310, Addison, TX 75001

Contact: Mike Hubbard, P.E., Principal in Charge - [mhubbard@age-se.com](mailto:mhubbard@age-se.com)

Website: [www.age-se.com](http://www.age-se.com) Telephone: 214.520.7202

Responsibilities: Structural engineering design and consultation, addressing alternative systems, cost efficiency, and structural system cost support.

## PART 2: PROFILE, HISTORY, ORG CHART, RESUMES

### MECHANICAL, PLUMBING AND ELECTRICAL ENGINEERING

Name: **Henderson Engineering, Inc. (HEI)**  
15851 Dallas Parkway, Suite 240, Addison, TX 75001

Contact: Mechanical/Plumbing: Rick Eicher, P.E., LEED AP, Vice President - rick.eicher@hei-eng.com  
Electrical: Brian Olliges, P.E., LEED AP, - brian.olliges@hei-eng.com

Website: www.hei-eng.com Telephone: 972.386.6888

Responsibilities: **Mechanical and plumbing** systems consultation, addressing alternative systems design, cost-effective technology, energy efficiency, and cost support. **Electrical systems and lighting design** consultation, special systems design, cost-effective technology, energy efficiency, and cost support.

### SECURITY, DATA AND AV DESIGN

Name: **Datacom Design Group**  
10300 N. Central Expressway, Suite 228, Dallas, TX 75231

Contact: John Rob Hicks, TCDD, Principal/Senior Technology Consultant - jhicks@datacomdesign.com

Website: www.datacomdesign.com Telephone: 512.478.6001

Responsibilities: Datacom will provide security, data and audio visual consultation and design.

### KITCHEN/FOOD SERVICE DESIGN

Name: **JMK Food Service Consulting & Design**  
3431 Lakeview Pkwy, Suite 205, Rowlett, TX 75088

Contact: John Pace, FCSI, President - jpace@jmkda.net

Website: www.jmkda.net Telephone: 214.228.2491

Responsibilities: JMK will provide kitchen/food service consulting and design.

### *Additional Consultants may include:*

### SUSTAINABILITY/LEED

Name: **Group 14 Engineering**  
1325 East 16th Avenue, Denver, CO 80218

Contact: Laura Charlier, LEED AP+, LEED Services Director - lcharlier@group14eng.com

Website: www.group14eng.com Telephone: 303.861.2070

Responsibilities: Energy modeling and sustainable design.

### COST ESTIMATING

Name: **Peak Program Value, LLC**  
4450 Arapahoe Avenue, Suite 100, Boulder, CO 80303

Contact: Chris Squadra, LEED AP, Principal - csquadra@peakprogramvalue.com

Telephone: 303.503.1155

Responsibilities: Cost estimating.

### GEOTECHNICAL ENGINEERING

Name: **Alpha Testing, Inc.**  
5058 Brush Creek Road, Ft. Worth, TX 76119

Contact: Tony Janish, P.E., Principal - tjanish@alphatesting.com

Website: www.alphatesting.com Telephone: 817.496.5600

Responsibilities: Geotechnical engineering.

Resumes for Barker Rinker Seacat Architecture follow in this section. Resumes and firm information for our consultant team members are located in Part 5.

# STEVE BLACKBURN, AIA, LEED® AP

PRINCIPAL



## EDUCATION

University of Kansas  
*Bachelor of Architecture, with Distinction*

University of Colorado Denver  
Graduate School of Policy  
*Denver Community Leadership Forum*

## REGISTRATIONS

NCARB, Arkansas, Colorado, Kansas,  
Michigan, Missouri, Ohio, Pennsylvania,  
Tennessee, Texas

Green Building Certification Institute  
LEED® Accreditation

## PROFESSIONAL ACTIVITIES

Design Critic: University of Colorado at  
Boulder School of Architecture, South  
Campus Athletics Master Plan, 2008

Juror: *Recreation Management Magazine*  
Innovative Architecture & Design Awards,  
2005, 2008

Mentor: University of Colorado Denver  
Graduate School of Architecture, 2006

Design Critic: University of Kansas School  
of Architecture & Urban Design, 2004

Judge: *Athletic Business Magazine* Facility  
of Merit Awards, 2002

National Recreation & Parks Association  
American Institute of Architects

[linkedin.com/in/steveblackburn1](https://www.linkedin.com/in/steveblackburn1)  
[steveblackburn@brsarch.com](mailto:steveblackburn@brsarch.com)

Steve is a BRS principal and LEED® Accredited Professional. He has extensive experience in the recreation center feasibility and design field. For the past 30 years, he has dedicated himself to the programming and design of recreation and wellness facilities in more than 125 communities and 60 colleges and universities throughout the United States. Fifty of Steve's projects have been published in leading trade and design journals, and his work has earned 30 design excellence awards. Steve has authored numerous articles and is a regular speaker at recreation and athletic industry conventions on recreation sports programming, strategic planning and design.

## RECENT PROJECT EXPERIENCE

**Richland Hills Multipurpose Facility Feasibility Study** *Texas*

**Southlake Community Recreation & Senior Center Study & Design** *Texas*

**Grapevine Community Activity Center Renovation/Expansion Feasibility Study & Design** *Texas*

**Breckinridge Park Multi-Agency Recreation Center** *Richardson, Texas*

**Huffhines Recreation Center** *Richardson, Texas*

**Little Elm Recreation Center Expansion** *Texas*

**Eastside Regional Park Master Plan** *El Paso, Texas*

**Addison Athletic Club Master Plan** *Texas*

**Huffhines Ball Park** *Richardson, Texas*

**Breckinridge Ballpark** *Richardson, Texas*

**The Woodlands Recreation Center Expansion Study** *Texas*

**Lancaster Community Recreation Center\*** *Texas*

**Grauwlyer Park Community Recreation Center\*** *Dallas, Texas*

*\*with HOK Sport, Kansas City, Missouri*

## SPEAKING ENGAGEMENTS

- 2014 Texas Recreation and Parks Society Institute: "Faster. Cheaper. Better.: Build a Recreation Center by Making the Right Decisions at the Right Time"
- 2013 Texas Recreation and Parks Society Institute: "Innovation and Evolution: The Future of Community Recreation Centers"
- 2012 Texas Recreation and Parks Society Regional Conference: "Not Your Mama's Senior Center: Exploring New Active Aging Centers"
- 2010 Texas Recreation & Parks Society Institute: "Recreation Center Renovations: Bringing New Life to an Old Center"

## PUBLICATIONS

- 2010 *Recreation Management Magazine*: "Enhance the Quality of Life of Your Rec Center"
- 2010 *Recreation Management Magazine*: "Pointing to the Future: The Salvation Army Kroc Center, Coeur d'Alene, Idaho"
- 2004 *Aquatics International Magazine*: "Virtually Amazing: Leisure Pool of the Future"
- 2002 *Athletic Business Magazine*: "Private Lessons: Special Needs Changing Rooms," with Craig Bouck
- 2001 *Athletic Business Magazine*: "Wired Learning," with Craig Bouck & Eric Nielsen

# KEN BERENDT, AIA, LEED® AP

PRINCIPAL



## EDUCATION

University of Detroit  
*Bachelor of Architecture*  
*Bachelor of Science in Architecture*

Michigan State University  
*Landscape Architecture & Planning*

## REGISTRATIONS

NCARB, Colorado, Michigan, Montana,  
Texas, Wisconsin

Green Building Certification Institute  
LEED® Accreditation

## PROFESSIONAL ACTIVITIES

Juror: *Athletic Business Magazine Facility*  
of Merit Awards

Speaker: "If They Could Do it Again,"  
*Athletic Business Conference*

Attendee: National Park Observations  
Symposium & U.S. National Park Seminar,  
Taipei, Taiwan

American Institute of Architects

United States Green Building Council

Former Graduate Advisor: University of  
Colorado

Former Graphics Instructor: University  
of Colorado Denver College of Design &  
Planning

Former President: Denver Urban Gardens

Volunteer: Peace Corps, Papua, New  
Guinea

[www.linkedin.com/pub/kenneth-berendt/19/746/57b](http://www.linkedin.com/pub/kenneth-berendt/19/746/57b)

[kenberendt@brsarch.com](mailto:kenberendt@brsarch.com)

Ken Berendt is a principal whose talent is in design and the ability to quickly put concept to paper using both hand sketching and 3-D computer modeling. He has been the principal-in-charge of many National Park Service visitor center and service facility projects, as well as several community recreation centers on a national level. Ken is skilled at orchestrating the design team to bring a project in on time and on budget. He has been a juror of the *Athletic Business* magazine Facility of Merit Awards and a speaker at the national conference on facility planning and design in addition to participating in the Recreation Design and Planning School in Colorado.

## RECENT PROJECT EXPERIENCE

**Grapevine Community Activity Center Renovation/Expansion Study & Design** Texas

**Southlake Community Recreation & Senior Center Study & Design** Texas

**Addison Athletic Club Master Plan** Texas

**Richland Hills Multipurpose Facility** Texas

**Huffhines Recreation Center** Richardson, Texas

**Little Elm Recreation Center Expansion** Texas

**Breckinridge Park Recreation/Aquatics Center Master Plan** Richardson, Texas

**Breckinridge Park Multi Agency Recreation Center Feasibility Study** Murphy and Richardson, Texas

**Breckinridge Ballpark** Richardson, Texas

**Huffhines Ballpark** Richardson, Texas

**Bentonville Community Center** Arkansas

**The Salvation Army Ray & Joan Kroc Corps Community Centers** Coeur d'Alene, Idaho; Augusta, Georgia; Quincy, Illinois; Green Bay, Wisconsin

**Olathe Community Center** Kansas

**Longmont Recreation Center** Colorado

**Wheat Ridge Recreation Center** Colorado

**Golden Community Center Addition & Renovation** Colorado

**The Apex Center** Arvada, Colorado

**Candelas Neighborhood Activity Center** Arvada, Colorado

**Waunakee Village Center** Wisconsin

**Wheat Ridge Recreation Center** Colorado

**Natatorium** Cuyahoga Falls, Ohio

**Cedar Rapids Recreation Center Study** Iowa

**Vandalia Recreation Center** Ohio

# KIP JAMESON, AIA

SENIOR PROJECT MANAGER



## EDUCATION

University of Texas at Arlington  
*Bachelor of Science, Architecture*

## REGISTRATIONS

Texas

## PROFESSIONAL ACTIVITIES

American Institute of Architects, Dallas

Texas Society of Architects

Associate Member: National Intramural  
Recreational Sports Association

Texas Recreation and Park Society

Site Based Improvement Committee,  
Christie Elementary School, Plano ISD

The Academy Visioning Committee, Plano  
ISD

Mentor - Christie Elementary School, Plano  
ISD

Plano Education Foundation

Trains at North Park

[kipjameson@brsarch.com](mailto:kipjameson@brsarch.com)

[www.linkedin.com/pub/j-kip-jameson-aia/17/b2/260](http://www.linkedin.com/pub/j-kip-jameson-aia/17/b2/260)

Kip has over 30 years of design experience in the Texas market, including community, school district and university recreation facilities planning and design. His project experience includes technical evaluations of existing facilities, programming, master planning, feasibility studies, design, production and construction administration. Passionate about recreation and sports, Kip's creative approach and ability to understand each client's unique needs and translate them into a project vision make him an invaluable resource to our practice. Kip is the project manager in our Dallas office.

## RECENT PROJECT EXPERIENCE

**Southlake Community Recreation Center** *Texas*

**Grapevine Community Activity Center Renovation/Expansion** *Texas*

**Richland Hills Multipurpose Center Study** *Texas*

**Little Elm Recreation Center Expansion** *Texas*

**Merryhill Day Care** *Plano, Texas*

**Carpenter Park Recreation Center Interior Renovation** *Plano, Texas*

**Richardson Fieldhouse Study** *Texas*

**Addison Athletic Club Master Plan** *Texas*

**Breckinridge Recreation Center Master Plan** *Richardson, Texas*

**Douglas Community Center Daycare Outdoor Plaza** *Plano, Texas*

**Morenci Community Center** *Arizona*

**Keffler Ball Park Entry Sign at Breckinridge Park** *Plano, Texas*

**Grapevine/Colleyville Independent School District Natatorium\*** *Texas*

**Medrano Elementary School\*\*\*, Dallas Independent School District** *Texas*

**Midway High School Performing Arts Addition\*\*\*, Midway Independent School District** *Dallas, Texas*

**Carpenter Park Recreation Center Expansion\*** *Plano, Texas*

\* with Smith Group JJR (formerly F&S Partners) *Dallas, Texas*

\*\*\* with SHW Group *Plano, Texas*

## AWARDS & PUBLICATIONS

Outstanding Sports Facility Award, NIRSA

- 2011 Rice University, Barbara and David Gibbs Recreation and Wellness Center
- 2009 Stephen F. Austin State University Student Recreation Center
- 2009 University of Texas, San Antonio Recreation & Wellness Center Phase II

- 2009 National Intramural Recreational Sports Association, Facilities Symposium Speaker
- 2009 National Intramural Recreational Sports Association, Regional Conference Speaker
- 2008 National Intramural Recreational Sports Association, National Conference Speaker
- 2008 National Intramural Recreational Sports Association Facilities Symposium Speaker

## SPEAKING ENGAGEMENTS

- 2011 National Intramural Recreational Sports Association, Regional Conference Speaker

# MICHAEL (MICK) MASSEY, ASLA

PROGRAM MANAGER



Mick recently joined BRS as Texas Regional Director. Mick's 28 years of experience in municipal government is value added to any community project. He believes partnerships are a marriage between local leaders knowing what is best for their communities and consultants who compliment that knowledge to find the best overall solution for a community project. Mick's enthusiasm for public projects is contagious and his knowledge of local government is extremely helpful. He is a registered landscape architect, park planner, and a master at building public consensus.

## EDUCATION

Texas Tech University  
*Bachelor of Landscape Architecture*

## REGISTRATIONS

Registered Landscape Architect, Texas  
Emergency Management Institute - FEMA training, IS-00200.a; IS-800.b

## PROFESSIONAL ACTIVITIES

National Recreation and Park Association

Texas Recreation and Park Society,  
President 2011-12; Board Member 1994-97; Legislative Chairman

President: 1999: Southwest Park and Recreation Training Institute

State Legislative Team: Texas Municipal League, 2001-present

Advisory Board: Texas Parks & Wildlife Commission, 2005

[www.linkedin.com/pub/michael-massey/5/937/3](http://www.linkedin.com/pub/michael-massey/5/937/3)

[mickmassey@brsarch.com](mailto:mickmassey@brsarch.com)

## RECENT PROJECT EXPERIENCE

**Little Elm Recreation Center Expansion and Renovation** Texas

**Eastside Regional Park Master Plan** El Paso, Texas

**Richardson Parks, Recreation and Open Space Master Plan\*** Texas

**Huffhines Recreation Center\*** Texas

**Heights Recreation Center\*** Texas

**Huffhines Softball Complex\*** Texas

\* as Parks and Recreation Director with the City of Richardson, Texas

## AWARDS

- 2005-2007, 2013-2014 *Texas Recreation and Parks Society*: President's Award
- 2000 *Texas Recreation and Parks Society*: Accomplished Professional Award
- 1996 *Texas Recreation and Parks Society*: Outstanding Young Professional Award
- 1999, 2011 *Texas Recreation and Parks Society*: Gold Medal Award for Outstanding Department Management and Best Practices
- 2001, 2003, 2005 *International Festivals and Events Associations*: Gold Grand Pinnacle Award-Cottonwood Art Festival
- 2000, 2002 *International Festivals and Events Associations*: Gold Grand Pinnacle Award-Wildflower! Richardson's Arts and Music Festival



3. Experience

## PART 3: EXPERIENCE



### CLIENT

City of Richland Hills

### CONTACT

Eric Strong, City Manager  
817.616.3745  
estrong@richlandhills.com

### BUDGET

\$13.1 Million (estimated)

### COMPLETION

Feasibility Study: 2014

## Richland Hills Multipurpose Facility

Richland Hills, Texas

In early 2014, the City of Richland Hills hired the Barker Rinker Seacat Architecture team, including Ballard\*King for Operations and Business Planning and ETC Leisure Vision for a citizen survey, to perform a feasibility study for a new Richland Hills Multipurpose Facility to meet the needs of their growing community.

The team examined the demographic characteristics and market in the Richland Hills area and a series of needs assessment tasks were completed. In addition, stakeholder meetings with a variety of age groups and city staff were held to gain insight into the needs of the community. A statistically valid survey was also conducted.

The desired multigenerational facility will create a central gathering place and town center for the citizens and include community rooms, child watch, gymnasium, multi-use fitness, free weights, cardio, jog/walk track, arts and crafts room, a small museum space, and support spaces. A new festival plaza design closes Diana Drive and links the new community center with City Hall, Library, Public Works and Public Safety facilities with outdoor amenities such as children's play, gardens, lawn, arbor and water features.



Funding of the facility will be determined during a May 2015 bond election. The citizens of Richland Hills are excited about their new Community Multipurpose Facility, which will represent stability and permanence within the community.

## PART 3: EXPERIENCE



### CLIENT

City of Grapevine

### CONTACT

Kevin Mitchell, Director of Parks & Recreation  
817.410.3347  
kmitchell@grapevintexas.us

### BUDGET

\$30.1 Million (total project cost)

### COMPLETION

Construction: September 2015 (est.)

## The REC of Grapevine

Grapevine, Texas

Barker Rinker Seacat Architecture, in association with PROS Consulting and Water Technology, Inc. was commissioned in 2012 to analyze the potential of renovating and expanding the existing circa 1996 Community Activities Center (CAC) to increase programmatic opportunities in the areas of aquatics, fitness, active adults (seniors) and youth. The mission of the expansion is to create a destination for Grapevine residents to congregate, play and swim and to allow Grapevine Parks & Recreation Department to provide efficient services to those residents.

Implementation of BRS's "Program Card Game" proved very helpful for the CAC committee to decide on the size and capacity of various rooms within the building expansion. The desired program of 63,000-s.f. of new space will complement the existing 49,000-s.f. building. As shown in the plans, the Active Adult (Senior) Center relocation will bridge the gap and join the CAC with the Grapevine Public Library.

In November 2012, the citizens of Grapevine approved a ballot measure for both the Community Activities Center Expansion and Public Safety Building. The project is funded by general obligation bonds issued by the City of Grapevine.

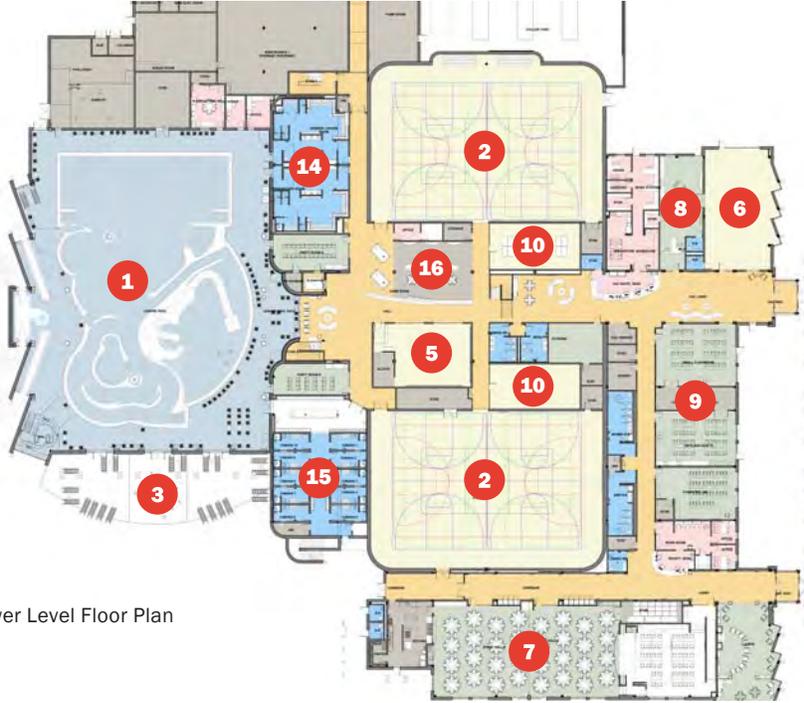
*"Throughout the project, they encouraged us to think outside the box, to be innovative in our thinking, and to try new concepts and designs. Most importantly, the BRS team understands our community and seeks to make our center specifically and uniquely suited to our residents."*

*- Doug Evans, Retired Director of Parks & Recreation, City of Grapevine*

# PART 3: EXPERIENCE

## The REC of Grapevine

Grapevine, Texas



Lower Level Floor Plan

- 1 Leisure Pool
- 2 Gymnasium
- 3 Aquatics Splash and Spray Pad
- 4 Group Exercise
- 5 Dance Studio
- 6 Indoor Play
- 7 Community Room/Events Hall
- 8 Child Watch
- 9 Classrooms/Arts & Crafts
- 10 Racquetball
- 11 Weights & Fitness
- 12 Aerobics/Dance Studio
- 13 Walk/Jog Track
- 14 Lockers Rooms
- 15 Family Cabanas
- 16 Game Room
- 17 Party Rooms
- 18 Senior Lounge



Upper Level Floor Plan

## PART 3: EXPERIENCE



### CLIENT

City of Richardson

### CONTACT

Roger Scott, Assistant Director of Parks & Planning  
972.744.4303  
roger.scott@cor.gov

### BUDGET

\$6.7 Million

### COMPLETION

2009

### AWARDS & FEATURES

2012 *Building of America*  
Award Winner

## Huffhines Recreation Center

Richardson, Texas

The new 25,250-s.f. Huffhines Recreation Center connects the existing Huffhines Park, Duck Creek ponds and newly designed ball park complex to the north. It provides a recreation facility with community multipurpose performance space, expanded classroom space, fitness area and competitive-style gymnasium for **various indoor sporting activities**.

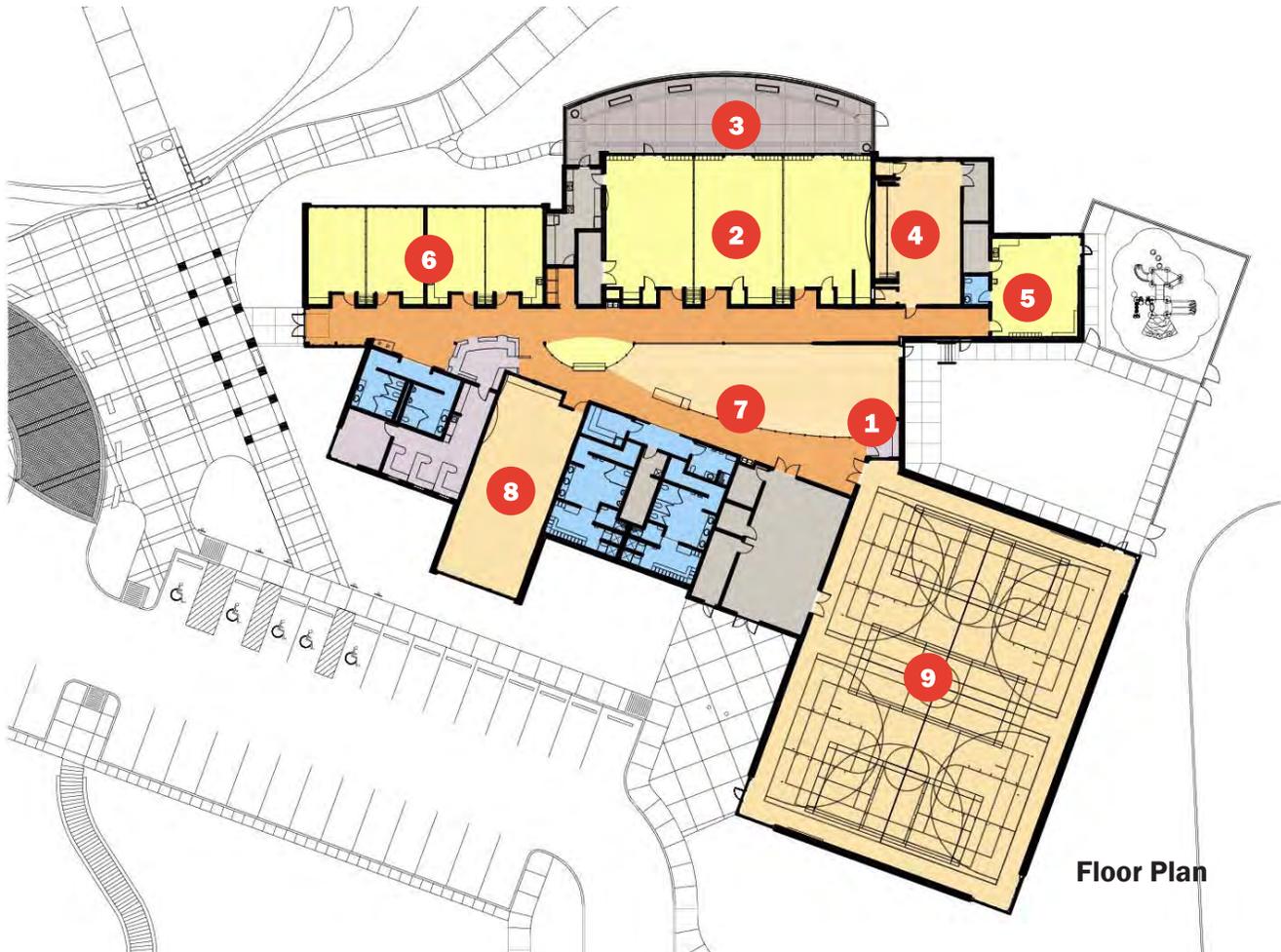
The facility has been **designed to accommodate future expansion** to include a three-court MAC gym with team locker facilities that would allow for tournament-style programs for multiple athletic events. The project **achieved LEED® Silver certification for sustainable design and energy efficiency**.



## PART 3: EXPERIENCE

### Huffhines Recreation Center

Richardson, Texas



Floor Plan

- 1 Entry/Lobby
- 2 Multipurpose Rooms
- 3 Outdoor Patio
- 4 Dance Room
- 5 Preschool
- 6 Classrooms
- 7 Fitness
- 8 Game Room
- 9 Gymnasium

## PART 3: EXPERIENCE



### CLIENT

City of Southlake, Texas

### CONTACT

Chris Tribble, Director of Community Services  
817.748.8203  
ctribble@ci.southlake.tx.us

### BUDGET

\$40 Million

### COMPLETION

August 2015 (estimated)

## Southlake Community Recreation and Senior Center

Southlake, Texas

The City of Southlake commissioned Barker Rinker Seacat Architecture to conduct a **feasibility study** analyzing the feasibility of constructing a new multigenerational community facility in Bicentennial Park. A **statistically valid survey** of residents and **several on-site workshops** were conducted to assess potential community uses.

Programmatic components include a recreation center, senior center, aquatic center, public library, public meeting spaces, Community Services Department administrative office space, and building support areas. The purpose of the study was to assist the City Council in making their determination to purchase and renovate an existing church building or to construct a new facility to meet the community's multipurpose facility needs. The results of this study helped determine the conditions, constraints and the best community uses of the existing facility and site.

The BRS team prepared floor plans for a 105,000-s.f. community center showing **location of potential uses, operational and staffing requirement projections, project cost estimates and a project implementation schedule**. A fly-around computer animation was prepared for public information. Southlake City Council selected the BRS team to move forward with a Phase 1, 20,500-s.f. senior center; and construction documents for a Phase 2, 84,500-s.f. recreation center (shown above).

*"I along with my staff and several of our City Council members had the opportunity to tour several of the facilities in the Denver area that BRS designed, and each and every one of us were very impressed with their work on some of the finest community facilities you'll find in the nation."*

*- Chris Tribble, Director of Community Services, Southlake, TX*

# PART 3: EXPERIENCE

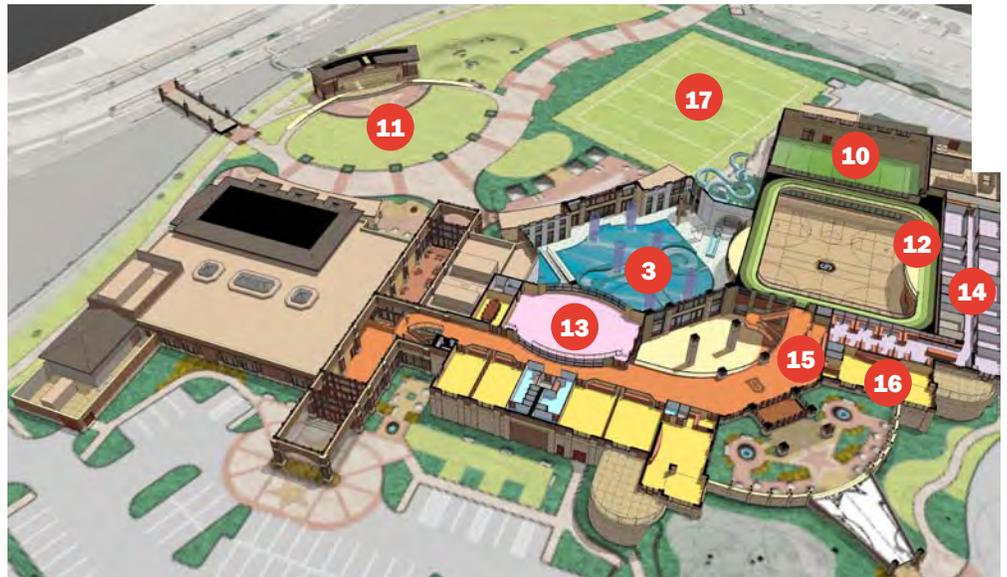
## Southlake Community Recreation and Senior Center

Southlake, Texas



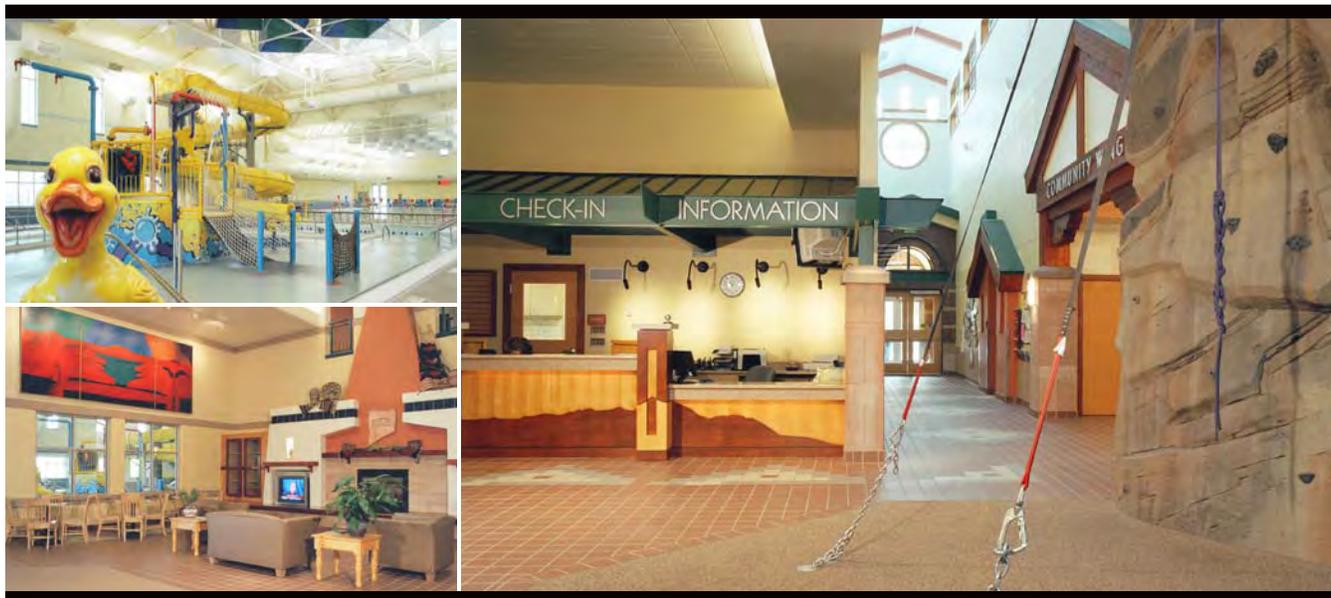
- 1 Fitness Center
- 2 Gymnasium
- 3 Natatorium/Pool
- 4 Community Rooms/Events Hall
- 5 Lockers/Family Changing Cabanas
- 6 Lobby
- 7 Meeting Rooms
- 8 Senior Lounge
- 9 Catering Kitchen
- 10 Indoor Turf Field
- 11 Amphitheater
- 12 Walk/Jog Track
- 13 Indoor Play Area
- 14 Administrative Offices
- 15 Welcome Desk
- 16 Child Watch
- 17 Outdoor Turf Field

Lower Level Floor Plan



Upper Level Floor Plan

## PART 3: EXPERIENCE



### CLIENT

City of Cortez Parks & Recreation

### CONTACT

Chris Burkett, Former Director  
970.565.3402

### BUDGET

\$8 Million

### COMPLETION

2004

### AWARDS & FEATURES

2005 *Athletic Business*  
18th Annual Architectural Showcase  
2004 *Recreation Management*  
"Worth the Wait: Cortez Recreation Center"

## Cortez Family Recreation Center

Cortez, Colorado

At 46,200 s.f., the Cortez Family Recreation Center is the crown jewel of the Parque de Vida, the largest park in the Cortez Parks and Recreation Department system. The design takes its cues from old **Spanish-mission-style architecture**, reflecting the region's Hispanic, Native American and Anglo influence.

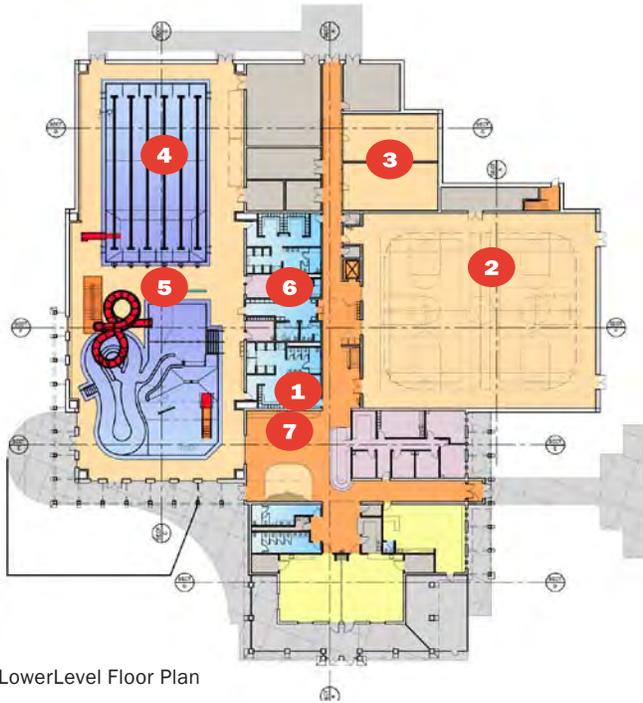
The **new center** is the **pride of the city of Cortez** and includes a leisure pool and separate six-lane lap swimming pool, climbing wall, gymnasium, multipurpose room, babysitting room and two racquetball courts. A fitness area and walking/jogging track are located on a second floor.



# PART 3: EXPERIENCE

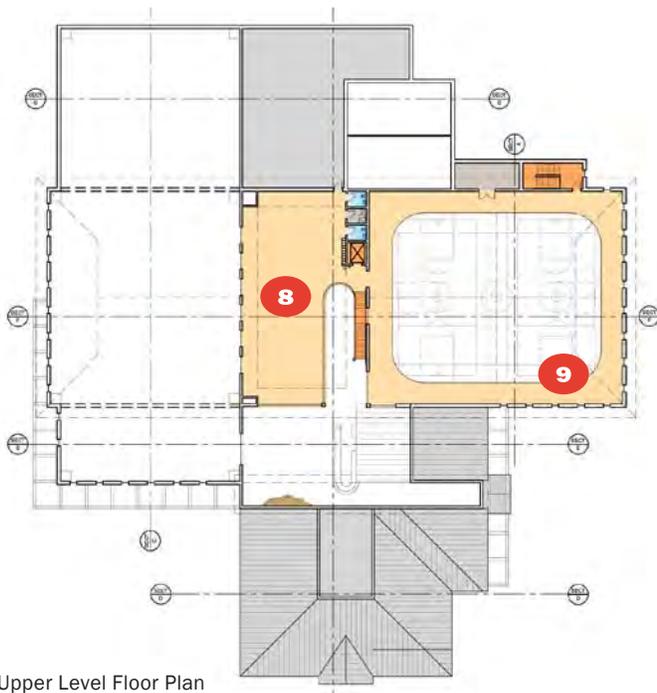
## Cortez Family Recreation Center

Cortez, Colorado



LowerLevel Floor Plan

- 1 Lobby/Lounge
- 2 Gymnasium
- 3 Racquetball Courts
- 4 Lap Pool
- 5 Leisure Pool
- 6 Locker Rooms
- 7 Climbing Wall
- 8 Weights & Fitness
- 9 Walk/Jog Track



Upper Level Floor Plan

## PART 3: EXPERIENCE



### CLIENT

South Suburban Parks & Recreation  
District

### CONTACT

Melissa Reese-Thacker, Senior Park  
Planner  
303.483.7023  
melissar@ssprd.org

### BUDGET

\$10 Million

### COMPLETION

2005

## Douglas H. Buck Community Recreation Center Littleton, Colorado

The 54,000-s.f. Douglas H. Buck Community Recreation Center is a **dynamic addition to downtown Littleton**, Colorado. Located directly north of the renovated historic municipal courthouse and within walking distance of the light rail station, the building reflects Littleton's traditional values in its history and environment.

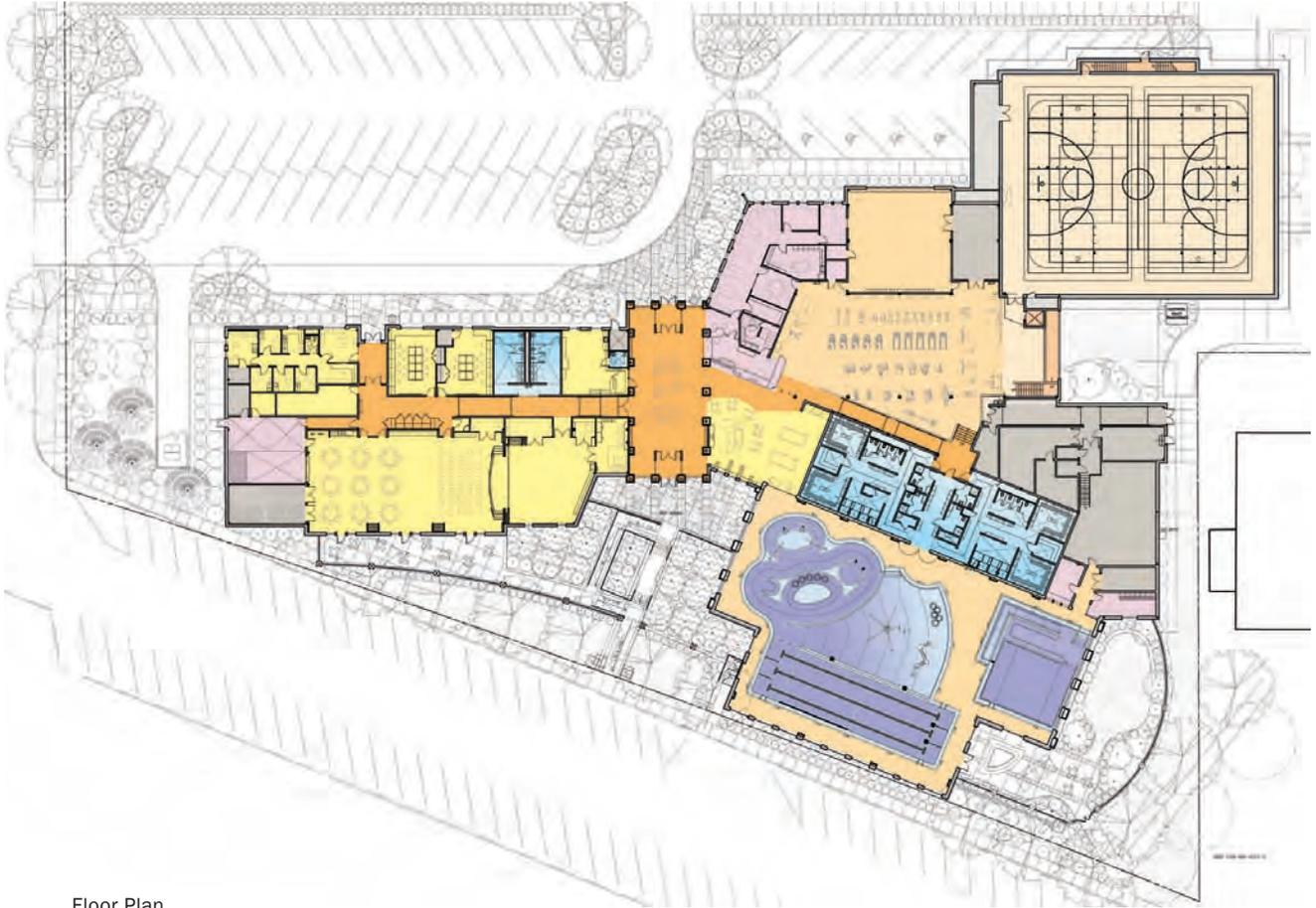
By breaking up the large building mass into components, the multigenerational center **fits nicely into the context** of the downtown area. The pitched roof, brick accents and base complement the neighboring courthouse's details, whereas the arched windows, overhangs and roof brackets reference the historic railroad depot and nearby Carnegie Library.

**Community areas open to the public** without fees include the lounge, computer room, babysitting room, multipurpose room with raised platform for performances, and catering kitchen for large community events.

Fee-based programs include use of the gymnasium with walk/jog track, large fitness room, aerobics room and natatorium. The natatorium has substantial leisure, lap and therapy pools, as well as a unique multidirectional current channel. Space is also included for a clinic to be operated by an outside provider.

## PART 3: EXPERIENCE

### Douglas H. Buck Community Recreation Center Littleton, Colorado



Floor Plan

## PART 3: EXPERIENCE



### CLIENT

Evergreen Parks & Recreation District

### CONTACT

Dick Wulf, Former Executive Director  
303.679.2628  
rcwulf@evergreenrecreation.com

### BUDGET

\$5.8 Million

### COMPLETION

2003

### AWARDS & FEATURES

2004 *Recreation Management*  
Innovative Architecture & Design Award

## Buchanan Park Recreation Center

Evergreen, Colorado

A **narrow, steep site** presented design challenges for this 31,000-s.f. center located one hour from Denver, in the spectacular Rocky Mountains. Using the impressive mountains as a backdrop, Barker Rinker Seacat Architecture created a **two-story solution** that incorporates a climbing wall in the rotunda that can be viewed from the upper level.

Passive activities are housed on the upper level, which are either free or prepaid, including community rooms, babysitting and games room. A sweeping staircase leads down to the fitness, aquatics and weight areas. These activities require daily or membership fees.

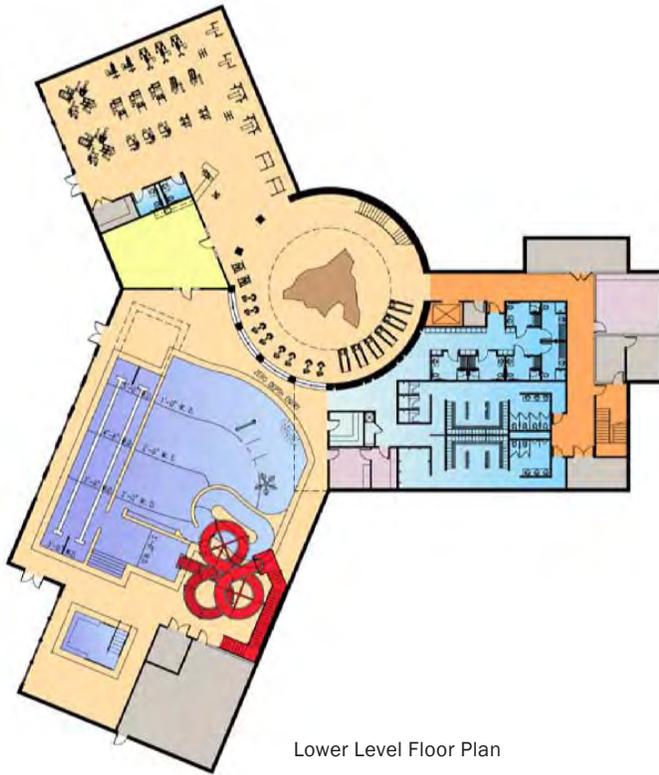
The Buchanan Center is a **popular gathering place** for the entire community of Evergreen, Colorado.



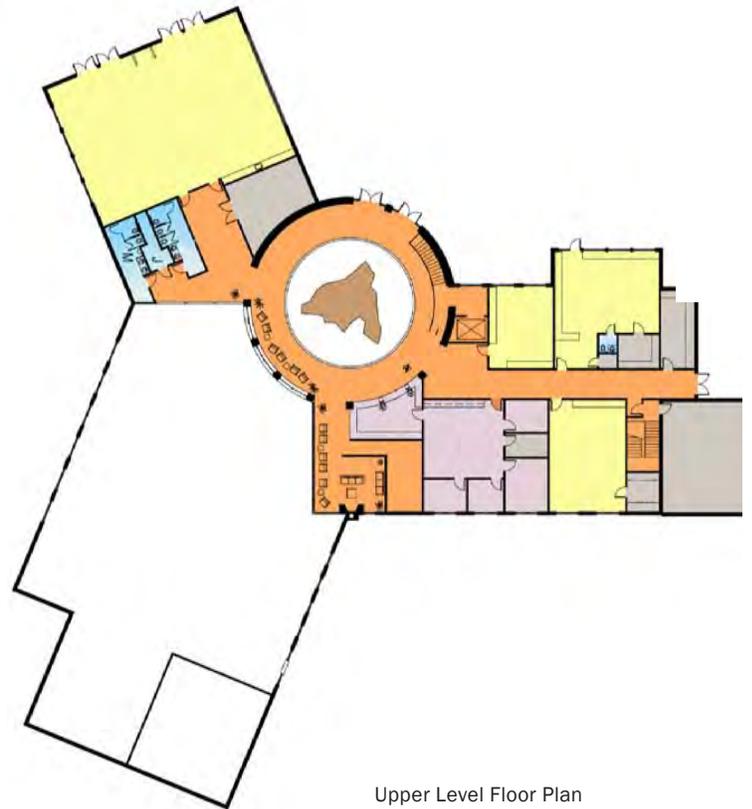
# PART 3: EXPERIENCE

## Buchanan Park Recreation Center

Evergreen, Colorado



Lower Level Floor Plan



Upper Level Floor Plan

## PART 3: EXPERIENCE



### CLIENT

Village of Waunakee

### CONTACT

Sue McDade, Community Services Director  
608.849.5622  
smcdade@vil.waunakee.wi.us

### ASSOCIATE FIRM

Bray Associates Architects

### BUDGET

\$5.8 Million

### COMPLETION

2006

### TEAM MEMBERS

Craig Bouck, Consulting Principal

### AWARDS & FEATURES

2008 *Recreation Management*  
Editor's Choice Award for Innovation in  
Design

2007 Wisconsin Parks & Recreation  
Association  
Park Section Design Award of  
Excellence

## Waunakee Village Center

Waunakee, Wisconsin

The Village of Waunakee struggled for some time with an overcrowded senior center and a new and growing recreation department that lacked indoor programming space and a place for community gatherings.

The design for a new **multigenerational center** evolved during the fall of 2003 through an extensive BRS-facilitated **public process**. In spring 2004, voters approved funding for the center.

Located on a reclaimed factory site near schools, parks and public transportation, the **45,600-s.f. center** includes a multi-use gymnasium with elevated walking track, exercise program and fitness spaces, community meeting rooms, classrooms, senior dining hall and lounge with café, full-service kitchen and administrative office space.

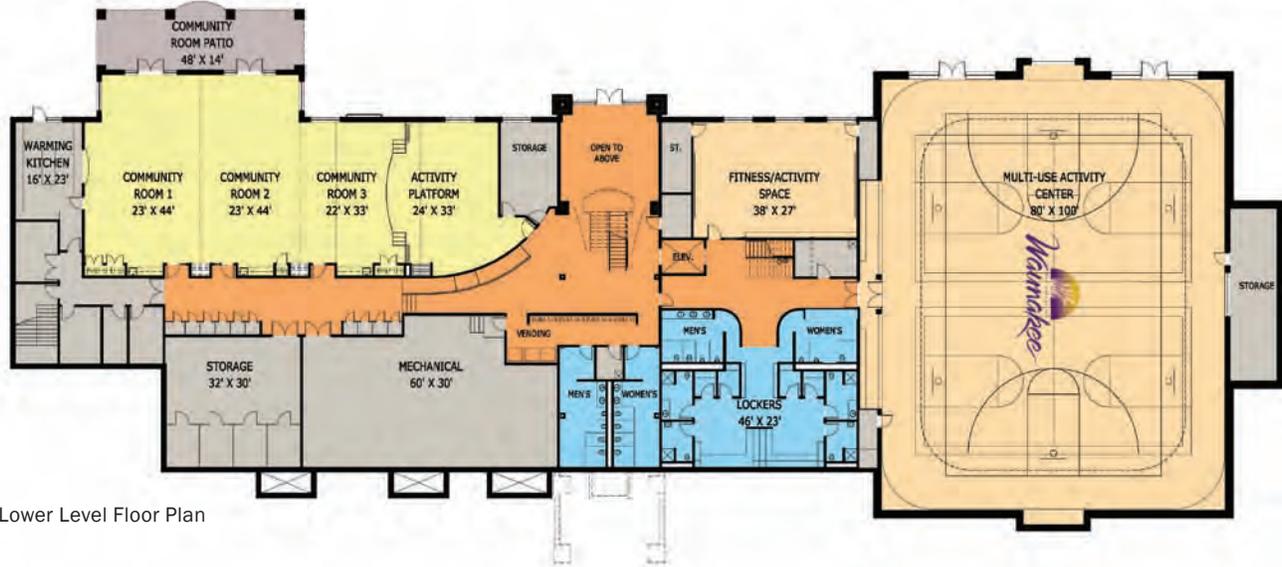
*"You guys are the best—you listen, give feedback that's based on your expertise, are honest and make it work even when it's challenging. I'm so glad the village was wise enough to hire you. Thanks."*

- *Cindy Mosiman, Director*  
*Waunakee Senior Center*

# PART 3: EXPERIENCE

## Waunakee Village Center

Waunakee, Wisconsin



Lower Level Floor Plan



Upper Level Floor Plan

## PART 3: EXPERIENCE



### Partial List of Community Center projects completed by BRS

#### COLORADO

- Adams 12 Five Star School District Veterans Memorial Aquatic Center *Thornton*
- Apex Center *Arvada*
- Apex Fieldhouse *Arvada*
- Arapahoe Recreation District Study
- Aspen Ice Rink & Community Center Study
- Ballyneal Golf & Hunt Club *Holyoke*
- Battlement Mesa Recreation Center Study
- Berthoud Recreation Center Study
- Bob L. Burger Recreation Center *Lafayette*
- Boulder Parks & Recreation Feasibility Study
- Breckenridge Recreation Center & Addition
- Brighton Community Recreation Center
- Brighton Senior Center Study
- Buchanan Recreation Center *Evergreen*
- City Park Recreation Center *Westminster*
- Colorado College Recreation Master Plan *Colorado Springs*
- Commerce City Recreation Center/Senior Center & Addition
- Cortez Recreation Center
- Depot at Five Parks *Arvada*
- Devil's Thumb Activity Center, Lodge & Spa *Tabernash*
- Douglas Buck Recreation Center *Littleton*
- Durango Community Recreation Center
- Eagle View Adult Center *Brighton*
- East Boulder Community Recreation Center/Senior Center
- Englewood Malley Senior Center & Addition
- Englewood Parks & Recreation Feasibility Study
- Englewood Recreation Center & Addition
- Erie Community Center
- Erie Recreation/Senior Center Study
- Fort Collins Senior Center
- Fossil Trace Golf Club Clubhouse *Golden*
- Fraser Valley Recreation Center Study
- Golden Community Center Study
- Golden Community Center/Senior Center
- Grant Ranch Community Building *Denver*

- Gunnison Community Aquatic Center Addition
- Gypsum Community Recreation Center
- Hatfield-Chilson Community Recreation Center *Loveland*
- Heather Gardens Senior Center Study *Aurora*
- Lone Tree Recreation Center
- Longmont Recreation Center
- Mountain Village Community Center Study & Full Service
- North Boulder Recreation Center
- Northglenn Recreation Center
- Paul Derda Recreation Center *Broomfield*
- The Ridge at West Meadows Recreation Center *Littleton*
- South Boulder Recreation Center Renovation
- The Splash Family Aquatics Center *Golden*
- Storage Tek Wellness Center *Louisville*
- Thompson Rivers Recreation Center Study
- Washington Park Recreation Center & Addition *Denver*
- Western Eagle County Fieldhouse *Eagle*
- Wheat Ridge Recreation Center
- Wheat Ridge Recreation Center Study (1992 & 1997)

#### ARIZONA

- Cottonwood Recreation Center Study & Full Service
- Flagstaff Aquaplex
- Morenci Community Center Study & Full Service
- Sahuarita Site Study
- TSA Ray & Joan Kroc Corps Community Center *Phoenix*
- Tucson Adaptive Recreation Center

#### MICHIGAN

- Dearborn Community Recreation Center Study
- Isabella County/Mt. Pleasant Recreation Center Study
- Livonia Recreation Center
- Macomb Township Recreation Center
- Summit in the Park *Canton*
- TSA Ray & Joan Kroc Corps Community Center Planning *Detroit*
- William Clay Ford Center *Detroit*

## PART 3: EXPERIENCE



### Partial List of Community Center projects completed by BRS

#### MISSOURI

- Belton Recreation Center
- Blue Springs Community Center Study
- Clayton Shared-Use High School & Community Center
- Excelsior Springs Recreation Center Study
- Ferguson Recreation Center Study
- Northeast Community Center Study *Kansas City*
- Northland Regional Recreation Center Study *Kansas City*
- Warrensburg Recreation Center

#### OHIO

- Bainbridge Community Recreation Center
- Fairfield Community Arts Center
- Huron Recreation Center Study
- Mentor Arlington Recreation Center Study
- Natatorium Community Recreation & Wellness Center *Cuyahoga Falls*
- Upper Arlington Recreation Center Study
- Vandalia Community Recreation Center
- Westerville Community Recreation Center

#### TEXAS

- Addison Athletic Club Master Plan
- Grapevine Community Activities Center Study
- Huffhines & Breckinridge Parks *Richardson*
- Huffhines Recreation Center Study & Design *Richardson*
- Little Elm Recreation Center Expansion
- Southlake Multi-purpose Facility Study
- Woodlands Recreation Center Study

#### UTAH

- Park City Ice Center Study
- Provo Recreation Center Study & Design
- Sand Hollow Aquatics Center *St. George*
- Springville City Recreation Aquatics Complex Study

#### WASHINGTON

- Federal Way Recreation Center
- Kent Aquatics & Recreation Center
- Redmond Recreation Facilities Assessment
- Sammamish Community & Aquatic Center Study
- Tumwater Recreation Center Study

#### OTHER STATES

- Bentonville Recreation Center *Arkansas*
- Cedar Rapids Recreation Center Study *Iowa*
- Concord Community Center Planning Study *New Hampshire*
- Coon Rapids Recreation Center Feasibility Study *Minnesota*
- Hobbs Community Recreation Center Study *New Mexico*
- James City/Williamsburg Community Center *Virginia*
- Las Cruces Multipurpose Recreation/Aquatic Center *New Mexico*
- Long Bridge Park & Aquatic Recreation Center *Virginia*
- Manheim Township Community Center Study *Pennsylvania*
- North Tahoe Recreation Center Study *California*
- Oconomowoc Programming & Site Selection *Wisconsin*
- Olathe Community Center *Kansas*
- Owensboro Recreation Center Study *Kentucky*
- Portsmouth Recreation Center Feasibility Study *New Hampshire*
- River Winds at West Deptford Recreation Center *New Jersey*
- Roanoke Recreation Center Study *Virginia*
- TSA Ray & Joan Kroc Corps Community Center *Augusta, Georgia*
- TSA Ray & Joan Kroc Corps Community Center *Coeur d'Alene, Idaho*
- TSA Ray & Joan Kroc Corps Community Center *Ewa Beach, Hawaii*
- TSA Ray & Joan Kroc Corps Community Center *Green Bay, Wisconsin*
- TSA Ray & Joan Kroc Corps Community Center *Quincy, Illinois*
- TSA Ray & Joan Kroc Corps Community Center *Salem, Oregon*
- TSA Ray & Joan Kroc Corps Community Center *Staten Island, New York*
- TSA Ray & Joan Kroc Corps Community Center *Suisun City, California*
- Warner Park Center *Madison, Wisconsin*
- Waunakee Senior Community Center *Wisconsin*

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## PART 4: REFERENCES

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**HUFFHINES RECREATION CENTER  
KEFFLER BALL PARK GATE DESIGN  
BRECKINRIDGE PARK MULTI-AGENCY RECREATION  
CENTER (MARC) STUDY  
BRECKINRIDGE AND HUFFHINES BALL PARKS SHADE  
STUDY  
RICHARDSON FIELDHOUSE STUDY**

Roger Scott, Assistant Director of Parks & Planning  
City of Richardson  
P.O. Box 830309  
Richardson, TX 75803  
972.744.4303  
roger.scott@cor.gov

**SOUTHLAKE COMMUNITY RECREATION CENTER  
FEASIBILITY STUDY AND A/E DESIGN**

Chris Tribble, Director of Community Services  
City of Southlake  
1400 Main Street, Suite 210  
Southlake, TX 76092  
817.849.8021  
ctribble@ci.southlake.tx.us

**GRAPEVINE COMMUNITY ACTIVITIES CENTER FEASIBILITY  
STUDY AND A/E DESIGN**

Doug Evans, Director of Parks & Recreation  
City of Grapevine  
P.O. Box 830309  
Richardson, TX 75803  
817.410.3458  
devans@grapevintexas.us

**LONE TREE RECREATION CENTER  
DOUGLAS BUCK RECREATION CENTER  
GOODSON RECREATION CENTER LOCKER ROOM &  
LOBBY REMODEL  
COOK CREEK OUTDOOR POOL  
HOLLY POOL RENOVATION**

Melissa Reese-Thacker, Senior Park Planner  
South Suburban Parks & Recreation Department  
Administrative Office  
6631 S. University Blvd.  
Centennial, CO 80121  
303.483.7023  
melissar@sspr.org

**VILLAGE CENTER AT WAUNAKEE**

Sue McDade, Community Services Director  
The Village of Waunakee  
Village Center  
333 S. Madison Street  
Waunakee, WI 53597  
608.850.5992  
smcdade@vil.waunakee.wi.us

**WHEAT RIDGE RECREATION CENTER  
WHEAT RIDGE POLICE DEPARTMENT REMODEL  
WHEAT RIDGE VEHICLE STORAGE BUILDING  
CITY OF WHEAT RIDGE A/E ON CALL SERVICES**

Joyce Manwaring, Director of Parks & Recreation  
City of Wheat Ridge  
4005 Kipling Street  
Wheat Ridge, CO 80003  
303.231.1308

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## PART 5: MISC - CONSULTANT QUALIFICATIONS



### OUR FOUNDATION

Pacheco Koch was formed in Dallas in 1990 and provides quality professional **civil engineering, land surveying and landscape architecture** services to a broad range of public and private sector clients. The goal of the company was, and still is, to combine the latest technology with a responsive, client-oriented staff to produce the best professional service possible. Pacheco Koch furnishes its clients with a unique, service-oriented product, stressing timeliness, responsiveness and communication.

#### Point of Contact:

Pacheco Koch Consulting Engineers, Inc.  
Steve A. Markussen, PE  
8350 N Central Expwy., Suite 1000  
Dallas, TX 75206  
T: 972.235.3031  
F: 972.235.9544  
smarkussen@pkce.com

Pacheco Koch is proud that more than 90% of our business comes from repeat clients. We attribute this success to our unique approach that stresses continuous direct contact between our project management team and the client, which is coupled with our extensive experience in site development, master planning, roadway and parking lot design, utility infrastructure and stormwater analysis. We are committed to long-term client satisfaction and delivering work in a cost-effective and timely manner no matter how large or small the project.

Since inception, we have capitalized on staying true to our company roots of responsiveness; excellent customer service; integrity; and delivering a high quality product. At Pacheco Koch, we understand the quality of any project produced greatly impacts client satisfaction and the reputation of the firm and we are dedicated to a company-wide commitment to quality control.

### EXPERIENCE WITH MUNICIPAL FACILITIES

Pacheco Koch has a broad range of experience in the analysis, planning and site design of municipal facilities including public parks, sports complexes, recreational facilities and mixed-use developments. Recreational/sports facility projects are diverse in nature and serve a wide range of stakeholders. We have provided civil engineering and land surveying services for more than **90 municipal/recreational facilities projects** and developed more than 5,000 acres of raw land throughout the Metroplex. We are currently working on the Lake Highlands White Rock YMCA Recreational Facility in Dallas.

### FIRM RESOURCES

Our personnel resources consist of 136 staff, including 27 licensed Professional Engineers, 11 Registered Professional Land Surveyors, 5 Certified Floodplain Managers, 5 Registered Landscape Architects and 8 LEED® Accredited Professionals. Our diverse range of experience and personnel allows us to perform numerous projects simultaneously while still delivering the product on schedule. A licensed Professional Engineer, Registered Professional Land Surveyor and/or Registered Landscape Architect licensed in Texas will sign and seal the assigned work to be performed.

### LICENSES & CERTIFICATIONS

Pacheco Koch is licensed to practice civil engineering, land surveying and landscape architecture services in Texas. Our firm is certified as a Historically Underutilized Business (HUB) by the State of Texas, and a minority-owned Disadvantaged Business (M/DBE) and Small Business Enterprise (SBE) through the NCTRCA. Additionally, members of our firm are LEED® Accredited Professionals through the US Green Building Council, TxDOT pre-certified in 28 engineering and surveying categories, SITEOPS® certified, and certified by the Design-Build Institute of America as proficient in design-build processes. The firm's licenses and registrations include:

- Texas Board of Professional Engineers (TBPE) Firm No. F-469
- Texas Board of Professional Land Surveyors (TBPLS) Firm No. 10008000
- State of Texas HUB No. 1752317110000
- NCTRCA M/DBE & SBE No. HMDB63257Y1015
- TxDOT Pre-Certified FSN 473

## PART 5: MISC - CONSULTANT QUALIFICATIONS

### PROJECT EXPERIENCE

#### GRAPEVINE COMMUNITY ACTIVITIES CENTER RENOVATION & EXPANSION, GRAPEVINE, TX

Pacheco Koch is providing civil engineering and land surveying services for the renovation and expansion of the existing two-story, 48,000-square-foot Community Activities Center to 113,000 square feet on approximately eight acres. This \$30.1 million facility will include the addition of a natatorium, now visible through the glass wall of the new, second floor fitness area that will extend over the natatorium, new dance studio spaces, as well as lockers and family cabanas for the pool area. A new Senior Activities Center will also be constructed with a community room and new outdoor event spaces. The entire site will be scraped and include new utility services to the building and the construction of a new 280-space parking lot and soccer field.

#### SOUTHLAKE COMMUNITY RECREATION CENTER, SOUTHLAKE, TX

Pacheco Koch was selected to provide professional civil engineering and land surveying services relating to the referenced project. The project involved a two (2) phase development consisting of a two-story, 105,200-square-foot building that includes a Senior Center Aquatic Center and Recreation Center. Phase 1 will include a 20,500-square-foot senior center, parking lot (156 spaces), outdoor amphitheater and bridge across the pond. Phase 2 will include a 73,200-square-foot recreation center and 11,500-square-foot aquatic center, additional parking and outdoor turf field. The overall project site is approximately 10.7 acres, located north east of the intersection of West Southlake Boulevard and North Shady Oak Drive in Southlake.

#### ALFRED J. LOOS SWIMMING CENTER (POOL), ADDISON, TX

Pacheco Koch was a subconsultant responsible for preparing civil engineering services for the renovation of the Dallas Independent School District Alfred J. Loos Swimming Center. The project included the replacement of all of the water, sanitary sewer and storm drainage services to the building, removal and replacement of all of the pool filtration equipment and the installation of a new mechanical yard. This 1.0 MG pool is the only pool in the area with a 10 meter diving platform (Olympic diving platform). Because of the heavy usage of the pool by the district, the project was fast tracked and design was completed in just over two months. Construction of the pool was completed by June of 2010 in time for all of the District's planned events.

#### GREENHILL ATHLETIC FACILITIES, ADDISON, TX

Pacheco Koch provided landscape architecture, civil engineering, and land surveying services for two competition soccer/field hockey fields for a private high school. The 7 acre site is on a prominent corner in the town of Addison, Texas, and due to the location, safety netting and vegetative screening was critical in select locations. Dedicated parking facilities, scoreboards, field lighting were included. The fields were established with Tiff Bermuda and installed with a centrally controlled irrigation system that was incorporated into the overall campus system. A hydraulic study was completed to allow a pedestrian bridge to be installed to connect the fields with the primary academic campus. Utilities were provided for a concessions/restroom facility scheduled to be installed in Phase 2 of the project.

#### UNIVERSITY OF MARY HARDIN-BAYLOR, MAYBORN CAMPUS CENTER, BELTON, TX

Pacheco Koch was selected to provide civil engineering services for Mayborn Campus Center at the University of Mary Hardin-Baylor in Belton, Texas. The facility included a new performance center, educational area, recreation center and a 216-space parking lot. The scope included full construction documents plus bid and construction phased services. The Campus Center included 100,000 square feet of new construction and approximately 18,000 square feet of renovation. The project included: a Special Events Center to include an arena seating 2,500 for competitive basketball and volleyball, dressing rooms, training facilities, jogging track, concessions, lobby and hall of fame room; a Student Activities Center which included classrooms, faculty offices, student lounge areas, aerobics room, fitness area and dressing rooms. Site work included construction of 302 parking spaces and landscaping. Total construction cost was \$17 million.

## PART 5: MISC - CONSULTANT QUALIFICATIONS



### ADDITIONAL MUNICIPAL FACILITY PROJECT EXPERIENCE

#### LAKE HIGHLANDS WHITE ROCK YMCA RECREATIONAL FACILITY, DALLAS, TX

Pacheco Koch is providing civil site design services for the YMCA at White Rock on Gaston Avenue in Dallas, Texas. This facility is approximately 40,000 square feet and features a gymnasium, natatorium, outdoor pool, and splash ground as well as a cardio and weight training area. The site is situated on a 3.25-acre parcel of land at the south end of White Rock Lake on the east side of Dallas. One of the unique challenges of this ongoing project is the 25 feet of elevation change across the site, which was accommodated for with a combination of multi-level finish floors, landscape terracing, and transition sections for entrance and exit ramps. Other aspects of this project that required close coordination with all members of the design team were the underground parking garage, retaining walls around the site, and the preservation of large trees existing onsite.

#### RECREATIONAL CENTERS

- The Parish Episcopal School, Sports Complex Improvements, Farmers Branch
- White Rock Pool, Dallas
- Arlington Sports Complex, Outdoor Fields & Infrastructure, Arlington
- Dallas Inner Soccer Club, Dallas
- White Rock/Lake Highlands YMCA, Dallas
- 30-Acre Baseball Facility, Mesquite
- Football Field and Practice Field, Mesquite
- Kelly Boulevard Athletic Facility, Carrollton
- Dallas ISD Wilmer Hutchins High School Stadium, Dallas
- Dallas ISD Sprague Complex, Dallas
- Dallas ISD Seagoville Field Stadium, Dallas
- Dallas ISD Pleasant Grove Pool, Dallas
- Dallas ISD Pleasant Grove Stadium, Dallas
- Dallas ISD Joe Lewis Field & Track Complex, Dallas
- Dallas ISD Franklin Field, Dallas
- Dallas ISD Forester Complex, Dallas
- Dallas ISD Alamo Pool, Dallas
- UNT Denton Main Campus, Pohl Recreation Center Gymnasium Drainage Study, Denton
- Tarleton State University Sand Volleyball Courts, Stephenville
- Austin College Stadium Expansion, Sherman

#### LIBRARIES

- Polk Wisdom Branch Library, Dallas
- Pleasant Grove Branch Library, Dallas
- Preston Royal Branch Library, Dallas
- Lochwood Branch Library, Dallas
- Fretz Park Library Building Expansion, Dallas
- Highland Hills Public Library, Dallas
- Forest Green Branch Library, Dallas
- Greenhill School Library Expansion, Addison
- Irving Public Library - Northwest Branch, Irving
- Irving Public Library - Southeast Branch, Irving
- City of Arlington Southeast Branch Library, Arlington

#### COURTS, POLICE / LAW ENFORCEMENT / PUBLIC SAFETY FACILITIES

- Police & Courts Complex, Coppell
- Police & Fire Complex, Richardson
- Frisco Police Headquarters, Frisco
- McKinney Public Safety Building, McKinney
- Collin County Juvenile Justice Alt Ed Program Facility, McKinney
- Las Colinas Federal Building, DHS, CIS Building, Irving
- Grapevine Municipal Center, Grapevine
- Police Complex, Keller
- Police & Courts Facility, Flower Mound
- City Hall, Fire & Law Enforcement Center, Commerce
- Hood County Justice, Granbury
- Polk County Detention Center, Livingston
- Police & Fire Complex, Balch Springs
- DPS Fleet Maintenance & Training Facilities, Florence

#### FIRE STATIONS

- Fire Station No. 27, Dallas
- Fire Station No. 35, Dallas
- Fire Station No. 37, Dallas
- Fire Station No. 39, Dallas
- Fire Station No. 40, Dallas
- Fire Station No. 50, Dallas
- Town Center, Police & Fire Station, Coppell
- Fire Station No. 1, Coppell
- Fire Station No. 2, Richardson
- Fire Station No. 4, Huffhines Park, Richardson
- Fire Station No. 38, Fort Worth
- Fire Station No. 41, Fort Worth
- Fire Station No. 1, Phase I & II, North Richland Hills
- Fire Station No. 4, North Richland Hills
- Main Fire Station, Hurst
- Central Fire Station, Haltom City
- Fire Station No. 3, Sherman
- Decatur Fire Station, Decatur
- Joshua Central Fire Station, Joshua

## PART 5: MISC - CONSULTANT QUALIFICATIONS



**STEVE A. MARKUSSEN, PE**  
Principal-in-Charge

Mr. Markussen joined Pacheco Koch in 1996 and is a Principal of the firm. He has more than 25 years of civil engineering experience in independent design, project management and departmental management. Mr. Markussen's duties at Pacheco Koch include oversight and direction of engineering designs, being a resource to project managers, leading team-oriented projects, and completing self-directed studies and design efforts.

Those areas of his particular expertise include planning, platting and zoning issues, infrastructure improvements to support commercial, industrial, aviation oriented developments, and construction and technical oversight for large complex projects requiring interaction between state and federal agencies, consultants, architects and multiple contractors. Other areas of expertise include design and construction for municipal sector projects and facilities such as urban roadways, courthouses, fire stations and libraries.

Mr. Markussen started his career as a land development engineer in California. His land development projects with Pacheco Koch have been some of the company's largest, including Mountain Creek Business Park, High Point Oaks, and the Love Field Modernization Project. He has also worked on development projects for Southwest Airlines, VA Hospital Spinal Injury & Mental Health Hospitals, Galleria Expansion, Financial Data Centers, DFW Terminal 'A' Parking garage and DART Station, and Cedar Ridge Business Park in Southlake.

**EXPERIENCE**  
25 Years

**EDUCATION**

Post Graduate, Nuclear  
Engineering, Naval  
Nuclear Power School

BS, Civil Engineering,  
Texas Tech University

**PROFESSIONAL  
ENGINEER**

TX No. 70090  
LA No. E-24303  
AR No. 7641  
CA No. C-45949  
MI No. 6201041279  
FL No. 45020  
CO No. 27776

**NATIONAL COUNCIL OF  
EXAMINERS FOR  
ENGINEERING AND  
SURVEYING (NCEES)**  
Engineer No. 9984

**RELEVANT EXPERIENCE**

- Grapevine Community Activities Center Renovation & Expansion, Grapevine, TX
- Greenhill School Phillips Family Athletic Complex, Addison, TX
- Alfred J. Loos Athletic Complex & Swimming Center, Addison, TX
- Lake Highlands White Rock YMCA Recreational Facility, Dallas, TX
- Dallas ISD Bishop Lynch Gymnasium, Dallas, TX
- Dallas ISD Wilmer Hutchins HS & Stadium, Dallas, TX
- Dallas ISD Pleasant Grove Pool & Stadium, Dallas, TX
- Dallas ISD Franklin Field, Dallas, TX
- Dallas ISD Seagoville Field Stadium, Dallas, TX
- The Aspens at Central Park, Active Adult Community, Grand Prairie, TX
- DPS Fleet Maintenance & Training Facility, Florence, TX
- Dallas Police Training Facility, Dallas, TX
- Wysong Public Safety Complex, McKinney, TX
- Frisco Police Headquarters, Frisco, TX
- Fire Station No. 50, LEED® Gold Certification, Dallas, TX
- Fire Station No. 27, Douglas at Northwest Highway, Dallas, TX
- Fire Station No. 37, Dallas, TX
- Decatur Fire Station, Decatur, TX
- Polk County Jail Expansion, Livingston, TX
- Las Colinas Federal Building, LEED® Gold, Irving, TX
- City of Arlington Southeast Branch Library, Arlington, TX
- Pleasant Grove Branch Library, Dallas, TX
- Polk Wisdom Branch Library, Dallas, TX
- Irving Public Library, Northwest & Southeast, Irving, TX

## PART 5: MISC - CONSULTANT QUALIFICATIONS



### JAVIER D. JARAMILLO, PE

Project Manager

Mr. Jaramillo joined Pacheco Koch in 2013 as a Senior Project Manager with more than 18 years of experience in civil engineering. The majority of work experience involves public and private sector civil design, which varies from paving and roadway infrastructure to commercial, industrial, multi-family, and more than 1,500 single-family residential lots. Designs have included the implementation of residential collectors and arterials, wastewater interceptors, water transmission lines, to high priority emergency repairs caused by natural disasters or fatigued infrastructure. In some cases, a design-build approach was provided to the Owner.

#### EXPERIENCE

18 Years

#### EDUCATION

BS, Civil Engineering,  
New Mexico State  
University

#### PROFESSIONAL ENGINEER

TX No. 91007  
AR No. 52277  
NM No. 18687  
OK No. 25068

#### PROFESSIONAL AFFILIATIONS

American Society of  
Civil Engineers

Mr. Jaramillo is also experienced in construction administration, such as advertisement for bids, bid schedules and forms, addendums, selection of low bidders, contracts and specifications. On most projects, additional construction management was required, such as opinion of probable costs, quantity take-offs, attendance at pre-construction and field meetings, and field observation during construction.

#### RELEVANT EXPERIENCE

- Southlake Community Recreation Center, Southlake, TX
- City Center Infrastructure Improvements, Garland, TX
- City Center Infrastructure Improvements Eight-Inch Water Line Extension, Garland, TX
- Dallas Arboretum Parking Garage and Underground Tunnel, Dallas, TX
- Majestic Airport Center, Lewisville, TX
- Positano Tuscan Homes, Irving, TX
- Centre at Preston Ridge, Frisco, TX
- Sedona Patio Homes, Frisco, TX
- Queen's Gate Patio Homes, Frisco, TX
- Bella Casa Townhomes, Frisco, TX
- Villages at Cobb Hill & Estates at Cobb Hill, Frisco, TX
- Virginia Ridge Estates, McKinney, TX
- Hometown NRH, North Richland Hills, TX
- Sam Moon Centers, Dallas, Frisco, TX
- L.A. Fitness, Grand Prairie, TX
- Care Now, Various North Texas Locations, TX
- Tractor Supply Company, El Paso, TX
- City of Hobbs Trunk Line F Sanitary Sewer Replacement, Phase 1, Hobbs, NM
- City of Artesia Sanitary Sewer Master Plan, Artesia, NM
- Eagle Draw-Firing Range Sanitary Sewer Interceptor, Artesia, NM
- City of Artesia 13th Street Infrastructure Improvements, Artesia, NM
- City of Hobbs Trunk Line F Sanitary Sewer Replacement, Phase 6, Hobbs, NM
- City of Hobbs Street Intersections, Hobbs, NM
- City of Artesia Drainage Master Plan, Artesia, NM
- 36th Street Roadway, Utility & Drainage Improvements, Artesia, NM

## PART 5: MISC - CONSULTANT QUALIFICATIONS



### WADE C. PETERSON, RLA, LEED® AP

Landscape Architecture

Mr. Peterson joined Pacheco Koch in 2012 with the task of building landscape architecture and planning services within the firm. He has practiced landscape architecture for more than 19 years, successfully completing a variety of projects types in several different countries. Although his experience has varied, his expertise has emerged in areas of public spaces, corporate environments and parks and recreation.

He has also presented on technical design topics at national, state and university forums and is recognized for his technical abilities. Mr. Peterson's clients include both government and corporate entities as well as consulting with other design professionals on challenging projects.

**EXPERIENCE**  
19 Years

**EDUCATION**  
BS, Landscape  
Architecture and  
Environmental  
Planning, Utah  
State University

**REGISTERED  
LANDSCAPE  
ARCHITECT**  
RLA, Texas No. 1965  
RLA, Utah No. 97-  
290614-5301

**LEED® ACCREDITED  
PROFESSIONAL**  
LEED® AP, 2008

**PROFESSIONAL  
AFFILIATIONS**  
American Society of  
Landscape  
Architects  
Texas Recreation  
and Parks Society

### RELEVANT EXPERIENCE

- Texas Christian University Recreational Center, Fort Worth, TX
- West Community Park Master Plan, Fort Worth, TX
- Dallas East Veloway Trail Master Plan, Dallas, TX
- Dallas County Community College Outdoor Learning Center, Dallas, TX
- Urban Living Lab Mixed Use Development, Dallas, TX
- South Central Park Development, Dallas, TX
- Privatization of Army Lodging Hotel Housing (13 Army Bases), Nationwide
- Cypress Creek Office Park, Houston, TX
- Conifer Corporate Offices, Frisco, TX
- Shell Woodcreek Campus, Houston, TX
- Bishop Park at Legacy Town Center, Plano, TX
- LDS World Headquarters, Salt Lake City, UT
- Omni Convention Center Hotel, Fort Worth, TX
- Great Trinity Forest Trail Master Plan, Phases I, II, & III, Dallas, TX
- Methodist Sugar Land Hospital Campus/Garden, Sugar Land, TX
- Frontiers of Flight Museum, Dallas, TX
- Forest Hill Memorial Park, Forest Hill, TX
- Ridgecrest Road, Forney, TX
- Timbers Preserve Park, Murphy, TX
- Legacy Village Plazas and Streetscape, Plano, TX
- Camp Bowie Boulevard Master Plan, Fort Worth, TX
- Rowlett Creek Park and Trails, McKinney, TX

## PART 5: MISC - CONSULTANT QUALIFICATIONS



### JUSTIN W. WALDRIP, RPLS

Land Surveying

Mr. Waldrup joined Pacheco Koch in 2013 and is currently serving as Survey Operations Coordinator for the public sector of the surveying department. Mr. Waldrup has more than 13 years of experience in land surveying. The majority of his work experience involves public and private sector land surveying, which includes boundary and topographic surveys for rights-of-way, easements, platting, horizontal control, vertical control, as-builts, design, construction and inventory.

Mr. Waldrup's survey projects have included railways, roadways, interchanges, streets, airports, levees, educational facilities, medical facilities, and military facilities. He is proficient in MicroStation, GeoPak, AutoCAD Civil 3D, Carlson Survey, and Trimble Business Center.

#### EXPERIENCE

13 years

#### EDUCATION

BS, Industrial  
Technology,  
University of Texas  
at Tyler

#### REGISTERED PROFESSIONAL LAND SURVEYOR

RPLS, Texas No. 6179

#### TxDOT PRE- CERTIFICATIONS

15.1.1, 15.1.2, 15.1.3,  
15.1.4, 15.2.1, 15.4.1

#### RELEVANT EXPERIENCE

- Sherrill Park Golf Course, Partial Topographic Survey, Richardson, TX
- Carrollton Commerce Center, Replat of lot 4b, Block C, Carrollton, TX
- 2014 Dallas Water Utilities (DWU) Water and Wastewater Contract No. 13-175/176E, Dallas, TX
- 2013 Dallas Water Utilities (DWU) Water and Wastewater Contract No. 13-037/038E, Dallas, TX
- 2012 Dallas Water Utilities (DWU) Water and Wastewater Contract No. 12-123/124E, Dallas, TX
- Southeast Sector Sewer Line Survey, Celina, TX
- Pleasant Run Road, Topographic Survey, Lufkin, TX
- US 287 Survey, Ellis County, Ennis, TX
- Dallas Water Utilities (DWU) Sunbeam Pump Station Easements, Dallas, TX
- Water Line Replacement, Allen, TX
- TxDOT Lufkin District Drainage Profiles, Lufkin, TX
- Trinity River Authority CAC 11 Sanitary Sewer Rehabilitation, Dallas, TX

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# PART 5: MISC - CONSULTANT QUALIFICATIONS



Brief overview on  
AG&E Structural Engenuity Sports and Recreation Experience...

- **30 years** of personal sports and athletic design experience
- **2 million square feet** of athletic space
- **Over 50 sports and recreation projects** for major Texas university systems, city municipalities and independent school districts.
- **95%** of our work comes from repeat clients



## Sports and Recreation

Our team has extensive experience providing structural design services for athletic complexes, stadiums, natatorium and sports and recreation facilities. Our firm has completed dozens of these facilities for independent school districts, higher education, and city municipalities.

Through this experience, we have gained a unique understanding of sports facilities, of the technical requirements for their design and construction, and their functionality. Our design drives how they work to meet the needs of owners, operators, players, media and fans. But we also appreciate the critical role architectural aesthetics play in the success of sports facilities. These projects frequently serve as anchors for urban redevelopment or higher education campuses.

Our collaborative approach to design means we don't limit our focus to just our scope of work. We look beyond the obvious and explore alternatives, searching for the unique approach best suited to each project. We consider the ways each discipline's work will intersect with our own, and we look for innovative ways to integrate them all for the overall benefit of the project and its stakeholders.

Our advanced project delivery services employ more specialized BIM tools to accelerate the construction process by delivering models that are used by contractors to increase accuracy of material take-offs, improve the bidding process and allow early acquisition of long-lead-time materials. Our active adoption of these tools and our collaborative, holistic approach make AG&E ideally suited for design-build, design-assist and integrated project delivery teams.



## PART 5: MISC - CONSULTANT QUALIFICATIONS



### RELEVANT EXPERIENCE

North Richland Hills Recreation Center, City of North Richland Hills, North Richland Hills, TX	Prosper ISD, Prosper, TX
The Summit-Grand Prairie Adult Activity Center City of Grand Prairie, Grand Prairie, TX	Prosper High School Sports Arena, Prosper ISD, Prosper, TX
Coppell Recreation Center Expansion, City of Coppell, Coppell, TX	Prosper ISD High School Natatorium, Prosper ISD, Prosper, TX
Richardson Gymnastics Facility, City of Richardson, Richardson, TX	Weatherford Fields Holland Park Ballfields, City of Weatherford, Weatherford, TX
Richardson Recreation Center and Pool, City of Richardson, Richardson, TX	Al Alford Field House, McKinney ISD, McKinney, TX
Plano Pool Facility Assessment and Renovations, City of Plano, Plano, TX	Beaumont ISD Swimming Pool, Beaumont ISD, Beaumont, TX
Laredo Recreation Center, City of Laredo, Laredo, TX	Wylie G. Thomas Jr. Coliseum Renovation, Birdville ISD, Richland Hills, TX
Marine Park Improvements, City of Fort Worth, Fort Worth, TX	Pennington Field Home Stands Concourse and Locker Rooms HEB ISD, HEB, TX
Rockwall Pool, City of Rockwall, Rockwall, TX	Farmers Branch Aquatic Center (Natatorium), City of Farmers Branch, Farmers Branch, TX
Midwestern State University Student and Wellness Center, Midwestern State University, Wichita Falls, TX	Allen Natatorium, Allen ISD, Allen, TX
Paris High School Stadium Press Box, Paris ISD, Paris, TX	Carrollton/Farmers Branch Natatorium, Carrollton/Farmers Branch ISD, Carrollton, TX
Irving Pool and Support Structures,   City of Irving, Irving, TX	Carrollton/Farmers Branch North High School Gymnasium, Carrollton/Farmers Branch ISD, Carrollton, TX
Sugarland Recreation Center, City of Sugarland, Sugarland, TX	Cowart Elementary School Gymnasium, Dallas ISD, Dallas, TX
Murphy Stadium, Plano ISD, Murphy, TX	CSISD Junior High School Natatorium, College Station ISD, College Station, TX
DISD Arena (Field House), Dallas ISD, Dallas, TX	Elementary School West Gymnasium, Carrollton/Farmers Branch ISD, Carrollton, TX
DISD Football Stadium, Dallas ISD, Dallas, TX	Friendship Community - Natatorium, Friendship Community Church, Dallas, TX
DeSoto ISD High School Basketball Arena, DeSoto ISD, DeSoto, TX	Keller Natatorium, Keller ISD, Keller, TX
Seagoville High School Auxiliary Gymnasium, Dallas ISD, Dallas, TX	Middle School East Gymnasium, Carrollton/Farmers Branch ISD, Carrollton, TX
Mansfield ISD Stadium, Mansfield ISD, Mansfield, TX	Middle School West Gymnasium, Carrollton/Farmers Branch ISD, Carrollton, TX
Mansfield ISD Natatorium, Mansfield ISD, Mansfield, TX	Temple Emanu-el Classroom and Gymnasium Addition, Temple Emanu-el, Dallas, TX
Boyd High School - Phase IB - Gym Addition, McKinney ISD, McKinney, TX	Townview Magnet High School Wellness Center/Gymna- sium, Dallas ISD, Dallas, TX
DeSoto ISD Stadium, DeSoto ISD, DeSoto, TX	South Grand Prairie High School Activity Center, Grand Prairie ISD, Grand Prairie, TX
DCCCD Mountain View College Sports Complex, Dallas County Community College District, Dallas, TX	Grand Prairie High School Activity Center, Grand Prairie ISD, Grand Prairie, TX
Tri City Police Academy Firing Range Modifications and Additions, City of Plano, TX, Plano, TX	Texas Tech University Leisure Pool, Texas Tech University, Lubbock, TX
Prosper High School Indoor Practice Facility,	

# PART 5: MISC - CONSULTANT QUALIFICATIONS



Structural Engenuity



## Mike Hubbard, P.E.

Principal/Structural Engineer

## Resume

Mr. Hubbard has over 37 years experience in structural engineering. He has extensive experience in sports & recreational, educational, research, municipal and commercial facilities. He has completed over 50 athletic and recreational sports project across north Texas for independent school districts, city municipalities and higher education systems.

Mr. Hubbard believes communication is important and takes a diplomatic approach in every situation. He was educated in architectural/engineering and relates well to the architectural design intent of our clients and believes structurally achieving that intent in practical, economical and creative ways is where the fun is. He has a passion for design and maintains that collaboration among all team members is key to a successful project.

### PROJECT EXPERIENCE

**Education**  
Bachelor of Architecture/Structures Option  
Texas Tech University  
Lubbock, Texas  
1976

**Licensing**  
Texas #57882

**Years of Experience**  
37 years

**Professional Affiliations**  
CEFPI

North Richland Hills Recreation Center,  
City of North Richland Hills, North Richland Hills, TX

The Summit-Grand Prairie Adult Activity Center  
City of Grand Prairie, Grand Prairie, TX

Coppell Recreation Center Expansion,  
City of Coppell, Coppell, TX

Richardson Gymnastics Facility,  
City of Richardson, Richardson, TX

Richardson Recreation Center and Pool,  
City of Richardson, Richardson, TX

Plano Pool Facility Assessment and Renovations,  
City of Plano, Plano, TX

Laredo Recreation Center,  
City of Laredo, Laredo, TX

Marine Park Improvements,  
City of Fort Worth, Fort Worth, TX

Rockwall Pool,  
City of Rockwall, Rockwall, TX

Midwestern State University Student and Wellness Center,  
Midwestern State University, Wichita Falls, TX

Paris High School Stadium Press Box,  
Paris ISD, Paris, TX

Irving Pool and Support Structures, |  
City of Irving, Irving, TX

Sugarland Recreation Center,  
City of Sugarland, Sugarland, TX

SMU Perkins Natatorium,  
Southern Methodist University, Dallas, TX

Murphy Stadium,  
Plano ISD, Murphy, TX

DISD Arena (Field House),  
Dallas ISD, Dallas, TX

# PART 5: MISC - CONSULTANT QUALIFICATIONS



## Resume

### Robert Baldwin, P.E., S.E.

Studio Manager/ Project Manager/Structural Engineer



Mr. Baldwin has eight years professional experience in structural engineering. He specializes in education, civic municipalities, industrial, mission critical, and healthcare type structures. Mr. Baldwin's experience with the city of Richland Hills includes the \$50 Million expansion at Richland High School for Birdville ISD. He is familiar with the design expectations set by cities in Tarrant County and is eager to start on another successful project.

Currently working on an expansion at Oak Point Recreation Center, Plano, Texas and Keller Recreation Center, Keller, Texas, Mr. Baldwin believes coordination is the key to a successful project. He remains heavily involved throughout design and construction administration.

#### PROJECT EXPERIENCE

North Richland Hills Recreation Center,  
City of North Richland Hills, North Richland Hills, TX

The Summit-Grand Prairie Adult Activity Center  
City of Grand Prairie, Grand Prairie, TX

Oak Point Center,  
City of Plano, Plano, TX

Keller Recreation Center,  
City of Keller, Keller, TX

Texas Tech University Leisure Pool,  
Texas Tech University, Lubbock, TX

Coppell Recreation Center Expansion,  
City of Coppell, Coppell, TX

Richardson Gymnastics Facility,  
City of Richardson, Richardson, TX

Richardson Recreation Center and Pool,  
City of Richardson, Richardson, TX

Laredo Recreation Center,  
City of Laredo, Laredo, TX

Midwestern State University Student and Wellness Center,  
Midwestern State University, Wichita Falls, TX

Irving Pool and Support Structures, |  
City of Irving, Irving, TX

Sugar Land Recreation Center,  
City of Sugar Land, Sugar Land, TX

Mansfield ISD Stadium,  
Mansfield ISD, Mansfield, TX

Mansfield ISD Natatorium,  
Mansfield ISD, Mansfield, TX

Prosper High School Indoor Practice Facility,  
Prosper ISD, Prosper, TX

Prosper High School Sports Arena and Natatorium  
Prosper ISD, Prosper, TX

#### Education

Masters of Engineering in Structural Engineering  
University of Texas  
Arlington, Texas  
2010

Bachelor of Civil Engineering  
Rose Hulman Institute of Technology  
Terre Haute, Indiana  
2007

#### Licensing

Texas #109100

#### Years of Experience

8 years

# PART 5: MISC - CONSULTANT QUALIFICATIONS



## FIRM PROFILE

**Henderson Engineers, Inc. (HEI)** is a multidisciplinary engineering firm headquartered in the Kansas City Metropolitan area. With office locations nationwide and 500 employees, HEI offers the following specialized services: mechanical, electrical, plumbing, acoustics, architectural lighting, commissioning, engineer-led design/build, fire protection, refrigeration, security, sustainable design and technology.

Our diversified portfolio represents a full range of markets including but not limited to: government, education, sports and recreation, retail, corporate, healthcare, grocery, and mixed-use. Licensed in all 50 states as well as the District of Columbia, Puerto Rico, the US Virgin Islands and multiple Canadian provinces, HEI's services are provided on a local, regional and national basis.

Our emphasis is on the success of projects and the development of long-term relationships. We value flexibility and technical competence and our associations with clients. Because we enjoy our work, clients enjoy working with us.

**Top 25 Engineering Design Firm**, *Building Design + Construction*.

**#3 Overall Engineering Firm**, *Commercial Construction & Renovation*.

**#13 MEP Giants**, *Consulting Specifying Engineer*.

**Top 500 Design Firm**, *Engineering News-Record*.

**"Best Place to Work"** and **"Champion of Business,"** *Kansas City Business Journal*.

### Summary of Henderson Engineers, Inc.

- HVAC, electrical, plumbing and refrigeration systems planning and design
- Engineer-led design/build
- Commissioning services: fundamental, enhanced, retro and continual
- Nationwide project presence with registration in 50 states
- Dedicated Quality Control Team - utilizing over 160 years combined experience
- Design for energy conservation / operational efficiency - over 100 LEED® related projects
- Internal specialty services:

**Fire Dynamics** - professional fire protection engineering services and code consulting

**Impact Illumination** - award-winning architectural lighting

**Collective Tech** - low voltage solutions including data, AV, acoustics and security

**Outcome Construction Services** - engineer-led design/build and commissioning

**FOUNDED**  
1970

**LOCATIONS**  
Lenexa - Headquarters  
Bentonville  
Dallas  
Houston  
Kansas City  
Las Vegas  
Los Angeles  
New York City  
Philadelphia  
Phoenix  
Tampa

**SIZE**  
500+ Employees  
150+ Licensed Engineers  
100+ LEED® APs

**SERVICES**  
Mechanical  
Electrical  
Plumbing  
Acoustics  
Architectural Lighting  
Commissioning  
Engineer-Led Design/Build  
Fire Protection  
Refrigeration  
Security  
Sustainable  
Technology

**MARKETS**  
Corporate  
Criminal Justice  
Education  
Entertainment  
Financial  
Government  
Grocery  
Healthcare  
Historic Renovation  
Hospitality  
Housing  
Laboratory  
Library  
Mixed-Use  
Parking  
Recreation  
Religious  
Restaurant  
Retail  
Sports  
Sustainable  
Telecommunication

[www.hei-eng.com](http://www.hei-eng.com)

# PART 5: MISC - CONSULTANT QUALIFICATIONS



## RECREATION AND COMMUNITY CENTER EXPERIENCE

- Addison Athletic Club** - Addison, Texas
- Olathe Community Center** - Olathe, Kansas
- Gladstone Community Center** - Gladstone, Missouri
- Grandview Community Center** - Grandview, Missouri
- Legacy Park Community Center** - Lee's Summit, Missouri
- Matt Ross Community Center** - Overland Park, Kansas
- University of Central Missouri, Student Wellness and Recreational Center** - Warrensburg, Missouri
- Blue Valley Recreation Commission Aquatic Center** - Overland Park, Kansas
- Blue Valley Recreation Activity Center MEP Evaluation** - Overland Park, Kansas
- North Kansas City Community Center** - North Kansas City, Missouri
- Ironwoods Parks** - Leawood, Kansas
- Graceland University, New Recreation Center** - Lamoni, Iowa
- Grain Valley Civic and Community Center** - Grain Valley, Missouri
- Angel Lane Community Center** - Houston, Texas
- Mizzou Student Athlete Academic & Training Facility** - Columbia, Missouri
- Shawnee Civic Center** - Shawnee, Kansas
- Vanier Sports Complex, Kansas State University** - Manhattan, Kansas
- US Navy Morale, Welfare, and Recreation Center** - New Brunswick, Maine
- University of Kansas Recreation and Fitness Center** - Lawrence, Kansas
- Jayhawker Towers Community Center, The University of Kansas** - Lawrence, Kansas
- Olathe Activity Center** - Olathe, Kansas
- Red Oak YMCA** - Red Oak, Iowa
- Columbus Parks and Recreation Service Center** - Columbus, Indiana
- Olathe District Athletic Complex Warehouse** - Olathe, Kansas
- Blaisdell Pool and Aquatic Center** - Topeka, Kansas
- Aquatic Center** - DeWitt, Iowa
- YWCA Aquatic Center** - St. Joseph, Missouri
- North Kansas City Aquatic Center** - North Kansas City, Missouri
- Lyons Good Samaritan Center** - Lyons, Kansas
- Coffeyville Aquatic Center** - Coffeyville, Kansas
- Kill Creek Regional Park Beach House/Marina/Welcome Center** - Olathe, Kansas
- McConnell Air Force Base Health and Wellness Center** - Wichita, Kansas



# PART 5: MISC - CONSULTANT QUALIFICATIONS



## RICK EICHER PE, LEED® AP RESUME

Rick Eicher is a Vice President, a Professional Engineer and a LEED® Accredited Professional. He is the Director of Operations in HEI's Dallas office and has over 19 years of experience and expertise in mechanical systems design for a wide range of projects including recreation, corporate, retail, mixed-use, government, education and sustainable projects where he has served as Principal-in-Charge and/or Project Manager. As Principal-in-Charge, Rick will provide leadership by overseeing the entire project, ensure consistent quality control and assist the Project Manager as needed.

### PROJECT EXPERIENCE

#### Frisco Multi-Use Event Center & Dallas Cowboys Training Facility

Frisco, Texas

Principal-in-Charge for this approximately 468,000 SF, \$115 million new multi-use event and training facility for the City of Frisco and Dallas Cowboys football team. Located on a 25-acre site, key components of the project will include a new indoor field with fixed seating for 12,000 patrons and two outdoor practice fields. Additionally, the new multi-use event center will include suites, restrooms, concessions, press box, Dallas Cowboys practice facility, weight training, administrative offices, meeting rooms, hydrotherapy and cafeteria.

#### Cutting Horse Ranch

Aledo, Texas

Project Manager for this 170-acre project used as a facility for training cutting horses and consists of two distinct areas, the Equestrian Center and Residential Living. The Equestrian Center houses both a training and mare barn, inside and outside arena/pavilion and hydrotherapy barn where recovery and veterinarian practices take place. Although these buildings are not certified sustainable structures, many sustainable design features were included in the design of the buildings. Sustainable features include rainwater harvesting, daylight responsive lighting, natural ventilation, high efficient 'DX' split-system cooling for select spaces, under floor radiant heating of the barn facilities and external snow/ice melt.

#### EPA Offices

Addison, Texas

Principal-in-Charge for an existing EPA office building. The goal of this project was to comply with the mandates regulated for federal buildings of energy savings beyond ASHRAE 90.1-2004. Responsibilities included providing multiple energy models with potential modifications to the existing building to improve energy efficiency. In addition, provided a detailed report illustrating the requirements of ASHRAE 90.1-2004, results of the energy modeling, payback analysis and final recommendations.

#### Biodiversity Education Center

Coppell, Texas

Project Manager for the Friends of Coppell Nature Park, a non-profit foundation formed to fund a 3,500 SF Biodiversity Educational/Multi-use building located in a natural habitat. The building will have a mixed function, but will predominantly be used as an educational building. Highly sustainable design features include energy analysis, renewable energy sources utilizing a photovoltaic (PV) technology. Key components include the following spaces: education hall, break room/catering room, conference room, multi-fixture restrooms and administrative offices. Components of the building were evaluated to optimize energy performance combined with renewable energy sources with the ultimate goal to minimize overall energy consumption.



#### TITLE

Vice President/  
Director of Dallas Operations

#### ROLE

Principal-in-Charge

#### DISCIPLINE

Mechanical

#### EXPERIENCE

19 Years

#### EDUCATION

BS Architectural Engineering  
Kansas State University

#### REGISTRATION

TX  
LEED® Accredited Professional

# PART 5: MISC - CONSULTANT QUALIFICATIONS



## BRIAN OLLIGES PE, LEED®AP RESUME

Brian is a Professional Engineer and an Associate in the Dallas office with more than 11 years of experience in design of retail, commercial, and grocery facilities. He serves as the lead electrical engineer and a team leader. Brian is a registered Green Building Provider with the city of Dallas and has performed third party plan review and consultation for Dallas Green Building Code compliance. Brian is a LEED Accredited Professional and has worked directly with the USGBC in the development and implementation of the LEED volume certification program.

### PROJECT EXPERIENCE

#### Frisco Multi-Use Event Center & Dallas Cowboys Training Facility

Frisco, Texas

Lead Electrical Engineer for this approximately 468,000 SF, \$115 million new multi-use event and training facility for the City of Frisco and Dallas Cowboys football team. Located on a 25-acre site, key components of the project will include a new indoor field with fixed seating for 12,000 patrons and two outdoor practice fields. Additionally, the new multi-use event center will include suites, restrooms, concessions, press box, Dallas Cowboys practice facility, weight training, administrative offices, meeting rooms, hydrotherapy and cafeteria.

#### Biodiversity Education Center

Coppell, Texas

Lead Electrical / Project Manager for the Friends of Coppell Nature Park, a non-profit foundation formed to fund a 3,500 SF Biodiversity Educational / Multi-use building located in a natural habitat. The building will have a mixed function, but will predominantly be used as an educational building. Highly sustainable design features including, energy analysis, renewable energy sources utilizing a photovoltaic (PV) technology. Highly efficient demand control ventilation with the added flexibility to give occupants optimum choice in thermal and indoor air quality (IAQ) environments. The entire project is designed for future rain water collection via architectural roof design and above grade cistern. The building will have the following spaces: education hall, break room/catering room, conference room, multi-fixture restrooms, and administrative offices. Components of the building were evaluated to optimize energy performance combined with renewable energy sources with the ultimate goal to minimize overall energy consumption.

#### Kaufman County Appraisal District

Kaufman, Texas

Project Manager/Lead Electrical Engineer for this new county administration building for Kaufman County. HEI guided the MEP design through traditional phases of schematic design, design development, and construction documents to meet the customized needs of the county. Area uses of the building include general county administration offices and support spaces, community meeting rooms, and public common areas such as lobby and restroom facilities.

#### National Women's Airforce Service Pilots (WASP) World War II Museum

Sweetwater, Texas

Project Manager for the mechanical, electrical, plumbing, fire protection and lighting design services for the National Women's Airforce Service Pilots Museum in Sweetwater, TX. The project included the renovation of the existing WASP hanger and new museum exhibit building. Mechanical, electrical and lighting systems for this project were designed to allow flexibility in the use of the space to that the exhibit hall can also be utilized for civic and community events.



**TITLE**  
Project Manager

**DISCIPLINE**  
Electrical

**EXPERIENCE**  
11 Years

**EDUCATION**  
BS Architectural Engineering

**REGISTRATION**  
KS, TX  
LEED® Accredited Professional  
City of Dallas - Green Building  
Provider

# PART 5: MISC - CONSULTANT QUALIFICATIONS

D A T A C O M

D E S I G N G R O U P

Technology Solutions :: Building for the Future®

## Firm Profile

DataCom Design Group, LLC  
7600 Burnet Road, Suite 350  
Austin, Texas 78757

**Phone:** 512-478-6001 • **Fax:** 512-478-2771

**Contact:** John Rob Hicks,  
[JHicks@datacomdesign.com](mailto:JHicks@datacomdesign.com)

## Local Office:

10300 North Central Expressway  
Suite 228  
Dallas, Texas 75231

**Phone:** 214-221-5443 • **Fax:** 214-692-5444

Founded in 1999, DataCom Design Group is a leading technology consulting firm specializing in innovative planning approaches for municipal facilities such as recreation and civic centers. The company began with a commitment to provide superior design and consulting services for Information Technology, AudioVisual and Security platforms, for a fully integrated project approach. While working closely with design teams, DataCom Design Group continues to emphasize teamwork and brings vision, enthusiasm, and professionalism to every project.

DataCom Design Group is on top of the technology trends that are fueling change in the way services are delivered to communities. Our designs set the foundation for future growth, allowing municipalities to offer the most current technology to the community.

## Relevant Project List

- City of North Richland Hills, City Hall and Public Safety Complex, North Richland Hills, TX
- City of McKinney John and Judy Gay Library, McKinney, TX
- Nau Center for Texas Cultural Heritage, Houston, TX
- City of San Antonio and Bexar County, Public Safety Answering Point, San Antonio, Texas
- City of Austin, City Hall and Public Plaza, Austin, Texas
- City of Houston, METRO Data Center, Houston, Texas
- City of Albuquerque, West Mesa Aquatic Center, Albuquerque, New Mexico
- City of Houston, Fire Station #84, Houston, Texas
- City of San Antonio, Plaza de Armas, San Antonio, Texas
- City of Houston, 5th Ward Deluxe Theater Renovation, Houston, Texas
- City of Austin, City Council Chambers, Austin, Texas
- City of Irving, Texas Musician's Museum, Irving, Texas
- City of Houston, George R. Brown Convention Center Renovation, Houston, Texas
- City of Garland, Data Center Relocation, Garland, Texas
- City of New Braunfels, City Services Center, New Braunfels, Texas
- City of Round Rock, Public Safety Training Center, Round Rock, Texas
- City of San Antonio, Mission Branch Library, San Antonio, Texas
- City of Waco, Waco-McLennan Library, Waco, Texas

Dallas  
214.221.5443

Austin  
512.478.6001

Houston  
713.589.9797

San Antonio  
210.698.6455

BARKER RINKER SEACAT  
ARCHITECTURE 

# PART 5: MISC - CONSULTANT QUALIFICATIONS



Technology Solutions :: Building for the Future®

**John Rob Hicks, RCDD**  
Principal  
Senior Technology Consultant



John Rob Hicks has more than 22 years of experience in the consulting and design of advanced technology projects. He has compiled an outstanding portfolio that exemplifies his dedication to excellence and a unique ability to direct diverse teams to perform at the highest levels of quality and timeliness. Through his extensive knowledge and expertise, John Rob provides clients with independent technology solutions, while ensuring continuous and open communication throughout the planning and decision making process. He actively promotes solutions that meet the Owner's expectations while achieving the overall technology goals of the project.

**Years of Experience:** 22

**Years with Firm:** 7

**Education:**  
Bachelor of Business Administration, St. Edward's University

**Registrations:**  
Registered Communications Distribution Designer (RCDD)

**Affiliations:**  
The Institute for Leadership in Capital Projects (ILCP)

Building Industry Communications Systems International (BICSI)

John Rob is skilled at the design of medium and low voltage power distribution, lighting systems, grounding, and secondary systems (data, security, voice and wireless) for county, municipal, government, higher education, healthcare and commercial projects. He has developed drawings and specifications for systems making use of single and multi-mode fiber optics, Category 6 and Augmented Cat6 for high speed communications applications, UTP/STP and coax cable media. In addition, John Rob has experience with the development of cost estimations and the detailed design of systems and services.

**Relevant Project Experience:**

**City of North Richland Hills, City Hall Complex, North Richland Hills, Texas**

- \$59,000,000 / 180,000 SF
- City Hall, DPS, Council Chambers, Public Works, Municipal Court, Police and Fire Departments
- Spaces include conference rooms, jury room, work rooms



**City of Austin, City Council Chambers, Austin, Texas**

- \$1,200,000 / 3,400 SF
- Renovation and technology upgrades for broadcast room, city council chambers, staff offices, workstations
- Includes conference rooms, coffee bar, equipment room



**City of Houston, Nau Center for Texas Cultural Heritage, Houston, Texas**

- 60,000 square feet of new construction
- Exhibit areas, theater and teaching spaces on three floors
- Preservation of two historic houses on site



**University of Texas, Darryl K. Royal Stadium, Austin, Texas**

- Workout and general support area, including the volleyball court
- Levels 5-7 for departmental offices (37,500 SF)
- Willie Nelson display case, Briscoe Center for American History
- Renovation of the 6<sup>th</sup> floor dining facility



DALLAS  
214.221.5443

AUSTIN  
512.478.6001

HOUSTON  
713.589.9797

SAN ANTONIO  
210.698.6455

# PART 5: MISC - CONSULTANT QUALIFICATIONS



Technology Solutions :: Building for the Future®

**Sean Doyle, RCDD, PSP**

Associate Principal  
Senior Electronic Security Consultant



**Years of Experience:** 14

**Years with Firm:** 12

**Education:**

Bachelor of Science,  
Michigan State University

**Registrations:**

Registered  
Communications  
Distribution Designer  
(RCDD)

Physical Security  
Professional (PSP)

**Affiliations:**

American Society for  
Industrial Security (ASIS)

Building Industries  
Communications  
International (BICSI)

Sean Doyle is the Manager of DataCom Design Group's Security Division (DDG Security), which is licensed by the Texas Department of Public Safety to provide Security Consulting and Design in the State of Texas (TxDPS Sec. 1702.1045).

Sean specializes in the planning and design of Electronic Security systems, including access control, CCTV/surveillance, intruder detection and emergency notification. He is also a skilled consultant on Information Technology (voice, wireless, data), and Outside Plant (OSP) communications connectivity for municipal, higher education, and corporate facilities. Sean's attention to detail, thorough understanding of the design process, close coordination with A/E teams, and exceptional follow-through ensure comprehensive connectivity is achieved and systems perform exactly as intended.

Sean has been involved with many varied projects that have involved the development of technical specifications, coordination of multiple systems, construction documents in BIM format, and project implementation. His security experience includes facilities that require controlled or monitored security functions such as main entry and exterior doors, main interior corridors, card access, biometrics, door position sensors, PTZ remote control, fixed cameras, recorded cameras, IP cameras, motion detectors and control center connectivity.

**Relevant Project Experience:**

**Texas A&M University at Kingsville, Recreation Center, Kingsville, Texas**

- \$ 9,000,000 / 42,000 SF
- Two multipurpose gymnasiums, elevated track, cardio fitness and weight rooms, meeting and activity rooms, locker rooms
- Spaces include public lobby, equipment storage and administration offices



**University of Texas, Activity Center, Austin, Texas**

- \$70,000,000 / 148,000 SF
- Features indoor and outdoor food courts/dining and flexible cultural and meeting spaces
- Includes auditorium, black box theater, rehearsal space and administrative offices



**City of Austin, Austin City Hall and Public Plaza, Austin, Texas**

- \$56,000,000 115,000 SF
- Provided Electronic Security infrastructure planning and design
- Includes communication centers, offices and public areas



**City of McKinney, John and Judy Gay Library, McKinney, Texas**

- \$8,000,000 / 20,385 SF
- wi-fi access, special areas for kids and teens, chairs designed for laptops, self-service computers and study room
- Information Technology, Audiovisual and Security



Dallas  
214.221.5443

Austin  
512.478.6001

Houston  
713.589.9797

San Antonio  
210.698.6455

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## PART 5: MISC - CONSULTANT QUALIFICATIONS

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### JMK FOODSERVICE CONSULTING & DESIGN, LLC

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#### COMPANY HISTORY

JMK Foodservice Consulting & Design is a limited liability company involved in the design and development of foodservice facilities. JMK's range of experience relates to all aspects of the foodservice industry.

In business since 1997 the principal employee's background covers over forty years in the foodservice industry and well over 500 foodservice facilities of all types.

JMK provides a full range of consulting services relating to foodservice facilities, including design development, construction documents, specifications and project management services. All documents are CAD generated utilizing the latest version of AutoCAD drafting software, as well as, the latest in computer technology.

Individual restaurant projects include the design and development of over thirty country club and city club projects for Club Corporation of America. Some projects include The Greenspoint Athletic Club in Houston, developed for the Exxon Corporation, Tospl Beach Racquet Club, Destin, Florida, Ravinia Club, Atlanta, Georgia, South Coast Plaza Club, Costa Mesa, California and City Clubs located on the 69th and 70th floors of Nations Bank tower in Dallas, Texas.

Recent restaurant projects include the design and development for chains such as Granada Movie Grill, Colter's BBQ Prototype and U.S.A.F. Germany project, Texana Grill, MiCocina, Taco Diner, Mercury Grill Renovation and The Jalapeno Tree Mexican Restaurants.

In the public sector JMK has provided food facilities planning, design and development documents for several churches and schools throughout the State of Texas. JMK's school projects range from Elementary Schools to High Schools varying from basic and conventional to full food court designs with multiple service outlets. Other projects in the public sector include food facilities design and documents state and federal correctional facilities ranging in size from 500 beds to 2400 beds. Some projects include El Paso County Jail, El Paso, Texas, Charlton State Prison, Folkston, Georgia, Big Spring Adult Detention Facility, Big Spring, Texas, Santa Fe County Jail, Santa Fe, New Mexico, New Morgan Juvenile Detention Facility, New Morgan, Pennsylvania and Moshannan Valley Correctional Facility, Clearfield County, Pennsylvania, Southern Peaks Juvenile Treatment Facility, Canon City, Colorado, Cameron County Jail, Cameron County, Texas, Williamson County Jail, Williamson County, Texas, Barbados Prison Project, Barbados and Gallatin County Detention Center, Bozeman, Montana.

## PART 5: MISC - CONSULTANT QUALIFICATIONS

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### JOHN W. PACE, FCSI PRESIDENT

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#### EDUCATION

ITT Technical Institute, Garland, Texas  
AA Degree, Computer Aided Drafting and Design Technology -  
Graduated Salutatorian in 1995 with 100% Attendance

#### PROFESSIONAL EXPERIENCE

John has over thirty years experience in the foodservice industry. An invaluable part of his experience was as a certified chef for more than twelve years with four and one half of these years as an Executive Chef. While he enjoyed his chef career in the industry, John had ambitions to further his career and education and returned to college. Upon receiving his degree, where he was Salutatorian of his class, he worked in the kitchen equipment contractor side of the foodservice industry for three years. Seeing his talents as a designer/consultant emerge, John entered the consulting market in 1997 with his own business, JMK Design Associates.

As his business flourished, John was anxious to explore all potential growth opportunities. John chose to merge his business with H. G. Rice and Company, the largest foodservice consultant firm in Texas in March 2002.

Armed with the additional knowledge gained through the years and from partnering with H.G. Rice and Company, John is now pursuing new opportunities with his own company again, JMK Foodservice Consulting & Design, LLC.

Specific experience includes:

2005-Present – JMK Foodservice Consulting & Design, LLC, Rowlett, Texas. President. Responsibilities include all aspects of business operations. (marketing, designing, meetings, coordination, etc.)

2002-2005 - H. G. Rice and Company, Inc., Carrollton, Texas. Vice President, Chief Operating Officer. Responsible for the company's project coordination and operations.

1997-2002 – JMK Design Associates, Dallas, Texas. Principal Partner. Responsibilities included all aspects of business operations. (marketing, designing, meetings, coordination, etc.)

1995-1998 – Superior Products Contract Division/H&K Dallas Inc. Custom Fabrication, Dallas, Texas. Responsibilities included working on CADD preparing layouts of kitchen equipment, health department review processes and custom fabrication detailing.

1993-1995 – Executive Sous Chef at Anatole Nana Grill Catering and at EDS, Dallas, Texas. Preparation of meals for special events as well as daily meals for banquets.

1991-1993 – Executive Sous Chef at the Grand Pavillion Hotel on Grand Cayman Island, Cayman Islands. Supervised a staff of five and aided in the responsible for two foodservice outlets as well as room service and banquet facilities. Planned menus and controlled food costs.

1989-1991 – Executive Chef at the Driskill Hotel in Austin, Texas. Supervised a staff of 32 and was responsible for two foodservice outlets as well as room service and banquet facilities. Planned menus and controlled food costs.

# PART 5: MISC - CONSULTANT QUALIFICATIONS



1325 East 16th Avenue  
Denver, Colorado 80218  
303-861-2070

## Company Overview

Group14 Engineering, Inc. is a consulting firm committed to improving the energy and resource efficiency of buildings and building products. Our mission is to build better buildings where people thrive.

Group14 is a recognized authority in sustainable design and energy efficiency, the evaluation of environmentally-appropriate technologies, building commissioning and energy audits, and LEED project management.

Group14 has worked on numerous recreation centers and has worked with BRS Architecture on projects including the Arvada Police Department, the Brighton Adult Recreation Center, Candelas Community Center, Grapevine Recreation Center, and Huffhines Recreation Center to name a few.

Group14 performs 75% of its work in Colorado. Having been selected by Xcel Energy to provide energy design assistance in Colorado, we have worked on more than 75 projects locally (many of them LEED) over the past three years. Our Xcel energy design assistance has kept more than 10 MW off the grid – that’s enough to power nearly 10,000 houses for a year.

Group14 is located in Denver, with projects across the United States. We have been in business since 1992 and are a certified DBE, SBE, and WBE by the City and County of Denver.

**Group14 Engineering takes its name from the periodic table — Group 14 is the Carbon Group.**

**The name represents the firm’s focus on design guidance, field work and engineering research to reduce carbon and greenhouse gas emissions.**

BUILDING ENERGY EFFICIENCY	LEED AND SUSTAINABILITY	COMMISSIONING	EXISTING BUILDINGS
<ul style="list-style-type: none"> <li>▪ Energy Modeling</li> <li>▪ Energy Efficiency Consulting</li> <li>▪ Lighting/Daylighting</li> <li>▪ Window/Wall Thermal Performance</li> <li>▪ Building Research</li> </ul>	<ul style="list-style-type: none"> <li>▪ Green Building Certification</li> <li>▪ Occupant Engagement</li> <li>▪ Sustainability Planning</li> <li>▪ HERS/ENERGY STAR Ratings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Fundamental Cx</li> <li>▪ Enhanced Cx</li> <li>▪ Warranty Inspection</li> <li>▪ Owner Training</li> <li>▪ Monitoring-Based Cx</li> </ul>	<ul style="list-style-type: none"> <li>▪ Energy Audits</li> <li>▪ Retro Cx</li> <li>▪ Measurement &amp; Verification</li> <li>▪ Energy Efficiency Financing</li> <li>▪ Fault Detection &amp; Diagnostics</li> </ul>

## PART 5: MISC - CONSULTANT QUALIFICATIONS



### Project Experience

Project	Square Footage	LEED	Energy	Cx	LEED Status or Target
Apex Indoor Soccer Complex	80,000		•		
Brighton Eagle View Adult Recreation Center, CO	18,500	•	•	•	Gold
Bozeman Public Library, MT	52,000		•		Silver
Candelas Community Center, CO	4,500	•	•	•	Gold
City of Denver, West Denver Library	14,337			•	Silver
Denver Art Museum Hotel and Office	50,010		•		
Durango Public Library, CO	42,000	•	•	•	Gold
Gallogly Events Center, UC Colorado Springs	30,000	•	•	•	Gold
Grapevine Community Activities Center, TX	108,000	•	•	•	
Green Valley Ranch Library	50,000			•	Gold
Heather Gardens Community Center, CO	50,080		•		
Huffhines Recreation Center,	25,718	•	•	•	Silver
Hobbs Health, Wellness, and Learning Center, Hobbs, NM	182,000	•	•	•	Silver or Gold
Joan Mitchell Artist Studio	84,000	•	•		Platinum
Kroc Corps Community Center, Green Bay, WI	82,000		•		Silver
Kroc Corps Community Center, Phoenix, AZ	119,000	•	•	•	Gold
Kroc Corps Community Center, Quincy IL	80,000	•	•	•	Silver
Mental Health Center of Denver	80,000	•	•	•	Platinum
Mile High United Way	60,075	•	•		Gold
Morenci Recreation Center	55,000	•			
Museum of Contemporary Art	30,000	•	•		Gold
Olathe Community Recreation Center	72,000			•	-
Pennsylvania State University Millennium Science Complex	350,000	•			Gold
Rifle Public Library, CO	27,669	•	•	•	Gold
Riverside Library and Community Center, Evans, CO	32,000	•	•		Gold
Total Community Options, CO	45,000	•		•	Platinum
University of Colorado – Recreation Facilities Improvements	235,242 Renovation 69,199 Addition		•		Gold or Platinum
Washtenaw Recreation Center, Washtenaw, MI	70,000		•		Platinum
YMCA/FRAHA Recreation Center, CO	159,000		•		

## PART 5: MISC - CONSULTANT QUALIFICATIONS



**Laura Charlier, LEED AP+  
LEED Services Director**

### Expertise

- Over 20 years experience in the building and construction industry
- Thorough knowledge and understanding of sustainable design and construction practices.
- Understanding of LEED requirements, process, skills to make certification of a project run smoothly, able to support project participants in the LEED certification process
- Experience working on multiple LEED projects providing a range of services including expertise on site issues, water, materials, construction waste management, and indoor environmental quality.

### The Salvation Army Kroc Corps Community Centers, Quincy, Illinois and Phoenix, Arizona (LEED Silver and Gold)

These projects achieved LEED Gold and Silver. Group14 provided full LEED support services, energy consulting and commissioning for these 80,000 sf and 120,000 sf recreation centers that include a gymnasium, natatorium, several activity/classrooms and chapel. (2012-2013)

### Riverside Library & Cultural Center, Evans, Colorado (pursuing LEED Gold)

The 36,000 sf project is a mixed-use facility that brings together, under a single roof, several important community functions including a library, City of Evans municipal space, community meeting spaces and a community garden and plaza. Group14 is providing LEED consulting services as well as energy analysis. (2013-2014)

### Candelas Community Center, Arvada, Colorado (LEED Gold)

This project is located in the new sustainably-minded development of Candelas in Arvada and includes a 4,500 sf community center as well as an outdoor pool. The project began with a goal of LEED Certified under BD+C v2009 but is anticipating LEED Gold with no additional cost. (2010-2013)

### Brighton Adult Recreation Center, Brighton, Colorado (LEED Gold)

Laura was responsible for research and evaluation of available resources to get this 15,000 sf project certified. The challenge with smaller facilities is achieving LEED certification without compromising the budget. The project is pursuing several grant opportunities with the help of Group14. The facility, seeking LEED Gold certification, is reducing water use by over 40%, has an onsite community garden and comprehensive educational program, and benefits from abundant daylight and views throughout the regularly occupied spaces. (2010-2012)

### Huffhines Recreation Center, Richardson, Texas (LEED Silver)

Group14 provided full LEED support services for this 25,000 sf recreation center which incorporates daylighting with lighting controls, cost-effective mechanical systems, demand-control ventilation, low-flow water fixtures, and light-colored surfaces. Evaluation, management and application by Laura of these strategies facilitated LEED Silver certification for this project. (2007-2010)

### Museum of Contemporary Art, Colorado (LEED Gold)

This 30,000 sf LEED Gold project is located in lower-downtown Denver, has no additional parking, waterless urinals, no refrigerants, regional materials, recycled construction waste, and superior indoor air quality. Group14 also served as the energy consultant for the project and the project achieved 35% energy cost savings.

### Education

1989, Associates Degree of Occupational Studies in Interior Design

### Recognition

Over 45 projects registered or completed with the U.S. Green Building Council.

Experience with multiple LEED rating systems; NC, CI, C&S, Schools

U.S. Green Building Council LEED 2.2 Accredited Professional with Building Design + Construction Specialty

USGBC Colorado "Rocky Mountain Green" presentation on LEED 2009 v3 and Park Avenue Green, Group14's LEED Platinum office building.

USGBC Colorado and West Regionalization Task Force Committee for LEED v4 (2012)

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# PART 5: MISC - CONSULTANT QUALIFICATIONS

## Chris Squadra – Project Controls Lead

### Project Controls Expertise

- Budget Support for Master Planning
- Conceptual Estimating from Programs
- Construction Cost Estimating for Parks
- Facilities Condition Assessments
- Life Cycle & Total Ownership Cost
- Value Engineering
- Public Private Partnerships
- Maximizing ROI on Real Estate Assets
- Cost Management in Remote Areas
- Unique Hospitality Project Issues
- “Owner-friendly” Logistics Planning
- Innovative & Procurement Strategies
- Change Order Validation
- Claims Avoidance Process

### Certifications & Professional Affiliations

- Certified Professional Estimator (1999);
- American Society of Professional Estimators Member (1995)
- LEED® BD+C Accredited Professional
- ULI’s National Sustainable Development Council (7 Years)
- Project Management Institute (1998)
- Construction Specifications Institute (1990)
- SAVE International (1990)

### Education

- International Business  
University of Colorado  
Boulder, Colorado

### Contact Information

- [csquadra@peakprogramvalue.com](mailto:csquadra@peakprogramvalue.com)
- 303.503.1155



Mr. Squadra is one of the nation’s proven leaders in providing program management services to the construction industry, with an emphasis on project controls.

His experience includes founding and running two highly successful project controls firms for a total of almost 30 years, as well as being the Director of Program Management for the largest real estate services firm in the world.

Chris specializes in unique and innovative construction strategies, all focused on maximizing value. He has decades of experience in determining not just the *first cost*, but the *total cost of ownership* of multiple project systems. Balancing these two important project goals means smart choices now, and great operational results in the future!

Three decades of work in Colorado includes solving the complex project control challenges on over \$1 billion in recreation industry projects. More than \$500 million of these had major aquatic and fitness components; all had significant cost and schedule issues to consider as the project program was prioritized.

### Sample of Relevant Experience:

<u>Central Denver Recreation Center</u> <i>68,000 SF Urban Recreation Center Denver, CO</i>	31.6 Million
<u>Woodland Park Recreation Center</u> <i>41,270 SF Recreation Center Woodland Park, CO</i>	23.2 Million
<u>Breckinridge Park Recreation Complex</u> <i>25,250 SF Recreation Center in 62 Acre Sports Park Richardson, TX</i>	29.1 Million
<u>Richland Hills Recreation Center</u> <i>35,600 SF Recreation Center Richland Hills, TX</i>	15.9 Million
<u>Aurora Public Safety Training Center</u> <i>Multiple Buildings on a 22 Acre Site Aurora, CO</i>	26.8 Million
<u>National Park Service Projects</u> <i>Nationwide, USA First cost; life cycle cost; multiple operational considerations</i>	100 Million +

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# PART 5: MISC - CONSULTANT QUALIFICATIONS



## A. History

Alpha Testing, Inc. (Alpha), a Texas corporation established in 1983, provides full-service geotechnical engineering, construction materials testing and inspection, and environmental services. Our goal since 1983 has been to be recognized as "First in Service" by our clients. Alpha is known for responsiveness, accurate and reliable data collection, and consistent recommendations - all provided as agreed. Let the success of your next project start with us.



Alpha is a registered Texas engineering firm (# 813) and a Texas geoscience firm (#50341), meets the requirements of ASTM E-329, is AASHTO R-18 accredited, and has engineers licensed in multiple states. Alpha currently employs over 225 people.

Alpha serves the State of Texas from four regional offices in Dallas, Fort Worth, Houston, and San Antonio. It is our unique business model because we find it most efficient, and we pass the efficiencies on to our clients.

## B. Office Serving City of Richland Hills

Fort Worth Office  
5058 Brush Creek Road, Fort Worth, TX, 76119  
(V) 817.496.5600 (F) 817.496.5608  
Theodore A. (Tony) Janish, PE, Principal: [tjanish@alphatesting.com](mailto:tjanish@alphatesting.com), 972.421.2939  
Brian Hoyt, PE, Geotechnical Manager: [bhoyt@alphatesting.com](mailto:bhoyt@alphatesting.com), 817.496.5600

## C. Firm Core Competencies

The following are Alpha historical, core engineering disciplines, provided from each office location.

- **Geotechnical Engineering and Testing:** Drilling, Laboratory Services, Engineering. Alpha provides complete investigations and studies for buildings, roads, water, wastewater, and pipeline projects and forensic projects. Alpha also holds multiple contracts directly with TxDOT, including a statewide drilling contract, along with several master services agreements with municipalities and government entities.
- **Drilling:** Alpha owns and operates nine (9) drill rigs, including 4 ATV rigs and 5 truck mounted rigs. Our units can handle moisture verification testing (if needed) or drilling in any ground condition. Methods we can employ for geotechnical or environmental services include hollow stem auger, wireline, coring, and wash rotary methods.
- **Construction Materials Testing & Inspection:** With Alpha-owned equipment and in-house staff, Alpha provides Earthwork, Concrete, Asphalt, Reinforcing Steel, Structural Steel Inspection, Pier Inspection, Post Tension, Roofing, Masonry, and Special Inspections.
- **Environmental:** Alpha provides full service consulting from property acquisition to remediation of existing environmental concerns. One advantage to you is that we have knowledgeable staff in place to address concerns discovered during construction – another aspect of seamless service to our clients. Services include Phase I ESA, Phase II ESA, Remediation, Asbestos Services, Lead based paint, Mold, and Indoor Air Quality.

## PART 5: MISC - CONSULTANT QUALIFICATIONS

### Example Projects/References



#### REPRESENTATIVE PROJECTS

Since 2010, Alpha has provided geotechnical, construction materials testing, and/or environmental services for over fifty (50) projects in the Richland Hills/North Richland Hills general area. Several examples are included below:

- HC Beck - North Tarrant Parkway Market Place
- Huggins Honda - Reserves at Forest Glen
- The Kroger Company - Kroger SW-535 North Richland Hills Town Center
- NewQuest Properties - Walmart Neighborhood Market Store #6578
- City of North Richland Hills - 27.939-Acre Tract
- Overland Services, Inc - Office Park - Thornbridge East Phase III
- Conatser Construction - Shady Grove Road Improvements
- Meritage Home - Hometown Canal District Phase 4
- BMG Commercial - Cambridge Development

#### a. City of Dallas Master Services Agreement

Alpha was selected for the City Master Services Agreement for a three year period in 2009, and was recently awarded an additional one year renewal. Alpha currently serves Dallas Water Utilities, Parks and Recreation, Environmental, and Public Works & Transportation. Alpha provided geotechnical engineering and/or construction materials testing services on several projects for the City of Dallas including the award-winning Juanita J. Craft Recreation Center, the Santa Fe Trestle Trail, Fire Station No.32 and the Elm Fork Athletic Complex.



Alpha and City of Dallas professionals have long standing relationships due to performance on delivery and budget management. This benefits projects that take multiple years to go from design to construction.

**Alpha Staff:** Brian Powell, PE, Tony Janish, PE, Refugio Hernandez, Jr., YonasTanga

#### References:

City of Dallas – Noe Macias, DWU, [nmacias@dallascityhall.com](mailto:nmacias@dallascityhall.com) (214) 948-4500  
City of Dallas – Mary Ayala, PE, [mary.ayala@dallascityhall.com](mailto:mary.ayala@dallascityhall.com) (214) 671-9507

#### b. City of Fort Worth Geotechnical, Material Testing, and Environmental Contract

Alpha was selected by the City of Fort Worth in 2011 to provide geotechnical, construction materials, and environmental services for public works and vertical construction projects. Alpha has been awarded eight projects from this contract, including water and sewer replacement and paving reconstruction for Avenue M, Edgewood Terrace, and Valley Vista Drive, and Bonds Ranch Road Water Main Extension.



**Alpha Staff:** Tony Janish, PE, Tim Begole, CET

#### References:

City of Fort Worth – Ryan Jeri, PE, [ryan.jeri@fortworthgov.org](mailto:ryan.jeri@fortworthgov.org), (817) 392-2255  
City of Fort Worth – Pedro Hernandez, [pedro.hernandez@fortworthgov.org](mailto:pedro.hernandez@fortworthgov.org), (817) 871-7920

## PART 5: MISC - CONSULTANT QUALIFICATIONS



**THEODORE A. (TONY) JANISH, PE**  
Principal, Senior Geotechnical Engineer



**PRINCIPAL PRACTICE**

Geotechnical Engineering, Construction Materials Testing

**EDUCATION**

Michigan Technological University, MSCE, 1983, BSCE, 1981

**PROFESSIONAL EXPERIENCE**

ALPHA TESTING, 2006 – Present  
Rone Engineering Services, Ltd., 1999 – 2006  
Terracon Consultants, Inc., 1995 – 1999  
Soil and Materials Engineers, 1983 – 1995

**PROFESSIONAL REGISTRATIONS**

Professional Engineer: Texas No. 82418, Michigan No. 33170  
TxDOT Pre-certifications: PE ESN No. 0008331 – 14.00 and 12.00 Series

**REFERENCES**

TCU, Harold Leeman, PE CIP Director 817-257-7083 [h.leeman@tcu.edu](mailto:h.leeman@tcu.edu)  
Jaster Quintanilla, Steve Lucy, PE, Principal 214-752-9098 [slucy@jqeng.com](mailto:slucy@jqeng.com)  
Claycomb Associates, Larry Claycomb, AIA, President 972-233-6100 [lclaycomb@claycomb.net](mailto:lclaycomb@claycomb.net)  
TxDOT Bridge Division, Marcus Galvan, PE 512-416-2224, [marcus.galvan@txdot.gov](mailto:marcus.galvan@txdot.gov)

**PROFESSIONAL EXPERIENCE**

Theodore Janish has over twenty-nine (29) years of experience in management, execution, and reporting of geotechnical engineering and construction materials testing projects. Mr. Janish spent the early portions of his career as a field geotechnical engineer, gaining experience in many types of projects, including high rise structures, industrial and commercial projects, power plants, residential development, and specialty projects. Currently, as Principal and geotechnical engineering manager, Mr. Janish uses his extensive field experience to analyze problems and situations, and develop practical, cost-effective geotechnical solutions.

**MUNICIPAL EXPERIENCE**

City of Burleson Recreation Center (BRiCK)  
City of Greenville Wastewater Reclamation Center  
Collin County – Geotechnical/Construction Materials Testing Contract for Roadways  
City of Irving South Irving Library and Master Services Agreement  
City of Dallas  
Dallas County  
George Allen Courts  
Wastewater Treatment Plants

- Upper Trinity Regional Water District-Lake Dallas
- Upper Trinity Regional Water District-Tarrant County
- Lake Arrowhead, Wichita Falls
- Paris, TX Power Plant, Panda Energy

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## PART 6: PROJECT SCHEDULE

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### PROPOSED PROJECT SCHEDULE

PHASE	APPROX TIME
Program Refinement	2 Weeks
Schematic Design	12 Weeks
Owner Review	2 Weeks
Design Development	12 Weeks
Owner Review	2 Weeks
Construction Documents	16 Weeks
Owner Review	4 Weeks
Bidding	6 Weeks
Contract Administration	60-72 Weeks

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**BARKER RINKER SEACAT**  
ARCHITECTURE 

3457 Ringsby Court, Unit 200 | Denver, CO 80216 | 303-455-1366 | [brs@brsarch.com](mailto:brs@brsarch.com) | [www.brsarch.com](http://www.brsarch.com)  
1000 Texan Trail | Grapevine, TX 76051 | 214.537.3990



REQUEST FOR QUALIFICATIONS  
Architectural Services for Multipurpose Recreation Facility

JANUARY 23, 2015  
City of Richland Hills, TX



REQUEST FOR QUALIFICATIONS  
CITY OF RICHLAND HILLS  
Architectural Services for Multipurpose Recreation Facility

January 23, 2015





**Part 1 – Letter of Interest and Executive Summary**

**Part 2 – Respondent Profile, History, Organizational Chart with Staff Profiles**

- Firm History
- Firm and Subcontractor Profiles
- Organizational Chart
- Key Personnel Resumes
  - Brinkley Sargent Architects*
  - MEP Consulting Engineers*
  - Half Associates*
  - AG&E Structural Engenuity*
  - Kendall Landscape*
  - GreenNexus*
  - MW Builders*



**Part 3 – Experience in Developing New Multipurpose Facilities**

- Listing of Relevant Multipurpose & Community Recreation Experience
- Listing of Multipurpose & Community Recreation Master Plan Experience
- Sample Floor Plans

**Part 4 – References**

**Part 5 – Miscellaneous**

- Design Awards
- References Letters
- Press Release

**Part 6 – Project Schedule**





January 23, 2015

City of Richland Hills  
City Secretary's Office  
3200 Diana Drive  
Richland Hills, Texas 76118

RE: Request for Qualifications – Architectural Services for Multipurpose Recreation Facility

Dear Selection Committee:

We are excited to share our professional qualifications with the City of Richland Hills. We understand the issues that must be addressed to successfully assist on this project. They include reviewing the existing feasibility study and continuing with architectural design and construction administration services for the Multipurpose Recreation Facility. We are prepared to perform the work stated in the specifications of the RFQ.

On January 1, 2015, Brinkley Sargent Architects and Wiginton Hooker Jeffrey Architects joined forces to become Brinkley Sargent Wiginton Architects, Inc. serving clients across Texas and the United States. Brinkley Sargent Wiginton combines the expertise and experience of two firms that share a passion for public architecture and a commitment to personalized service, as well as similar histories and specialties. (Each firm had been serving public clients for nearly 40 years.) Clients can expect the same personal attention that they have enjoyed, while gaining a greater breadth of services that a more diverse firm provides.

Our unique team has the skill sets to address the needs of this project in a holistic and cohesive approach. In our response that follows, we have made our case for being ***your architectural planning team***. We are confident of our ability to successfully lead this unique group through this process. The reasons for our confidence are summarized below:

- ***Experience with Multipurpose Projects*** – Brinkley Sargent Wiginton understands the programming and planning requirements for multipurpose facilities. We have many award-winning municipal projects for excellence in design and construction innovation to our credit. This knowledge and experience will allow us to move through the planning phase expeditiously... ***WE WILL NOT LEARN ON YOUR PROJECT!***

BSW is a recognized leader for creative solutions for both small and large scale recreation related projects. We have planned and designed over 500,000s.f. of centers over the past five years.

- ***Experience with All Municipal Building Types*** – Our firm is a leader in the Southwest in the programming and design of governmental projects including multipurpose facilities, town halls, city halls, senior centers, recreation/aquatic, public safety, service centers, and animal control services. This experience includes over 300 public projects.
- ***Municipal Complex Needs Assessment / Master Plan*** – We have an extensive resume of City Needs Assessments and Master Plans which recently includes North Richland Hills, Colleyville, Roanoke, Southlake, Trophy Club, Keller, Grand Prairie, Mesquite, Rockwall, Georgetown, Wylie, New Braunfels, Carrollton, Terrell, and Frisco.

#### Dallas

5000 Quorum Drive, Suite 600  
Dallas, Texas 75254  
T: 972.960.9970

[www.BSW-Architects.com](http://www.BSW-Architects.com)

#### Austin

611 S. Congress Avenue, Suite 225  
Austin, Texas 78704  
T: 512.610.4700

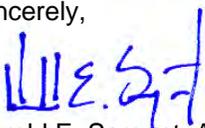
- **Demonstrated Ability in Budget Planning** – We have completed over fifty such studies composed of millions of square feet ranging from individual facilities to city-wide and county-wide studies looking at every department to project size and budget. This experience allows us to utilize data from our most recent projects. We seek to understand design expectations of the Owner and stakeholders early in the process and factor that into the budget.
- **Understanding of Trends** – Working with municipalities on a repeat basis both locally and across the country allows us to understand trends in the industry. Examples such as added emphasis on multi-generational appeal, cost recovery, utilizing the latest technology and the increased attention to security in all municipal buildings are just a few of the prominent components of a modern municipal facility.
- **Ability to Perform** – Because of our familiarity with these building types, we can **develop concepts** and **explore options** in an **expeditious manner**. Based upon prior public work, we understand the need for schedule adherence. Our experienced staff provides the needed manpower to meet any agreed upon schedule.

The second component of performance is budget adherence. Because of our predominantly public work experience, we have developed processes to **shepherd the project to meet budgets**. We also draw cost comparisons from our recent projects in this effort.

- **Experience with Public Forums** – BSW has extensive experience with conducting public meetings as well as board and council meetings. We have the ability to help a diverse group reach consensus. With our numerous municipal projects, we are comfortable in meeting with councils and providing the information required to allow them to make informed decisions.
- **Client Satisfaction and References** – The recreation community is a close knit group so any issues on projects are freely shared. In this regional marketplace we have been able to produce the majority of the most unique, state-of-the-art facilities in North Texas. Our burden of proof is in our facilities and the continual repeat business in and around this region.
- **Experience with Construction Manager at Risk Process** – We thoroughly understand the Construction Manager at Risk project delivery process. Approximately 75-80% of our public work has been Construction Manager at Risk for the last five years. We have seen the strong and weak points of this process and continually refine contracts and agreements to improve the process. We will assist the City with the process and work on the pluses and minuses of the development options, if City proceeds with this delivery method.
- **Energy Efficient Design and LEED Standards** – We have developed numerous facilities to LEED standards and can help you, the owner, understand the payback of various mechanical, building shell and electrical systems designs. It is important to obtain the largest savings in energy while spending the least to do so.
- **Local Familiarity** – BSW has a thorough understanding of the City of Richland Hills and their desire for excellence. We understand the importance of being present and on-site for meetings, city presentations, construction site review, and assisting in resolving any issues that may arise. Our Dallas Headquarters will provide **ALL** services throughout the project.

We are enthusiastic about the potential for this project and are confident of our team's ability to stretch your imagination. Based upon our experience and strong desire to work with the City of Richland Hills, we know we can develop projects that will meet the future build-out needs of the City.

Sincerely,



Harold E. Sargent, AIA

## Part 2: Respondent Profile, History, Organizational Chart, Staff Profiles

### Firm History

On January 1, 2015, Brinkley Sargent Architects and Wiginton Hooker Jeffrey Architects joined forces to become Brinkley Sargent Wiginton Architects, Inc. serving clients across Texas and the United States. Brinkley Sargent Wiginton combines the expertise and experience of two firms that share a passion for public architecture and a commitment to personalized service, as well as similar histories and specialties. (Each firm had been serving public clients for nearly forty years.) Clients can expect the same personal attention that they have enjoyed, while gaining a greater breadth of services that a more diverse firm provides.

Brinkley Sargent Wiginton has been at the forefront of working with municipalities in planning for the future and takes pride in the services we provide to public clients. We have been speakers at conferences, honored with design awards, and offer seminars to provide needs assessment and design information to clients. Most notable is the repeat business we have received from numerous municipal clients. The firm is managed by six principals that work together through an understanding of distinct specialties. Project Architects and Designers have broad experience covering all types of public projects. With this experience of working in public architecture, our staff is armed with the experience and knowledge to lead you through the process.

### Expertise At Work Everyday

Architecture defines communities, and Brinkley Sargent Wiginton has worked with government and public agencies for more than forty years. It is a unique working relationship because the government client is held accountable to the citizens. We take that burden very seriously to deliver the most efficient and cost effective project, yet desirable and reflective of the community. Most notable to this goal is the repeat business received from numerous clients.

### Uniquely Brinkley Sargent Wiginton

Brinkley Sargent Wiginton continues to operate with the philosophy of principal-level leadership through every phase of a project. While every team member brings something different to the table with individual insight and diverse expertise, each project has the benefit of the company's accomplished principals. They interact personally with clients to ensure a quality product is delivered throughout each project phase – from planning to design and completion.

At Brinkley Sargent Wiginton, collaboration extends beyond just the architect and the client. The firm understands the importance of consensus building with key groups such as advisory boards, special interests and multiple departments. Working with such groups is vital for success as Brinkley Sargent Wiginton knows the impact these facilities have on the communities they are built to serve.

*Dallas Office:*  
5000 Quorum Drive  
Suite 600  
Dallas, Texas 75254  
972.960.9970  
972.960.9751 Fax

*Austin Office:*  
611 South Congress Avenue  
Suite 225  
Austin, Texas 78704  
512.610.4700  
512.610.4703

*Visit our Website:*  
[www.BSW-architects.com](http://www.BSW-architects.com)

*Office Established: 1975*  
*Date of Incorporation: 1979*  
*A Texas Corporation*

*Firm Roles:*  
*Harold E. Sargent, President/CEO*  
*Gary Beeman, Secretary/Senior Principal*  
*Jim Wiginton, Executive Vice President*  
*Tony Jeffrey, Vice President*  
*Don Greer, Vice President*  
*Denny Boles, Senior Principal*  
*Greg Read, Senior Principal*  
*Stephen Springs, Senior Principal*

*Services:*  
*Needs Assessments*  
*Facilities Master Planning*  
*Programming*  
*Enterprise Planning*  
*Site Master Planning*  
*Security Planning*  
*Architectural Design*  
*Sustainable / LEED Design*  
*Interior Design*  
*FF&E Design and Procurement*  
*Specifications*  
*Construction Administration*

## Part 2: Respondent Profile, History, Organizational Chart, Staff Profiles

Firm and Subcontractor Profiles

## a. List Firm Information

Brinkley Sargent Wiginton Architects  
5000 Quorum Drive, Suite 600  
Dallas, Texas 75254  
P: (972) 960-9970  
F: (972) 960-9751  
Contact: Harold Sargent  
hsargent@BSW-architects.com

M.E.P. Consulting Engineers  
2928 Story Road West  
Irving, Texas 75038  
P: (972) 870-9060  
F: (972) 870-9056  
Contact: Sheila Nemati  
sheila@mepce.com

Half Associates  
2080 N. State Highway 360, #350  
Grand Prairie, Texas 75050  
P: (214) 201-1270  
F: (214) 201-1271  
Contact: Stephen Crawford  
scrawford@half.com

AG&E Structural Engenuity  
15280 Addison Road, Suite 310  
Addison, Texas 75001  
P: (214) 520-7202  
F: (214) 558-3316  
Contact: Mike Hubbard  
mhubbard@age-se.com

Kendall Landscape Architecture  
8150 North Central Expy, #M2025  
Dallas, Texas 75206  
P: (214) 739-3226  
F: (214) 373-9802  
Contact: Mike Kendall  
mike@kendall7.com

GreeNexus Consulting  
5116 Bissonnett, #408  
Bellaire, Texas 77401  
P: (281) 384-3756  
F: (281) 253-2133  
Contact: Amanda Tullos  
amanda@greenexustexas.com

MW Builders  
1701 N. General Bruce Drive  
Temple, Texas 76504  
P: (254) 778-4241  
F: (254) 778-9492  
Contact: Todd Cunningham  
tcunningham@mwbuilders.com

## b. Year Firm Established and Type of Firm

1975  
Corporation

1999  
Corporation

1950  
Corporation

2004  
LLC

1992  
Sole Proprietor

2011  
LLC

1971  
GC/Design Builder/CM

## c. Key Personnel On This Project

Harold E. Sargent, AIA–Principal-In-Charge  
Stephen Springs, AIA, LEED AP–Project Manager/Project Architect  
Suzi Muszynski-Storer–Interior Design

Sheila Nemati, P.E.–President / Lead Eng. Project Manager  
Don Berry, P.E.–Lead Mechanical/Plumbing Engineer

Stephen Crawford, P.E., CFM–Vice President, Civil Engineer  
Jeff Roberts, P.E., CFM–Civil Engineer

Mike Hubbard, P.E.–Principal/Structural Engineer  
Robert Baldwin, P.E., S.E.–Structural Engineer/PM

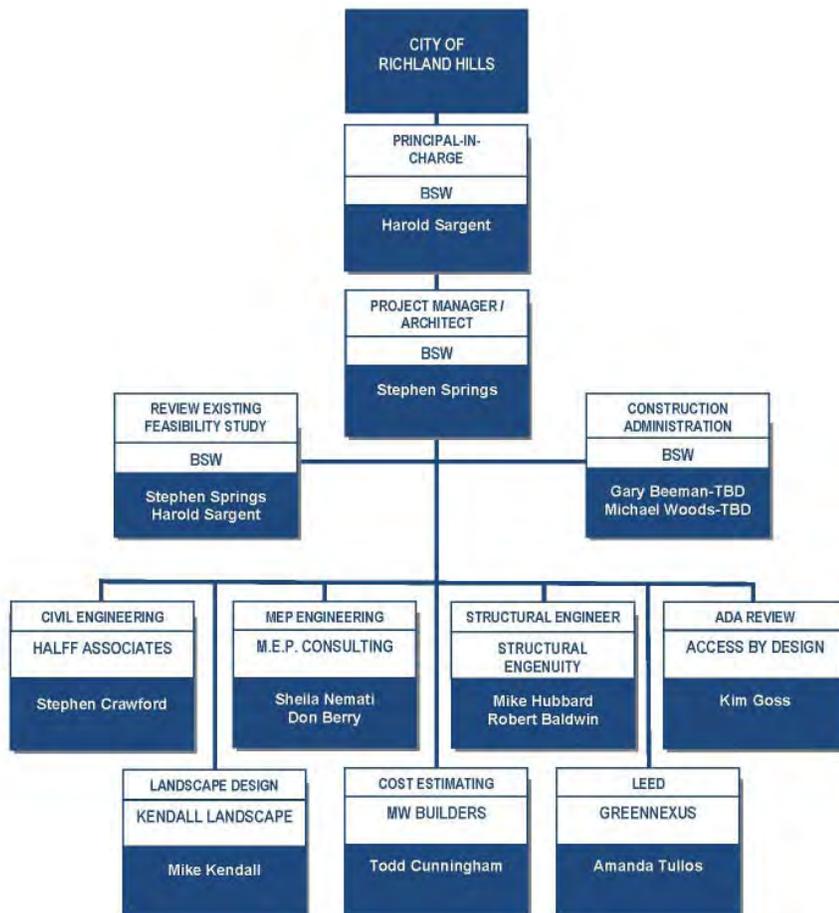
Mike Kendall, ASLA–President

Amanda Tullos, AIA, LFA, LEED AP BD+C–Principal & Founder

Todd Cunningham–Pre-Construction Lead, Estimator

Part 2: Respondent Profile, History, Organizational Chart, Staff Profiles

Organization Chart



Key Personnel Profiles and Resumes

Key personnel resumes with experience and qualifications are included in this section.

*Brinkley Sargent Architects*

*MEP Consulting Engineers*

*Halff Associates*

*AG&E Structural Engenuity*

*Kendall Landscape*

*MW Builders*

*GreenNexus (if required)*

**Brinkley Sargent Wiginton**  
**PLANNING & DESIGN ARCHITECTS**

Mr. Sargent serves as President and Head Design Architect for Brinkley Sargent Wiginton. Mr. Sargent has a proud background in a variety of public/government experience for more than thirty-five years throughout the United States. His notable projects have been frequently published and his work has been recognized with numerous awards. With a dedication to quality, he believes in guiding projects from inception through completion with the client as a major participant in all decision making milestones including budget and programming.

Mr. Sargent has a thorough knowledge of the special requirements of public buildings including the ever changing technology demands on these buildings. He has design experience on a broad range of building types ranging from multipurpose facilities, city halls, animal shelters, libraries, senior centers, law enforcement facilities, fire, justice centers, and courtrooms.

With a deep understanding of the complex dynamics at work in public projects and their multiple stakeholders, he has the knowledge and experience to smoothly lead the team in the right direction - transforming the Owner's collective vision into lasting buildings in both functional adaptability and long term maintenance.

### Project Experience

North Richland Hills Public Safety and City Hall Needs Assessment North Richland Hills, Texas	Mustang Town Center Needs Assessment & Facilities Master Plan Mustang, Oklahoma
Colleyville City Hall and Library Colleyville, Texas	Grand Prairie Central Park Grand Prairie, Texas
Haltom City Municipal Campus Study Haltom City, Texas	New Braunfels City Hall Study New Braunfels, Texas
Mesquite Municipal Campus Police, City Hall and Court Mesquite, Texas	Frisco City Wide Needs Assessment and Facilities Master Plan Frisco, Texas
Ft. Worth Public Safety Training Center Ft. Worth, Texas	Celina City Wide Needs Assessment Celina, Texas
Mesquite City Wide Needs Assessment & Facilities Master Plan Mesquite, Texas	Grapevine Police, Fire Administration, and Court Needs Assessment Grapevine, Texas

## Harold E. Sargent

AIA, NCARB

President

Principal-in-Charge



*Penn State University  
Bachelor of Architecture*

### Firm Tenure

*30 Years*

### Professional Affiliations

American Institute of Architects  
National Council of Architectural  
Registration Board  
Texas Municipal League  
Texas Police Chiefs Association  
International Assoc. of Chiefs of Police  
Texas Police Chiefs Association  
Foundation Board

### Speaking Engagements

Texas Police Chiefs Association  
Brinkley Sargent Architects Police Planning  
and Design Seminars (1996 - 2010)  
International Association of Police Chiefs  
Planning and Design Seminar (2011-Present)

During his tenure with the firm, Mr. Springs has evolved from intern architect to Principal with the responsibility of Project Management and lead Project Architect. These responsibilities include planning, design, and overseeing the preparation of construction documents. Project Management includes both client, staff and consultant oversight.

Mr. Springs has led the development of wide variety of highly specialized building types from large aquatic and recreation projects to police facilities and city hall complexes. His project design experience has been augmented by exposure to complex technical issues involved in projects on the leading edge of technology. Through this experience, his knowledge of programming, codes and zoning issues translates to designs that proceed smoothly into final construction documents.

As the lead Project Architect for the firm's recreation and aquatic projects, Stephen's unique experience has received national attention. He is a former judge for Recreation Management Magazine's "Innovative Architecture" award, and will jury Athletic Business 2014 Facilities of Merit. He is also a member and contributing author on Model Aquatic Health Code (MAHC) Facility Design & Construction Technical Committee. This model code is being created by the US Centers for Disease Control. Stephen is the only architect involved in this effort, and his leadership in the industry has proven valuable to numerous projects.

Mr. Springs' progressive approach to sustainable design carved the path for him to serve as the firm's LEED™ Design Coordinator. Through his leadership, many team members have received LEED™ AP credentials and several projects have earned certification from the USGBC.

### Project Experience

North Richland Hills Centre North Richland Hills, Texas	The Summit (Senior Center) Grand Prairie, Texas
Oak Point Recreation Center Expansion Plano, Texas	Coppell Recreation Center Coppell, Texas
Barbara Fasken Community Center Laredo, Texas	Mitch Park YMCA Recreation Center Edmond, OK
Sugar Land Recreation Center Sugar Land, Texas	Heights Recreation Center Richardson, Texas
Tom Muehlenbeck Recreation Center Plano, Texas	Keller Pointe Recreation Center Keller, Texas
Richardson Gymnastics Center Richardson, Texas	McKinney Aquatics & Fitness Center McKinney, Texas

## Stephen Springs

AIA, LEED AP, NCARB

Principal

Project Manager/Architect



*University of Texas at Austin  
Bachelor of Architecture*

### Firm Tenure

*19 Years*

### Professional Affiliations

*American Institute of Architects*

*NCARB Certified*

*LEED™ Accredited Professional, USGBC*

*Construction Document Technologist (CDT)*

*Certified Pool Operator (CPO), NSPF*

*City of Richardson Parks Commission*

*Member, 2006–2010*

*NRPA, TRAPS Member*

*Member & contributing author to*

*Model Aquatic Health Code (MAHC) Facility*

*Design & Construction Technical Committee,*

*US Centers for Disease Control*

### Speaking Engagements

*America's First Baby Boomer Center-Up Close*

*and Unplugged - Athletic Business Conference*

*2010*

*America's First Baby Boomer Center-Up Close*

*and Unplugged-NRPA Conference 2010*

*Evolving Trends in Community Leisure*

*Aquatics-TRAPS 2008*

*TRAPS Regions 2&3 Conferences-2010,2012*

*The Evolution of Multi-Generational Recreation*

*Centers-Texas Municipal League-2012*

*Recreation Planning & Design Seminars,*

*Brinkley Sargent Architects-2005 to Present*

### Publications

*Recreation Management Magazine, Innovative*

*Architecture Awards Judge-2007*

*TRAPS Magazine, Evolving Trends in*

*Community Leisure Aquatics-2009*

*TRAPS Magazine, Not Your Grandfather's*

*Senior Center-2010*

*Athletic Business, Facility of Merit Juror-2014*

Ms. Muszynski brings specialized interior design experience on the unique requirements on municipal buildings specifically recreation and aquatic focused. With more than 7 years of experience, the past four with Brinkley Sargent Architects, she has developed a strong connection to vendors and dealers who understand the firm's high quality expectations. Her involvement in projects ranges from selecting material and finish options to FF&E selection, procurement and installation review.

**Suzi Muszynski-Storer**  
Interior Designer / IIDA



**Project Experience**

North Richland Hills Centre  
North Richland Hills, Texas

The Summit (Senior Center)  
Grand Prairie, Texas

Sugar Land Recreation Center  
Sugar Land, Texas

Coppell Recreation Center  
Coppell, Texas

Barbara Fasken Community Center  
Laredo, Texas

Mitch Park YMCA Recreation Center  
Edmond, OK

Heights Recreation Center  
Richardson, Texas

Ft. Worth Marine Park Pool  
Ft. Worth, Texas

MSU Student Recreation & Health Center  
Wichita Falls, Texas

Keller Pointe Recreation Center  
Keller, Texas

Tarrant County Senior Center Expansion  
Keller, Texas

McKinney Aquatics & Fitness Center  
McKinney, Texas

Richardson Gymnastics Center  
Richardson, Texas

Colleyville Justice Center  
Colleyville, Texas

*Auburn University  
Bachelor of Science, Interior Design*

**Firm Tenure:**  
*7 Years*

**Professional Affiliations:**  
International Interior Design Association (IIDA)

**M.E.P. Engineering Consultnats**

**MEP ENGINEERING**

**TO: BRINKLEY SARGENT**

**FIRM BIO:**

MEP Consulting Engineers, Inc. (MEPCE) was established in 1999 and throughout the years, MEPCE has earned a reputation for innovation and reliability. MEPCE is a multidiscipline engineering consulting firm which provides mechanical, electrical, plumbing, information technology, and fire protection engineering, as well as construction administration for municipalities, educational, healthcare, airports, commercial and industrial clients.

MEPCE's highly qualified resources include registered professional engineers and LEED accredited professionals in each of the engineering disciplines, in addition to the numerous design engineers the company employs. It is recognized as a Woman-Owned Enterprise (WBE), Historically Underutilized Business (HUB), and Small Business Enterprise (SBE).

MEPCE has a great deal of experience working with recreational facilities, particularly for municipal clients. Our firm has provided services for a number of establishments including, but not limited to, Keller Pointe - City of Keller, YMCA - City of Dallas, Chisholm Trail Community Center - City of Fort Worth, Bob Duncan Center - City of Arlington, and the Irving Convention Center and Irving Arts Center - City of Irving. MEPCE's recreational projects have included gymnasiums, pools and natatoriums, walking trails and parks, fitness centers, convention centers, water parks, plus many more.

MEPCE has worked with multiple municipal in the 15 years that it has been established including the City of Dallas, the City of Fort Worth, the City of Keller, the City of Grapevine, and the City of Arlington to name a few. The firm has been invited to do business with these clients numerous times in recent years as a result of the consistent commitment of the firm to ensure a quality product is delivered on schedule and within budget.

**Established: 1999**

**Type of Firm: Corporation**



**SHEILA NEMATI, P.E.**

President / Lead Engineering Project Manager

**EDUCATION:** Electrical Engineering – University of Missouri

**REGISTRATIONS:** Professional Engineer – Texas/Colorado/New Mexico/Washington/  
Illinois/Oklahoma/Kansas/Arkansas #83729  
National Registration – Established with NCEES  
Certified Fiber Optic System Designer

Mrs. Nemati has over 35 years of extensive experience in project management and design of electrical, mechanical and technology systems for a wide range of projects including municipalities, recreational, higher education, K-12, commercial, aviation, industrial, retail, transit, healthcare, military, telecommunications and correctional facilities. Mrs. Nemati has a strong understanding of the hazards, codes and regulations that surround compressed natural gas stations. Her numerous successful projects demonstrate this. Mrs. Nemati also has experience in working on the design of LEED certified green buildings. Mrs. Nemati has also managed a variety of IDIQ projects as principal of the prime consultant with several sub-consultants under her direction. She has been recognized and awarded by several entities such as DFW International Airport, the City of Dallas, the City of Fort Worth, local Chambers of Commerce and other local municipalities for her excellent work and community contributions.

**RELAVENT PROJECTS:**

City of Fort Worth, Chisholm Trail Community Center – Fort Worth, Texas	La Gran Plaza Arcade – Fort Worth, Texas
City of Fort Worth North Service Center - Fort Worth, Texas	Dallas City Hall - Dallas, Texas
City of Fort Worth Gateway Park – Fort Worth, Texas	City of Dallas Main Street Streetscapes - Dallas, Texas
City of Arlington Bob Duncan Center – Arlington, Texas	City of Dallas Lochwood Library - Dallas, Texas
City of Arlington Parks – Arlington, Texas	City of Dallas Bachman Lake Library - Dallas, Texas
City of Keller, Keller Pointe – Keller, Texas	City of Dallas Fire Station #44 - Dallas, Texas
City of Forest Hill Public Service Center - Forest Hill, Texas	City of Dallas CNG Fueling Facility - Dallas, Texas
Irving Convention Center – Irving, Texas	City of Dallas Police Quartermaster - Dallas, Texas
Irving Arts Center – Irving, Texas	Dallas Executive Airport - Dallas, Texas
White Rock Pool – Dallas, Texas	City of Fort Worth Fire Station #39 - Fort Worth, Texas
Pleasant Grove Pool - Dallas, Texas	City of Fort Worth Fire Station # 8 - Fort Worth, Texas
Franklin Field Stadium – Dallas, Texas	City of Fort Worth Street Illumination - Fort Worth, Texas
Pleasant Grove Complex - Dallas, Texas	Tarrant County Courthouse - Fort Worth, Texas
Alamo Aquatics Facility - Dallas, Texas	City of Arlington George W. Hawkes Library – Arlington, Texas
City of Dallas YMCA – Dallas, Texas	City of Arlington Courthouse - Arlington, Texas
Angelo State University, Center for Human Performance –San Angelo, Texas	Arlington Municipal Airport - Arlington, Texas
Tarrant County College, South Campus Pool – Fort Worth, Texas	City of Plano Police Station - Plano, Texas
Texas State Technical College Pool - Waco, Texas	City of Forney Police Station - Forney, Texas
Central Texas College Sports Complex – Killeen, Texas	City of Forney Fire Station # 1 - Forney, Texas
Wellington Clubhouse & Gymnasium – Flower Mound, Texas	City of Grapevine Main Street Power Distribution - Grapevine, Texas
Prevalsky Gymnasium & Training Center – Los Colinas, Texas	City of Forest Hill City Hall - Forest Hill, Texas
Swing Time Ballroom & Events Center – Dallas, Texas	City of Keller, Keller Station – Keller, Texas
Texas Star Golf Course – Euless, Texas	City of Fate City Hall – Fate, Texas
Hydrous Wakeboard Park at Allen – Allen, Texas	Kaufman County Courthouse - Kaufman, Texas
Hydrous Wakeboard Park at Little Elm – Little Elm, Texas	Parker County Emergency Service District #7 - Weatherford, Texas
King Sauna Spa & Indoor Water Park – Dallas, Texas	City of Garland City Hall – Garland, Texas
Wildcatter Ranch Resort and Spa – South Graham, Texas	City of Garland City Center Parking Structure – Garland, Texas



**DON BERRY, P.E.**

Lead Mechanical/Plumbing Engineer

**EDUCATION:** Mechanical Engineering – Louisiana State University

**REGISTRATIONS:** Professional Engineer – Texas/Louisiana #78006  
National Registration – Established with NCEES

Mr. Berry has more than 40 years of extensive experience in design and construction administration of HVAC, plumbing and fire protection systems for municipalities, recreational, correctional, educational, healthcare, aviation, industrial, commercial, retail, military, and correctional facilities. His design experience includes systems using chilled water (air- & water-cooled) & direct expansion A/C, heating water and steam, thermal storage (ice & chilled water) with electronic and pneumatic control systems. His design experience also includes energy analysis studies, life cycle-cost benefit studies, equipment alternative studies and commissioning.

**RELAVENT PROJECTS:**

City of Fort Worth, Chisholm Trail Community Center – Fort Worth, Texas	King Sauna Spa & Indoor Water Park – Dallas, Texas
City of Fort Worth North Service Center - Fort Worth, Texas	Wildcatter Ranch Resort and Spa – South Graham, Texas
City of Arlington Bob Duncan Center – Arlington, Texas	La Gran Plaza Arcade – Fort Worth, Texas
City of Keller, Keller Pointe – Keller, Texas	Dallas City Hall - Dallas, Texas
City of Forest Hill Public Service Center - Forest Hill, Texas	City of Dallas Main Street Streetscapes - Dallas, Texas
Irving Convention Center – Irving, Texas	City of Dallas Lochwood Library - Dallas, Texas
Irving Arts Center – Irving, Texas	City of Dallas Bachman Lake Library - Dallas, Texas
White Rock Pool – Dallas, Texas	City of Dallas Fire Station #44 - Dallas, Texas
Pleasant Grove Pool - Dallas, Texas	City of Dallas CNG Fueling Facility - Dallas, Texas
Franklin Field Stadium – Dallas, Texas	Dallas Executive Airport - Dallas, Texas
Pleasant Grove Complex - Dallas, Texas	Arlington Municipal Airport - Arlington, Texas
Alamo Aquatics Facility - Dallas, Texas	City of Plano Police Station - Plano, Texas
City of Dallas YMCA – Dallas, Texas	City of Forney Police Station - Forney, Texas
Angelo State University, Center for Human Performance –San Angelo, Texas	City of Forney Fire Station # 1 - Forney, Texas
Tarrant County College, South Campus Pool – Fort Worth, Texas	City of Forest Hill City Hall - Forest Hill, Texas
Texas State Technical College Pool - Waco, Texas	City of Keller, Keller Station – Keller, Texas
Wellington Clubhouse & Gymnasium – Flower Mound, Texas	City of Fate City Hall – Fate, Texas
Prevalsky Gymnasium & Training Center – Los Colinas, Texas	Kaufman County Courthouse - Kaufman, Texas
Texas Star Golf Course – Euless, Texas	Parker County Emergency Service District #7 - Weatherford, Texas
Hydrous Wakeboard Park at Allen – Allen, Texas	City of Garland City Hall – Garland, Texas
Hydrous Wakeboard Park at Little Elm – Little Elm, Texas	City of Garland City Center Parking Structure – Garland, Texas

February 3, 2015  
6A - 141

**Halff Associates**  
**CIVIL ENGINEERING**

Halff Associates, Inc. is a Texas-based, employee-owned, diverse, multi-disciplined professional services firm. For more than half a century, Halff has provided innovative solutions in Texas and throughout the United States. The firm's staff of 500 includes engineers, architects, surveyors, landscape architects, and scientists. Halff has offices in 13 Texas cities (Austin, Conroe, Dallas, Flower Mound, Fort Worth, Frisco, Georgetown, Grand Prairie, Houston, McAllen, Midland, Richardson, and San Antonio) and in Shreveport, Louisiana.

Established in 1950 in Dallas as a civil engineering firm by Dr. Albert H. Halff, PE, the firm has expanded its services to meet clients' needs over the years. Halff offers an extensive array of specialized services to serve every need of the built environment. These comprehensive capabilities ensure that Halff has the expertise and versatility to thoroughly address every project detail, solve even the most complex issues, and exceed clients' goals and expectations with full service from one exceptional source.

Today, Halff Associates preserves Dr. Halff's legacy of integrity, technical knowledge, dedication to client service, and commitment to quality. Halff is a progressive firm committed to providing value with creative solutions to design challenges.

#### Firm details:

- Founded in Dallas in 1950 by Albert H. Halff, D.Eng., PE, a civil engineer, inventor and college professor
- E/A professional services firm
- Corporation; entirely employee owned
- No. 166 in ENR Top 500 Design Firm rankings in 2014
- Named to ZweigWhite's "Best Firms to Work For" list in 2014

#### Comprehensive services:

- Architecture and interior design
- Civil engineering
- Environmental
- Land/site development
- Landscape architecture and planning
- MEP engineering
- Oil and gas
- Process management tools
- Public works
- Right of way
- Structural engineering
- Subsurface utility engineering/utility coordination
- Surveying
- Transportation and traffic
- Visualization
- Water resources

### **PROJECT TEAM MEMBERS**

**Stephen Crawford, PE, CFM** as civil engineering project manager, will ensure staff and resources are assigned to the project and will play an active role in coordinating with the design team and city staff. To ensure schedules and budgets are met, Stephen will work closely with design team members on planning efforts for the project each step of the way. Stephen has extensive knowledge of civil design for public facility projects. He has assisted with over ten different public facility projects, with the most recent being the NRH Centre, Northeast Tarrant County Courthouse, and Richardson Heights Park Recreation Center and Gymnastics Center. He has over 18 years of experience in site development.

**Jeff Roberts, PE, CFM** will serve as the Team's lead civil project engineer. Jeff brings a wealth of knowledge and experience in site development design, including our most recent public project – Tarrant County Northeast Courthouse. Jeff has over 10 years of experience in site development.

### **TEAM'S TECHNICAL EXPERTISE**

Halff Associates brings specialized design experience and knowledge to the Richland Hills Multipurpose Recreation Center. Our firm is local to the Metroplex with offices in Fort Worth and Grand Prairie. Halff has a successful history with the City of Richland Hills on previous engineering studies and civil design projects. Our in-house expertise includes a full range of design services to implement the project including: site grading and drainage design, utility design, pavement design, trail design, LEED analysis, erosion control, cost estimating, scheduling and budget monitoring. Halff team members have prepared detailed design and analysis for similar public facility projects around Dallas-Fort Worth to help us deliver a first class civil design for the project team and the city.

### **HALFF DESIGN EXPERIENCE**

#### **North Richland Hills Recreation Center, North Richland Hills, Texas**

Site civil design of the North Richland Hills Recreation Center (NRH Centre). Performed detailed planning for the 10-acre site. Prepared grading, drainage, water and sanitary sewer design. Prepared plat of 10-acre property as well as replat of adjacent library site. Storm drainage design included the use of bioswales in lieu of underground storm drainage for parking areas. Assisted in LEED certification for civil related credits. Prepared off-site drainage easement so site drainage can reach adjacent detention facility. Coordinated franchise utility locations with architect, landscape architect, and contractor.

#### **Richland Hills BFC-5 Preliminary Design Analysis, Richland Hills, Texas**

The Richland Hills BFC-5 Preliminary Design Analysis included a field location and assessment of the existing storm drain system, development of a fully dynamic system hydraulic model including 1-dimensional and 2-dimensional analysis, identification and confirmation of problem flooding areas, and evaluation of flood reduction alternatives. In addition, Halff provided a specific plan to implement the alternatives in the most cost-effective manner, listing the recommended project order and expected construction costs, such that the Storm Water Utility funds available could be used in the most effective manner.

**Richland Hills BFC-5 Richland Elementary Pond, Richland Hills, Texas**

The Richland Elementary detention pond project included the design and construction of an approximately 5-acre detention pond on school property as well as roughly 1500 LF of channel improvements upstream of the school and culvert and roadway improvements along Latham Drive. These improvements were the second set in a series of improvements recommended as part of the *BFC-5 Preliminary Design Analysis*, completed for the City in 2009 as a master plan of capital improvements for the entire BFC-5 watershed.

**Central Park – Park & Lakes, Public Safety Building, and The Summit, Grand Prairie, Texas**

161-acre park site, including mass grading design (site and lakes), design of two development sites (Public Safety Building and The Summit), diversion channel for Warrior Creek, public parking lot, 2800 lf of park road design (Esplanade), water line along the future Waterwood Drive location, and grading & drainage design for five separate lakes (36-acres total), three waterfalls, two overflow spillways on the upstream lake, and the outfall structure at SH 161/Arkansas Lane. Project work included Section 404 permitting, bioswale design in the Public Safety parking lot, TxDOT permitting for entrance along SH 161, drainage study with CLOMR/LOMR (unsteady), platting, LEED submittals for both facilities, coordination with dry/franchise utilities, and also multiple surveying tasks (field work, staking, boundary, and platting). Coordination with city, architect, landscape architect, geotechnical engineer and contractors during construction, including responding to RFIs and performing site visits to observe general project conformance.

**Plano Oak Point Recreation Center Expansion, Plano, Texas**

Site civil design and replat of the Plano Oak Point Recreation Center Expansion including site planning and design for new paving, grading, and utility connections for proposed building expansion. Project included subsurface utility engineering (SUE) work and site plan preparation and submittal through City planning process.

**Plano Police Evidence Expansion, Plano, Texas**

Site civil design of the Plano Police Evidence Expansion including site planning and design for new paving, grading, and utility connections for proposed building expansion. Project also included preparation of final site plan for the entire police site and final replat.

**Northeast Tarrant County Sub-Courthouse, Tarrant County, Hurst, Texas**

Due diligence study and site civil design of the NE Tarrant County Sub-Courthouse. Project included due diligence tasks such as determination of existing utilities, property setbacks, flooding/FEMA issues, environmental issues, water well locations, and other site constraints for three different sites to determine the best location for the new sub-courthouse. Site civil design included grading, storm drainage, water and sanitary sewer utility design, and underground stormwater treatment to address City of Hurst water quality requirements. Also prepared site plan submittal for the project.

**Coppell Aquatics and Recreation Center Expansion, Coppell, Texas**

Site civil design of the expansion of the Coppell Aquatics and Recreation Center including site planning and design of demolition, paving, drainage, and utilities for the expansion area of the site. Project also included coordination with franchise utilities and re-platting of the entire site.

**Plano Aquatics Center Renovations, Plano, Texas**

Site civil design of the Plano Aquatics Center Renovations including site planning and design of demolition, paving, drainage, and utilities for the 10-acre site. Coordinated easements and replatting efforts with Plano Independent School District and the City of Plano. Project also included franchise utility coordination and subsurface utility engineering.

**Heights Park Recreation Center and Gymnastics Center, Richardson, Texas**

Site civil design of the Heights Park Recreation Center, Heights Park Aquatic Center, and relocated Gymnastics Center including site planning for two separate sites and design of demolition, paving, drainage, and utilities for a total of 10-acres (2 sites). Project also included franchise utility coordination, subsurface utility engineering, and design of stormwater quality improvements to address 80% Total Suspended Solid Removal. Assisted in LEED accreditation.

**Rockwall County Courthouse, Rockwall, Texas**

Site civil design of the Rockwall County Courthouse. Performed detailed planning for the 20-acre site. Prepared grading, drainage, detention, water and sanitary sewer design. Prepared plat of 20-acre property as well as replat of adjacent library site. Coordinated franchise utility locations with architect, landscape architect, and contractor.

***STEPHEN CRAWFORD, PE, CFM***  
***HALFF ASSOCIATES, INC.***

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Bachelor of Science/Civil Engineering  
Magna Cum Laude

Louisiana Tech University (1996)

**Licenses and Registration**

Licensed Professional Engineer: State of Texas - No. 89249 (2002)

Certified Floodplain Manager: State of Texas – No. 0794-05N (2006)

With 18 years of experience in site development, Mr. Crawford has extensive knowledge of civil design for public facility projects. He has assisted with over ten different public facility projects, with the most recent being the NRH Centre, Northeast Tarrant County Courthouse, and Richardson Heights Park Recreation Center and Gymnastics Center. Additionally, his project experience includes a vast resume of private site development projects, including industrial warehouse sites, and numerous floodplain studies and drainage design projects. In April 2009, he became the Branch office manager for Halff's office in Grand Prairie. Representative projects include:

- **Central Park, Grand Prairie, Texas**
- **Rockwall County Courthouse, Rockwall, Texas**
- **North Richland Hills Recreation Center (The Centre), North Richland Hills, Texas**
- **Coppell Aquatics and Recreation Center, Coppell, Texas**
- **Plano Aquatics Center Renovations, Plano, Texas**
- **Heights Park Recreation Center and Gymnastics Center, Richardson, Texas**
- **Northeast Tarrant County Sub-Courthouse, Tarrant County, Texas**
- **Repairs at Belt Line Road, Grand Prairie, Texas**
- **Tradeport Business Park/Amazon.com Warehouse Facility, Coppell, Texas**
- **Crossroads Trade Center Buildings 1-3, DeSoto, Texas**

***JEFF ROBERTS, PE, CFM***  
***HALFF ASSOCIATES, INC.***

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Bachelor of Science/Civil Engineering

Texas A&M University (2002)

**Licenses and Registration**

Professional Engineer: State of Texas – No. 101251 (2008)

Certified Floodplain Manager: Certification No. – 1181-07N (2007)

Since joining Halff Associates in 2002, Mr. Roberts has performed civil engineering projects for both Public and Private Clients dealing with: paving, grading, storm sewer, water and sewer improvements. He also has experience in municipal roadway design and floodplain management and reclamation. Representative projects include:

- **Northeast Tarrant County Sub-courthouse, Hurst, Texas**
- **Operations Maintenance Center, The Colony, Texas**
- **Hunter-Ferrell Road Improvements, City of Grand Prairie/Irving, Texas**
- **Lake Ridge Parkway Extension Utility Relocations, Grand Prairie, Texas**
- **Fish Creek Overbank Improvements, Grand Prairie, Texas**
- **Southwest Nature Preserve, Arlington, Texas**
- **Convergence Office Center, Lewisville, Texas**
- **Pepsico Warehouse Addition, Mesquite, Texas**
- **Lamar Boulevard Reconstruction, Arlington, Texas**
- **Tradepoint Business Park, ULINE Modifications, Coppell, Texas**
- **Crossroads Trade Center 3, DeSoto, Texas**
- **FedEx Distribution Center, Lewisville, Texas**

**AG&E Structural Engenuity**  
**STRUCTURAL ENGINEERING**



AG&E Structural Engenuity is a nationally recognized, full service structural engineering consulting firm founded in Dallas in 2004. We provide sustainable structural engineering design, forensic assessments, and dynamic analytics for all types of projects. Our wide range of market sectors includes healthcare, mission critical, education, research, municipal, commercial, industrial, retail, and transportation. We employ over 20 professionals including 9 licensed Professional Engineers and 2 LEED Accredited Professionals.

In 2013, AG&E Associates acquired Structural Engenuity Inc. (SEI) forming AG&E Structural Engenuity. Randy Hagens, AIA, PE, LEED AP and Mike Hubbard, PE joined as Principals, each bringing over 30 years experience to the firm.



## Resume

### Mike Hubbard, P.E. Principal/Structural Engineer



Mr. Hubbard has over 37 years experience in structural engineering. He has extensive experience in sports & recreational, educational, research, municipal and commercial facilities. He has completed over 50 athletic and recreational sports project across north texas for independent school districts, city municipalities and higher education systems.

Mr. Hubbard believes communication is important and takes a diplomatic approach in every situation. He was educated in architectural/engineering and relates well to the architectural design intent of our clients and believes structurally achieving that intent in practical, economical and creative ways is where the fun is. He has a passion for design and maintains that collaboration among all team members is key to a successful project.

### PROJECT EXPERIENCE

North Richland Hills Recreation Center,  
City of North Richland Hills, North Richland Hills, TX

The Summit-Grand Prairie Adult Activity Center  
City of Grand Prairie, Grand Prairie, TX

Coppell Recreation Center Expansion,  
City of Coppell, Coppell, TX

Richardson Gymnastics Facility,  
City of Richardson, Richardson, TX

Richardson Recreation Center and Pool,  
City of Richardson, Richardson, TX

Plano Pool Facility Assessment and Renovations,  
City of Plano, Plano, TX

Laredo Recreation Center,  
City of Laredo, Laredo, TX

Marine Park Improvements,  
City of Fort Worth, Fort Worth, TX

Rockwall Pool,  
City of Rockwall, Rockwall, TX

Midwestern State University Student and Wellness Center,  
Midwestern State University, Wichita Falls, TX

Paris High School Stadium Press Box,  
Paris ISD, Paris, TX

Irving Pool and Support Structures, |  
City of Irving, Irving, TX

Sugarland Recreation Center,  
City of Sugarland, Sugarland, TX

SMU Perkins Natatorium,  
Southern Methodist University, Dallas, TX

Murphy Stadium,  
Plano ISD, Murphy, TX

DISD Arena (Field House),  
Dallas ISD, Dallas, TX

**Education**  
Bachelor of Architecture/Structures Option  
Texas Tech University  
Lubbock ,Texas  
1976

**Licensing**  
Texas #57882

**Years of Experience**  
37 years

**Professional Affiliations**  
CEFPI




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**Resume Cont'**


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DISD Football Stadium,  
Dallas ISD, Dallas, TX

DeSoto ISD High School Basketball Arena,  
DeSoto ISD, DeSoto, TX

Seagoville High School Auxiliary Gymnasium,  
Dallas ISD, Dallas, TX

Mansfield ISD Stadium,  
Mansfield ISD, Mansfield, TX

Mansfield ISD Natatorium,  
Mansfield ISD, Mansfield, TX

Boyd High School - Phase IB - Gym Addition,  
McKinney ISD, McKinney, TX

DeSoto ISD Stadium,  
DeSoto ISD, DeSoto, TX

DCCCD Mountain View College Sports Complex,  
Dallas County Community College District, Dallas, TX

Tri City Police Academy Firing Range Modifications and  
Additions,  
City of Plano, TX, Plano, TX

Prosper High School Indoor Practice Facility,  
Prosper ISD, Prosper, TX

Prosper High School Sports Arena,  
Prosper ISD, Prosper, TX

Prosper ISD High School Natatorium,  
Prosper ISD, Prosper, TX

Weatherford Fields Holland Park Ballfields,  
City of Weatherford, Weatherford, TX

Al Alford Field House,  
McKinney ISD, McKinney, TX

Beaumont ISD Swimming Pool,  
Beaumont ISD, Beaumont, TX

Wylie G. Thomas Jr. Coliseum Renovation,  
Birdville ISD, Richland Hills, TX

Pennington Field Home Stands Concourse and Locker  
Rooms  
HEB ISD, HEB, TX

Farmers Branch Aquatic Center (Natatorium),  
City of Farmers Branch, Farmers Branch, TX

Allen Natatorium,  
Allen ISD, Allen, TX

Carrollton/Farmers Branch Natatorium,  
Carrollton/Farmers Branch ISD, Carrollton, TX

Carrollton/Farmers Branch North High School Gymnasium,  
Carrollton/Farmers Branch ISD, Carrollton, TX

Cowart Elementary School Gymnasium,  
Dallas ISD, Dallas, TX

CSISD Junior High School Natatorium,  
College Station ISD, College Station, TX

Elementary School West Gymnasium,  
Carrollton/Farmers Branch ISD, Carrollton, TX

Friendship Community - Natatorium,  
Friendship Community Church, Dallas, TX

Keller Natatorium,  
Keller ISD, Keller, TX

Middle School East Gymnasium,  
Carrollton/Farmers Branch ISD, Carrollton, TX

Middle School West Gymnasium,  
Carrollton/Farmers Branch ISD, Carrollton, TX

Temple Emanu-el Classroom and Gymnasium Addition,  
Temple Emanu-el, Dallas, TX

Townview Magnet High School Wellness Center/Gymnasium,  
Dallas ISD, Dallas, TX

Waco Stadium,  
Waco ISD, Waco, TX

South Grand Prairie High School Activity Center,  
Grand Prairie ISD, Grand Prairie, TX

Grand Prairie High School Activity Center,  
Grand Prairie ISD, Grand Prairie, TX

Texas Tech University Leisure Pool,  
Texas Tech University, Lubbock, TX



## Resume

### Robert Baldwin, P.E., S.E.

Studio Manager/ Project Manager/Structural Engineer



Mr. Baldwin has eight years professional experience in structural engineering. He specializes in education, civic municipalities, industrial, mission critical, and healthcare type structures. Mr. Baldwin's experience with the city of Richland Hills includes the \$50 Million expansion at Richland High School for Birdville ISD. He is familiar with the design expectations set by cities in Tarrant County and is eager to start on another successful project.

Currently working on an expansion at Oak Point Recreation Center, Plano, Texas and Keller Recreation Center, Keller, Texas, Mr. Baldwin believes coordination is the key to a successful project. He remains heavily involved throughout design and construction administration.

#### PROJECT EXPERIENCE

North Richland Hills Recreation Center,  
City of North Richland Hills, North Richland Hills, TX

The Summit-Grand Prairie Adult Activity Center  
City of Grand Prairie, Grand Prairie, TX

Oak Point Center,  
City of Plano, Plano, TX

Keller Recreation Center,  
City of Keller, Keller, TX

Texas Tech University Leisure Pool,  
Texas Tech University, Lubbock, TX

Coppell Recreation Center Expansion,  
City of Coppell, Coppell, TX

Richardson Gymnastics Facility,  
City of Richardson, Richardson, TX

Richardson Recreation Center and Pool,  
City of Richardson, Richardson, TX

Laredo Recreation Center,  
City of Laredo, Laredo, TX

Midwestern State University Student and Wellness Center,  
Midwestern State University, Wichita Falls, TX

Irving Pool and Support Structures, |  
City of Irving, Irving, TX

Sugar Land Recreation Center,  
City of Sugar Land, Sugar Land, TX

Mansfield ISD Stadium,  
Mansfield ISD, Mansfield, TX

Mansfield ISD Natatorium,  
Mansfield ISD, Mansfield, TX

Prosper High School Indoor Practice Facility,  
Prosper ISD, Prosper, TX

Prosper High School Sports Arena and Natatorium  
Prosper ISD, Prosper, TX

#### Education

Masters of Engineering in Structural Engineering  
University of Texas  
Arlington, Texas  
2010

Bachelor of Civil Engineering  
Rose Hulman Institute of Technology  
Terre Haute, Indiana  
2007

#### Licensing

Texas #109100

#### Years of Experience

8 years

**Kendall + Landscape Architecture**

**LANDSCAPE ARCHITECTURE**

## Introduction

**KENDALL + Landscape Architecture** have been involved with a wide variety of landscape architecture projects since its conception. Michael S. Kendall formed the firm with a desire to provide his clients with state of the art design of the environment and successful project implementation, ultimately helping his clients to achieve an improved quality of life. Projects range in scale from large urban planning to small residential projects. Clients include corporate, institutional, public and private entities, and professional firms.

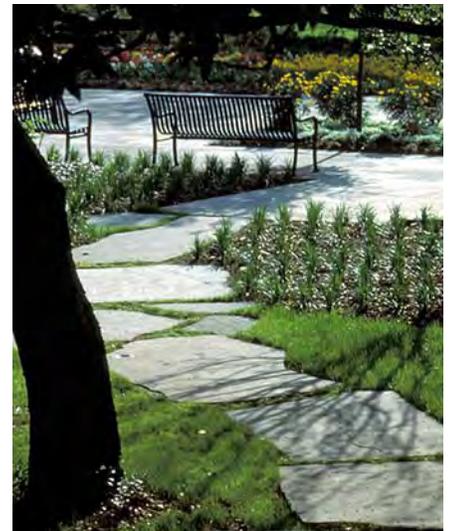
Our firm is composed of professional Landscape Architects and the necessary technical staff to complete the entire project. We work together with the client as an interrelated design team to increase constructive creative decision-making, reduce unnecessary revisions and incorporating all pertinent factors to the design project.

The success of our firm rests heavily on its focus of successful design in combination with the technical expertise to assure the client of a completed project, sensitive to the client's needs. All this, combined with the reality of bringing the projects in for the budget assigned, has been the key to the firm's continued success.

**KENDALL + Landscape Architecture** is a sole proprietor firm established in 1992.

**KENDALL + Landscape Architecture** offer the following services:

1. Landscape Architecture
2. Urban Design
3. Irrigation
4. Fountain Design
5. LEEDS



**Education**

**1982 Louisiana State University**  
Bachelor of Landscape Architecture

**Registration**

**1984** #1137 - Texas  
**2007** #305 - Oklahoma  
**2011** #604 - Mississippi  
**2012** #5214 - Arkansas  
**2013** #55353 - Arizona  
**2013** #511 - New Mexico

**Experience**

**1992 Kendall + Landscape Architecture**  
Owner

**1989 Slaney Santana Group - Dallas**  
Landscape Architect in charge of production

**1984 Hellmuth, Obata & Kassabaum, Inc.**  
Associate  
Responsibilities included project management of large public and private development

**1982 Howard Garrett and Associates**  
Project Landscape Architect

**Membership**

**1982 American Society of Landscape Architects**

**Honors and Awards**

**1989 Site Design Graphics**  
Published a 650-page reference manual for Landscape Architects. Site Design Graphics is a complete source of illustrations for use in preparation of design drawings, renderings, and construction documents.

**1988 Texas American Society of Landscape Architects Merit Award**  
Communication Award, North Central Urban Design Video animation

**1982 Deans Medal**  
College of Design  
Outstanding Graduate in Landscape Architecture

**Michael S. Kendall, ASLA**

Michael Kendall has over thirty years experience in Landscape Architecture. The firm was formed with a desire to provide clients with state of the art design of the environment and successful project implementation, which ultimately helps clients to achieve an improved quality of life.

Whatever you can do,  
Or believe you can, begin it  
Boldness has genius, power  
And magic in it.

Goethe



## Recreation Centers

**North Richland Hills Recreation Center**  
Recreation and Senior Center  
North Richland Hills, Texas

**Texas A&M Corpus Christi**  
Wellness and Nursing Facilities  
Corpus Christi, Texas

**University of Texas at San Antonio**  
Recreation and Wellness Facilities, Phase II  
San Antonio, Texas

**Stephen F. Austin State University**  
Recreation and Wellness Facility  
Nacogdoches, Texas

**Balch Springs Recreation Center**  
Balch Springs, Texas

**Carpenter Park Recreation Center Expansion**  
Plano, Texas

**Balch Springs Recreation Center**  
Balch Springs, Texas

**Waco ISD Tennis**  
Waco Independent School District  
Waco, Texas

**East Dallas YMCA**  
Dallas, Texas

**YWCA Expansion**  
Dallas, Texas

**Coppell Aquatic and Recreation Center**  
City of Coppell Park and Recreation Department  
Coppell, Texas



**MW Builders**  
**COST ESTIMATING**

## FIRM INFORMATION

MW Builders is a national general contractor with offices in Temple and Midland, Texas, and Overland Park, Kansas. Over the past five years, our yearly revenues have ranged from \$150 million to more than \$200 million. We perform work throughout the United States for private and public-sector clients, and hold licenses in more than 40 states.

MW Builders is a part of MMC Corp, a holding company made up of three core construction services brands: MW Builders, MMC Contractors and Countywide Mechanical Systems.



Now celebrating our 82nd year, MMC Corp has grown from a family business, started in 1932, to a \$500 million a year 100 percent employee-owned company.

### OUR MISSION

As a trusted provider of construction services, we are committed to lead with integrity, employ only the best, embrace the desire to seek a better way and take pride in our craft, all of which deliver an unparalleled construction experience.

### EXPERIENCE

MW Builders delivers projects on time, on target and on budget — all while offering innovative solutions and exceeding expectations along the way. We're known for our strong partnerships that lead to satisfied customers choosing our services time and time again.



MW Builders' Core Values

### STRONG PARTNER

Over the years, we've built lasting relationships due to our proven success as a strong financial partner. While we are innovative in our approach to our projects, our conservative financial management has led to continued growth and stability. MW Builders maintains an unused line of credit with our bank in the low- to mid-8 figures.

*"MW Builders has been a valued customer of UMB Bank for more than fifty years. Throughout this time, the management of this industry leader has demonstrated the highest level of integrity ... We are proud to be MW Builders' bank."*

**Jim Sangster**, President  
UMB Bank

Another compelling indicator of our extremely strong financial position is the ongoing confidence displayed by our surety, Chubb Group of Insurance Companies.



- **Current aggregate bonding:** \$550 million
- **Individual project bonding:** \$150 million





## **TODD CUNNINGHAM | PRE-CONSTRUCTION LEAD, ESTIMATOR**

As Pre-construction Lead, Todd is responsible for the pre-construction phase of the project including working closely with the Owner, A/E, estimating manager, operations manager and subcontractors to get the most cost efficient estimate for each construction project. Todd handles the preparation of conceptual and final estimates, development of budgeting scheduling, document control, scope optimization, preparation of bid packages, bid solicitation, evaluation of subcontractor qualifications, and coordination among members of the project team.

Todd brings more than 21 years of construction experience to the team, and has estimated/submitted bids on a variety of construction projects including schools, multi-family housing, parking garages, hotels, government buildings, institutional buildings and pump stations.

### **INDUSTRY EXPERIENCE**

21 years

### **EDUCATION**

Bachelor of Science  
Environmental Design  
Texas A&M University

Bachelor of Science  
Construction Science  
Texas A&M University

### **EMPLOYMENT**

#### **HIGHLIGHTS**

MW Builders, Inc.  
1995 - Present

American National  
Construction Company  
1993 - 1995

### **REFERENCES**

Gary Vandergriff, AIA  
Vandergriff Group  
432.687.0781  
vga@vandergriff-group.com

John Rhebergen  
Vice President  
GLMV Architecture  
281.870.1914  
JRhebergen@GLMV.com

### **RELEVANT PROJECT EXPERIENCE**

CMAR Ector County ISD 2012 Bond Package - Three Elementaries  
Odessa, TX - \$55,038,000 | Role: Pre-construction Lead/Estimator

CMAR Midland ISD 2012 Bond Package 3  
Midland, TX - \$25,713,480 | Role: Pre-construction Lead/Estimator

CMAR Midland ISD 2012 Bond Package 4  
Midland, TX - \$15,657,713 | Role: Pre-construction Lead/Estimator

CMAR Midland Shared Spaces  
Midland, TX - \$6,041,774 | Role: Pre-construction Lead/Estimator

Design-Build Kiowa District Hospital  
Kiowa, KS - \$7,971,379 | Role: Pre-construction Lead/Estimator

CMAR Seminole ISD Bond Package  
Seminole, TX - \$81,127,347 | Role: Pre-construction Lead/Estimator

Central Texas College Classroom Building  
Fort Hood, TX - \$4,568,352 | Role: Estimator

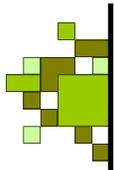
Midland County Jail – Phases 1 and 2  
Midland, TX - \$16,537,770 | Role: Estimator

Abilene Air Traffic Control Tower & Administration Building  
Abilene, TX - \$11,568,161 | Role: Estimator

CMAR Stonegate Fellowship Church Education Building  
Midland, TX - \$8,538,614 | Role: Project Manager

CMAR Midland County Horseshoe Arena  
Midland, TX - \$24,509,110 | Role: Pre-construction Lead/Estimator

**GreeNexus**  
**LEED CONSULTING**



## GreeNexus Consulting FIRM PROFILE

At GreeNexus Consulting, we provide the knowledge, skills and tools to help you incorporate sustainability into your projects and daily processes. We fill in existing gaps to help project teams excel and drive sustainable market transformation. Our proven track record in helping clients and public agencies discover and seize sustainable opportunities has made GreeNexus a leader in comprehensive sustainability integration.

Over the past five years, our project consultation services ranging from large university buildings to small bank prototypes garnered 47 LEED certifications – including eight LEED Platinum awards – totaling more than 2 million square feet of space. In addition to LEED, we are proficient at certification in the National Green Building Standard and the Living Building Challenge.

Our customized approach offers:

- Full-service sustainability consulting to achieve your vision
- LEED-related calculations and custom tracking tools to reduce the burden of documentation
- Energy modeling, commissioning, and guidance on high-performance operations
- Hourly consulting to enrich your knowledge base
- Cutting-edge sustainability expertise to take your project to the next level

GreeNexus is a woman-owned business founded on a passion for advancing the built environment, and this passion fuels all our work. We're working to create a natural transition toward regenerative buildings and processes. Our enthusiasm shows in our commitment and involvement in community organizations such as: the AIA Committee on the Environment, Architecture 2030, the U.S. Green Building Council Texas Gulf Coast Chapter, Passive House Houston, and the Houston-Galveston Living Building Challenge Collaborative. We are also a community and industry resource, as we present lectures on a myriad of sustainability topics.

Our extensive industry network, engaging collaborations, award-winning leadership and dedication to customer service set us apart. Let GreeNexus bring our skill and passion to your next endeavor.



Jacob White Headquarters  
and Green Events Center  
LEED 2009 Platinum



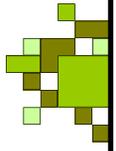
Texas Christian University  
Scharbauer Hall  
LEED NC Silver



Tarrant County Community  
College—Southeast  
LEED NC Gold



Tarrant Regional Water  
District  
LEED NC Gold



## GreenNexus Consulting

**Amanda H. Tullos, AIA, LFA, LEED AP BD+C, ID+C**  
**Principal & Founder**



Driven to create a profitable and regenerative legacy for people, nature, and the built environment, Amanda brings an in-depth understanding of architecture and proven success at facilitating some of the most sustainable projects in the nation. Core competencies include:

- Creative and technical expertise in green building strategies and project design issues
- Leadership in high-performance integrated design
- Strong collaborative spirit and an inclusive solution-generating approach
- Ability to inspire clients and achieve their vision within schedule and budget
- 47 LEED certifications including eight LEED-Platinum projects

As founder and Principal of GreeNexus Consulting, Amanda's talent and passion direct the sustainable design efforts for a variety of project types:

- higher education
- retail
- commercial office
- civic
- multi-family
- municipal facilities

Amanda leverages the expertise of project team members in a collective pursuit of holistic strategies best suited to the project goals. The result is award-winning projects and more than 2 million square feet of LEED-certified space.

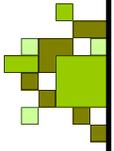
Amanda's design sensibilities and advocacy in the green building movement make her an active participant in the Texas and southern regional sustainable community. Amanda is the co-chair for the AIA Houston Committee on the Environment (COTE) and currently serves as the COTE regional team leader for the Gulf Coast and Southeast regions.

A recognized sustainability expert, Amanda performs third-party verification and influences policy changes. She wrote Appendix R to the Building Code for the City of Houston for guidelines that clarify materials' reuse. Amanda lends her talents as a certified National Green Building Standard Verifier for The Home Innovation Research Lab (formerly NAHB), providing consultation and confirming compliance. In addition, Amanda is a third-party reviewer for the City of Dallas, Green Permitting Program.

Amanda encourages higher levels of achievement as an Ambassador for the International Living Futures Institute (ILFI) and founder of the Houston-Galveston Living Building Collaborative. Chair of the Board and founder of Living Paradigm, Amanda leads this nonprofit organization's efforts to form a low-income housing program utilizing salvaged resources. Further, she is a moderator for the AIA 2030 series and frequent presenter on sustainability and topics that promote innovation.

### Qualifications

- Licensed Architect in the State of Texas, License #19728. NCARB #102445
- LEED® Accredited Professional BD+C, ID+C– New Construction, Commercial Interiors
- Certified Permaculture Designer, 2008, Houston Permaculture Guild
- Certified Passive House Consultant (CPHC), Passive House Institute US
- Living Future Accredited (LFA)



## GreeNexus Consulting SELECTED PROJECTS - LEED CONSULTANT



**North Richland Hills Recreation Center**  
**Certified – LEED for New Construction**  
**Tarrant County's first LEED-certified recreation center**

This 85,000-square-foot recreation center takes a multi-use, multi-generational approach with health, wellness and social opportunities and programming for the entire community. The North Richland, Texas facility includes indoor recreation and aquatics, a banquet hall and a senior center, and won the Recreation Management's "Innovative Architecture" Award in 2013.



**Eastern Regional Park (Hometown Heroes Park Phase II)**  
**League City, Texas**  
**Silver – LEED for New Construction**

League City, Texas' first LEED project, this new 26,400-square-foot recreation center sports an aggressive program with two full gymnasiums, multipurpose room, locker rooms, meeting and administration space, and support functions. Exterior amenities include a parking area, soccer fields, pool and other site amenities in the surrounding park. Project partners brought Amanda Tullos and GBS on board to provide consulting and commissioning services to achieve LEED for New Construction Silver certification. The facility includes a variable-refrigerant-volume HVAC system and a rainwater harvesting system with a prominent above-ground tank that serves educational purposes. Erosion measures carefully preserve the costal prairie atmosphere, and native plantings and bioswales treat stormwater runoff.



**City of Arlington Fire Station No. 9**  
**Arlington, Texas**  
**Silver – LEED for New Construction**

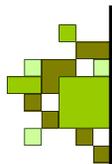
This new 11,000-square-foot fire station in Arlington, Texas was built next to an existing park and included full staff amenities and lodging. The project was designed and managed by the city with Steele and Freeman, Inc. serving as the construction manager at risk. Highlights of this facility include greater than 60% recycled and regional materials installed along with 100% certified wood, a green education program and a wellness program for firefighters. Innovations were achieved for the open space and heat island reduction due to the installation of native plantings and no permanent irrigation system.



**Richardson Heights Gymnastic Center**  
**Richardson Heights, Texas**  
**Silver – LEED for New Construction**

A public bond in Richardson Heights, Texas funded the new 16,000-square-foot, free-standing Richardson Gymnastics Center equipped for state-of-the-art video technology that contains cutting-edge tools for training techniques and equipment for complete training programs and gymnastic competitions. Carefully designed expansive windows bring natural light into the facility but eliminate glare for gymnasts' safety.





## **GreenNexus Consulting** SELECTED PROJECTS - LEED CONSULTANT



### **Tarrant County Courthouse** **Silver – LEED for New Construction** **Premier courthouse in Texas to receive LEED certification**

Working as the team's sustainable design expert, Amanda Tullos (GBS) provided design assessment to help this new 56,000-square-foot, three-story courthouse and office building in Arlington become the first LEED-certified courthouse in Texas. High-performance glass, insulated metal panels and roof system, and sunshades helped make the project 32% more efficient than required by the International Energy Conservation Code and 50% more efficient than similar buildings in the county's portfolio. The project also conserves 42% more water than code requirements. Inspired by its success, this facility set the stage for Tarrant County's continued pursuit of LEED certifications and positioned the County as a leader in both public and private sectors.



### **Tarrant Regional Water District** **Gold – LEED for New Construction**

A beautiful rainwater capture system helped the district reduce water consumption by 44% and serves as a functional demonstration of water savings in this new 26,000-square-foot office building and wellness center in Fort Worth, Texas. Working with Steele Freeman, Inc. and the design team, Amanda Tullos (GBS) assisted with building performance measures and managed the LEED certification process. The project's photovoltaic system broke new ground as it was the largest roof-mounted solar array in Texas at the time. The solar system contributed energy cost savings of more than \$43,000 per year and conveys the connection between water and energy to the public, as the district requires energy to pump water to citizens throughout the county.



### **Tarrant County Jail** **Gold – LEED for New Construction** **First County Jail in Texas to achieve LEED Gold**

This maximum security facility is located in the center of downtown Fort Worth, Texas next to the county courts. Despite its urban locale, the jail's construction diverted more than 80% of waste from the landfill. The 207,000-square-foot facility realized a 40% energy cost savings and improved ventilation that exceeds the required amount by 400%. Amazingly, the project finished construction review with no comments from the USGBC's LEED reviewers.

### **Sheldon Fire Station No. 3** **Sheldon Lake, Texas**

Home to volunteer fire fighters, this new fire station building in Sheldon, Texas is pursuing LEED-Gold certification. The project serves as an example to the community of a more energy-efficient and environmentally conscious building through the integration of solar panels, light shelves, and other energy saving components.

## Part 3: Experience in Developing New Multipurpose Facilities

### [Listing of Relevant Multipurpose & Community Recreation Experience](#)

#### **Mustang Community Center – Mustang, OK**

The concept was to develop an open town square with a mix of public and commercial development around it. Nearby are areas for multi-family housing in a more urban design with parking lots hidden behind the units. The centerpiece of this development would be the Community Center, which will include a recreation center, library, senior center, and meeting/reception space. Exterior recreation areas for family aquatics and a four-plex tournament-level softball complex. A central concourse provides the circulation to each element of the community center. Each function was carefully placed and designed to take advantage of multi-use facilities adjacent to secondary users. These areas include the meeting rooms close to the library and the cardio workout areas connected to the senior center. The entire facility was designed to locate control points to minimize staffing and flow between the elements.



#### **Barbara Fasken Community Center – Laredo, TX**

This unique neighborhood center leverages all of the components of a recreation center by locating a senior center as part of the project. In addition, a full branch library is also a part of this exciting project. Full programming and needs assessment were developed to understand the unique requirements of this area of Laredo. The senior center will be the first of its kind in Laredo. The project is part of an overall park master plan that borders on the Rio Grande River and will serve a newly developing area of the city.



#### **North Richland Hills Centre – North Richland Hills, TX**

This State-of-The-Art Center is a synergistic combination of Recreation Center, Indoor Aquatics, Senior Center, and Modern Banquet Hall. This unique project is a culmination of an extended study. This included public surveys, numerous public meetings and interface with the adjacent private developer. Major components of the center include a full service Senior Center, a 300 capacity upscale Banquet Hall with kitchen and Roof Top Terrace, traditional recreation center with a 700 foot long elevated track and indoor leisure and fitness aquatic center. This multigenerational facility is complimented by a large plaza with elevated performance platform with access from the banquet facility. The senior and banquet facilities have distinct entrances from the recreation and aquatic center but are connected by an esplanade that internally connects all components.



#### **Heights Recreation Center – Richardson, TX**

The City of Richardson was facing how to reuse their existing recreation centers and parks to maximize the recreation value for citizens, following a master plan by others. BSW completed a feasibility study on replacing the facilities at Heights Park. This included developing a recreation center with more programming options by relocating the gymnastics space to a new facility at a different location and an aquatic center with both lap lanes and leisure elements. Our team went through an extensive public input process including with staff, park board members, and council members. The center offers patrons a variety of amenities, including a full regulation-sized basketball court in the gymnasium, a dedicated game room, larger fitness and cardio areas, updated locker rooms, large classroom space, preschool room, aerobics studio, and WiFi Internet access.



#### **Coppell Recreation and Aquatic Center Renovation & Expansion – Coppell, TX**

Brinkley Sargent Wiginton was asked to review the decade old facility for expansion and renovation possibilities to address the needs of the staff and user groups. The growth and demand for programs by the Parks Department prompted the City to return to BSW to conduct a conceptual design study on how best to expand the facility to meet the increased use of the building. We reviewed the original master plan we developed for the existing facility and met with staff to prioritize the desired improvements. Expansion included a new 12,000 SF cardio/weight area and dedicated aerobics rooms.

## Part 3: Experience in Developing New Multipurpose Facilities

### Keller Pointe Recreation and Aquatic Center – Keller, TX

The flagship for Keller's Parks and Recreation Department, The Pointe is a shining example of what doing one's homework can achieve. Town Hall meetings, public/stakeholder surveys, market studies, partnering ideas and cost modeling exercises were performed and synthesized into options for consideration. The project went through these planning stages while waiting its turn for capital funding. Finally, the Pointe was born, providing a community center that serves the genuine needs and desires of its constituents, is the envy of its neighbors, and meets the mandate to be operationally self-sufficient. Members have access to indoor and outdoor leisure water, double gymnasium, cardio and weight areas, group exercise programs, babysitting and jogging track. Additional spaces open to non-members include a large divisible meeting room with food service capability, game room, and rentable party space open to the pools. The jogging track is a ribbon that ties it all together visually and experientially.



### Chisholm Trail Recreation Center – Ft. Worth, TX

BSW in concert with Councilman-Hunsaker completed a full Business Plan analysis study for a multi-purpose, multi-stakeholder facility. Located within the City of Ft. Worth, this part of the City is also part of the Crowley ISD jurisdiction. The City and ISD desired a facility that will both support the local recreation needs of the citizens as well as a place for the swim team from the adjacent high school to practice and hold meets. We moved forward with the design of the recreation center while master planning the site for the future addition of the natatorium component.



### Mitch Park YMCA Aquatic and Recreation Center – Edmond, OK

The new center is located in a large existing park with ball fields and a senior center. The facility is a unique user/operator relationship between Edmond Public Schools, the City of Edmond, and the YMCA of Greater Oklahoma City. Phase I of the project included developing a needs analysis of the stakeholders and community, translating those needs into a quantified space program. Conceptual drawings including site plan, floor plan and exterior elevations were developed to clearly identify the project scope while project budgets identify the cost of each component of project as well as final project costs. The new building includes an Olympic size competition pool, leisure water, childcare area, double gymnasium, cardio fitness area, weight-room, ample storage, and administrative offices.



### The Summit at Central Park – Grand Prairie, TX

Brinkley Sargent Wiginton conducted a long-term space needs assessment for the City of Grand Prairie. As part of the new Central Lake Park, this recreation and community center provides both visual and physical connections to a series of on-site lakes and open lawns. A pedestrian boardwalk and vehicular esplanade links the facility to neighboring retail and the new Public Safety Headquarters located on the north side of the site. The center houses an indoor natatorium and therapy pool, gymnasium, aerobic and cardio theater, walking track, craft rooms, computer room, dining room, ballroom, movie theater, wellness screening clinic, and staff support offices.



### Tom Muehlenbeck Center – Plano, TX

This site is located in the center of a community park surrounded by three schools. The program of various recreation spaces, social lounges (all ages), arts/crafts, pre-school area, and game rooms, were the result of community and local school input. All of these spaces are centered around a main lobby / control desk. Patrons are oriented at the moment of entering the building with public artwork and are presented with a glimpse into all the active spaces creating a very dynamic, flowing atmosphere. The need for diverse adult and youth fitness space, flexible multipurpose spaces, and a three-lane jogging track became one of the desired priorities.

## Part 3: Experience in Developing New Multipurpose Facilities

### Sugar Land Recreation Center – Sugar Land, TX

The City of Sugar Land hired our team, including Clark Condon & Associates and Counsilman-Hunsaker, to develop a business plan, preliminary program, and site development plan for a new recreation center. The Business Plan Study was a tool to help the City anticipate attendance, operations and maintenance, determine the community needs, and the total development costs. This study included the analysis of other area facilities and potential user groups including Seniors, youth groups, college students, and adults. The facility includes a double gymnasium, multipurpose rooms, administrative space, and locker room. A unique element of the facility is the desire of the city staff to accommodate educational opportunities with regards to nature within the surrounding park.



### [Listing of Multipurpose & Community Recreation Master Plan Experience](#)

Brinkley Sargent Wiginton approaches every project with a clean canvas yet the owner is offered our years of experience with multipurpose facility projects. It is important that we understand the value in what is available and work within the scope of work to create the best value for Richland Hills. Below is a sampling of master plan project examples.

### Mustang Town Center Needs & Facilities Master Plan – Mustang, OK

This 12 square mile city of 14,000, which is a suburb of Oklahoma City, experienced rapid growth in the 1990s. Like most cities of on the outskirts of large cities it originally grew as a cluster of housing developments with retail strip centers at the crossroads. It had no real identity or gathering area. Brinkley Sargent Wiginton was hired by the city to do an overall needs assessment for all of the departments in the city. From the Vision 2000 study, a facility master plan was developed and budgets for each project were established. Concurrently with the needs assessment, we were asked to master plan a 158 acre undeveloped site.



BSW proposed developing a town center for this city along the lines of the New Urban Development Model. This type of planning encourages mixed uses all within walking distance of each other. We proposed that the streets, ballparks and utilities be in a Phase I package to save time and money. A part of Phase II, the centerpiece of this development is the Community Center, which includes a recreation center, library, senior center and meeting/reception space, outdoor aquatic center. A police facility was built on an adjacent site and bid as one package to gain some economies of scale.



### Grand Prairie Central Park – Grand Prairie, TX

The largest investment and construction project undertaken by the City of Grand Prairie, the new Central Lake Park will become the center of Grand Prairie's public facilities infrastructure. This ambitious project began with BSW conducting a long-term space needs assessment for the City of Grand Prairie Police and Fire Departments. Through the evaluation of city-owned property to house the Public Safety Headquarters, this property was thought unfit for development. The entire 350-acre property was master planned to incorporate park elements including the lakes, an aquatic park, the new Public Safety Facility which houses both Police and Fire Administration for the City, and a "new generation" senior center. A pedestrian boardwalk and vehicular esplanade link the facilities to neighboring retail and a public services facility located on the north side of the site.



### McKinney Aquatic and Fitness Center – McKinney, TX

Continually a trending fast-growth City, McKinney is in the center of the population growth that has exploded in Collin County over the past decade. The Parks and Recreation Department sought the development of a Business Plan to guide the development of a new Recreation and Aquatic Center. The planning initiative was multi-step process with stakeholders from both the City and School District. We sought community input, established a common vocabulary and vision, and evaluated existing area providers,

## Part 3: Experience in Developing New Multipurpose Facilities

demographics and potential user groups. The product of the study established the building programming options, square footage, and budget for all the desired components along with an opinion of operating expenses. Our team was selected to proceed through design and are awaiting client direction on the preferred site and development option. The anticipated components include a large outdoor leisure pool area, both indoor leisure and competitive pools, aerobic areas, double gymnasium, walking track, wellness screening, meeting rooms, and support spaces.

### Mansfield Recreation Center Feasibility Study – Mansfield, TX

The Feasibility Study focused on expanding the center between 11,000 and 60,000 sq. ft. Spaces included a natatorium, community meeting spaces, fitness center, gym and court space, aerobic/dance rooms, senior spaces, and childcare areas. Moreover, the project included a stand-alone recreation center / senior concept and showcased dry-side recreation with creative leisure trends. BSW was selected by the City to provide a long-range master plan for a recreation center and park amenities. Mansfield's parks, trail system and open spaces were evaluated along with a skate park and existing improvements to the Chandler Park tennis courts and the Walnut Creek Linear Trail.



### New Braunfels City Wide Needs & Facilities Master Plan – New Braunfels, TX

The City of New Braunfels was able to satisfy their needs for public works through a needs assessment process led by Brinkley Sargent Wiginton. Once the needs were established BSW assisted the city in evaluating several potential sites before deciding upon the site most appropriate for not only public works but also public safety training, animal shelter and recycling center. This site was master planned to maximize land use while working with a major overhead power easement. The Public Works Facility includes offices for all staff, including Sanitation, Streets/Drainage, Vehicle Maintenance, and a Sign Shop. Facilities included vehicle maintenance and work bays, inside and outside material storage, staff and city owned vehicles, lockers, meeting room, and break rooms. Heated and unheated garages and numerous open air shade shelters were provided for more expensive equipment. The current Town Hall has no lack of space for staff. In fact, some departments are oversized. But, City leaders wanted to study how all departments in the facility might be more efficient in order to provide improved customer service to citizens and utilize open space to relocate Fire Administration into Town Hall.



### Haltom City Police and City Hall Needs Assessment – Haltom City, TX

This landlocked suburb of Fort Worth has been short on space for quite some time. The building housing City Offices and Municipal Court was built in the late 1950's while the Police building was originally a grocery store built around the same time. After decades of remodels, the buildings had been fragmented into confusing spaces. BSW was brought in to collaborate with all involved departments/staff to develop the space requirements to meet their build-out population needs. To maximize efficiency, several multi-function elements are part of the plan, such as combining court, training and council. Several site options were developed to meet the determined building and parking needs. These included building a new police facility adjacent to their current facility, constructing a combined municipal center, or building separate city hall and police facilities on a retail/mixed use site.



### Lewisville City Offices – Lewisville, TX

The City of Lewisville was running out of room in many departments housed in their City Administration/Library building. While a New City Hall was being constructed, we were asked to design and renovate the existing City Offices to allow certain departments to expand once the City Administration departments relocated to the new site. The departments that are included in the renovation are: Court Administration, Court Room, Police Administration, and Dispatch (911). The scope of work was only for the southern portion of the building. The other half, which contains a community room and library, were not altered.



## Part 3: Experience in Developing New Multipurpose Facilities

### Mesquite City Wide Needs Assessment & Facilities Master Plan – Mesquite, TX

Mesquite's leaders looked to forecast its needs for the entire city. They hired Brinkley Sargent to conduct an extensive facility analysis on all of their municipal buildings in conjunction with a needs assessment for each city department. The City of Mesquite is a large portion of the eastern Dallas Metroplex and had outgrown many of its current facilities with a need to replace the aging city hall and police facilities.



### Frisco City Wide Needs Assessment and Facilities Master Plan – Frisco, TX

The City of Frisco is one of the fastest growing cities in the United States and employed BSW to look at all the needs of the city. The city has more than doubled in three years and is expected to reach a 300,000 population in the next 20 years. The final program included a phasing schedule and identified the potential sites for new buildings. This proactive approach by city leaders laid the groundwork for bond initiatives and subsequent facilities develop since the 2001 study completion.

### Celina City Wide Needs Assessment – Celina, TX

The City of Celina is located in the fast-growing sector of Collin County, and it is reasonable to assume that Celina will continue to grow with the region's growth. Celina's 2004 population was approximately 4,300 with projected growth by 2015. BSW worked with city staff to establish future facility needs and a master plan to accomplish the needs. They are considering the option of developing a Town Center with new facilities to accommodate current needs and future growth. The existing City Service Center will be renovated and expanded. The current City Hall site will be the future Fire Station #3.



### Weatherford Recreation Master Plan – Weatherford, TX

This project involved the master planning of an under-utilized park for improvements including ball fields, a passive nature area and a recreation and aquatic center. Numerous stakeholders and public meetings were conducted in order to determine the programming needs of the community. The master plan and concept plans from the programming phase were completed and awaiting funding. The project may be developed in a phased manner to respond to funding requirements.



### North Richland Hills Centre – North Richland Hills, TX

This State-of-The-Art Center is a synergistic combination of Recreation Center, Indoor Aquatics, Senior Center, and Modern Banquet Hall. This unique project is a culmination of an extended study. This included public surveys, numerous public meetings and interface with the adjacent private developer. Major components of the center include a full service Senior Center, a 300 capacity upscale Banquet Hall with kitchen and Roof Top Terrace, traditional recreation center with a 700 foot long elevated track and indoor leisure and fitness aquatic center. This multigenerational facility is complimented by a large plaza with elevated performance platform with access from the banquet facility. The senior and banquet facilities have distinct entrances from the recreation and aquatic center but are connected by an esplanade that internally connects all components.

### [Sample Floor Plans](#)

Sample of project floor plans of designs are included in at the end of this section.

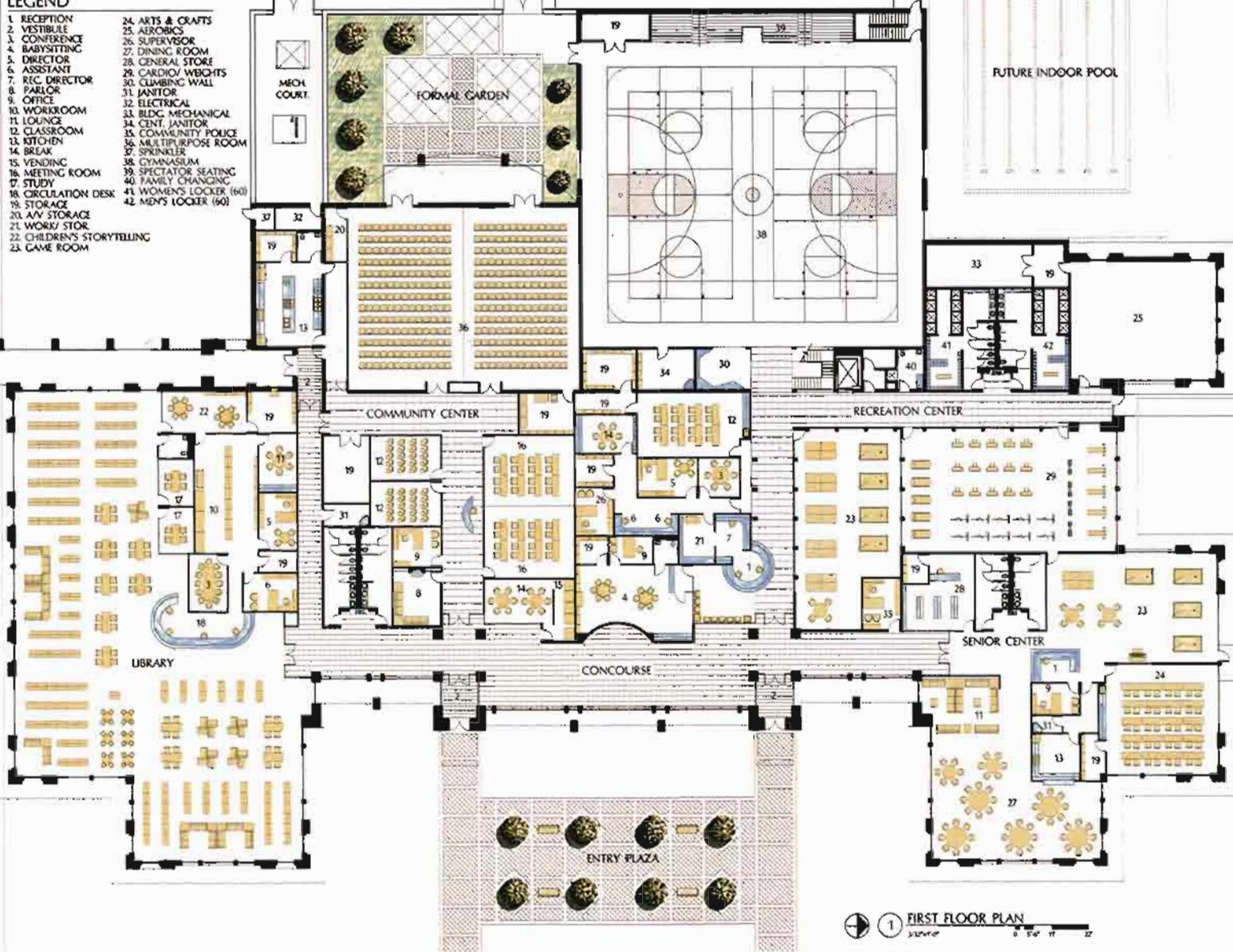


## SAMPLE FLOOR PLANS

February 3, 2015  
6A - 171

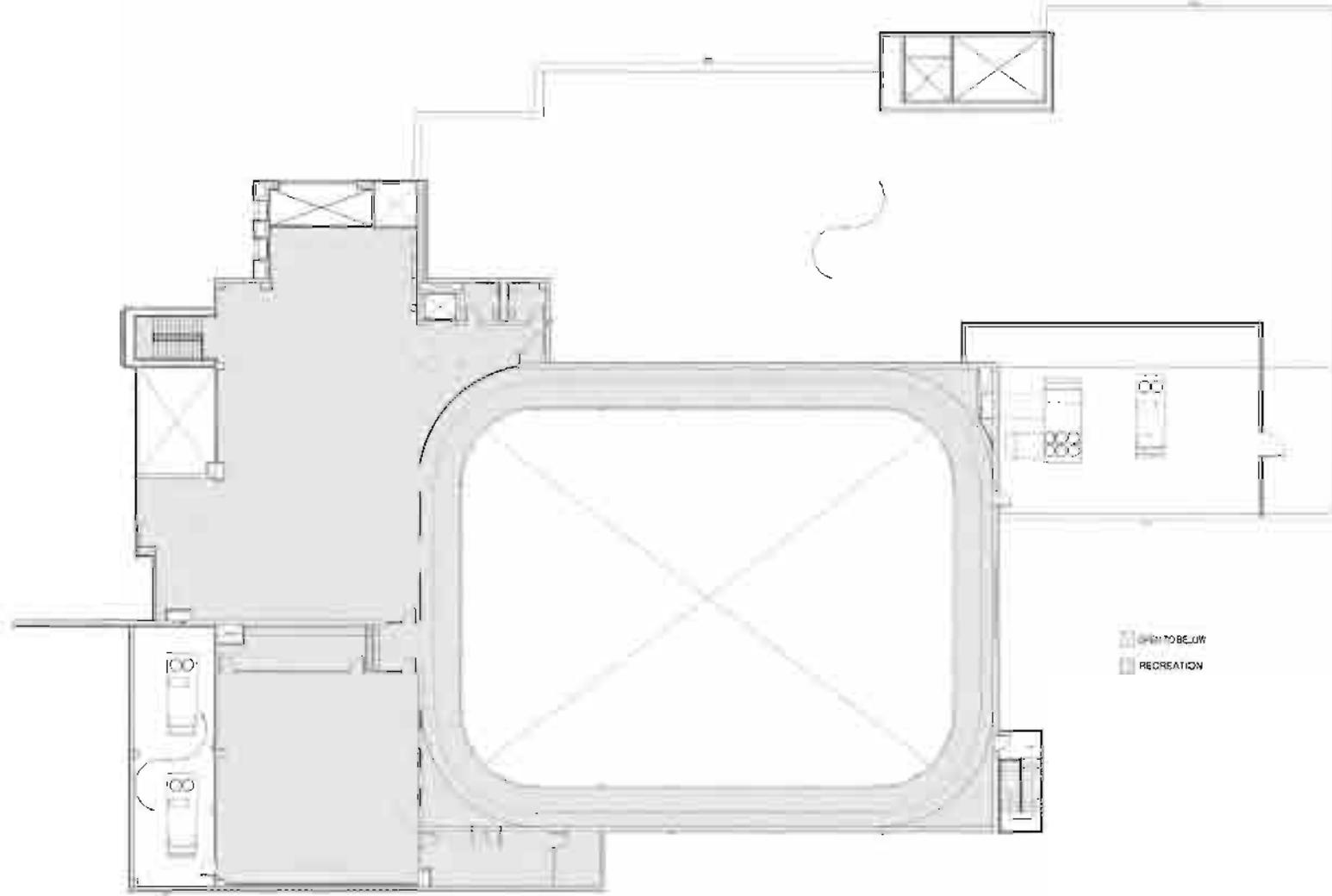
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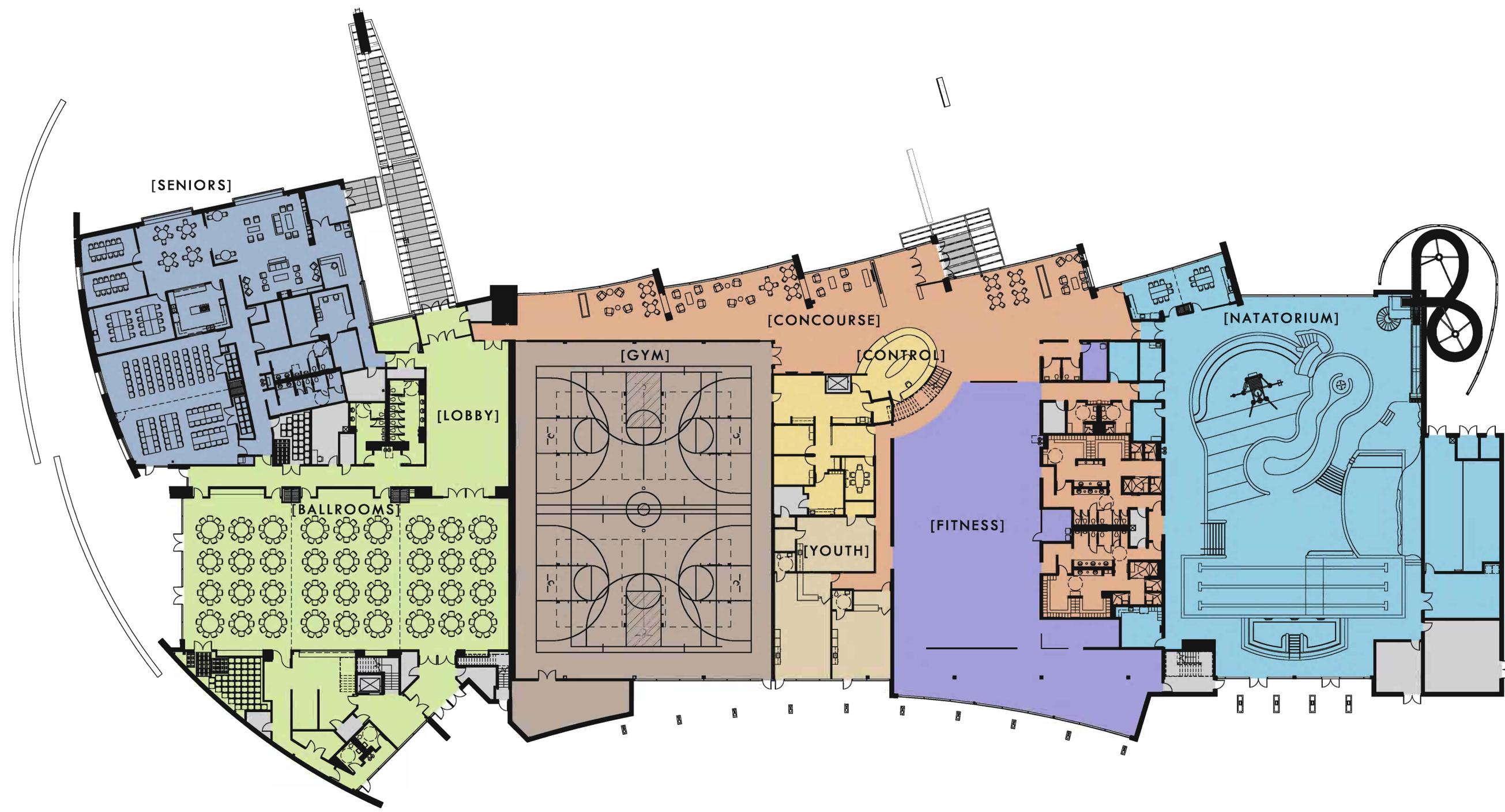
- |                             |                         |
|-----------------------------|-------------------------|
| 1. RECEPTION                | 24. ARTS & CRAFTS       |
| 2. VESTIBULE                | 25. AEROBICS            |
| 3. CONFERENCE               | 26. SUPERVISOR          |
| 4. BABYSITTING              | 27. DINING ROOM         |
| 5. DIRECTOR                 | 28. GENERAL STORE       |
| 6. ASSISTANT                | 29. CARDIO/ WEIGHTS     |
| 7. REC. DIRECTOR            | 30. CLIMBING WALL       |
| 8. PARLOR                   | 31. JANITOR             |
| 9. OFFICE                   | 32. ELECTRICAL          |
| 10. WORKROOM                | 33. BLDG. MECHANICAL    |
| 11. LOUNGE                  | 34. CENIT. JANITOR      |
| 12. CLASSROOM               | 35. COMMUNITY POLICE    |
| 13. KITCHEN                 | 36. MULTIPURPOSE ROOM   |
| 14. BREAK                   | 37. SPRINKLER           |
| 15. VENDING                 | 38. GYMNASIUM           |
| 16. MEETING ROOM            | 39. SPECTATOR SEATING   |
| 17. STUDY                   | 40. FAMILY CHANGING     |
| 18. CIRCULATION DESK        | 41. WOMEN'S LOCKER (60) |
| 19. STORAGE                 | 42. MEN'S LOCKER (60)   |
| 20. AVV STORAGE             |                         |
| 21. WORK/ STOR.             |                         |
| 22. CHILDREN'S STORYTELLING |                         |
| 23. GAME ROOM               |                         |



1 FIRST FLOOR PLAN  
SCALE 0 8 16 24 32

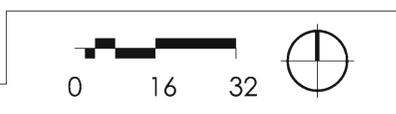


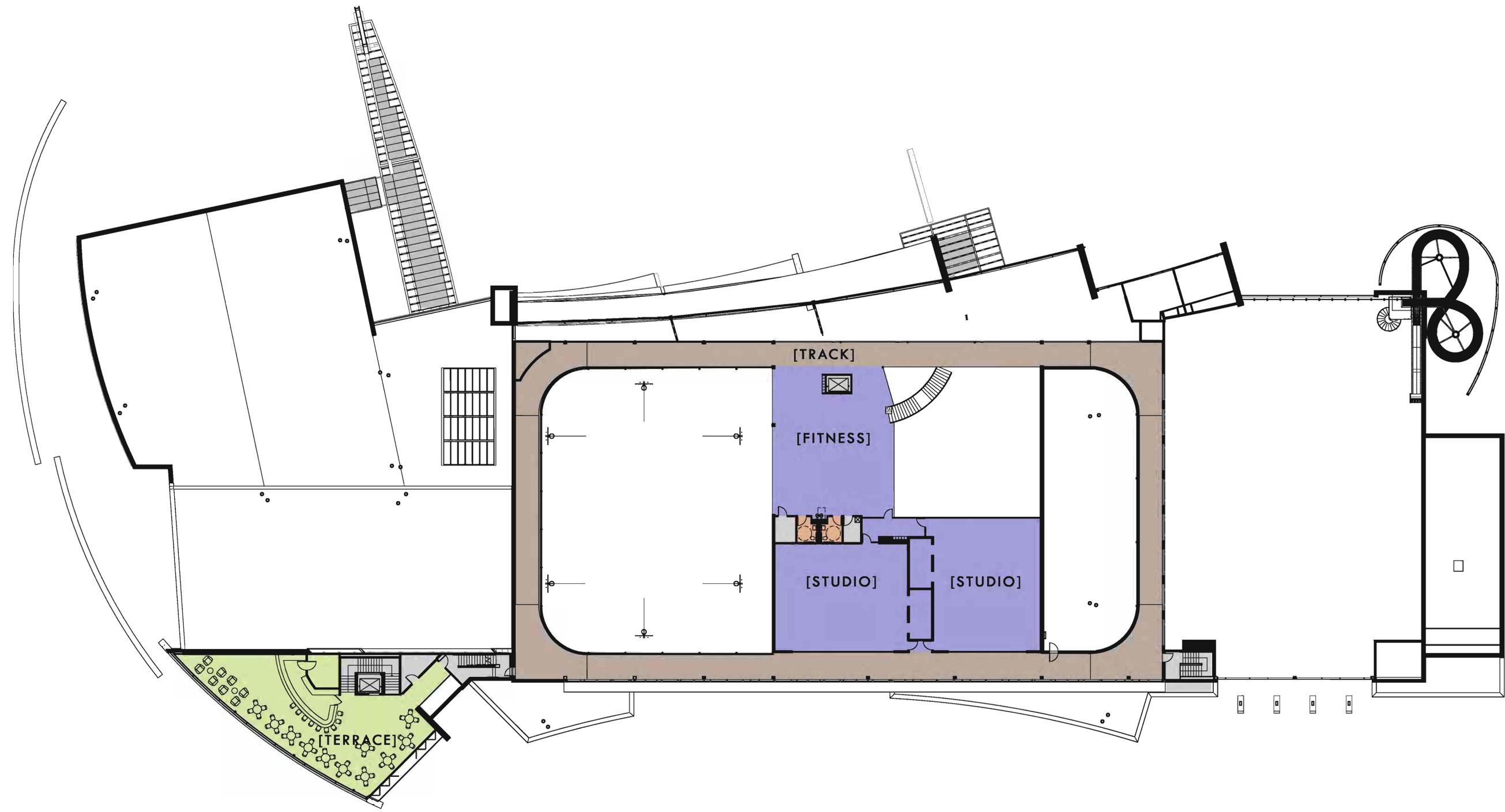




- | admin |
- | aquatic |
- | fitness |
- | gym |
- | public |
- | reception |
- | senior |
- | youth |
- | support |

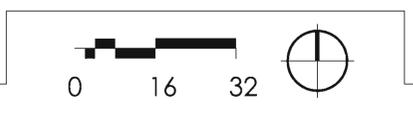
**- NORTH RICHLAND HILLS RECREATION CENTER**  
**FLOOR PLAN - LEVEL 01**

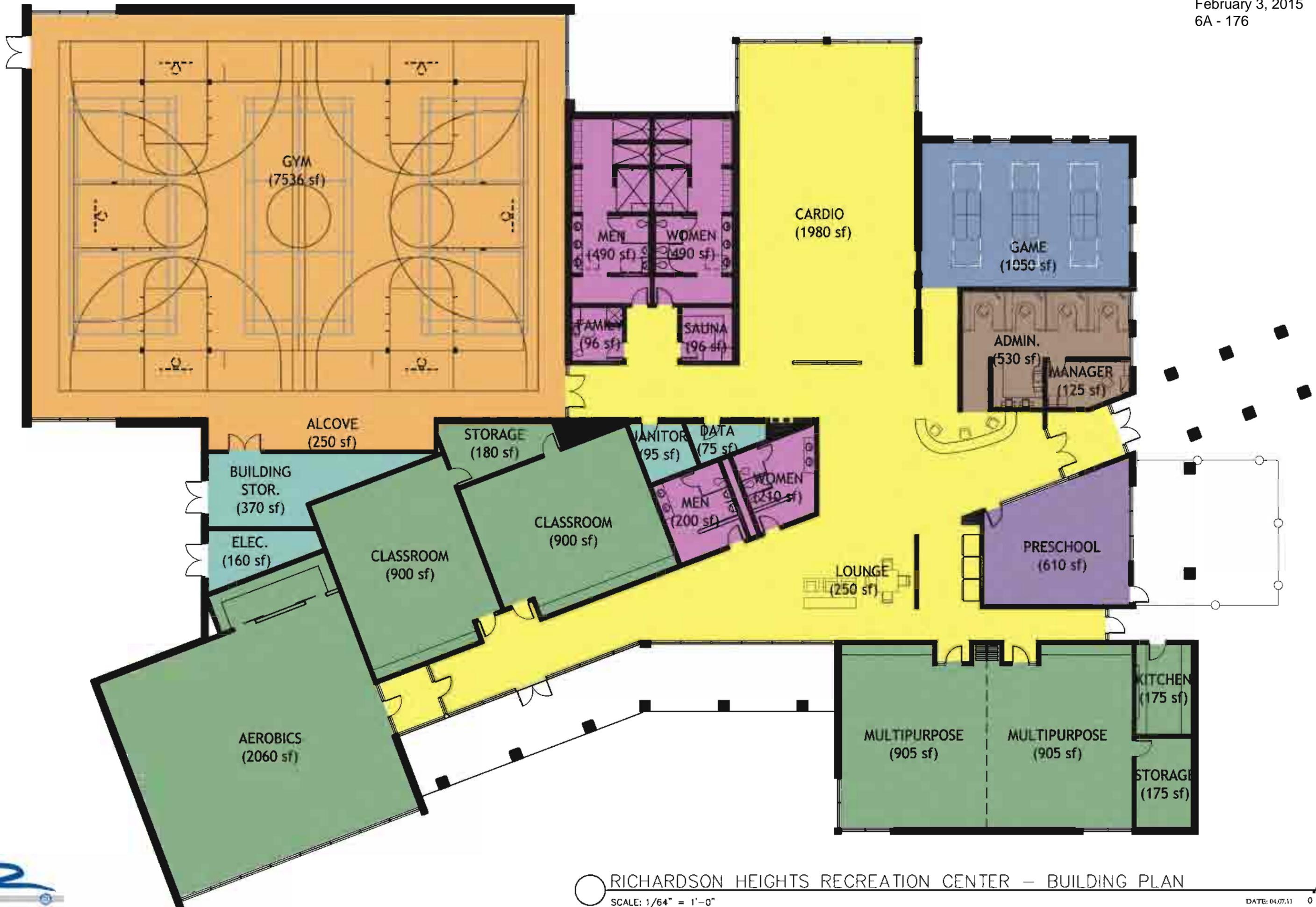




| admin |
  | aquatics |
  | fitness |
  | gym |
  | public |
  | reception |
  | senior |
  | youth |
  | support |

- NORTH RICHLAND HILLS RECREATION CENTER  
FLOOR PLAN - LEVEL 2



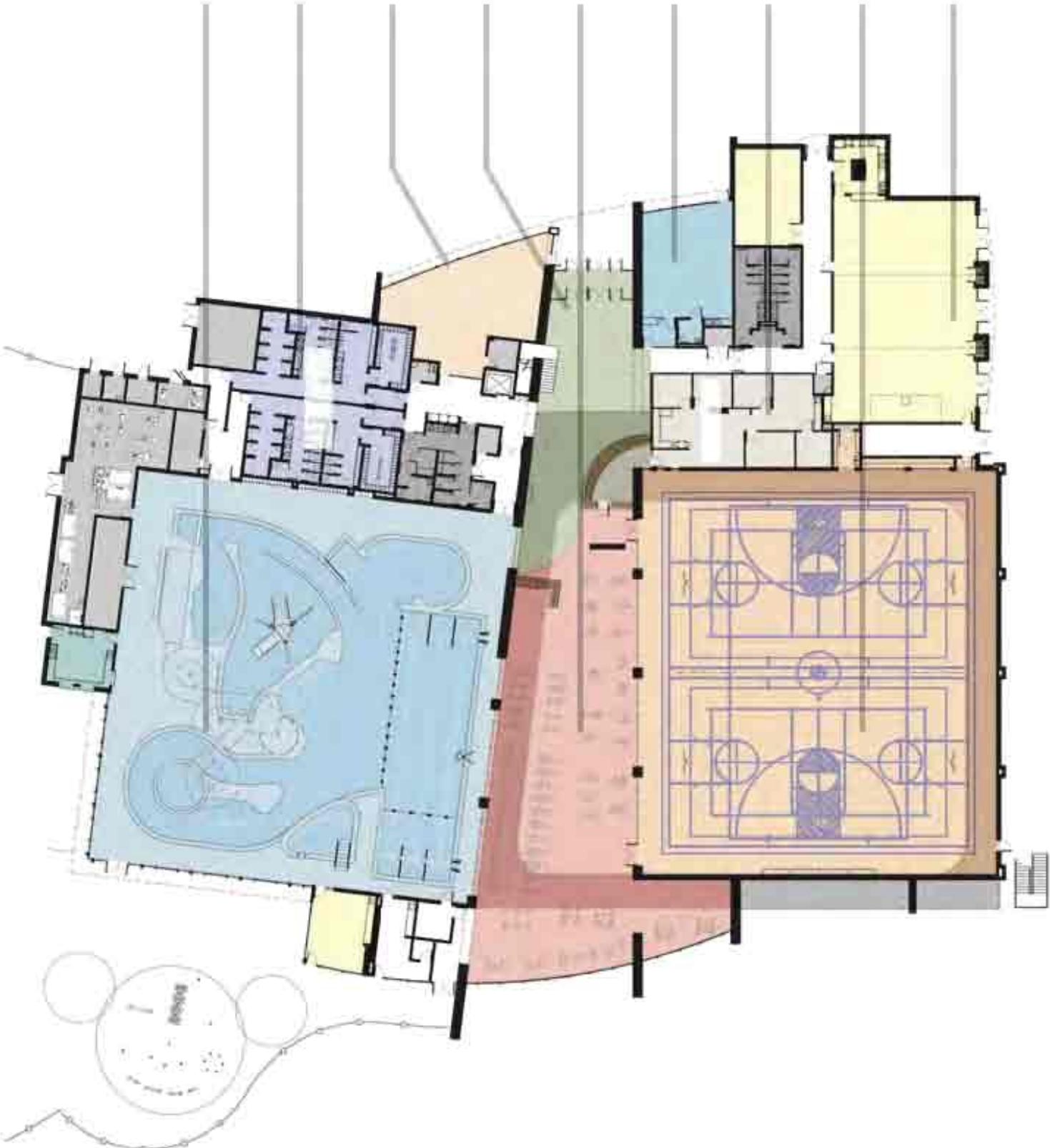


○ RICHARDSON HEIGHTS RECREATION CENTER – BUILDING PLAN  
SCALE: 1/64" = 1'-0"





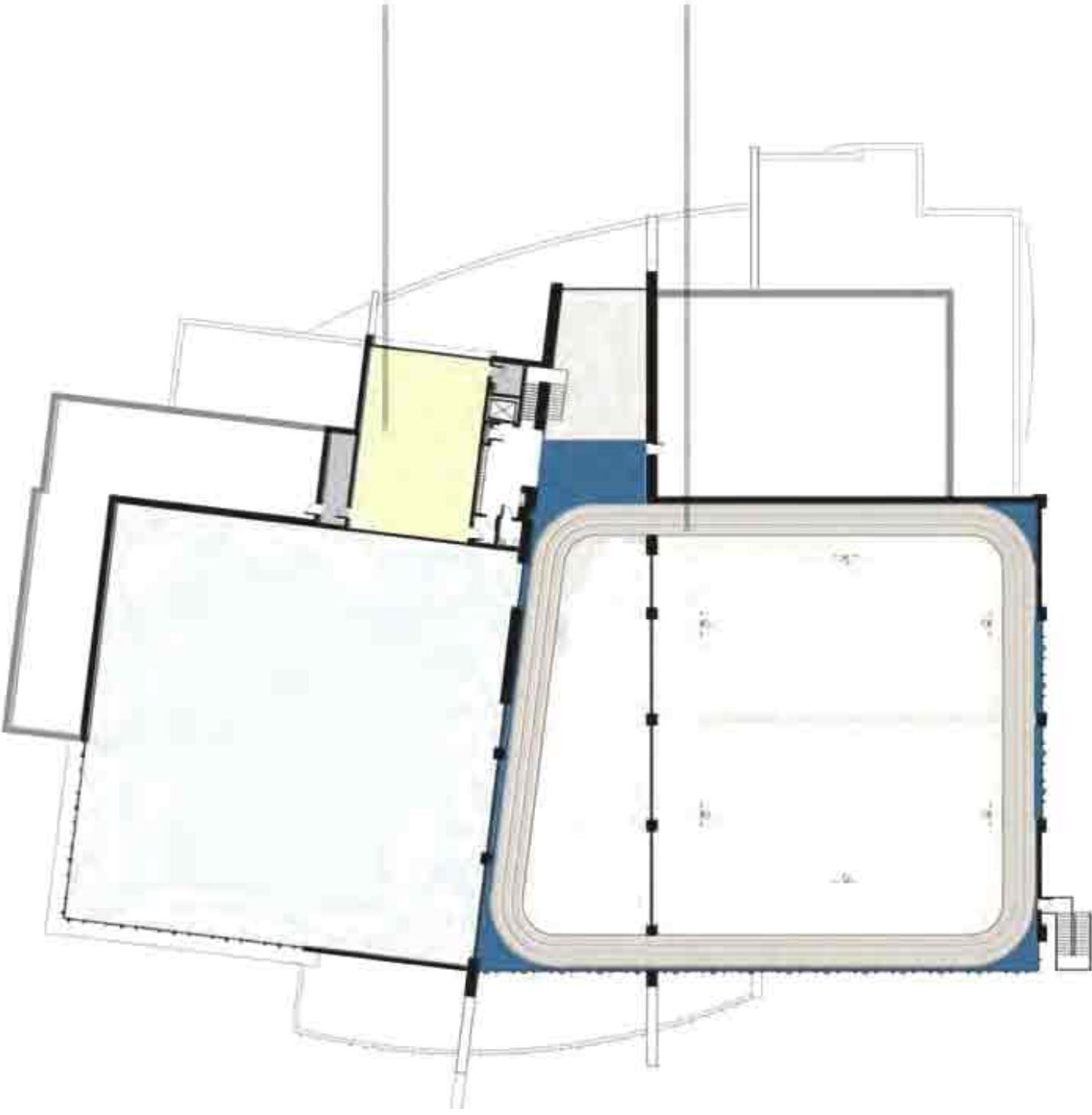
- Indoor Pool
- Lockers
- Gameroom
- Lobby
- Cardiovascular/  
Weight Training
- Childcare
- Administration
- Gymnasium
- Multipurpose

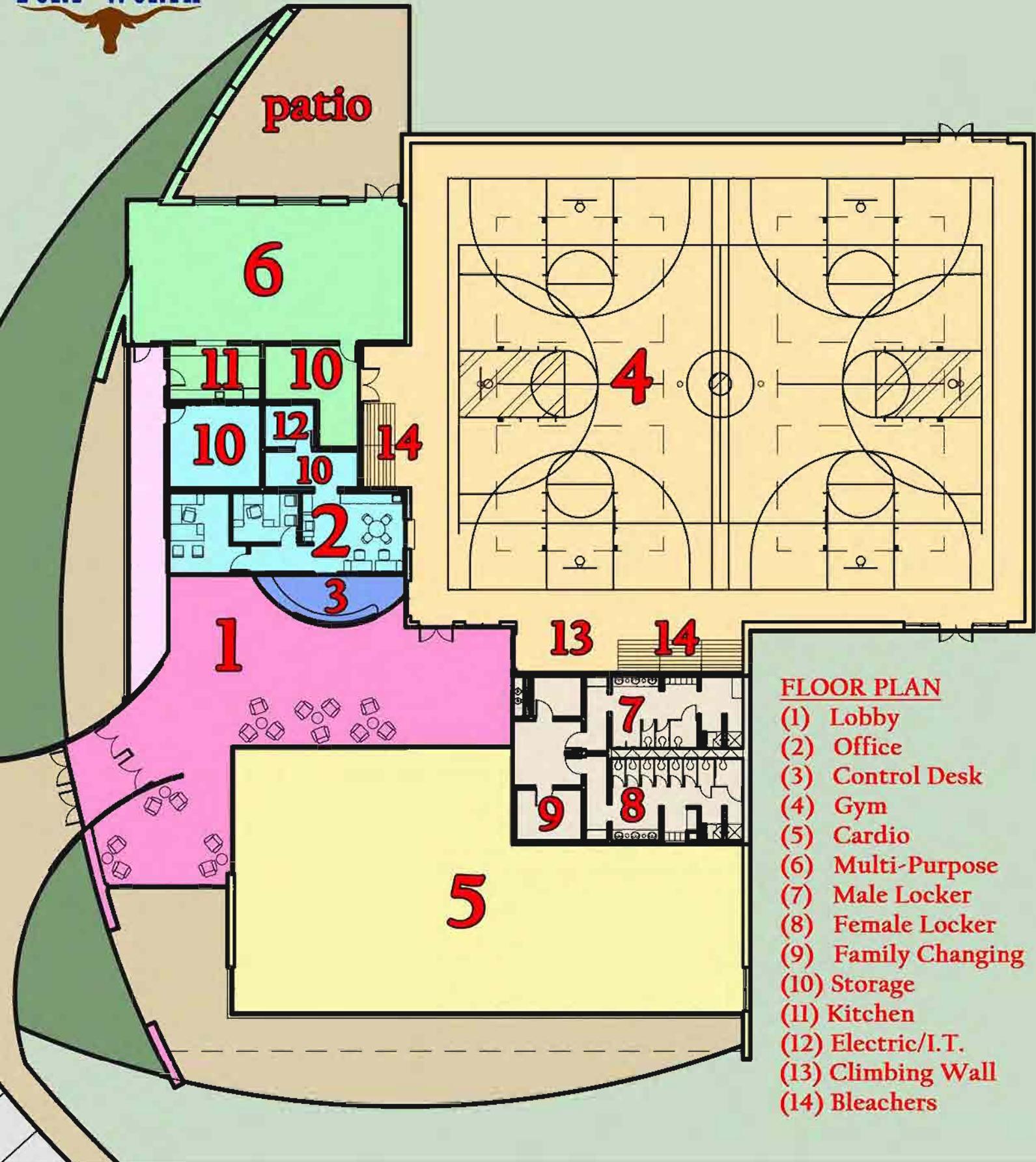




Aerobics

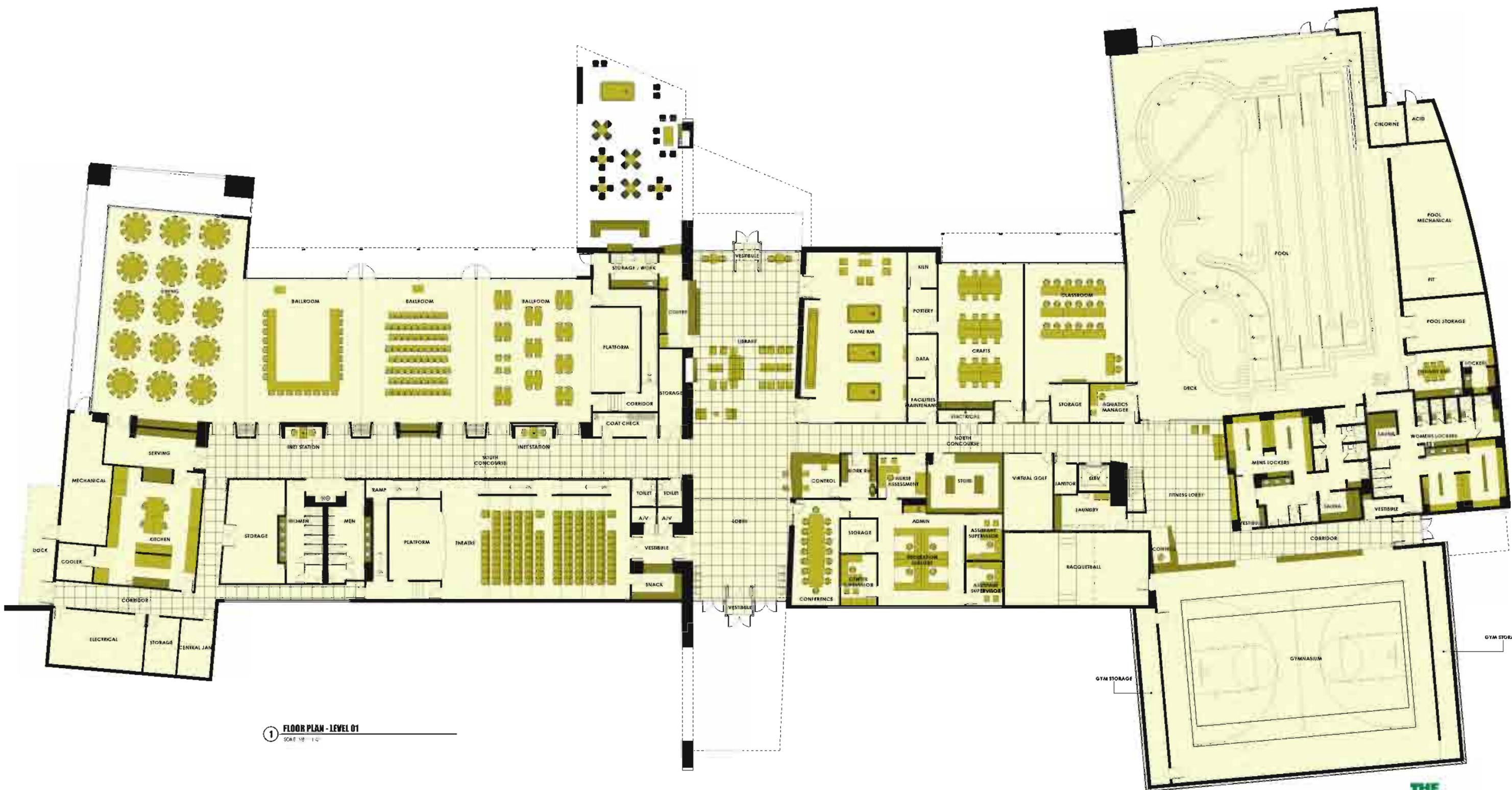
Jogging Track





- FLOOR PLAN**
- (1) Lobby
  - (2) Office
  - (3) Control Desk
  - (4) Gym
  - (5) Cardio
  - (6) Multi-Purpose
  - (7) Male Locker
  - (8) Female Locker
  - (9) Family Changing
  - (10) Storage
  - (11) Kitchen
  - (12) Electric/I.T.
  - (13) Climbing Wall
  - (14) Bleachers





1 FLOOR PLAN - LEVEL 01  
SCALE 1/8" = 1'-0"

A TRUSS CORPORATION

1973/960970  
12/14/11/0608  
12/14/11/0601  
10/11/11/122

Architect of Record: Bilsby Jordan Architects  
MECA Design Associate  
Structural Engineering  
MECA  
MECA

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OR CONSTRUCTION PURPOSES  
UNDER AUTHORITY OF:  
HAROLD SHERMAN, P.E.  
TOWNSHIP ENGINEER

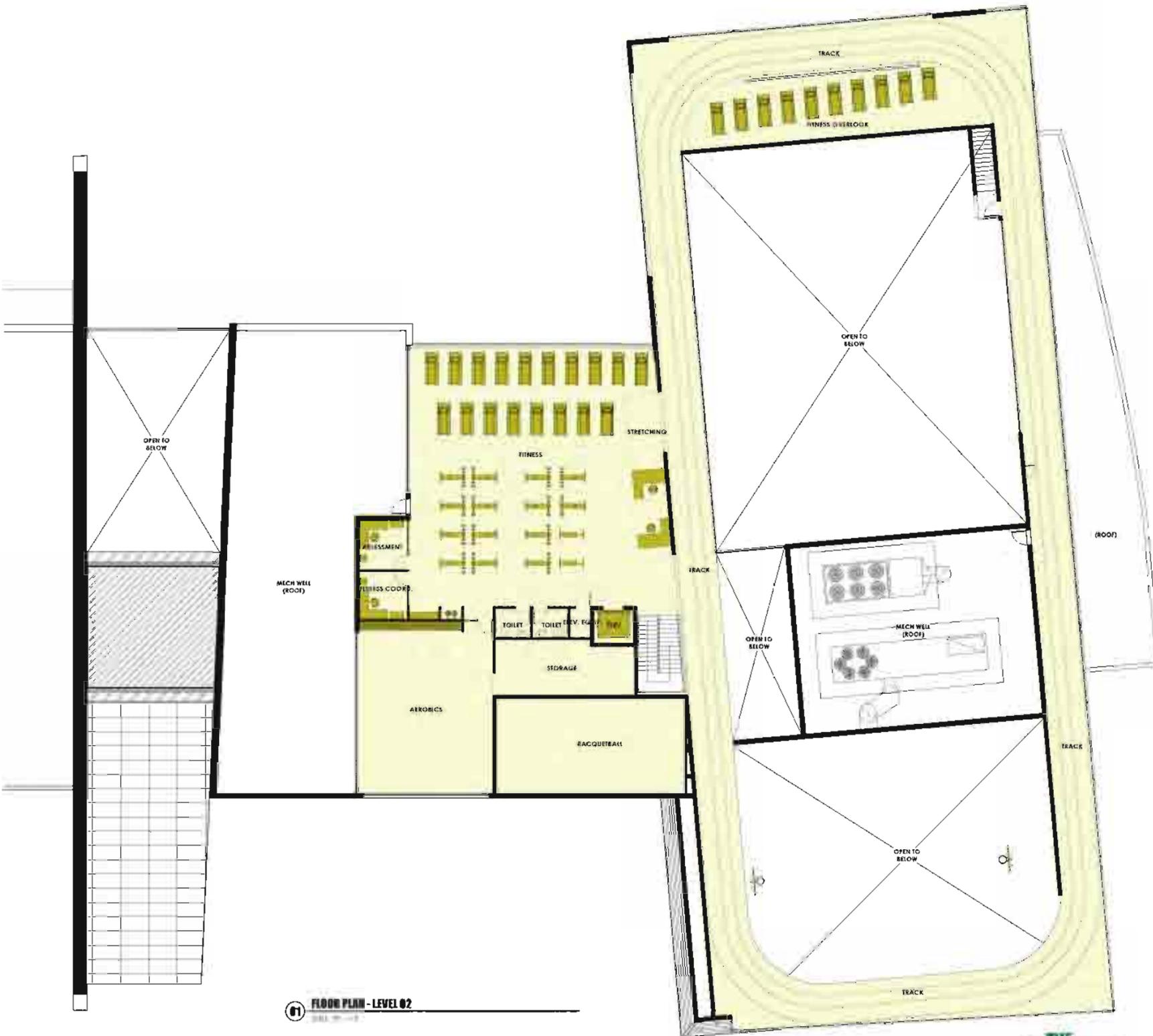
GRAND PRAIRIE ADULT ACTIVITIES CENTER  
GRAND PRAIRIE, TEXAS

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HAROLD SHERMAN, P.E.  
TOWNSHIP ENGINEER

FLOOR PLAN  
LEVEL 01

26726  
02.21.2008 01





01 FLOOR PLAN - LEVEL 02



GRAND PRAIRIE ADULT ACTIVITIES CENTER  
GRAND PRAIRIE, TEXAS

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TOWNSHIP ENGINEER

FLOOR PLAN  
LEVEL 02

10231600970  
121418710048  
121414119021  
107112471122

Architect of Record: Brian Longest Architects  
MECA Design Associates  
Structural Engineer, Inc.  
Civil Engineer  
MECA Associates



Ms. Dona Kinney  
Director, Parks & Recreation  
City of Keller  
1100 Bear Creek Parkway  
Keller, Texas 76244  
(817) 743-4050

Ms. Vickie Loftice  
Director, Parks & Recreation  
City of North Richland Hills  
6720 N.E. Loop 820  
North Richland Hills, Texas 76180  
(817) 427-6620

Mr. David Cockrell  
(Former City Manager, City of Mustang)  
City Manager  
City of Atlanta  
310 North Louise Street  
Atlanta, Texas 75551  
(903) 796-2192

Mr. Jim Razinha  
Facilities Manager  
City of Plano  
1520 Avenue K, Room 250  
Plano, Texas 75076  
(972) 941-7152

Mr. Joe Chesser  
Assistant Parks and Recreation Director  
City of Sugar Land  
200 Matlage Way  
Sugar Land, Texas 77478  
(281) 275-2885

Mr. Brad Reid  
Director of Leisure Services  
City of Coppell  
P.O. Box 478  
Coppell, Texas 75019  
(972) 462-5100

Ms. Patricia Jackson P.E.  
Construction/Planning  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75069  
(972) 547-7439



## DESIGN AWARDS

Design Awards

Recreation and Aquatic Projects

Richardson Heights Recreation Center Topping Out Award 2014 Top Ten Project	City of Richardson Heights Recreation, Aquatics & Gymnastics Centers Recreation Facility Design Excellence Award, 2014 Texas Recreation and Park Society
The Summit in Grand Prairie AIA Merit Award Recipient, 2013 Design for Aging Review	North Richland Hills Centre Innovative Architecture and Design Award, 2013 Recreation Management
The Summit in Grand Prairie Innovative Architecture and Design Award, 2011 Recreation Management	The Summit in Grand Prairie Industry Innovator Facility of Merit Award, 2010 International Council on Active Aging
Texas Tech University Student Leisure Pool Dream Design Award, 2010 Aquatics International	Keller Pointe Best Public Sector Waterpark, 2009 Aquatics International
Tom Muehlenbeck Recreation & Aquatic Center Project of the Year Award in Structures American Public Works Association, 2009	Tom Muehlenbeck Recreation & Aquatic Center Innovative Architecture and Design Award, 2008 Recreation Management
Tom Muehlenbeck Recreation & Aquatic Center Best of Design for Public Projects, 2008 Texas Construction	Tom Muehlenbeck Recreation & Aquatic Center Dream Design Award, 2008 Aquatics International
Bad Koenigshofen Family Aquatic Center Innovative Architecture and Design Award, 2007 Recreation Management	Keller Pointe Recreation & Aquatics Center Innovative Architecture and Design Award, 2005 Recreation Management
NRH20 Waterpark Best Public Sector Waterpark, 2005 Aquatics International	Keller Pointe Recreation and Aquatics Center Award of Excellence, 2004 Texas Construction
Keller ISD Natatorium Innovative Architecture and Design Award, 2004 Recreation Management	NRH20 Waterpark Best Public Sector Waterpark, 2004 Aquatics International
Collin County Adventure Camp Texas ASLA Award of Excellence 2004	The Wet Zone in Rowlett Golden Trowel Award Winner for Outstanding Archi- tectural Design, 2003
NRH20 Waterpark National Award of Merit, 1996 Athletic Business	NRH20 Waterpark Park Design Award for Excellence, 1996 Texas Recreation and Park Society



## REFERENCE LETTERS

# NRH

CITY OF NORTH RICHLAND HILLS

January 24, 2012

To Whom It May Concern,

The City of North Richland Hills has a wonderful history with Brinkley Sargent Architects as we have worked together on numerous projects over the last 28 years. As most municipalities or clients would appreciate, BSA's philosophy has always stemmed from their desire to meet their client's needs. Not only have they provided excellent and exceptional value to the City of North Richland Hills on every project, but they have proven to be committed to innovation and delivery of products that truly stand the test of time.

Perhaps one of the most notable projects in NRH history was when BSA provided architectural and consulting services for the \$7 million development of NRH<sub>2</sub>O Family Water Park with initial design beginning in 1993 and the completion of construction in 1995. Subsequently, BSA has completed new attraction additions which have expanded the park to one of the most successful enterprise facilities in the region. In fact, this award winning aquatic park is currently ranked in the Top 5 Water Parks in the United States!

Most recently, however, Brinkley Sargent Architects has completed the design of a \$25 million community center. Over 80,000 square-feet in size, BSA worked diligently with City staff and community stakeholders to develop and facilitate the vision for this one-of-a kind facility. Construction is expected to be complete by April of 2012, being delivered on time and within budget. The new facility, NRH Centre, includes: a banquet hall; a fitness area; a suspended indoor running track, a gymnasium; a senior center with classrooms, living areas and a kitchen; multiple children areas; an indoor aquatics facility; and an events plaza.

Brinkley Sargent Architects is a firm that you can trust and depend upon to deliver a project beyond your expectation. It has been my honor to work with various principals of their firm on several projects and it is without hesitation that North Richland Hills is eager to utilize their expertise, passion, and innovation on future projects.

Sincerely,



Bill Thornton  
Assitant Director of Parks & Recreation  
City of North Richland Hills  
817-427-6620



Parks and Recreation Department

1409 K Avenue

Plano, TX 75074

City of Plano

P.O. Box 860358

Plano, TX 75086-0358

November 5, 2013

To Whom It May Concern:

The City of Plano's Tom Muehlenbeck Center opened approximately five years ago. It is a modern, attractive and functional facility thanks in part to the leadership of Brinkley Sargent Architects (BSA).

BSA brought a wealth of experience and knowledge to help guide us in thinking outside of "what we knew" to "what could be" thus achieving a highly functional facility. They were supported by an excellent consultant team.

Their skill in leading us through the public interaction and feasibility phase allowed us to create a platform for success. Major components of the facility include an indoor competition pool, an indoor leisure pool, an outdoor leisure pool, a cardio weight area, elevated jogging track, aerobics room, teen center, double gymnasium, meeting rooms, and babysitting room.

The facility is located on a challenging site between two schools and divided by a small drainage way that runs through the site. BSA's ability to transform the drainage way into an asset rather than a problem has contributed greatly to the image of the center. Residents recognize that a large facility has been located on the site in a way that enhances its natural character rather than destroy it. The organization of the site and the building function seamlessly together to create clear movement patterns for cars and pedestrians.

Communication with BSA during the design and construction phase was excellent. The project was completed on time and within budget. The quality of the design is apparent and routinely acknowledged by visitors.

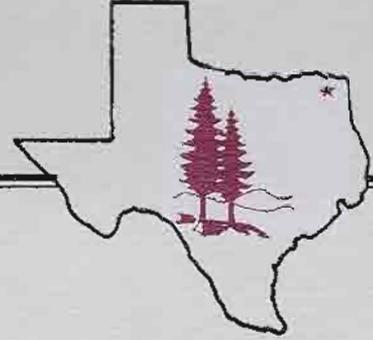
We've been in the Tom Muehlenbeck Center for over five years now and continue to receive very positive reviews from our staff and the community. It is a wonderful facility and we are thankful to BSA for their guidance and expertise during design and construction of the facility.

Sincerely,

Robin Reeves  
Chief Park Planner, Parks & Recreation  
(972) 941-7267

# City of Atlanta

---



October 31, 2013

Mr Dwayne Brinkley  
Brinkley Sargent Architects  
5000 Quorum Drive #500  
Dallas, TX 75254

Re: Letter of Recommendation

Dear Dwayne,

I'm very pleased to forward this letter of recommendation for Brinkley Sargent Architects. I have always been proud of our accomplishments in Mustang, Oklahoma as we collectively planned, financed, designed and constructed a state of the art community center complex.

I'd like to outline some specific areas in which I was particularly pleased:

- The level of up-front planning was exceptional. We were required to partner with your team in many of the design decisions – so we knew exactly what we were going to get. This level of planning made change orders virtually non-existent on this massive project.
- The project was completed on time and under budget. This was no small feat because from the time the original cost estimates were completed we had to plan for financing and hold a local election.
- The project team from Brinkley Sargent was outstanding. Your entire team of architects, designers and construction management staff were excellent.

Again, as the former City Manager in Mustang I want any potential customers of yours to know I hold you and your company in the highest regard.

Please have anyone feel free to contact me personally anytime.

Respectfully,

A handwritten signature in black ink that reads 'David M. Cockrell'. The signature is fluid and cursive.

David M. Cockrell  
City Manager



3410 Taft Boulevard, Wichita Falls, Texas 76308-2099  
Office: (940) 397-6245 Fax (940) 397-4859

**Memorandum**

**Date:** August 4, 2010  
**To:** Whom it may concern  
**From:** Kyle Owen  
**Subject:** Brinkley Sargent Recommendation

Midwestern State University's construction of our \$13.6 million Redwine Student Wellness Center and Vinson Health Center was completed in June 2009 under the guidance of Brinkley Sargent Architects (BSA). BSA's experience with recreational facility design resulted in an impressive structure that took advantage of the local landscaping and views of an adjacent lake. MSU's campus maintains a standard architecture that can limit design options, however, BSA was able to incorporate the campus architecture style into a beautiful building that is easily one of the most striking buildings on campus.

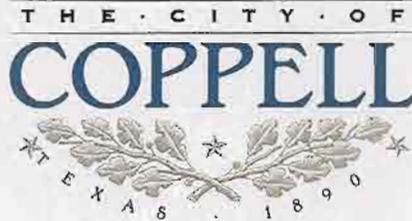
BSA's efforts through the design, bidding, and construction processes were good and they were always responsive to our needs. Their pricing was fair and change order requests for their services were minimal and definitely justified.

I recommend the use of BSA for development of a recreation center to obtain a unique design at an affordable cost.

Respectfully,

A handwritten signature in black ink, appearing to read "K. C. Owen". The signature is fluid and cursive, with a long horizontal line extending to the right.

Kyle C. Owen  
Associate Vice President of Facilities Services  
Midwestern State University



Brad Reid  
April 5, 2013

RE: Recommendation of Brinkley Sargent Architects

To Whom It May Concern:

Brinkley Sargent was chosen 15 years ago to bring an aquatic and recreation facility to Coppell. Our community was rapidly developing and it was the vision of the City leadership to provide a state-of-the-art facility that met the needs of a very diverse population. When the time came to expand the facility to meet new programming needs and incorporate necessary renovations to the existing facility the City of Coppell had no reservations whatsoever in contacting Brinkley Sargent to build on their prior success. This expansion project had many challenges. Their project expertise and experience with the site and city proved invaluable.

The Coppell Aquatic and Recreation Center is the city's only recreation center and is located on a highly restrictive natural site. Also, we required that the facility had to remain open and fully functional during the construction process, with careful consideration to patron and worker flow throughout the project duration. In addition, the work sequence had to allow for maximum availability of both the indoor and outdoor swimming programs. This was achieved by phasing indoor and outdoor pool renovation work in concert with the summer season and the rest of the project.

Brinkley Sargent (BSA) listened to our programming needs, assessed our physical conditions, and developed scope of work options and project budgets for consideration by our decision makers. Once the scope of work was established, they proceeded with guiding a challenging project on time and on budget.

The new, attached building compliments the original structure, provides easy aesthetically pleasing connectivity between the two structures and brings the facility up to the high standards of quality that our residents have come to expect in Coppell. The new construction and renovation project was accomplished with minimal disruptions to our members. Based on our experience, I would not hesitate to recommend Brinkley Sargent Architects.

Sincerely,

A handwritten signature in blue ink that reads "Brad Reid".

Brad Reid  
Director of Parks and Recreation



August 22, 2005

Dwayne Brinkley  
Brinkley Sargent Architects  
5000 Quorum Suite 123  
Dallas, TX 75254

Re. The Keller Pointe Enterprise Plan and Facility Design

Dear Mr. Brinkley:

The City of Keller enjoyed working with the Brinkley Sargent Architects team on the enterprise plan development, facility design and construction management for The Keller Pointe. The Keller Pointe's 87,940 square foot facility including indoor/outdoor leisure waters, fitness area, gymnasium, elevated track, meeting rooms, childcare room and more has been a success in its first year of operation. The enterprise plan was instrumental in creating this self-supporting state-of-the-art facility.

We appreciated working with you and your staff and their ability to provide a high level of professional services to complete this project. This included working with three different boards/committees and the City Council that we all know can be very challenging at times. I truly believe that without your support and professional guidance this project may still be in committee discussion!

We are very proud of The Keller Pointe which has won several awards since its opening in May 2004. BSA worked closely with city staff and the boards/committees to incorporate the ideas of the Keller citizens in the creation of this truly unique community facility. The design resulted in a facility that was constructed under budget, is very functional and is well used by the community with over 10,000 individual members.

It was a pleasure working with you and your staff and we look forward to an opportunity to work with you again – hopefully, on a building expansion!

Sincerely,

A handwritten signature in black ink that reads "Dona Roth Kinney". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Dona Roth Kinney, CPRP  
Director of Parks and Recreation

**PRESS RELEASE**



January 15<sup>th</sup>, 2015

## **New firm, Brinkley Sargent Wiginton Architects, Announced**

*Brinkley Sargent Architects and Wiginton Hooker Jeffry join forces to create firm poised to provide exceptional service and expertise to public clients*

DALLAS - Two celebrated multidisciplinary firms with a combined 80 years of experience in the planning and design of justice, public safety, recreation and medical environments are joining forces to create Brinkley Sargent Wiginton Architects.

Specialists in the successful development of functional, efficient and impactful public spaces, the new firm's combined team offers clients in the public sector an unmatched breadth and depth of expertise and a host of synergistic advantages.

"It is a once-in-a-career opportunity to bring together the team we have assembled right now," said Hal Sargent, chief executive officer of Brinkley Sargent Wiginton and former president of Brinkley Sargent Architects. "The culmination of relationships, talent and expertise makes Brinkley Sargent Wiginton a very exciting firm moving forward."

The new firm will retain the entire staffs of each firm, with office locations eventually combined as the company maintains its presence in both Dallas and Austin. Brinkley Sargent Architects and Wiginton Hooker Jeffry both specialized in architecture for public entities such as municipal, county, state and federal organizations.

"Brinkley Sargent Wiginton will continue the legacy of principal-led design and commitment to client service," said James Wiginton, a principal in the new firm of Brinkley Sargent Wiginton and former president of Wiginton Hooker Jeffry. "This is the very principle on which both firms have built their reputations."

### **About Brinkley Sargent Wiginton**

Brinkley Sargent Wiginton Architects is a new firm with a 40-year history of award-winning design. Brinkley Sargent Architects and Wiginton Hooker Jeffry Architects each previously specialized in public architecture with a broad range of project types and clients that span the country.

From high-profile projects for public administration, public safety, justice, courts, and quality-of-life amenities, to highly technical projects like training complexes and medical centers, Brinkley Sargent Wiginton strives to exceed expectations in designing buildings that are unique, beautiful and functional.

###

February 3, 2015  
6A - 196

g s r | a n d r a d e  
ARCHITECTS



City of Richland Hills, Texas

**Architectural Services for  
Multipurpose Recreation Facility**

January 23, 2015

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Organizational Chart with Staff Profiles \_\_\_\_\_ Pages 5 - 19
  
- 3.** Experience in Developing New Multipurpose Facilities \_\_\_\_\_ Pages 21 - 36
  
- 4.** References \_\_\_\_\_ Pages 37 - 38
  
- 5.** Miscellaneous \_\_\_\_\_ Pages 39 - 45
  
- 6.** Project Schedule \_\_\_\_\_ Pages 47 - 49



EXIT

CITY OF HOUSTON  
Willie B. Johnson Recreation Center

## letter of interest and executive summary

**The Vision for the new Recreation and Community Center needs to be a big and bold statement for the Richland Hills community and its surrounding area. This facility will not only serve the needs and desires of the community, but it will unite and be a gateway to the entire civic campus as part of the emerging Richland Hills Town Center. GSR Andrade Architects has the team that can help you achieve that Vision.**

We recognize that this Multipurpose Recreation Facility will be an important place where memories are made every day for many members of the community. This center will function to bring relationships and people together, creating a stronger and more resilient community. We understand your need for a facility that is enduring, functional and a point of public pride. GSRA has assembled a strong team to respond to the specific qualifications identified in your RFQ. We are confident that our team offers the vision and expertise to realize a facility and civic space that celebrates the rich history and vibrant community of Richland Hills.

### experience

With widespread experience in municipal facilities, our team brings a fresh, innovative approach that balances the needs of community and city departments into a cohesive solution. We realize the different perspectives that each stakeholder brings to the project, and integrating these into a collaborative process that is always moving forward is critical. Our team also understands the need to bring the right expertise to the City as an important requirement to ensure a smooth, seamless journey from start to finish. We have a history and strong presence in the Dallas-Fort Worth Metroplex. This means we understand the local market and the City's processes and procedures.

GSRA and its team have a large depth of experience in recreation, fitness, and community center projects. This experience includes:

*Harry Stone Recreation Center - Dallas, Texas*  
*Willie B. Johnson Recreation Center - Dallas, Texas*  
*Marcus Park Senior Center - Dallas, Texas*  
*Mount Prospect Recreation Center - Mount Prospect, Illinois*  
*Bachman Lake Therapeutic Center - Dallas, Texas*  
*Hamilton Park Pavilion - Dallas, Texas*  
*Cole Park Pavilion - Dallas, Texas*  
*Winfrey Point Clubhouse - Dallas, Texas*  
*The Summer Place Park Master Plan - Dallas, Texas*  
*Moody Gardens Convention Center and Parking Facility - Galveston, Texas*  
*Dallas Cowboys Country Club - Grapevine, Texas*  
*Community Sportsplex - Arlington, Texas*  
*Dallas Fitness Center - Dallas, Texas*  
*North Dallas Natatorium - Dallas, Texas*  
*The Clubhouse at Heritage - Keller, Texas*  
*Mark Cuban Heroes Basketball Facility - Dallas, Texas*  
*Athletes Performance - Frisco, Texas*

GSRA's highly-qualified staff of 40 professionals is the right size for large, complex projects such as this, while still able to maintain a more intimate approach to design. And our current workload is in prime position to take on this new commission. We propose to include our best on the Richland Hills Project Team. The following key personnel are proposed: Fernando Andrade, AIA (Principal-in-Charge); Robert Croysdale, AIA, LEED AP BD+C (Project Manager and Construction Administrator); Janna Jellum-Velasquez, RID, LEED GA (Interior Designer); and Omar Martinez (Project Coordinator). Your project will be staffed with personnel from our Dallas (home) office, though we can draw from our sister Fort Worth office as the need arises.



---

## project approach

Designing great places for communities has been the driving passion of GSRA since its beginning. Our mission and commitment are the same today as they were then. By putting the client's needs first and remaining true to architectural excellence, we have been at the forefront of innovative design. We have assisted communities across the state in the strategic planning, programming, master planning and design of community facilities.

Recreation centers, schools, libraries, civic centers, churches and other public buildings round out the collection of projects we design. The thread that runs through them all is our commitment to an interactive process that includes our clients in the design and development of their project. Decision makers must often navigate through a minefield of stakeholder groups and agency review, trying to balance the needs of all. We help facilitate "best-value" decisions unique to each community. We encourage potential clients to contact past and current clients to learn the value of a project led by GSRA.

Our mission is to design inspired community architecture. We get our inspiration from the communities and clients with whom we work.

- We involve the client at every level. We develop innovative solutions in full collaboration with the client, building users, the public, and other consultants.
- Our office fosters a culture of collaboration that focuses on the challenges, finds appropriate solutions to those challenges, and implements the best solutions.
- Our staff consists of well-rounded professionals who are actively engaged in architecture, urban design, historic preservation, landscape architecture, interior design, art and construction.
- We have a continual focus on design excellence, to make each project better than the last.
- We are constantly seeking opportunities in projects where none seem to exist.
- Our ability to communicate the needs and aspirations of our clients. This can be visually through our sketches, perspectives and drawings. It can also be verbally through community forums, owner review meetings, and design team coordination meetings.
- We engage the integrated design process to interface with the multiple disciplines that inform a building. The full and constructive participation of all members of the design and delivery team will ensure the best results.

## your project – connections, civic life, sustainability and public engagement

The Multipurpose Recreation Facility and its site improvements have the powerful potential to knit the Richland Hills central core into a true Town Center. The connections and usable open space created there will further enhance a civic space that is already eminently suited for walking and exploration. In recent years and throughout the country, expectations of public space are changing. Passive opportunities, though necessary, are not in themselves enough to create the kind of energy that residents are seeking. They want spontaneity, interaction, excitement, and engagement. To tap into this excitement, to become the heart of this community, and to provide a higher quality of life to residents and attract greater economic investment – facility and park must function both as a place of retreat and delight to everyday users and as a significant venue for celebration, festivals and performances.

This process will start with master planning. We also know from review of previous planning documents, there is a wealth of data that has been gathered through various forms of community outreach, meetings and forums. This will certainly form a foundation of understanding for our team. As GSRA has done many times before, we seek to translate inspiration from the local culture and regional vernacular into physical developments that feel appropriate and authentic. We also design for climate and sustainability, developing a facility and landscape that perform both socially and ecologically while protecting the public investment.

We are strong believers that an essential ingredient to the success of any design process is an integrated mechanism for building community support. In a constantly changing political, economic and environmental context, a design proposal can only demonstrate resilience if it is truly owned by the community. Additionally, we will tap into the energy of the broader community and build buzz throughout the design process using a series of outreach strategies. We bring a depth of experience in igniting public passion.

I trust that you will find our information clear, responsive and complete. On behalf of our team, I want to express our enthusiasm about the possibility of working with you to realize a bold vision for the Richland Hills Multipurpose Recreation Facility. We are committed to providing the seamless, long-term partnership, design excellence and technical rigor this project requires.

Sincerely,



Fernando J. Andrade  
Principal-in-Charge

## respondent profile, history and organizational chart with staff profiles

Provide the following information relative to your firm: (If you intend to subcontract some of the proposed work to another firm, similar information must be provided for each subcontractor).

- a. List firm name and business address, including telephone number, email address and facsimile numbers
- b. Indicate the year your firm was established and type of firm
- c. Provide names, addresses and Curriculum Vitae for your firm's principals and the project manager(s) and key personnel that will work on this project

### **GSR Andrade Architects, Inc.**

4121 Commerce Street, Suite One  
Dallas, Texas 75226  
(214) 824-7040 - main  
(214) 887-0559 - fax  
www.gsr-andrade.com  
Robert Croysdale - rcroysdale@gsr-andrade.com  
Jan Krause Leckie - jkrause@gsr-andrade.com

GSR Andrade Architects is a Texas Corporation established in 1991.

Fernando J. Andrade, AIA  
*President and CEO*  
4121 Commerce Street, Suite One  
Dallas, Texas 75226  
fandrade@gsr-andrade.com

Gary M. Staiger, Assoc. AIA  
*Principal*  
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Dallas, Texas 75226  
gstaiger@gsr-andrade.com

Jason G. Russell, Assoc. AIA, LEED AP  
*Principal*  
4121 Commerce Street, Suite One  
Dallas, Texas 75226  
jrussell@gsr-andrade.com

*Project Manager*  
Robert Croysdale, AIA, LEED AP BD+C  
Vice President - Institutional/Educational Environments  
4121 Commerce Street, Suite One  
Dallas, Texas 75226  
rcroysdale@gsr-andrade.com

*Interior Designer*  
Janna Jellum-Velasquez, IIDA, LEED GA  
Associate - Director of Interiors  
4121 Commerce Street, Suite One  
Dallas, Texas 75226  
jjellum@gsr-andrade.com

*Project Coordinator*  
Omar Martinez  
4121 Commerce Street, Suite One  
Dallas, Texas 75226  
omartinez@gsr-andrade.com





**Fernando J. Andrade,**  
**AIA**  
Principal-in-Charge and Senior  
Project Designer

*Fernando has overall design responsibility on the project. He will be responsible for coordinating the design effort with other functions, assist in pre-contractual evaluations of project viability regarding aesthetics, Owner's program,*

*schedule and budget. He will be responsible for design related communications with the Owner and assures the design development package is sufficiently complete to communicate design intent in order to commence with preliminary contract documents.*

Education

Bachelor of Environmental Design - Texas A&M University (1982)  
Masters of Architecture - Texas A&M University (1984)

Registration

Licensed Architect - States of Texas #17868; Ohio; Oklahoma; Georgia; Nevada; Illinois; Missouri; Massachusetts; Arizona; Louisiana; Florida; Rhode Island; Kansas; Indiana; South Carolina; Mississippi; Alabama; California; Tennessee; Kentucky; Minnesota; Virginia; Arkansas; Pennsylvania; Hawaii; New Jersey; and New York.  
NCARB Certified

Following is a representative sample of Fernando's experience:

- Mount Prospect Recreation Center - Mount Prospect, Illinois*  
80,000 s.f. multi-purpose facility consisting of exercise rooms and fitness area, indoor aquatics pool and running track, racquetball courts, multi-purpose gymnasium, meeting rooms, daycare facility, arts/crafts areas, and outdoor playground.
- Dallas Cowboys Country Club - Grapevine, Texas*  
14,000 s.f. clubhouse designed with a hill-country feel and utilizing a natural stone veneer. The meeting rooms and dining area are trimmed in Mahogany millwork and feature exposed beams.
- Community Sportsplex - Arlington, Texas*  
Sports complex consisting of soccer fields, baseball fields, indoor performance arena with athletic fields, indoor aquatics, and running track
- Dallas Fitness Center - Dallas, Texas*  
State-of-the-art fitness/conditioning center featuring a multi-gym, indoor fitness track, weight room, racquetball courts, and aerobic rooms. The fitness center also houses a full spa with massage therapist, juice bar, and an athletic supply retail center.
- North Dallas Natatorium - Dallas, Texas*  
84,000 s.f. Sports Center that features a 50-meter state-of-

the-art olympic pool, with seating capacity for over 2,000 spectators. The facility is designed along a "mall-like" spine which provides for personal and visual interaction among the users.

- Marcus Park Senior Center - Dallas, Texas*  
A replacement for the out-of-date senior center that previously resided on the site, the 2,400 s.f. center houses various activities geared toward the elderly citizens, such as a garden, arts and crafts area, card room, and a lounge with a library.
- Balch Springs Middle School - DISD - Balch Springs, Texas*  
195,000 s.f. middle school as part of Phase II of the DISD 2008 Bond Program
- Dallas International School Phase II - Dallas, Texas*  
Design of K-6, library, cafeteria, administration office, and school campus
- Francisco "Pancho" Medrano Middle School - Dallas, Texas*  
Complete design services for a new 170,000 s.f. middle school in conjunction with the DISD 2002 Bond Program
- H.W. Lang Middle School - Dallas, Texas*  
Complete design services for a new 170,000 s.f. middle school in conjunction with the DISD 2002 Bond Program
- Dallas Independent School District - 2002 Bond Program*  
Complete design services for the renovations and additions to five DISD elementary schools
- North Lake College General Classroom Bldg. - Irving, Texas*  
35,000 s.f. general purpose building containing video technology, computer graphics, 2D arts programs, and general classrooms, as well as an administrative annex
- Dallas County - Grand Prairie Subcourthouse - Grand Prairie, TX*  
33,000 s.f. municipal government facility housing Truancy Court, Justice of the Peace Court, Juvenile Probation, Tax Office and Constables' Office
- Dallas Municipal Courts Building - Dallas, Texas*  
Renovation of a 6-story, 106,000 s.f. building including new courtrooms, holding areas, jury selection rooms and offices
- City of Dallas Fire Station #38 - Dallas, Texas*  
Complete design services for a new, *LEED Silver certified*, 12,100 s.f. fire station
- Main Street Master Plan - Duncanville, Texas*  
Master planning of a 2.5 mile length of Main Street to include three activity "hubs" - recreation district, hospitality district, and retail district
- Dallas County - Garland Government Center - Garland, Texas*  
41,000 s.f. retrofit of an existing grocery store into Dallas County subcourthouse facilities
- Irving Convention Center Master Plan - Irving, Texas*  
140-acre mixed-use master plan including 1.5 million s.f. conceptual convention center and hotels
- Flower Mound Town Hall - Flower Mound, Texas*  
Concept/master plan of 80,000 s.f. of government offices
- The Hospital and Medical Office at Craig Ranch - McKinney, TX*  
119,000 s.f. facility with 24-hour urgent care; physical therapy suite; 24-bed, 7 OR hospital; physician offices; and parking garage



**Robert C. Croysdale,**  
**AIA, LEED BD+C**  
Project Manager and  
Construction Administrator

*As Project Manager, Robert will direct all of the day-to-day project activities with the Project Team, plans, schedules, coordinates and provides communications for Design, Production, Specifications, and Construction Services functions.*

*He will assure that the Project Team complies with the contract agreements, the scope, the budget and the schedule.*

*As Construction Administrator, Robert will coordinate all Project Team communications, observations, and project administration during the Construction Phase. He will attend scheduled job meetings as required during construction. Additionally he will write and distribute monthly observation reports, review shop drawing submittals, Proposed Change Order requests, maintain shop drawings, RFI and Change Order logs, prepare punch lists and verify that work is in place prior to issuance of Application of Payments and Certificates of Substantial Completion.*

Education

Bachelor of Architecture - 1994  
University of Texas

Registration

Licensed Architect - Texas #17473  
NCARB Certified  
LEED Accredited Professional

Following is a representative sample of Robert's experience:

*Harry Stone Recreation Center - Dallas, Texas*

*Addition and renovation of an existing recreation center to enable a new fitness/exercise room, commercial-grade kitchen, divisible multi-purpose activity room, cyber bar, and relocation of control office and rest rooms*

*Willie B. Johnson Recreation Center - Dallas, Texas*

*Renovation and stabilization of an existing recreation center, including new roof, envelope upgrades, commercial-grade kitchen, new finishes throughout and improvements to covered open-air gym, parking lot accessibility, and solar-panel covered carport*

*Hamilton Park Pavilion - Dallas, Texas*

*Restoration and stabilization of a historic park pavilion and additional park amenities*

*Bachman Lake Therapeutic Center - Dallas, Texas*

*Renovation of an existing recreational and therapeutic center originally constructed 1979. The project included the complete replacement of the existing pool and equipment,*

*updating the pool for all federal and state accessibility and health standards. The scope also included replacement of select HVAC equipment, replacement of the outdoor equipment yard enclosure and the complete renovation of the men's and women's locker rooms.*

*Fair Park Shade Structures - Phase II - Dallas, Texas*

*Installation of pre-engineered shade structures running along the entertainment streets in the Fair Park Midway*

*The Summer Place Park Master Plan - Dallas, Texas*

*Master planning services for the new year-round amusement and recreation area that will include the Texas Skyway and Top of Texas observation tower. The Water Tower Garden, cool pools, cabanas, and interactive water features are other focal points.*

*Memorial City Mall - Houston, Texas*

*Design development and documentation of the renovation/expansion for a regional mall*

*Dallas International School Phase II - Dallas, Texas*

*Design services for a series of multi-use buildings on a private school campus*

*McKinney Fellowship Bible Church - McKinney, Texas*

*Design of a 1,800-seat worship center, educational wing and youth facilities*

*Moody Gardens Convention Center and Parking Garage - Galveston, Texas*

*Design development and construction documentation for a convention center, parking garage and ancillary buildings*

*Garland Government Center - Garland, Texas*

*41,000 s.f. retrofit of an existing grocery store into Dallas County subcourthouse facilities*

*Dallas County - Grand Prairie Subcourthouse - Grand Prairie, TX*

*33,000 s.f. municipal government facility housing Traunity Court, Justice of the Peace Court, Juvenile Probation, Tax Office and Constables' Office*

*Dallas Municipal Courts Building - Dallas, Texas*

*Renovation of a 6-story, 106,000 s.f. building including new courtrooms, holding areas, jury selection rooms and offices*

*Jesuit College Preparatory School Arts/Assembly Building - Dallas, Texas*

*Design services for a multi-use building and Science and Counseling Addition for a private high school*

*Balch Springs Middle School - DISD - Balch Springs, Texas*

*A new 195,000 s.f. middle school as part of Phase II of the DISD 2008 Bond Program*

*H.W. Lang Middle School - Dallas, Texas*

*Complete design services for a new 170,000 s.f. middle school in conjunction with the DISD 2002 Bond Program*

*Dallas Independent School District - 2002 Bond Program*

*Complete design services for the renovations and additions to five DISD elementary schools*

*Christ Fellowship Church - McKinney, Texas*

*Design of a 1,800-seat worship center, educational wing and youth facilities*

*City of Dallas Fire Station #38 - Dallas, Texas*

*Design services for a 12,100 s.f., fire station with two full bays and two half bays. **LEED Silver certified***



**Janna Jellum-Velasquez**  
**IIDA, LEED GA**  
Interior Designer

*Janna will work directly with Fernando Andrade to achieve efficient design of the interiors to encourage maximum space utilization. Janna will be responsible for planning, designing and drafting detailed specifications for creating a pleasing and functional*

*interior environment. Her services often include consulting with clients on space planning, color and fabric selections for wall, floor, and window coverings, paint colors, and furniture, shelving, and cabinet selections.*

Education

Bachelor of Science Interior Design - 2005  
University of Texas at Arlington  
Associates in Business Administration - 1999  
Kilgore College

Registration

Interior Designer - State of Texas #11017

The following is a representative sample of Janna's experience:

*Harry Stone Recreation Center - Dallas, Texas*

Addition and renovation of an existing recreation center to enable a new fitness/exercise room, commercial-grade kitchen, divisible multi-purpose activity room, cyber bar, and relocation of control office and rest rooms

*Willie B. Johnson Recreation Center - Dallas, Texas*

Renovation and stabilization of an existing recreation center, including new roof, envelope upgrades, commercial-grade kitchen, new finishes throughout and improvements to covered open-air gym, parking lot accessibility, and solar-panel covered carport

*Dallas ISD 2008 Bond Program - Dallas, Texas*

Renovations to four existing elementary schools

*Balch Springs Middle School - DISD - Balch Springs, Texas*

A new 195,000 s.f. middle school as part of Phase II of the DISD 2008 Bond Program

*City of Dallas Traffic Management Center Renovations - Dallas, TX*

Interior renovation of approx. 3,800 s.f. of office and control space within Dallas City Hall - includes modifications to the main control room, support spaces, and offices of primary traffic control center for the City to accommodate equipment and console upgrades

*Dallas County - Grand Prairie Subcourthouse - Grand Prairie, TX*

33,000 s.f. municipal government facility housing Truancy Court, Justice of the Peace Court, Juvenile Probation, Tax Office and Constables' Office

*Dallas Municipal Courts Building - Dallas, Texas*

Renovation of a 6-story, 106,000 s.f. building including new courtrooms, holding areas, jury selection rooms and offices

*Samsung Regional Headquarters Incubation Lab - Richardson, TX*

Interior remodel transforming standard office space into a creative product development space, with conference room, lounge, product display, offices and modeling work space

*Samsung Tenant Improvements - Coppell, Texas*

Renovation and expansion of corporate concept dining and cafeteria areas

*The Hospital and Medical Office at Craig Ranch - McKinney, TX*

119,000 s.f. facility with 24-hour urgent care; physical therapy suite; 24-bed, 7 OR hospital; physician offices; and structured parking garage

*Texoma Medical Plaza - Denison, Texas*

120,000 s.f., 3-story medical office building

*Parkland Hospital Corridor Renovation - Dallas, Texas*

Three levels, 24,870 s.f., of public corridor renovations. Selection of updated floor, wall, and ceiling finishes.

*Tarleton State University Dining Hall - Stephenville, Texas*

Lay-out, selection and procurement of furniture for new dining hall facility

*Parkland Hospital Outpatient Lobby Renovation - Dallas, Texas*

6,000 s.f. lobby renovation to open and unify two existing lobbies and relocate pharmacy and business services offices

*Texas A&M Student Health Center - College Station, Texas*

Feasibility study of renovating existing space to accommodate departmental growth for the next 10-15 years; participation in space planning and data gathering for program of requirements.

*First Baptist Church The Colony - The Colony, Texas*

11,000 s.f. lobby and classroom addition; developed interior concept for children's building and lobby, selected finishes and floor patterns

*21 Turtle Creek Condominiums - Dallas, Texas*

Developed concept design for updating tenant corridors for 23 floors including floor, wall, and ceiling finishes; Created identifying elements per elevator lobby.

*Forney Medical Arts - Forney, Texas*

53,339 s.f. medical office building; selected and designed finishes for lobby and all common areas

*Welton USA - Coppell, Texas*

52,207 s.f. office tenant improvements; space planning, finish selection and construction documentation

*Trans-Trade - DFW Airport, Texas*

15,224 s.f. office tenant improvements; space planning, finish selection and construction documentation

*DHL - DFW Airport, Texas*

42,622 s.f. office tenant improvements; space planning

*St. Mary's Medical Center - Reno, Nevada*

Created design presentations, selected finishes, and produced construction documentation

*Baylor University Medical Center - Dallas, Texas*

Created Art Deco floor patterns, design presentations, and selected finishes



**Omar Martinez**  
Project Coordinator

*Omar will coordinate team members for Design, Production, Specifications, and Construction Services and Consultants. Additionally, Mark will investigate and procure all data required to develop a design into construction documents; insure compliance with local building codes; establish, with the aid of Robert Croys-*

*dale, basic format for contract documents; assure adherence to office standards; and assist Construction Services in approving shop drawings. Mark is responsible for technical accuracy and completeness of all documentation and is directly responsible for the production team.*

Education

Bachelor of Environmental Design, Architecture - 2005  
University of Puerto Rico, Rio Piedras Campus

The following is a representative sample of Omar's experience:

*Gold's Gym - Broken Arrow, Oklahoma / Tulsa Oklahoma*

*44,850 s.f. fitness center building that include retail, offices, pool, spa, steam and sauna rooms, basketball court and kid's club*

*George W. Truett Elementary School - Dallas, Texas*

*3,129 s.f. new addition and renovation to an existing 73,133 s.f. two-story Educational Building.*

*Dallas Children's Advocacy Center - Dallas, Texas*

*56,000 s.f. multi-purpose building which includes offices, training center, therapy rooms, and forensic interview rooms*

*Woodway Elementary School - Fort Worth, Texas*

*Renovation to an existing 58,541 s.f. school*

*Greenbriar Elementary School - Fort Worth, Texas*

*Interior and exterior renovation to an existing 58,541 s.f. school*

*Wedgwood Middle School - Fort Worth, Texas*

*25,508 s.f. addition and renovation to an existing 104,263 s.f. two-story school*

*Carroll Peak Elementary School - Fort Worth, Texas*

*47,685 s.f. renovation and 21,153 s.f. addition to an existing school*

*Hubbard Elementary School - Fort Worth, Texas*

*Renovation to an existing 80,496 s.f. two-story school*

*Morningside Middle School - Fort Worth, Texas*

*Interior/exterior renovation to existing 105,606 s.f. two-story school*

*Jose May Elementary School - Dallas, Texas*

*96,060 s.f. new two-story school*

*Gilbert Cuellar Sr. Elementary School - Dallas, Texas*

*71,821 s.f. renovation and 14,823 s.f. addition to an existing school*

*Parish Episcopal School - Dallas, Texas*

*36,909 s.f. interior renovation to an existing two-story school*

*Forney Medical Arts Center Phase II, Suite 160 - Forney, Texas*  
*1,208 s.f. interior finish out for a Healthcare office.*

*Forney Medical Arts Center Phase II, Suite 260 - Forney, Texas*  
*4,614 s.f. interior finish out for a Healthcare office.*

*Petco Plaza Retail Center (3900 Lamar Ave.) - Paris, Texas*  
*12,000 s.f. retail building divided into multiple tenants*

*JCPenney Stores - Multiple Locations in TX, FL, LA, and MS*

*From 10,000 to 26,000 s.f. interior renovations to the Home Department of existing retail stores; addition of Joe Fresh and Caribou Coffee stores within a store*

*BMSC Naterra Corporate Headquarters - Coppell, Texas*

*316,029 s.f. two-story Industrial Facility building that included warehouse, manufacturing and offices.*

*West Hills Business Center - Weisenberg Township, Pennsylvania*  
*977,054 s.f. single story Industrial Facility building which included mainly warehouse space.*

*Tweeter Electronics - Nationwide*

*Complete exterior and interior renovations to multiple existing electronic stores averaging from 4,000 s.f. to 8,000 s.f.*

*Unleashed Indoor Dog Park - Dallas, Texas*

*42,593 s.f. two-story building that included indoor dog park, offices, retail, grooming, and cafe restaurant*

*TruStreet / The Shops at Pinnacle Park - Dallas, Texas*

*7,250 s.f. retail building divided into multiple tenants*

*Broken Arrow Retail Center - Broken Arrow, Oklahoma*

*Construction documents for a 19,279 s.f. retail shell building.*

*First Colony Mall Expansion, Phase II - Sugarland, Texas*

*8,190 s.f. shell building divided into multiple tenant spaces*

*The Bridge (Homeless Assistance Center) - Dallas, Texas*

*75,000 s.f. multi-purpose facility which includes a three-story services building, a one-story welcome building, a storage building, an open air pavilion, a dining facility, and outdoor courtyard*

*Dallas Police Department Quartermaster - Dallas, Texas*

*19,380 s.f. interior renovation to an existing Police facility*

*Southwest Airlines Love Field - General Use Building - Dallas, TX*

*56,025 s.f. building that includes a Cargo Area, a Provisioning Area, and a Ground Support Equipment Area*

*Rosewood Mansion on Turtle Creek - Dallas, Texas*

*5,770 s.f. interior and exterior renovation of an existing hotel. Renovation to an existing 80,496 s.f. two-story school*

*Texas Grow Home Disaster Relief Housing - Port Arthur, Texas*

*850 s.f. to 1,150 s.f. residential houses to be rapidly deployed in the event of a natural disaster*

*Disaster Relief Housing - Cameron County, Texas*

*1,225 s.f. residential house to be rapidly deployed in the event of a natural disaster*

*Boston's The Gourmet Pizza Restaurant - Nationwide*

*Multiple restaurants nationwide averaging approximately 14,600 s.f.*

*Luna de Noche Tex-Mex Grill - Dallas, Texas*

*5,055 s.f., interior restaurant finish-out.*

*Whataburger - Southern Region, USA*

*Multiple restaurants averaging approximately 4,100 s.f.*

*Marketplace Grill - Fayetteville, Arkansas*

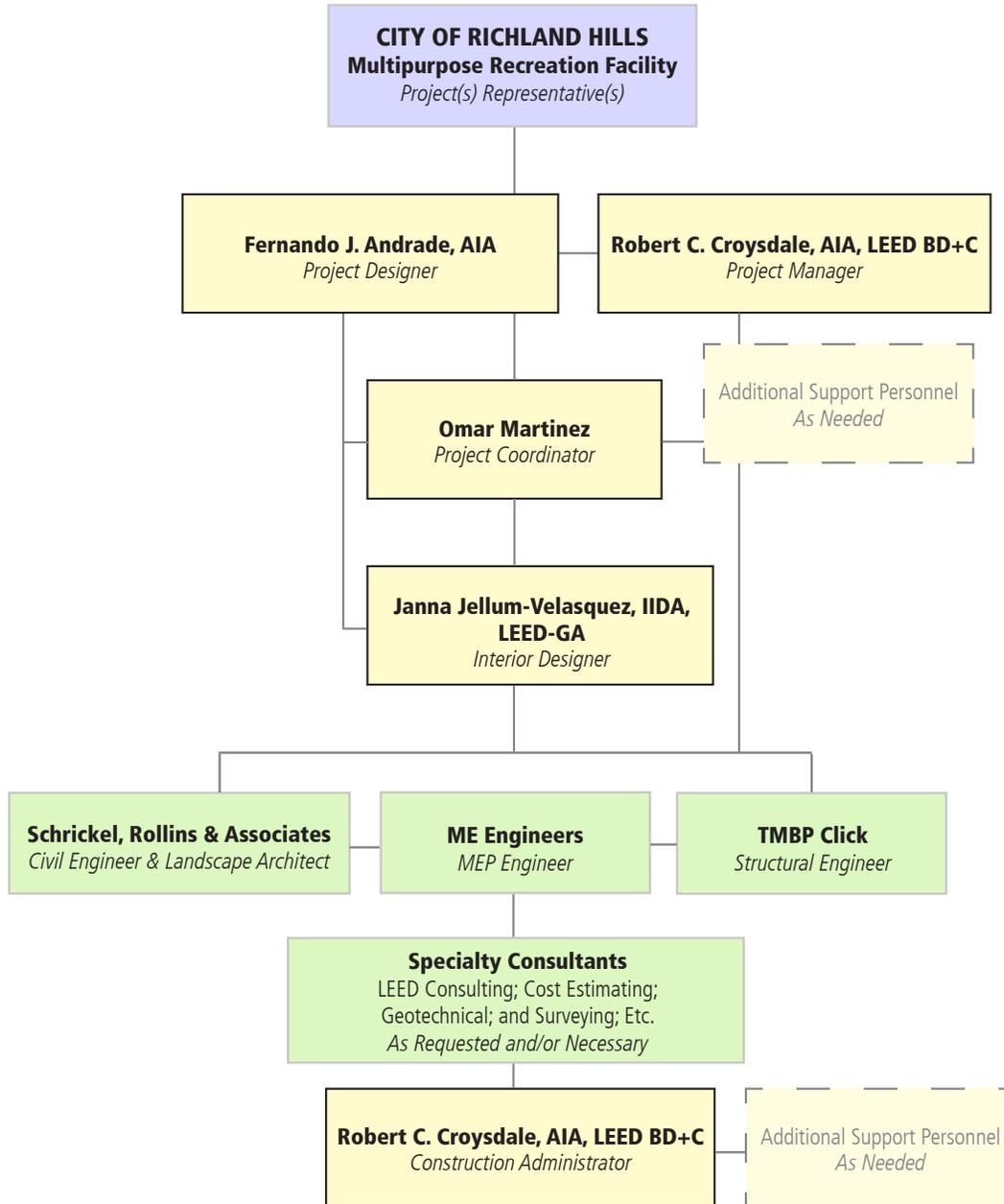
*3,723 s.f., restaurant building.*

*McSwiggan's Irish Pub - The Colony, Texas*

*1,800 s.f. restaurant building.*



**design team organization**





Dallas Zoo Carousel

## proposed consultant team

### **TMBP | Click, Inc.** [Structural Engineering]

325 N. Saint Paul Street  
Suite 2850  
Dallas, Texas 75201  
(214) 871-2302 - main  
(214) 871-8716 - fax

Corporation - Established 1958

#### *Project Personnel:*

### **Jeffrey Dyck, PE** jdyck@tmbpclick.com

Jeff has eleven years of design experience in highly technical large scale development projects, including complex high rise and mid-rise construction.

#### *Education:*

Texas A&M University BSCE - 2001  
Rice University, MSCE - 2005

#### *Professional Affiliations:*

American Institute of Steel Construction  
American Society of Civil Engineers  
The Real Estate Council  
Urban Land Institute  
American Concrete Institute  
Structural Engineering Association of Texas  
National Society of Professional Engineers

#### *Engineering Registrations PE:*

Texas, Arizona, Arkansas, Alabama, Colorado, Michigan, Mississippi, New Mexico, Ohio, Pennsylvania, South Carolina

### **Doug Heiden** dheiden@tmbpclick.com

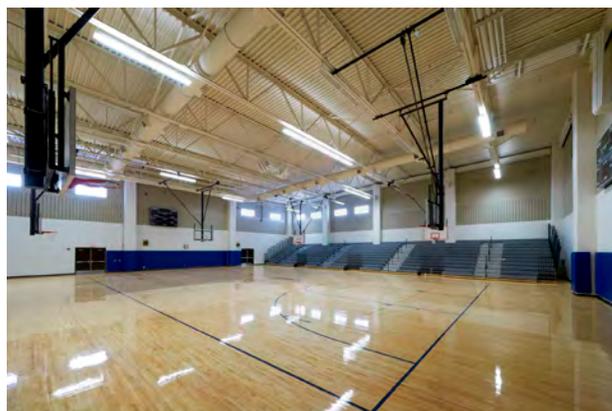
Doug has thirty-five years of experience in design drafting/coordination for health care, academic, and commercial facility projects. He is a master structural designer and is vital to the success of the consulting team and to the completion of project documents.

#### *Education:*

Lansing Community College Lansing, Michigan - Associate of Science - 1973

#### *Professional Affiliations:*

American Institute of Steel Construction



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**M-E Engineers, Inc.**

[Mechanical/Electrical/Plumbing Engineering]

1825 Market Center Blvd.  
Suite 415  
Dallas, Texas 75207  
(214) 741-1589 - main  
(214) 741-1531 - fax

Corporation - Established 1981

Project Personnel:

**Andrew Shivley, PE, LEED AP**

Electrical Engineer

Drew has a breadth of experience in commercial, public, sports and healthcare and leads the Dallas office of the firm. He has expertise in medium voltage power distribution, sports lighting, environmental impact, and control systems. He has led electrical design and administration on such high profile projects as the Dallas Cowboys Stadium, University of Texas Arlington Event Center, and the H&R Block Office Tower where he demonstrated skill in balancing the practical with the creative to achieve team resolution of issues that impact budget, schedule and constructability.

Most recently, Drew developed a cutting edge controls system which enabled the North Richland Hills Recreation Centre to pursue LEED Gold certification and with lower installation costs than a traditional system.

Registration:

Registered Professional Engineer in Texas #10910

Education:

Bachelor of Science, Architectural Engineering,  
University of Colorado, Boulder, 2002

Professional Associations:

USGBC LEED Accredited Professional

Representative Projects:

University of Texas Arlington Special Events Center – Arlington  
Jackson Center for the Community Arts – Jackson, WY  
Quigg Newton Denver Municipal Auditorium – Denver, CO  
McKinney Recreation Center – McKinney, TX  
The Summit Recreation Center – Grand Prairie, TX  
North Richland Hills Recreation Center – NRH, TX  
Richardson Recreation Center & Aquatics – Richardson, TX  
Richardson Gymnastics Center – Richardson, TX  
Farmers Branch Aquatics Center – Farmers Branch, TX  
Griggs Park – Dallas, TX

Oak Point Recreation Center Renovations – Plano, TX  
Grand Prairie Public Safety Building - Grand Prairie, TX  
Grapevine Public Safety Building – Grapevine, TX  
North Richland Hills Public Safety Complex – NRH, TX  
Thornton Justice Center – Thornton, CO  
Ft. Collins Police Facility – Ft. Collins, CO  
Mesquite City Hall – Mesquite, TX  
Rockwall County Courthouse – Rockwall, TX

**Lauren Berry, PE, LEED AP BD+C**

Mechanical Engineer

Ms. Berry is a Mechanical Engineer and Project Manager in the Dallas office of M-E Engineers, Inc. Her experience includes electrical, technology and mechanical building system design, with an emphasis on sustainable design solutions.

Ms. Berry's responsibilities include HVAC and plumbing system design, energy modeling, coordination with our clients and other team members, and construction administration.

Registration:

Professional Engineer, Texas  
LEED BD+C Accredited Professional

Education:

Bachelor of Science, Architectural Engineering  
Kansas State University – Manhattan, KS

Professional Associations:

ASHRAE (American Society of Heating Refrigeration and Air Conditioning Engineers)  
U.S. Green Building Council

Representative Projects:

McKinney Recreation and Aquatic Center, McKinney TX  
Oak Point Recreation Renovation, Plano TX  
Richardson Recreation and Aquatics Center, Richardson TX  
Richardson Gymnastics Center – Richardson, TX  
Farmers Branch Aquatics Center, Farmers Branch TX  
North Richland Hills Recreation Center, North Richland Hills TX  
Grapevine Public Safety Building, Grapevine TX  
North Richland Hills Public Safety Complex, NRH, TX  
Mesquite City Hall, Mesquite TX  
Rockwall County Courthouse, Rockwall TX  
Minnesota Multi-Purpose Stadium, Minneapolis MN  
Dallas Baptist University Baseball Stadium, Dallas TX  
Baylor University Football Stadium, Waco TX  
Daytona International Speedway Grandstand Replacement, FL  
Texas Christian University Batting Cage, Fort Worth TX  
Various AT&T Stadium Renovations  
Various Texas Ranger Stadium Renovations

**Matthew Wilton**

Plumbing Design

Matt is a Senior Plumbing Designer specializing in plumbing systems. His experience has included project management as well as engineering plumbing systems and fire protection design with specialties such as healthcare, correctional, laboratory, educational, commercial and complex renovation projects.

He places great emphasis on producing the highest quality design on time and within budget.

*Education:*

Oklahoma State University,  
Okmulgee OK

*Representative Projects:*

- Hood County YMCA – Hood, TX
- McKinney Recreation and Aquatic Center – McKinney, TX
- Oak Point Recreation Renovation – Plano, TX
- Minnesota Multi-Purpose Stadium – Minneapolis, MN
- Various AT&T Stadium Renovations – Arlington, TX
- Various Texas Ranger Stadium Renovations – Arlington, TX
- Dallas Baptist University Nation Hall – Dallas, TX
- Dallas Baptist University Learning Center – Dallas, TX
- University of Mary Hardin Baylor – Belton, TX
- Westwood School - Farmers Branch, TX
- Alcon Cafeteria – Fort Worth, TX
- Victoria Electric Cooperative – Victoria, TX
- United Cooperative Services – Granbury, TX
- Brookhaven College Science/Allied Health Building – Farmers Branch, TX
- Denton County Administrative Complex – Phase 1 – Denton, TX
- Denton County Administrative Complex – Phase 2 – Denton, TX
- New Parkland Hospital – Replacement Hospital – Dallas, TX
- Cancer Institute of Dallas – Duncanville, TX
- Department of Veterans Affairs – 3.0T MRI – Dallas, TX
- Hillcrest Medical Center – Replacement Hospital – Waco, TX
- Bakersfield Heart Hospital – Bakersfield, CA
- Northside Hospital Sixes Road MOB – Holly Springs, GA
- Wisconsin Heart Hospital – Wauwatosa, WI
- David L. Moss Criminal Justice Center – Tulsa, OK
- Ellis County Courthouse and Jail – Waxahachie, TX
- Okmulgee County Jail – Okmulgee, OK
- Midland County Jail – Midland, TX
- Houston County Jail – Perry, GA
- Beckham County Jail – Sayre, OK
- Craig County Jail – Vinita, OK



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**Schricket, Rollins and Associates, Inc.**  
[Civil Engineering and Landscape Architecture]

1161 Corporate Drive West  
Suite 200  
Arlington, Texas 76006  
(817) 649-3216 - main  
(817) 649-7645 - fax  
jtiddwell@sradesign.com  
lstone@sradesign.com  
www.sradesign.com

Corporation - Established 1955

Project Personnel:

**Janna Tidwell, RLA, ASLA, LEED AP BD+C**  
Landscape Architect

Janna joined Schrickel, Rollins and Associates' landscape architecture department in August of 1999. She became an associate in 2005. She has lead design efforts and been the project manager for projects, which include cutting-edge sustainable ingenuity. One of her recent projects was chosen as a pilot project for the Sustainable Sites Initiative (SITES)<sup>™</sup>. This Initiative is a new program to test the U.S.'s first rating system for green site design, construction and maintenance. It was one of the first three projects to be certified by SITES.

Janna serves the needs of the client by developing a thorough understanding of the project site's qualities, capacities, and sustainable opportunities. Janna's graduate research focused on creating a sense of identity within the public realm based on regional characteristics. Because of this research she strongly believes in contextual design in which the design to the site should be related to relevant colors, patterns, texture, forms, scale and history. At SRA, she has applied this research to many projects. She brings a balance of big vision and constructability to the project.

Education:

B.S., Horticulture, Texas Tech University, 1993  
Master of Landscape Architecture, TTU, 2002

Registration:

Registered Landscape Architect, Texas, 2006 Registration number 2330

Representative Projects:

UTA College Park - Arlington, Texas  
Teamed with Jacobs, SRA is providing site and landscape services for this project, which strives to prove urban can be green. The project is LEED Silver. College Park is a three block mixed use de-

velopment including residence halls, retail space, police services, and the university welcome center, all surrounding three parking garages. The challenge was to create a streetscape tying all of the different uses together while giving them their own identity. Several feet of grade change provided opportunities for unique steps and walls. The inner courtyards provide seclusion for students while perforated walls provide safety. SRA worked closely with the owners on adjoining pieces of property to ensure a seamless connection between the university and downtown Arlington. SRA provided 3-D renderings, conceptual to construction documents, and construction administration and observation.

UTA Campus Green - Arlington, Texas \* ASLA Honor Award  
Campus leaders charged SRA with the revitalization of a city block for the purpose of "cleaning up" its southeastern edge and creating much needed campus open space. The existing block included dormitories and apartments built in the 1960's, parking, a drainage culvert and massive expanses of asphalt paving. When SRA's vision is complete, the site will celebrate a defined campus edge, gateway entrance treatments, an oval lawn for organized and informal events, pedestrian promenade, open air classroom, campus art, shade arbors, interpretive signage, a Rill Garden, animated LED lighting, and layers of seating for everything from people watching to studying.

UTA SEC Event Center; Arlington, Texas

Teamed with HKS architects, SRA is providing hardscape and landscape services for this monumental building, which is being situated to obtain LEED Gold certification. The site around the UTA Special Events Center is designed as a series of functional outdoor rooms built on sustainable principles. Early in the design process, architects coined the phrase "a building within a park" and a conscious effort was made to reinforce this idea. The glass envelope of the building maximizes the views and connections between the building and site. Plantings tucked up under the generous overhang of the building help blur the lines between the building and the park.

The site is designed in a very formal manner at the building entrance and begins to deconstruct and become more naturalized as it wraps itself around the building to the east, gradually blending into the park adjacent to the Special Events Center. The western edge of the site has been coined the "urban edge" and will function as a major route between the shuttle drop off and the entrance to the Center. A living wall will soften this edge and mitigate the heat island effect of the western exposure.

**James Williams, RLA**

Landscape Architect

James joined Schrickel, Rollins & Associates' landscape architecture department in May of 2002. His enthusiasm, attention to detail, and his desire to work hard are just part of what makes him a team player. He brings a variety of skills and experience to each project in which he participates and has proved himself a valuable asset to the company. He works closely with other team members to provide ingenious design and quality service.

*Education:*

B.L.A., Texas A&M University, 2002

*Professional Affiliations:*

American Society of Landscape Architects, member

*Registration:*

Registered Landscape Architect, Texas, 2006, R.L.A. No. 2372

*Representative Projects:*

Bicentennial Park, Southlake, Texas

Project Manager for the master planning and development of Bicentennial Park. This park is on approximately 80-acres and contains nine new baseball fields. There is one stadium field that is designed for wooden bat use and possibly for the local high school. This stadium will have sunken grandstand spectator seating. All fields are tournament level fields and are designed to have a secured, ticketed entrance if needed. The park also includes a drainage/irrigation pond that is now a park amenity and a band shell area with picnic facilities. SRA redesigned the entire park's traffic circulation and added one new entrance. SRA also designed a spray park, a half-acre playground and a Safety Town for children to learn safety related lessons on crossing streets, rail crossings, etc. Safety Town is a miniature version of Southlake's downtown. SRA designed an extensive hike and bike trail system throughout the park. This trail system is enhanced by the 35 to 40-foot grade change from one end of the park to the other. There are four new sand volleyball courts, three new restroom/concession buildings, a renovated "Evans House" to serve as the community service building, extensive way-finding signage and a significant amount of additional parking.

Park Master Plan, Forney, Texas

Project Manager for the successful completion of a new 70-acre community park, opened in 2009. It is scheduled to have a complete build-out of 127-acres, for which SRA prepared the site master plan. The park has three separate lighted and enclosed baseball/softball complexes. Five kid pitch fields, five t-ball and coach-pitch fields and four softball fields are located within the park. Each complex has its own parking, restroom facilities and concessions. The park also has a lighted soccer complex that include 13 new soccer fields with their own restroom, concession

and playground. Other recreational facilities include three tennis courts, two multi-purpose courts, two sand volleyball courts, two horseshoe pits, one practice football field, a water spray park, fishing pond and two large pavilions with picnic tables with a restroom and playgrounds nearby. The large soccer and football area can also be used as the staging ground for festivals. There is also extensive walking and hike and bike trails are planned throughout the park.

City Park Master Plan, Lake Dallas, Texas

Designed the master plan for 17-acre park that includes sports fields, neighborhood connections, restroom/concession area, playground, maintenance building, picnic areas, festival activity area and parking.

Willow Grove Park Master Plan, Lake Dallas, Texas

Designed the master plan for 70-acre park that includes sports fields, neighborhood connections, restroom/concession area, playground, picnic areas, beach, paddle boat/canoe rental pavilion, camping sites, wetland observation area, large trail system, festival activity area and parking.

**Larry D. Stone, P.E., R.P.L.S.**

Urban Engineer

Larry has been with SRA for more than 24 years and is Senior Civil Engineer of the Firm. He has managed and designed more than 350 projects primarily focused in institutional, municipal public works and private development. He is skilled at analyzing problems and developing viable, practical solutions that are cost effective, appealing, and beneficial to the client, the environment, and the community. Larry is directly involved with the firm's quality initiatives including design excellence, sustainability, and technical delivery. He oversees firm's business objectives for performance, collaborative operations and staff development.

*Education:*

B.S. Civil Engineering Texas A&M University 1973, Cum Laude and Distinguished Student

*Registration:*

Registration Professional Engineer, 1977, P.E. No 42252

Registration Professional Land Surveyor, Registration No. 2925

*Professional Affiliation:*

American Public Works Association

Chi Epsilon, National Honorary Civil Engineering Fraternity

Tau Beta Pi, National Honorary Engineering Fraternity

*Representative Projects:*

UTA College Park - Arlington, Texas

Teamed with Jacobs, SRA is providing site and landscape services

for this project, which strives to prove urban can be green. The project is LEED Silver. College Park is a three block mixed use development including residence halls, retail space, police services, and the university welcome center, all surrounding three parking garages. The challenge was to create a streetscape tying all of the different uses together while giving them their own identity. Several feet of grade change provided opportunities for unique steps and walls. The inner courtyards provide seclusion for students while perforated walls provide safety. SRA worked closely with the owners on adjoining pieces of property to ensure a seamless connection between the university and downtown Arlington. SRA provided 3-D renderings, conceptual to construction documents, and construction administration and observation.



UTA Campus Green - Arlington, Texas \* ASLA Honor Award  
Campus leaders charged SRA with the revitalization of a city block for the purpose of "cleaning up" its southeastern edge and creating much needed campus open space. The existing block included dormitories and apartments built in the 1960's, parking, a drainage culvert and massive expanses of asphalt paving. When SRA's vision is complete, the site will celebrate a defined campus edge, gateway entrance treatments, an oval lawn for organized and informal events, pedestrian promenade, open air classroom, campus art, shade arbors, interpretive signage, a Rill Garden, animated LED lighting, and layers of seating for everything from people watching to studying.



UTA SEC Event Center; Arlington, Texas  
Teamed with HKS architects, SRA is providing hardscape and landscape services for this monumental building, which obtained LEED Gold certification. The site around the UTA Special Events Center is designed as a series of functional outdoor rooms built on sustainable principles. Early in the design process, architects coined the phrase "a building within a park" and a conscious effort was made to reinforce this idea. The glass envelope of the building maximizes the views and connections between the building and site. Plantings tucked up under the generous overhang of the building help blur the lines between the building and the park.



The site is designed in a very formal manner at the building entrance and begins to deconstruct and become more naturalized as it wraps itself around the building to the east, gradually blending into the park adjacent to the Special Events Center. The western edge of the site has been coined the "urban edge" and functions as a major route between the shuttle drop off and the entrance to the Center.

**Christian Schnitger, P.E.**

Civil Engineer

Chris joined Schrickel, Rollins and Associates, Inc. in 1991 and was named an Associate in 2001. He brings an innovative and feasible design approach to each engineering project he manages. His experience spans the design of water, sanitary sewer and storm drain lines, along with vertical and horizontal alignments of roadways for municipalities, school districts, and private developers. Recognizing that communication is integral to successful project execution, Chris maintains involvement throughout the design process, working directly with clients and the design team. His energy, attention to project organization, team development and leadership skills has placed him at the forefront of several of the firm's most exciting award-winning projects.

Chris is committed to giving back to his community and has served on civic and professional organizations including the Alzheimer's Association and the American Society of Civil Engineers (ASCE). He has served as the Historical Chairperson, Membership Chairperson, Branch Director, Secretary/Treasurer, Vice President, President-Elect and President of the Fort Worth Chapter of ASCE.

*Education:*

B.S. Civil Engineering,  
Texas A&M University, 1991

*Registration:*

Registered Professional Engineer, Texas, 1999, P.E. No. 84810

*Professional Affiliations:*

American Society of Civil Engineers  
Fort Worth Branch  
Director, 1999-2000  
Treasurer, 2000 - 2001  
Vice President, 2001-2002  
President Elect, 2002 - 2003  
President, 2003 - 2004  
Past President, 2004-2005  
Fort Worth Branch Historical Chairperson, 1998 - 2000  
Membership Chairperson, 1996 - 1998

*Representative Projects:*

Dr. Pepper StarCenter; HKS Architects and City of Euless, Texas  
Chris worked with the architect and designed the required water, sanitary sewer and storm drain systems for the new ice hockey facility. Project cost totaled \$10 million and is located within the Parks of Texas Star facility.

Old Settlers Park at Palm Valley, City of Round Rock, Texas

Chris was lead civil engineer for the substantial park development/ renovation project, including additions and renovations to Old Settlers Park at Palm Valley. The plan was for five (5) new

adult softball fields and associated facilities, renovations to four (4) existing sports complexes (baseball & softball), and a new restroom/concession/pro shop for an existing tennis facility. Engineering design included both on-site and off-site utilities and storm drain improvements.

Little Elm Community Center Park Improvements; Little Elm, TX  
This park contains a soccer and football field complex with restroom and concession, hike & bike trail system, a large pavilion for group events & a multi-purpose building containing restroom/concession, vending machines & an area for beach front sales and rentals. Chris provided engineering design for on-site utilities and storm drain improvements.

Willow Grove Park Phase II Improvements; Lake Dallas, Texas  
Chris designed the required water, sanitary sewer and storm drain improvements for the expansion of the park which included additional camp sites, parking and a restroom building. Boat ramp, approach roads, and parking were partially TPWD funded.

McKinney Street Drainage Improvements; Arlington, Texas  
Chris oversaw the design of an underground storm water system with an existing residential street to minimize the flooding in and around McKinney Street. This project included a three acre-foot detention pond with a unique outfall structure that will regulate flow between the existing earthen channel and a proposed 3,000 linear foot parallel underground system that ranges in size from a 6'x5' to an 10'x6' box culvert. SRA analyzed drainage areas and performed hydraulic calculations to resolve on-site flooding without altering downstream conditions during significant rainfall events.

Improvements to Hall Johnson Road; City of Grapevine, Texas  
These improvements were to Hall Johnson Road from SH121 to Pool Road and Heritage Avenue from Hall Johnson Road to the City Limits Line. Assisted in street reconstruction project that included paving, drainage facilities, water and sanitary sewer mains. Designed 8,000 LF of 20" -30" RCCP water main, 2,100 LF of 12" PVC water line, along with approximately 5,000 LF of 6 - 12" sanitary sewer. Project cost totaled \$5.6 million.

Realignment of Sanitary Sewer; City of Arlington, Texas  
Designed 1,700 LF of 21" sanitary sewer main along the ecologically sensitive banks of the Trinity River, utilizing a wood box tunneling method. Average depth was 20-feet. Project cost totaled \$845,000 and the new line replaced an existing line that was being exposed from erosion due to the river.

February 3, 2019  
677-216



Harry Stone Recreation Center

## experience in developing new multipurpose facilities

Provide a complete list of all relevant experience, including names and locations of projects and contact information for each facility. Please also submit a representative sampling of floor plans of designs completed by the primary firm that are similar in nature to the project being proposed by Richland Hills.

### Harry Stone Recreation Center - Dallas, Texas

This expansion and renovation has transformed a 1957 Old East Dallas landmark into a modern center serving a multi-generational community. A wing of light with colorful glazed facades now addresses the neighborhood in a welcoming, exciting way. In the new state-of-the-art fitness center, vibrant views highlight the connection to the outdoors. A wide light-filled interior thoroughfare connects the updated control office to the multi-purpose rooms, commercial kitchen, a laptop bar, and the refurbished dance studio, as well as the original two indoor gyms. The project encompasses a 4,400 S.F. expansion and 4,400 S.F. renovation. As the main gateway and junction for local sports in the park, the front plaza serves as a public living room for crossing paths and sculptural bike racks. The building was sited to preserve and exhibit the beautiful existing live oak trees, which provide ample shade and filtered light.

Dallas Park & Rec saw the opportunity to develop a sustainable environment and energy efficient building. The design team responded with a day-lit, wireless environment that supports energy conservation through high-efficiency HVAC, lighting controls and monitoring systems. Other notable sustainable features included the following:

- Over 30% of water saved by water-efficient fixtures & native landscape
- Recycled content building materials
- Locally manufactured/harvested building materials
- Reflective roof reduced urban heat island effect
- Incorporated healthy, low emitting materials

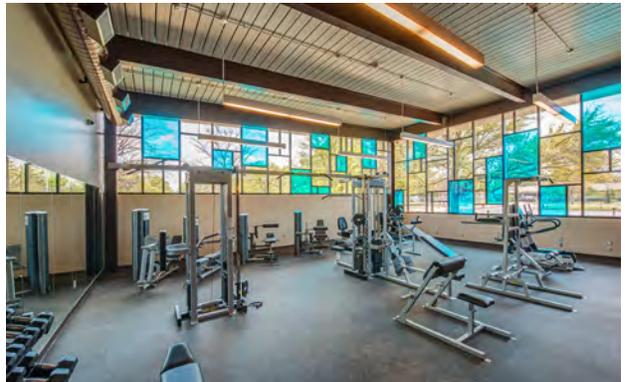
Under the direction of Dallas Park & Rec, this recreation center will continue to reflect the community's unwavering support and spirit, and enable future generations to experience health and wellness together.

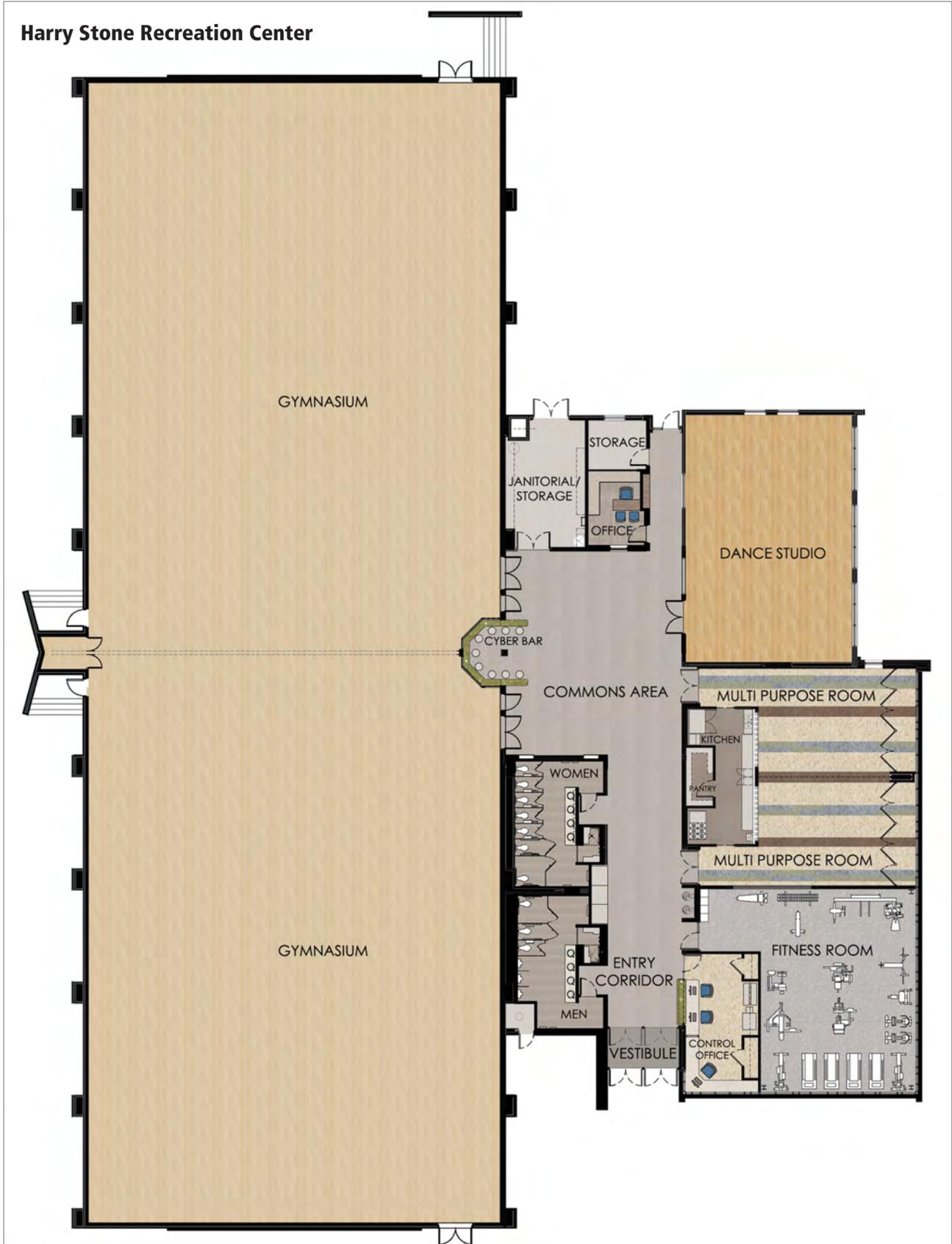


**Harry Stone Recreation Center**

2403 Millmar Drive  
Dallas, Texas 75228

Project Owner Contact:  
City of Dallas Park and Recreation  
Keith Reynolds  
(214) 793-5196





**Willie B. Johnson Recreation Center -  
Dallas, Texas**

This 6,000-s.f. renovation has transformed a 1984 Hamilton Park landmark into a modern center serving a multi-generational community. After weatherproofing the facility, a light-filled interior thoroughfare connects the updated lobby and control office to the large multi-purpose room, new commercial kitchen, and the state-of-the-art game center.

Dallas Park & Rec saw the opportunity to develop a sustainable environment and energy efficient building. The design team responded with a wireless environment that supports energy conservation through high-efficiency HVAC, lighting controls and monitoring systems. Other notable sustainable features included the following:

- Recycled content building materials
- Locally manufactured/harvested building materials
- Incorporated healthy, low emitting materials

The Solar Canopy, a PV-array carport over four parking spaces, provides up to 15% of the rec center's annual energy, and is linked to a video dashboard in the lobby for education purposes.

Upgrades to the outdoor gym included large volume fans, new windscreen fabric, water fountain, paint striping, and bright energy-efficient lighting,

The one-of-a-kind historic park pavilion in Hamilton Park was structurally remediated and restored to its original state.

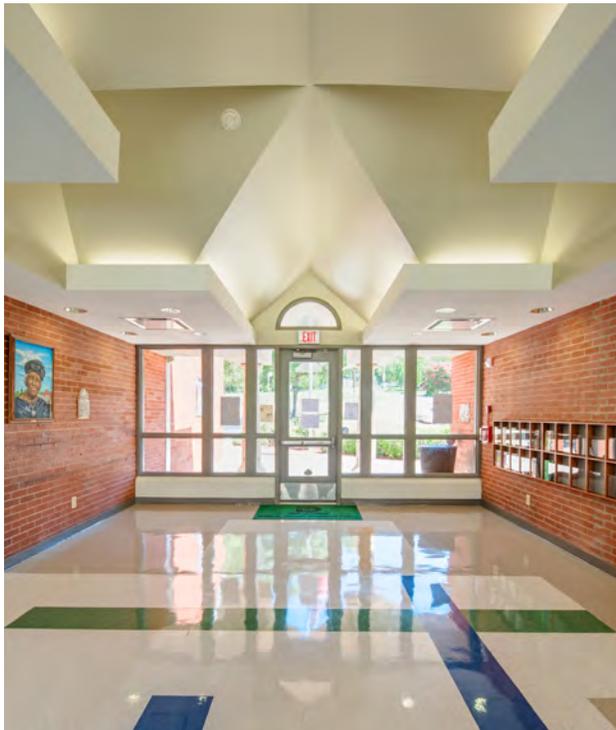
Under the direction of Dallas Park & Rec, this recreation center and its surroundings will continue to reflect the community's unwavering support and spirit, and enable future generations to experience health and wellness together.



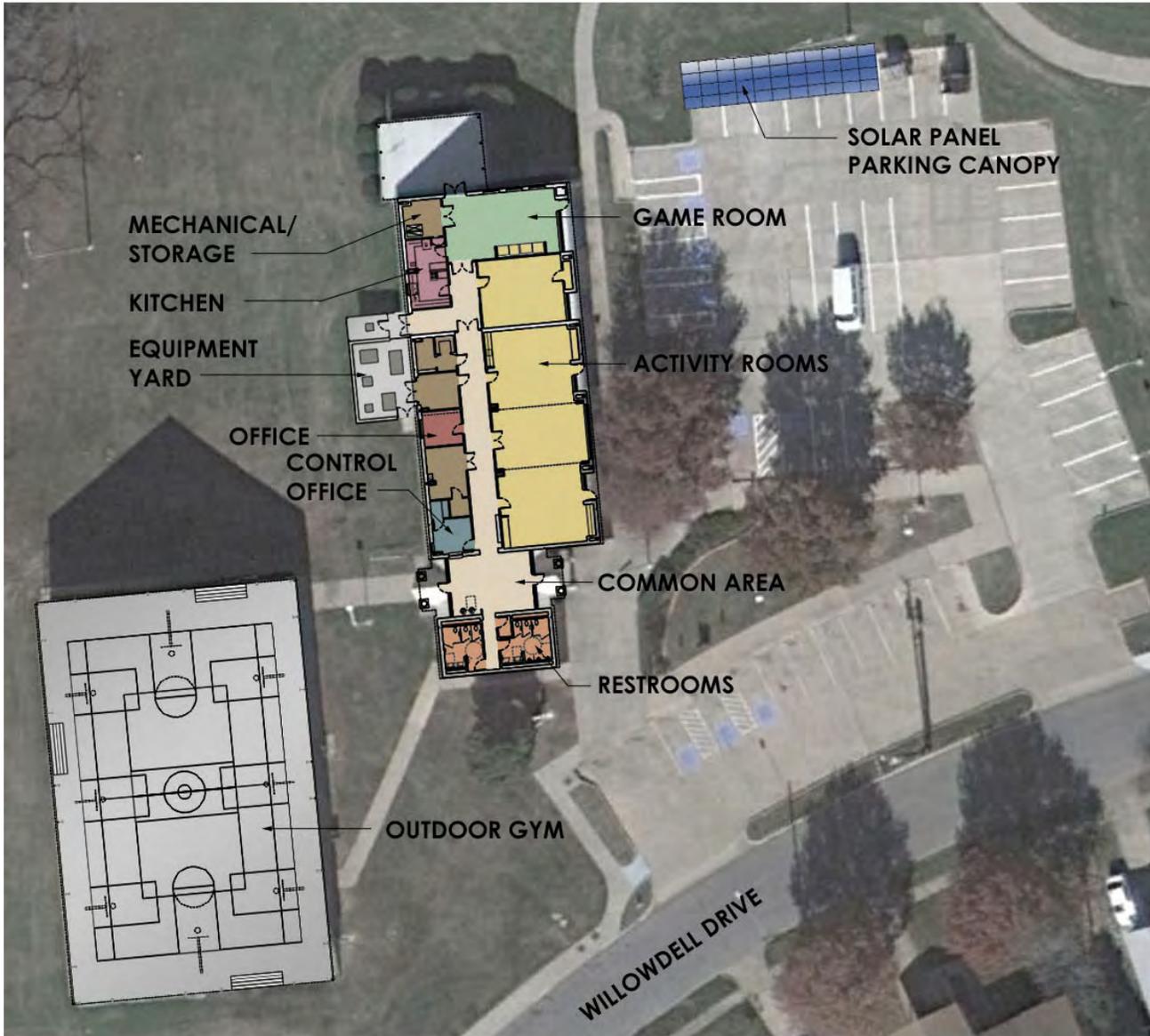
**Willie B. Johnson Recreation Center**

12225 Willowdell Drive  
Dallas, Texas 75243

Project Owner Contact:  
City of Dallas Park and Recreation  
Ryan O'Connor  
(214) 670-4100



**Willie B. Johnson Recreation Center**



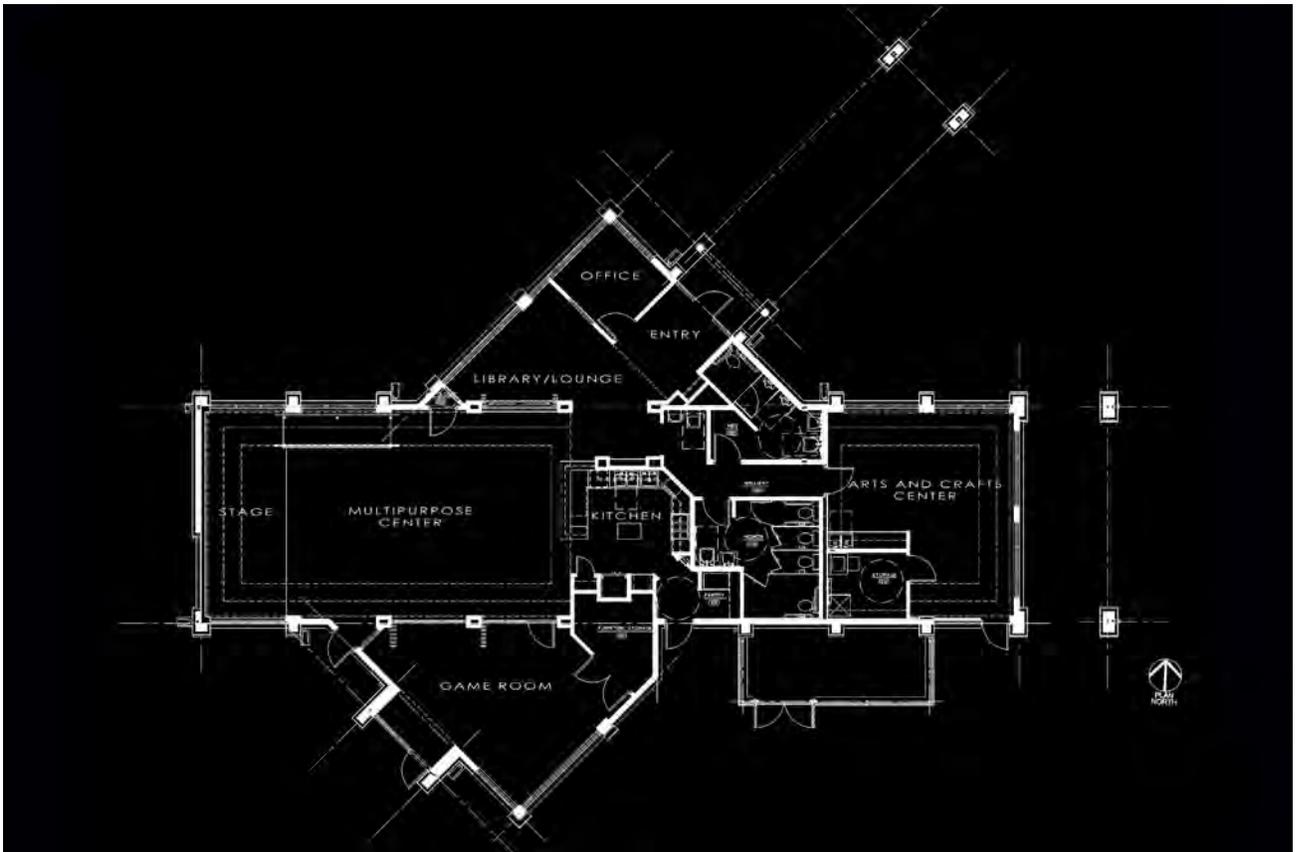
**Marcus Park Senior Center - Dallas, Texas**

A welcome addition to the existing Marcus Park facilities in far-north Dallas, this new facility replaced the out-of-date senior center that previously resided on the site. The 2,400 s.f. center houses various activities geared toward the elderly citizens, such as a garden, arts and crafts area, card room, and a lounge with a library. The Prairie Style, an early 20th-century American architectural style, influences the facility's design.

**Marcus Park Senior Center**

11532 Dennis Road  
Dallas, Texas 75229

Project Owner Contact:  
City of Dallas Park and Recreation  
Louise Elam  
(214) 670-5775





Dallas Cowboys Clubhouse

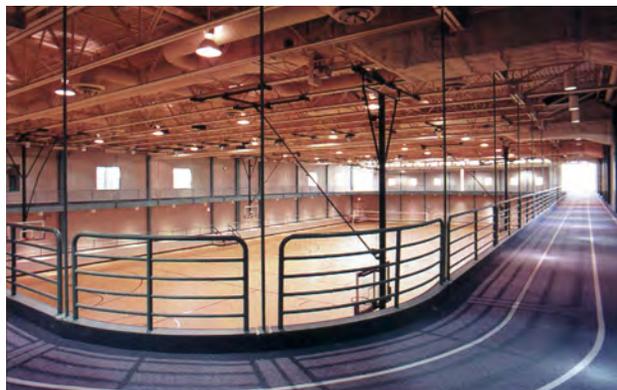


Mt. Prospect RecPlex

**Mount Prospect RecPlex -  
Mount Prospect, Illinois**

RecPlex is a 93,000 s.f. recreation complex offering a swimming pool, triple court gymnasium; two racquetball courts, and indoor track. The fitness center offers cardiovascular and strength training stations. RecPlex houses the Park District's before and after school day care program and is the hub for summer day camps. Meeting rooms, multipurpose room, fitness studios and Spin studio along with District Admin Offices are also located at RecPlex.

- Triple court gymnasium (20,000 square feet)
- Two racquetball courts (equipped for wallyball)
- Indoor track (1/10 mile - 3 lane)
- Indoor pool (25 yard, 8-lane pool and tot pool)
- Fitness Center (3,500 square feet)
- Separate free weight room
- 46 cardiovascular stations
- 37 strength training stations
- 8,500 square foot children's area
- Separate family changing room
- Meeting rooms, multipurpose room, aerobic rooms, sound-proof music room
- Administrative offices
- Commons area with vending machines



**Mount Prospect RecPlex**

420 Dempster Street  
Mount Prospect, IL 60056

Project Owner Contact:  
Mt. Prospect Park District  
Jim Jarog - Director of Parks and Planning  
(847) 640-1000

Fernando Andrade, AIA was the project designer for this Center while at Prisco Duffy & Associates - Aurora, Illinois (no longer in business).



**Bachman Lake Therapeutic Center -  
Dallas, Texas**

This project consisted of the complete renovation of an existing recreational and therapeutic center originally constructed 1979. The project included the complete replacement of the existing pool and equipment. Although designed before the current accessibility standards, the pool was upgraded throughout to meet all pool accessibility requirements for special needs users, including pool ramp/railing and powered lift equipment. Locker rooms, including a family restroom, have been completely redone and feature individual showers and changing areas. The scope also included complete renovations of office areas and mechanical/dehumidification systems, as well as replacement of the outdoor equipment yard enclosure.

**Bachman Lake Therapeutic Center**

2750 Bachman Drive  
Dallas, Texas 75220

Project Owner Contact:  
City of Dallas Park and Recreation  
Kenneth Pyland  
(214) 670-8876



**Winfrey Point Recreation Center - Dallas, Texas**

The "clubhouse" originally constructed on White Rock Lake in 1942, is a 7,600 s.f., one-story recreation center composed of a main hall with two wood-burning fireplaces and raised stage; banquet room; kitchen; ticket booth; office; restrooms; screened-in patio; and open-air patio. The building's exterior is composed of stone, horizontal wood plank siding and asphalt shingle roofing. The exterior of the building was restored to its original look. Included in the exterior restoration was the replacement of windows to new energy-efficient windows to match existing ones; the addition of new shutters (which had been removed in a previous renovation); cleaning and re-pointing of the stone walls and chimneys; replacement of shingle siding (which had been installed in a previous renovation) with horizontal plank siding; and the restoration of the dormers to be consistent with the original design. Additionally, the screened patio was rebuilt and all exteriors were repainted. Interior restoration included the renovation of the main hall with new flooring, a new ceiling to match the original, new light fixtures, and refinished the stage flooring; replaced banquet ceiling to remain consistent with the original ceiling design; renovated the kitchen with new stainless steel counters and kitchen equipment; and repainted and installed new flooring in all of the interior public spaces. The HVAC cooling system was upgraded and the heating system was replaced, along with the addition of a new fire alarm system.  
*2005 Preservation Achievement Award - Preservation Dallas*  
*2005 Historic Restoration Award - Preservation Texas*

**Winfrey Point Recreation Center**

950 East Lawther Road  
Dallas, Texas 75218

Project Owner Contact:  
City of Dallas Park and Recreation  
Louise Elam  
(214) 670-5275



**consultant's experience**

**TMBP | Click, Inc.**  
[Structural Engineering]

**Little Elm Recreation and Senior Center**  
Little Elm, Texas  
Owner: City of Little Elm



**Rowlett Community Recreation Center**  
Rowlett, Texas  
Owner: City of Rowlett



**ACU Recreational Center**  
Abilene, Texas  
Owner: Abilene Christian University



**Dyess Air Force Base Youth Center**  
Abilene, Texas  
Owner: Dyess Air Force Base

**Denton Senior Center**  
Denton, Texas  
Owner: City of Denton

**M-E Engineers, Inc.**

[Mechanical/Electrical/Plumbing Engineering]

**McKinney Community Center\***

2001 S. Central Expressway  
McKinney, Texas 75070  
Rhoda Savage  
Dir. of Parks & Recreation  
(972) 547-7481

**Farmers Branch Aquatics Center\***

14032 Heartside Place  
Farmers Branch, Texas 75324  
Jeff Harting  
Dir. of Parks & Recreation  
(972) 919-2630

**Oak Point Recreation Center\***

6000 Jupiter Road  
Plano, Texas 75074  
Amy Fortenberry  
Dir. of Parks & Recreation  
(972) 941-7250

**Hood County YMCA\***

James Road  
Acton, Texas  
Lisa Gossard  
(817) 573-7159

**Richardson Gymnastics Center**

300 E. Arapaho Road  
Richardson, Texas 75081  
Megan Fenton  
Gymnastics Center Manager  
(972) 744-7860

**Richardson Heights Recreation and Aquatics Center**

711 W. Arapaho Road  
Richardson, Texas 75080  
Daniel Allen  
Rec Center Manager  
(972) 744-7851

**North Richland Hills Centre**

6000 Hawk Avenue  
North Richland Hills, Texas 76180  
Adrien Pekurney  
Center Manager  
(817) 427-6605

**Tom Muehlenbeck Center**

5801 W. Parker Road  
Plano, Texas 75093  
Jana Glass  
Center Supervisor  
(972) 769-4404

**The Summit**

2975 Esplanade  
Grand Prairie, Texas 75052  
Linda Long  
General Manager  
(972) 237-8243



*\* Project in design/construction phase*

**Schricket, Rollins and Associates, Inc.**  
[Civil Engineering and Landscape Architecture]

**City of Richland Hills Park Master Plans** - Richland Hills (Creek Trail Park, Rosebud Park, Kate Baker Park, Windmill Park)  
The City of Richland Hills commissioned SRA to provide a master plan for each of the City's four parks in order to refresh the parks and ensure that they met the needs of the citizens. Each master plan evaluated the full development of the park including the number and type of facilities, phasing and the opinion of probable construction costs for development. Multiple public meetings were held for each park to gather input from residents ranging from the amenities that they would like to see included in the park to the overall layout of the park. Thanks to the input of City Staff and the Citizens of Richland Hills, each master plan was crafted into a unique park and unanimously accepted by City Council. The length of this project was 6 months.

Reference:  
Eric Strong, City Manager  
City of Richland Hills  
(817) 616-3807



**Anaheim National Wildlife Refuge Headquarters/ Visitor Center** - Chambers County, Texas

The United States Fish and Wildlife Service (USFWS) headquarters in Chambers County, Texas was destroyed by hurricane Ike in 2008. The Recovery Act of 2009 awarded the USFWS \$5.5 million dollars to re-build the headquarters and a new visitor center in Anahuac, Texas. The project is to be the first LEED certified in the USFWS Southwest region. By utilizing native plants from the local eco-region the site will be restored to pre-disturbance levels. A learning pond at the back of the site will provide opportunities for visitors to interact with the natural environment by sight, touch and smell. The learning pond will receive supplemental water through the use of a rainwater harvesting system including a large cistern adjacent to the pond. At the front of the building, water will flow to a large natural infiltration pond. As the native vegetation collects and filters contaminants the clean water will infiltrate through the natural soil back to the aquifer below. Visitors exploring the site will be drawn by a wooden boardwalk through native vegetation down to the shores of Lake Anahuac. This connection to the lake provides a variety of opportunities for canoeing, kayaking and bird-watching.

Reference:  
Tim Cooper -Texas Chenier Plain Refuges Complex  
(409) 267-3337

**Bob Jones Nature Center** - Southlake, Texas

The conversion of an existing 1,534 square foot two story residential house into a nature center was provided for the City of Southlake. The demolition of the interior of this house required the removal of asbestos material before the start of construction. Additional wood trusses were required to span the open classrooms as a new design feature of the building. The garage to the house was eliminated from the new design and was converted into a classroom. The garage of the existing house was located three feet below the finish floor and resulted in the design team providing a wheelchair lift to meet accessibility requirements. From the entrance lobby of the house to the living area, now the new display room, the finish floor level change was at one foot. To meet code, the design team was required to prove a ramp from the entrance lobby to the display room. This renovation was registered with LEED and required new insulated windows, foam insulation, all interior finishes to meet LEED requirements and energy efficient HVAC system.

Client:  
Chris Tribble, Director of Community Services  
City of Southlake  
(817) 748-8021



**The Green at College Park -**

The University of Texas at Arlington

2012 Honor Award Texas ASLA

Sustainable Sites Initiative 1-Star Certification

LEED Gold Certified

The Green at College Park is a showpiece for transforming a brownfield site into an artful solution of stormwater management. This three-acre passive park includes trails, benches, shade structures, and a large oval lawn area.



This site is located at the south end of the campus and over 45 acres of fully developed land drains through the park. Prior to development, there was an earthen ditch that ran through this site that channeled water into a 48 – inch diameter drainage pipe located just off the northern curb of Mitchell Street. This pipe, which conveyed runoff to a tributary of Johnson Creek, had only 50% of the capacity needed to efficiently get the water off-site. As a result, water often overtopped the curb and flooded the street in significant rainfall events. On more than one occasion, water even flooded the apartments south of the site. Because of these ongoing drainage issues, the design of the park needed to provide a solution. SRA's team of landscape architects and civil engineers developed a cost-effective, aesthetically pleasing, workable plan.

First, the flow rate of storm sewer leaving the site needed to be reduced to prevent street and property flooding. We accomplished this through a combination of drainage improvements. We designed a new storm sewer system to handle runoff from the campus development upstream of this site. In the lawn area of the park, we utilized an innovative structure referred to as a "storm spring," which functions as a reverse inlet. In extreme rainfall events, some water continues to flow through the structure into a 48-inch pipe and connect to the existing pipe at Mitchell Street. A portion of the water, however, spills out of the storm spring into the lawn, which serves as a detention area. The project met a series of Sustainable Sites Initiative (SITES) performance bench marks and guidelines, The Green at College

Park recently received a one-star certification and is currently, one of three projects in the world certified by SITES.

Sustainable Strategies:

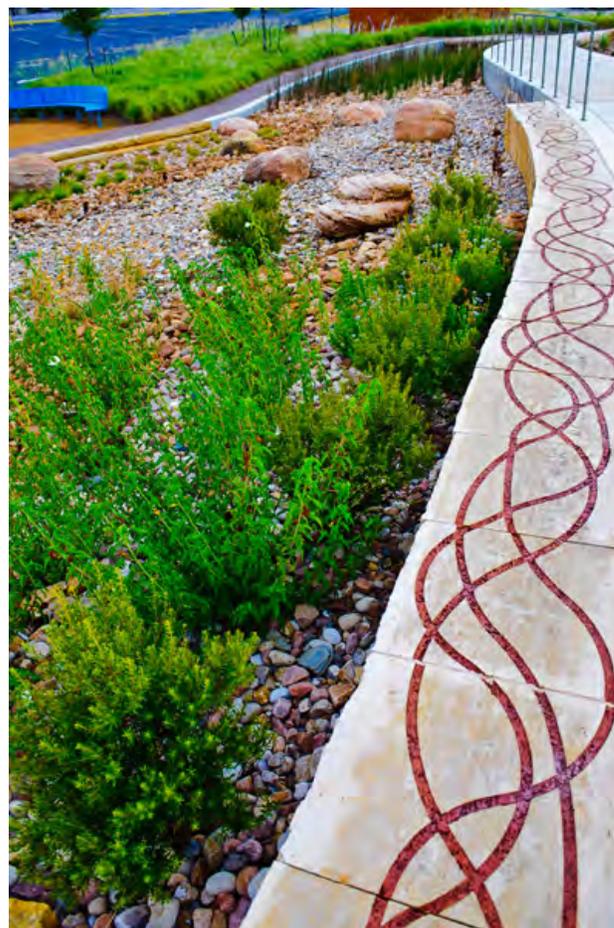
- Design the earth to function as a green sponge.
- Manage stormwater as an amenity by creating a series of rain planters and gardens.
- Strategically limit turfgrass.
- Use native/adapted plants.
- Reduce urban heat islands.
- Showcase recycled and regional materials.
- Reduce total suspended solids by 80%.
- Reduce run-off by 25%.
- Create urban habitat.
- Reduce potable water consumption by 75% through use of a "smart" irrigation system and plant selection.

Reference:

Mr. Bill Poole

The University of Texas at Arlington

(817) 272-2011



### UTA Special Events Center

The University of Texas at Arlington  
Teamed with HKS Architects, SRA provided hardscape and landscape services for this monumental building, which has received LEED Gold certification. The site around the UTA Special Events Center is designed as a series of functional outdoor rooms built on sustainable principles. Early in the design process, architects coined the phrase “a building within a park” and a conscious effort was made to reinforce this idea. The glass envelope of the building maximizes the views and connections between the building and site. Plantings tucked up under the generous overhang of the building help blur the lines between the building and the park. The site is designed in a very formal manner at the building entrance and begins to deconstruct as it naturalizes and wraps itself around the building to the east, gradually blending into the park adjacent to the Special Events Center. The western edge of the site has been coined the “urban edge” and will function as a major route between the shuttle drop off and the entrance to the Center.

Reference:

Mr. Bill Poole  
The University of Texas at Arlington  
(817) 272-2011



### Civil Engineering Building and Laboratory -

The University of Texas at Arlington; Arlington Texas  
This project is a new Civil Engineering Laboratory Building of approximately 27,000 gross square feet (GSF). The building is a single-story with a partial sub-level space. Some areas such as Materials Structures Lab and Construction Lab have 3-foot ceilings with bridge cranes. Other areas have standard ceiling heights. Yaggi Engineering served as the prime professional. Sub-consultants consisted of Schrickel Rollins and Associates

(architecture), Jaster- Quintanilla Dallas (structural), Maloney Associates (mechanical), Coker Engineering (fire protection) and Atelier (accessibility consultant). We were included as part of the Programming Team and assisted with development of the Programming Document. Upon System approval of the Programming Document, Yaggi Engineering conducted weekly meetings with the user to further develop the floor plan, equipment layouts, casework configurations, furniture layouts and site development including utilities.

SRA was prime consultant and provided architectural, civil and landscape architectural services. This project demonstrates experience working on a University campus and significant site constraints, fast-track as needed to work within student semesters changes.

Reference:

Bryan Sims  
Office of Facilities Management  
The University of Texas at Arlington  
(817) 272-7000

### College Station Business Center (Phase 1) -

College Station, Texas

SRA prepared the master development plan for this 200-acre business park. The master plan included a long-range drainage study to outline measures to control downstream runoff in a condition of ultimate development. The study recommended construction of a series of seven retention ponds throughout a linear landscape and recreation area of the development. Also included as part of the master development plan was preparation of a land use analysis, landscape plan, computer analysis of existing water system and master plan for future facilities, and master sanitary sewer plan.

The preparation of a traffic impact analysis was a key emphasis of the master plan. This study evaluated the impact of this business park on adjacent arterials, the frontage road of State Highway 6, and the surrounding 1,400-acre residential development. Elements of this study included calculation of trip generation rates based upon land use, assumed traffic distribution, and projected traffic volumes.

Reference:

Troy Rother, P.E., City Traffic Engineer  
City of College Station  
(979) 764-3690

## references

Provide names, addresses and phone numbers of 4 to 7 references that would be capable of explaining and confirming your firm's capacity to successfully complete the project.

### **GSR ANDRADE ARCHITECTS**

City of Dallas Park and Recreation

1500 Marilla St., #6FS  
Dallas, Texas 75201  
*Louise Elam*  
(214) 670-5275  
louise.elam@dallascityhall.com  
*Ryan O'Connor*  
(214) 670-4100  
ryan.oconnor@dallascityhall.com

Dallas Independent School District - Program Office

3801 Herschel Avenue, Suite 128  
Dallas, Texas 75219  
*Larry Zerby, Executive Director*  
(972) 925-4932  
lzerby@dallasisd.org

Texas A&M University - A.P. Beutel Health Center

1264 TAMU  
College Station, Texas 77843  
*Scott Draper, Associate Director*  
(979) 458-8305  
draper@shs.tamu.edu  
*Richard Darnell, Assistant Director*  
(979) 458-8303  
rdarnell@shs.tamu.edu

Dallas County - Commissioner District 4

411 Elm Street, 2nd Floor  
Dallas, Texas 75202  
*Brooks Love, Chief of Staff*  
(214) 339-8381  
brooks.love@dallascounty.org

UT Southwestern Medical Center

1942 Chattanooga Place  
Dallas, Texas 75390  
*Jeff Rouse, Senior Architect*  
(214) 645-7128  
jeff.rouse@utsouthwestern.edu

Prairie View A&M University - Facilities Maintenance

P.O. Box 0519, MS 1311  
Prairie View, Texas 77446  
*Quinn Jenkins, Director*  
(936) 261-3874  
qrjenkins@pvamu.edu

### **TMBP | Click, Inc.**

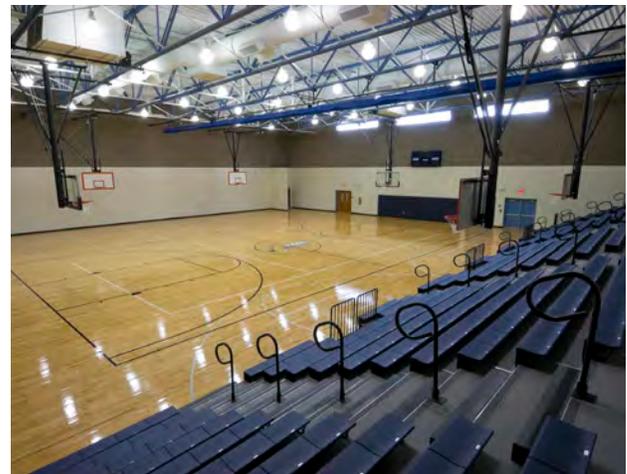
[Structural Engineering]

Altera Development Company  
5910 North Central Expressway  
Suite 800  
Dallas, Texas 75206  
*Kerry Burden, Principal*  
(214) 765-0540

FA Peinado, LLC  
1701 Legacy Drive  
Suite 1000  
Frisco, Texas 75034  
*Teddy Peinado, President*  
(214) 200-9140 x100

Paul Chapel + Associates, LLC  
9604 Orchard Hill  
Dallas, Texas 75243  
*Paul Chapel, Principal*  
(214) 924-9018

KDC  
8115 Preston Road  
Suite 700  
Dallas, Texas 75225  
*Brent Strong, Senior Project Manager*  
(214) 696-7865



**M-E Engineers, Inc.**

[Mechanical/Electrical/Plumbing Engineering]

City of McKinney

221 N. Tennessee Street  
McKinney, Texas 75069  
*Patricia (Trish) Jackson, Facilities Construction Manager*  
(972) 547-7439

City of McKinney

1611 N. Stonebridge Drive  
McKinney, Texas 75071  
*Ryan Mullins, Asst. Director of Parks, Recreation & Open Space*  
(972) 547-7482

City of Farmers Branch

13333 Seniac  
Farmers Branch, Texas 75234  
*Kevin Muenchow, Fleet and Facilities Director*  
(972) 919-8780

City of Farmers Branch

13000 William Dodson Parkway  
Farmers Branch, Texas 75234  
*Wimberly Phillips, Recreation Superintendent*  
(972) 919-2629

City of North Richland Hills

7301 N.E. Loop 820  
North Richland Hills, Texas 76180  
*Chris Amarante, Facilities and Construction Director*  
(817) 427-6365

Dallas Baptist University

3000 Mountain Creek Parkway  
Dallas, Texas 75211  
*Jonathan Teat, Asst. Vice President for Administrator Affairs*  
(214) 333-5128

AT&T Stadium

1 Legends Way  
Arlington, Texas 76011  
*Scott Woodrow, Director of Facilities*  
(817) 892-4147

**Schrickel, Rollins and Associates, Inc.**

[Civil Engineering and Landscape Architecture]

City of Round Rock

221 East Main Street  
Round Rock, Texas 78664  
*David Buzzell, RLA, ASLA, Park Development Manager*  
(512) 341-3345  
dbuzzell@roundrocktexas.gov

UT Arlington

Davis Hall, Room: 300, 3rd Floor: 701 S.  
Nedderman Dr. Box 19119  
Arlington, Texas 76019  
*Bill Poole, Vice President*  
*Facilities Management*  
(817) 272-0077  
bpoole@exchange.uta.edu

City of Forney

101 Main Street East  
Forney, Texas 75126  
*Richard Curry, Director of Parks and Recreation*  
(972) 564-7326  
rcurry@cityofforney.org

City of Southlake

1400 Main Street  
Southlake, Texas 76092  
*Chris Tribble, Director of Community Services*  
(817) 748-8021  
ctribble@ci.southlake.tx.us

The City of Highland Village

1000 Highland Village Road  
Highland Village, Texas 75077  
(972) 317-7430  
*Linda Cornelius, Director of Parks and Recreation*  
lcornelius@highlandvillage.org



## miscellaneous

Include any miscellaneous information that you feel is relevant to your submittal.

### master planning

To create the dynamic Town Center in the heart of Richland Hills, a vibrant gathering place for the members of the community is envisioned in and around the Multipurpose Recreation Facility. A mixture of land uses appropriate for the Town Center need to foster a place for local residents to enjoy recreational activities, conduct personal and government-related business, meet with neighbors, gather for community events and festivals, and other similar activities.

The following are design elements that should be incorporated within the Town Center development:

- Ensure the area is pedestrian friendly.
- Ensure connectivity between the Town Center and adjoining neighborhoods while minimizing conflict.
- Ensure the Town Center contains an integrated mix of uses.

This area should engage mixed use development with public plazas. Additionally, the potential partial closure of Diana Drive allows for a central promenade limited to pedestrian traffic and creating a unique public gathering space. Many of the facilities along Diana Drive are owned by the City, which provides a tremendous opportunity for the City to initiate the redevelopment of this area.

GSRA has wide-ranging experience with master planning at many scales, and we include only a small sampling of representative projects further in this section.

### sustainable design

**GSRA's philosophy to sustainable design is one that seeks to maximize the quality of the built environment while reducing negative impact to people and the natural environment.** We aspire to promote an approach to design that embraces **wellness, quality of life, conservation** and **teaching**. We explore multiple paths for design that are energy efficient, and we work with our client to create the healthiest interior and exterior environments. We collaborate with the client on the "sustainable potential" of different building systems, energy sources and materials. This has been part of our culture for many years.

We use a common sense whole-building approach to sustainable architecture that pursues energy conservation, occupant health and comfort, functionality and building longevity, environmental impact management, quality assurance and commissioning, and life cycle analysis. The approach to reducing energy demands is a key factor in creating healthy, productive, and safe building environments. Our process of evaluating all areas that together impact a building's environment is more valuable than reviewing each component as a separate element.

Even for projects where LEED Certification is not required, we incorporate sustainable strategies wherever possible and utilize environmental design benchmarks as a guide. For example, Willie B. Johnson Recreation Center was a renovation of an existing facility and not subject to the Park & Rec Department's requirement for LEED Certification. However, we utilized the LEED-CI Rating System as a guideline, establishing goals for the construction and exceeding the City's Green Ordinance. A highlight of the project (that was not part of the original program) was the incorporation of a **Solar Carport** in the center's parking lot that not only provides shade and protection for City vehicles, but **provides 15% of the rec center's annual energy use**. A video dashboard teaches visitors and students about the energy produced. And, the project was still under budget.

### **GSR Andrade's LEED Certified and EPA Energy Star Rated projects include:**

#### *LEED Gold Certified:*

Whirlpool Regional Distribution Center - Wilmer, Texas

#### *LEED Silver Certified:*

Dallas Fire Station #38 - Dallas, Texas

JCPenney Store #2982 - Fairview, Texas

Caterpillar Distribution Center - Waco, Texas

Seton Hayes Medical Office Building - Kyle, Texas

Caterpillar Engine Assembly Plant - Seguin, Texas

#### *LEED for Schools Certified:*

DISD Medrano Middle School - Dallas, Texas

#### *EPA Energy Star Rated:*

JCPenney Store #2982 - Fairview, Texas

JCPenney Store #0179 - Dallas, Texas

JCPenney Store #2986 - Flowood, Mississippi

JCPenney Store #0161 - Hiram, Georgia

Grand Prairie Sub-Courthouse - Grand Prairie, Texas

Sustainability tools that we anticipate utilizing on this project:

- LEED BD+C (Building Design and Construction) Rating System
- Green Footstep carbon neutral calculator
- DART Diversion & Recycling Tracking Tool
- iSWM (integrated Stormwater Management)
- Photometric analysis

### building information modeling technology

The entire GSRA design team is committed to generating and providing documents and exhibits that assist our clients in conceptualizing, visualizing and realizing their goals. GSRA uses a variety of 3-D and 2-D software to facilitate the design of our projects, including Autodesk Revit© Building software, 3-D AutoCAD, Sketchup, and 3-D Viz. Our staff is also skilled in the use of other software platforms, and although we may not utilize every option available, we are always watching for improvements and innovations that will lend themselves to our studio efforts.

Our commitment to BIM ensures fewer mistakes, higher quality and increased productivity which leads to a successful project for all parties involved.

Benefits of BIM:

- Budget control and constructability input during design phases
- Elimination of errors before they occur saves time and money
- Efficient communication of design intent
- Determining the most cost-effective methods of construction
- The building information model serves as a living record of the building for operations and maintenance throughout its life

The services we provide include:

- Design visualization - 3D building models significantly enhance the level of understanding of the building. This process can create an extremely high level of understanding of how the components come together
- Consultant coordination via automated clash detection – The use of virtual construction and software such as NavisWorks allows all stakeholders to share and coordinate building and system information created in multiple file formats. The automated clash detection module identifies and allows the team to resolve any spatial conflicts prior to fabrication and installation
- Constructability and quality reviews for construction documents

## other representative projects

### **Dallas Municipal Courts Building** – Dallas, Texas

Renovation and adaptive reuse of the historic 1956 Municipal Building Annex, a five-story, 103,000-square foot building above underground parking garage and mechanical/electrical sub-basement; restoration/preservation of the Old City Council Chamber, Main Street Lobby, and 1st and 2nd Floor hallways; addition of 3 elevators at the elevator core and new 6-story fire egress stair; complete roof replacement; ADA accessibility compliance. The renovation consists of all the following functions: 15 courtrooms and associated ancillary spaces; public transaction space; judiciary offices; city attorney and defense attorney offices; court support and administrative offices; city records management; public and staff lounges; and, a possible exhibition-related function in the old public transaction space.

Starting with an extensive, involved programming effort that included judges, attorneys, court support staff, various city departments, as well as interested UNT personnel, GSRA designed the complete renovation of the Municipal Building Annex, a five-story, 103,000-square foot building with underground parking garage constructed in 1956 as an addition to the circa 1914 Old City Hall. Designated as a State Archaeological Landmark, this adaptive reuse project was also subject to standards of historic

preservation. With the underground garage where Lee Harvey Oswald was assassinated, GSRA shepherded the project through the Texas Historical Commission, Preservation Dallas and the Dallas Landmark Commission for construction approval. Inte-



gral to the renovation is that the building be fully operational throughout the entirety of demolition and construction, including a substantial asbestos/environmental abatement, requiring extensive phasing and coordination with the users. To bring the building up to modern courthouse standards, existing elevator modernization, three new elevators and a new six-story fire egress stair are incorporated into the design, as well as extensive security measures. Energy efficiency has been pursued with the reconfiguration of major circulation and courtroom spaces to receive the maximum daylighting possible, improved insulation of the envelope, and efficient mechanical/electrical systems. To divert construction waste from hauloff to the landfill, materials have been reused in the renovation, such as solid wood doors, bookshelves, marble panels and bases. Being the City's municipal courthouse, extensive acoustical analysis was undertaken to eliminate sound intrusion (including mechanical noise vibration) into the sensitive courtrooms while also treating those courtrooms for appropriate reverberation times to supplement the audio-video sound reinforcement systems.

### **Dallas Fire & Rescue Department Offices** - Dallas, Texas

This project consisted of major interior renovations and minor exterior work on a 34,827 s.f. existing printing press building and warehouse complex, located near Fair Park, adjacent to the Police Department Dispatch Center. The updated facility brought together the offices for the divisions of Arson, Emergency Medical Services, Financial Services, Fire Prevention, Education and Inspection, and Safety and Development into a single building.

**Dallas Fire Station #38** - Dallas, Texas

Fire Station #38 is an 12,100 s.f. facility with two full engine bays and two half bays. It also contains apparatus and dispatch rooms; living quarters; kitchen; and associated spaces. The facility received a "Silver" rating from the USGBC LEED rating system.



**City of Dallas Traffic Management Center** - Dallas, Texas

The Traffic Management Center project consisted of the interior renovation of approximately 3,800 square feet of office and control space within Dallas City Hall. It also included modifications to the main control room, and to the support spaces and offices of the primary traffic control center for the City of Dallas, to accommodate equipment and console upgrades and to create a unified and functional environment for the department. Additionally, the renovation included the main Traffic Control Center, 12 individual offices, a conference room, and technical support space.



**The Dallas Convention Center** - Dallas, Texas

The Dallas Convention Center addition was designed to boost the total square footage of the existing facility to over one million square feet, a benchmark in the world of meeting facilities. The addition consists of a 380,000 square foot exhibit hall on the west side and a 95,000 square foot lobby and entrance at the north. The north addition not only serves as a much needed indoor circulation spine; but also gives the Convention Center the high-tech image needed to attract new conferences to the Dallas area.

**American Airlines Center** - Dallas, Texas

American Airlines Center is the newest sports facility to hit Dallas. As the home of the Dallas Stars hockey team and Dallas Mavericks basketball team, the center has become and immediate icon. GSR Andrade was asked to provide construction documentation services for all of the interior public spaces within the 840,000 s.f. arena. These spaces range from rest room facilities to sports bars. In the end, GSR Andrade found themselves working cohesively with two of the most influential architectural firms in the U.S.



**Moody Convention Center** - Galveston, Texas

GSR Andrade served as production and management architect for this new 92,000 s.f. convention center located within Moody Gardens in Galveston. The exhibit hall, which can hold over 6,500 people comfortably, serves both conventions and banquets - designed for maximum flexibility with movable partitions and large, adjustable chandeliers. A six-story parking garage is separated from the Convention Center by a pedestrian plaza of benches and palm trees covered by a metal and glass canopy.





Cole Park Pavilion

**Dallas Zoo Carousel Shelter** - Dallas, Texas

The Endangered Species Carousel Shelter is located prominently on the entry plaza of the Dallas Zoo and houses the newest ride at the zoo - a 36-foot diameter custom carousel. The carousel offers visitors an education as well as entertainment by featuring custom-designed endangered and extinct species to help teach children about conservation and respect for wildlife.

**Dallas ISD - Balch Springs Middle School**

– Balch Springs, Texas

This new 196,000 s.f. DISD facility contains core classroom components on three levels, serving 1,250 students in grades 6-8. Additionally, the building includes visual arts classrooms and performing arts facilities (with band, orchestra, drama classrooms and rehearsal rooms); 450-seat auditorium; primary and secondary gymnasiums with locker and shower facilities; full-service media center and library; cafeteria; family and consumer science classrooms; career education and investigation classrooms; instructional technology and technology education classrooms. The facility also includes a 4,500 s.f. Youth and Family Center, operated in conjunction with Parkland Health Systems.



**Dallas ISD - H.W. Lang Middle School** - Dallas, Texas

Lang Middle School is a 170,000 s.f. facility planned to house 1,200 students from grades 6 to 8, with future expansion planned for up to 1,600 students. The 17-acre site will provide parking for both visitors and staff with a fire access loop drive circulating around the school. Athletic fields include hardtop basketball and volleyball courts, a baseball field, softball diamond and field that serves as a dual purpose for soccer and football.

**Dallas ISD - Francisco F. Medrano Middle School**

– Dallas, Texas

This 169,000 s.f., 3-story, \$22 million facility is situated in northwest Dallas on over 21 acres. The facility includes 47 classrooms, including 5 laboratory classrooms, and gymnasium. The building houses 1,200 6th, 7th and 8th grade students, with ample

open space for athletic fields. Medrano is the first in DISD to utilize a geothermal heat pump system for heating and cooling. Throughout the site, under parking lots and fields, are 500



looped pipes filled with water at a depth of 250 ft. Taking advantage of the earth's constant natural thermal energy, water in the pipes circulates through the building to heat exchange pumps that draw heat in the winter and expel heat in the summer. The treated air is then distributed to all spaces through ductwork, like a standard HVAC system. This school is the first in Texas to achieve LEED For Schools Certification.

**Dallas County's Grand Prairie Sub-Courthouse**

– Grand Prairie, Texas

The Dallas County Grand Prairie Sub-Courthouse is a 31,500 s.f. facility with two courts anchoring the building - Truancy Court and Justice of the Peace Court, along with their associated support offices and spaces. The Tax Office and its auxiliary conference, office, cashier and work areas, accommodates an information center and service counters for up to eleven clerks. Other significant program functions in the facility include Juvenile Probation and Constable office areas; and main lobby that also directs visitors, controls access, and provides exit ways from the building. In addition to circulation, public and staff rest rooms, service, break and custodial services areas are provided.



**North Lake College - General Purpose Classroom Building G** - Irving, Texas

Three-story, high performance, 37,000-square foot new education building containing three distinct campus functions - Visual/Performing Arts, Liberal Arts Education and Campus Administration - to replace an existing staff parking lot at the main campus entry. Specialized Visual/Performing Arts department functions included an acoustically-isolated television studio with a control room, sound room and student edit bays; computer animation lab; computer graphics lab; 2-D art/painting studio; printmaking studio; and, offices for the dean and professors. Included in the Liberal Arts department were the Learning Community Center, the large group instruction lecture hall, and four smart classrooms. Campus Administration was composed of offices for the president and all vice-presidents, their support staff, and all human resources staff, as well as a conference center. Student study areas were made integral in the circulation of the building.



In order to meld the three distinct campus functions into one compact building, GSRA used early programming and massing studies to bring into being a building that would function effectively for the users while integrating with the steep grade of the existing site. Though Building G was not commissioned to be LEED Certified, GSRA sought to make the facility as sustainable as possible. In addition to incorporating roof gardens into the design, construction waste management was employed creatively. Broken concrete slabs from the demolished parking lot were reused with Mexican gravel and xeriscaping to transform a drainage swale into a landscape design feature called the Dry Creek Bed. Daylighting, extensive insulation of the building envelope, and high efficiency HVAC and electrical equipment served to make the building highly energy efficient.

**City of Dallas Emergency Operations Center**  
- Dallas, Texas

This project was approximately 6,500 s.f. of interior alterations for the Emergency Operations Center. The program included offices and support spaces for the Emergency Management Department's day-to-day operations, support offices for the City Water Department, Central Command Room, public briefing areas and rest rooms. All design adhered to a strict window of opportunity taking advantage of available Federal funding for Homeland Security.



**East Side Ozone Treatment Facility** - Sunnyvale, Texas

The 24,000 s.f. East Side Ozone Treatment Facility is the latest addition to the East Side Water Treatment Plant for the City of Dallas. City officials wanted a visually sculptural, as well as functional facility to host plant tours. From educational tours geared toward school children to more advanced tours aimed at visiting foreign dignitaries, the City is focusing on the creation of a cutting-edge, museum-like setting which is to be surrounded by the impressive working machine of the Ozone Treatment Facility.



### City of Duncanville Main Street Master Plan

– Duncanville, Texas

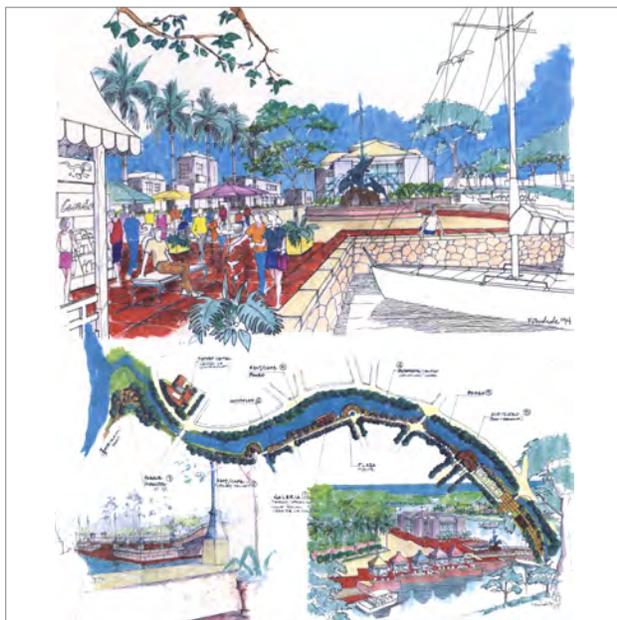
Master planning of a 2½ mile length of Main Street to include three activity “hubs” - recreation district, hospitality district, and retail district.



### River Walk Civic Center Master Plan

– La Ceiba, Honduras

The Civic Center master plan consists of eight city-blocks incorporating the proposed civic center and other mixed-use developments geared toward the encouragement of tourism.



### Community Sportsplex Master Plan – Arlington, Texas



### Irving Convention Center Master Plan – Irving, Texas

This 140-acre master plan includes a 1,500,000 s.f. convention center for The City of Irving, as well as a surrounding mixed-use development consisting of hotels, restaurants, retail centers and office buildings.



*Fernando Andrade was involved in this project while at another firm.*



Fair Park Log Flume

# project schedule

Provide a detailed proposed project schedule that includes design phase, bid and contractor award phase, and construction phase.

## project schedule and work plan

Supplementing the attached Project Schedule, this narrative offers more detail about our anticipated work plan for the Multipurpose Recreation Facility.

Before the design work even begins, the team led by GSRA will conduct Programming to review, analyze and expand upon the existing feasibility study documents. This will be done through space analysis, camera exercise, on-site observation, research, focus groups and user interviews.

### Utilize the Multipurpose Facility Feasibility Study and the Richland Hills 2014 Comprehensive Plan as guidelines.

- Evaluate the anticipated program of the facility.
  - Conduct team work session(s) between the design team and all pertinent staff.
- Gather stakeholder input for what the facility needs to accomplish, through ALL of the following as necessary:
  - Staff focus groups.
  - Public forums.
  - Reviewing the community mandates, consistent standards, tiered programs, revenue and partnership development.

### Explore and maximize community connectivity to:

- Nearby TRE station and other transit stops
- Nearby neighborhoods
- Pedestrian/cycling trails
- Community parks

### Investigate the nature of the site and history of the neighborhood

- The team will conduct site investigations and sketch exercises to define the site's intrinsic values.
- Research will be made into the history and background of the neighborhood and surroundings.

### Explore and maximize the sustainable strategies and synergies of the site and the facility

- GSRA will organize a LEED design charette to identify all sustainable goals and project performance requirements to achieve LEED Silver Certification at a minimum, with Gold Certification being the target. This will be a brainstorming and consensus-building integrated project planning session with the owner, facilities staff, architect, engineers, landscape architect, commissioning agent, cost expert, and any other involved stakeholders.
- Even if actual Certification does not become a goal, the GSRA team will approach the project utilizing the appropriate LEED principles and strategies in a cost-effective manner.

## design and construction process

We anticipate the following stages of the process, but these are not intended to limit any activities necessary to properly execute the design to a high level of quality.

**Conceptual Design** - The team will prepare unique design studies for the facility as well as the Town Center Master Plan. GSRA will analyze site ingress and egress locations and integration with the surrounding area. Consideration for maintenance and operational costs will be made as well as initial construction cost.

- Prepare the written project program and document the Owner's Project Requirements.
- Establish design parameters, constraints and space requirements.
- Discuss with client and other disciplines and finalize.
- Develop the Basis of Design with the commissioning agent, if pursuing LEED Certification.

**Schematic Design** - GSRA and all team members will prepare the conceptual designs, considering location of architectural features, amenities, pedestrian traffic flows, life-safety and code issues, etc.

- Prepare schematic design studies.
- Prepare the project description.
- Define project concept with drawings and illustrations
- Provide sketches and/or computer generated models.
- Hold client reviews at key decision points
- Deliver presentation of schematic study, including preliminary cost estimates, to client.
- Review design solution and resolve any changes.
- Secure client approval in writing.
- Distribute minutes of meetings.
- Prepare outline specifications.
- Describe major systems, equipment and materials, including Civil, Landscape, Architectural, Structural, Mechanical, Electrical and others as required.
- Substantiate with backup analysis.
- List materials, methods and quality by MasterFormat specification division.
- Prepare a Preliminary Statement of Probable Cost, with budget allocations.

**Design Development** - Subsequent to schematic design approval, the team will continue development, documentation and presentation of a complete design and finish selection for the project.

- Further develop the documents from schematic design.
- Develop and implement the commissioning plan.
- Prepare a Statement of Probable Cost, with budget allocations.

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**If the City decides to employ a Construction Manager-at-Risk (CMAR) for this project, Design Development is a typical point in the schedule to start the process. GSRA will assist the City in this process.**

**Construction Documents** - Subsequent to design development approval, the team will prepare and complete construction documents that define systems utilized, determine materials, and achieve dimensional control, all to be utilized for the construction of the proposed project. Several intermediate milestones will be followed to ensure continuous progress, likely at 50% and 95% completion. Construction budget will be confirmed at each milestone.

- Verify design criteria with applicable departments and confirm compliance with jurisdictional codes.
- Prepare all working drawings, completing drawings to proper scale to include:
  - Floor and site plans
  - Elevations
  - Sections and details
  - Schedules
  - Equipment layouts
- Utilize City Parks and Recreation standards for the format and presentation for all disciplines.
- Prepare drawings for each discipline, with explanations for all symbols and abbreviations.
- Conduct in-house quality assurance/quality control review, using an individual or group not involved on the project.
- Evaluate progress construction documents for technical content and conformance with client goals.
  - Make necessary changes and get owner approval.
- Prepare technical specifications, including all disciplines.
- Hold client reviews at each progress milestone:
  - Deliver presentation of progress construction documents to client.
  - Review all project systems.
  - Review component and total project costs.
  - Secure client approval in writing.
- Prepare detailed Statement of Probable Cost at each progress milestone.
- Incorporate commissioning requirements into the construction documents (if necessary, for LEED).
- Prepare contract documents, assisting in general and supplementary conditions, as well the client's requirements for occupancy.
- File contract documents and submit applications for permits with applicable authorities, including:
  - Building department
  - Fire department
  - Health department (if necessary, for food prep areas)
  - TDLR

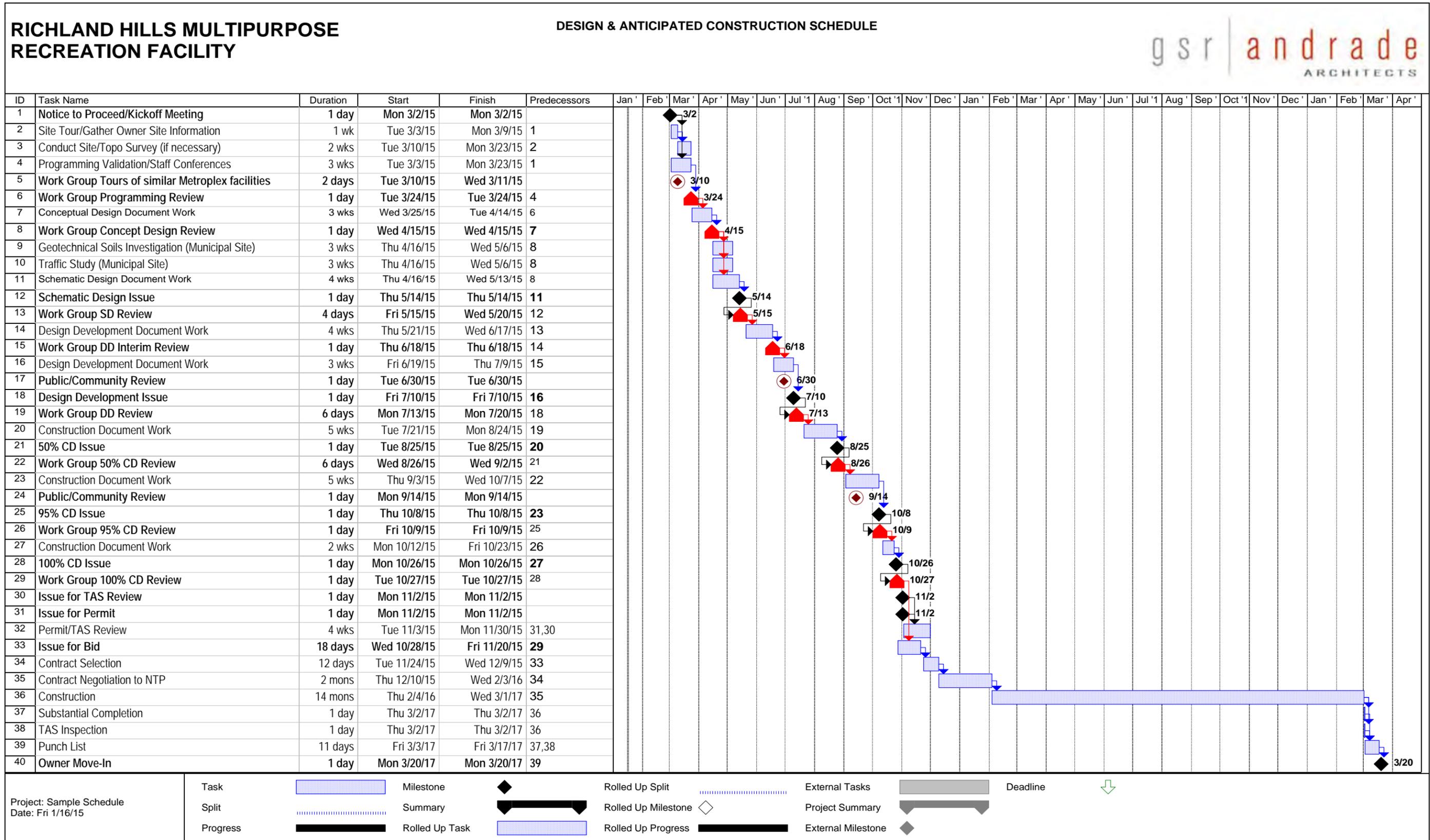
**Bidding and Negotiation for Competitive Sealed Proposals (if a CMAR is not selected)**

- Prepare the documents for RFP.
- Conduct the pre-proposal conference.
- Prepare any addenda required, and issue addenda to all attendees after the pre-proposal conference.
- Analyze all proposals submitted, determining the qualifications of the proposers.
- Evaluate proposals with client and make recommendations for award.

**Construction Administration**

- Review the list of subcontractors provided by the contractor.
- Ensure that the contractor completes the necessary documents and review them, including:
  - Owner performance bond
  - Labor and material payment bond
  - Owner certificate of insurance
  - Schedule of submittals, shop drawings and pre-installation conferences
  - Estimated progress schedule
- Ensure that the owner completes and files the required documentation, including applications for gas, electric, water, telephone, etc.
- Final review of the contractor's progress schedule and advise the owner about the schedule.
- Review, check, approve and return the shop drawings submitted by the contractor, copying the owner with any particular submittals.
- Visit the site regularly to observe the progress of the construction and issue field observation reports.
- Inform the owner of the progress of the work.
- Review the contractor's monthly application for payment.
- Review any proposals for changes and issue change orders as necessary.
- Inspect the project for substantial completion and issue the punch list.
- Make the final inspection of the project.
- Review all closeout (operations & maintenance) documents from the contractor and observe all demonstration/ training sessions.
- At the eleventh month after substantial completion, walk the project with the owner's staff to review all warranty issues.

# project schedule



**City of Richland Hills**  
Preliminary Schedule  
Multipurpose Recreation Facility  
January 23, 2014

Project Phasing Assumptions	MONTHS												MONTHS												MONTHS			
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	
Notice To Proceed	✦																											
Kickoff Meeting	✦																											
Master Plan Review																												
Council																												
Schematic Design <i>Pricing &amp; Owner Review</i>																												
Design Development <i>Pricing &amp; Owner Review</i>																												
Construction Documents																												
Bidding/Negotiations/Contract																												
Construction																												
FF&E Procurement & Installation																												
Punch List																												
Occupancy																												

\* Schedule may vary with delivery method



**Good Fulton & Farrell Architects**



January 23, 2015

Mr. Jason Moore  
Assistant to the City Manager  
3200 Diana Drive  
Richland Hills, TX 76118

**RE: ARCHITECTURAL SERVICES FOR A MULTIPURPOSE RECREATION FACILITY  
FOR THE CITY OF RICHLAND HILLS, TEXAS**

Dear Mr. Moore:

Good Fulton & Farrell Architects would like to express our sincere interest in providing architectural and engineering professional services to the City of Richland Hills for a Multipurpose Recreation Facility. **We believe that GFF is your best choice for several specific reasons.**

GFF has **long and successful multi-project relationships with municipal entities** such as the Dallas Park and Recreation Department, Dallas Arboretum and the City of Plano.

GFF brings **extensive experience with recreation projects**, for both public and private clients, including Metropolitan YMCAs for Dallas and Fort Worth, Park Cities, Joshua and Plano. The Cooper Aerobics Center at Craig Ranch, Equinox in Dallas and multiple locations for Gold's Gym round out GFF's portfolio.

GFF brings an equally **strong history of planning and master planning projects**, many of which involved engagement of and building consensus among a diverse group of community stakeholders. Thus, bringing important perspective and skillset to your project. Our work includes services from programming and master planning through design and construction administration.

Staffing and experience are key to your project. **GFF's team assures your project will be a success.** Scott Sower, Principal-in-Charge, is very experienced with recreation center projects. Multiple YMCA projects across the Metroplex, Cooper Aerobics Center at Craig Ranch, Aaron Family Jewish Community Center in Dallas, Northwood Club and Lakewood Country Club all speak of his depth in this project type. **Ted Gupton, Project Manager**, is Managing Director of our Fort Worth office. Ted brings many years of experience in Tarrant County. Ted is currently working on the new Cycle and Fitness Center for Edwards Ranch in Fort Worth now under construction. He was also the Project Architect for the renovation of the former Church of Christ on Loop 820 to accommodate the North Richland Hills Parks and Recreation Center in the late 1980's. **Tracy Webster, Director of Interiors**, designed Equinox on Oaklawn in Dallas and manages GFF's extensive work for Gold's Gym.

In addition to our in-house architecture, interior design, planning, landscape and sustainability staff, our proposed team includes: Pacheco Koch (Civil Engineers), RL Goodson Jr., Inc. (Structural Engineers), M-E Engineers (MEP), and Riddle & Goodnight (Cost Estimating). **All have extensive experience with public and private sector recreation centers.**

Please do not hesitate to contact me by phone or email if I can provide any additional information. We eagerly anticipate exploring the possibilities for meeting this challenge together.

Sincerely,

Ted Gupton, AIA  
Managing Director  
[ted.gupton@gff.com](mailto:ted.gupton@gff.com)  
817.917.1139 cell

## **Qualifications for the City of Richland Hills**

**Architectural Services for a Multipurpose  
Recreation Facility**

**January 23, 2015**

## Table of Contents

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**Tab I**



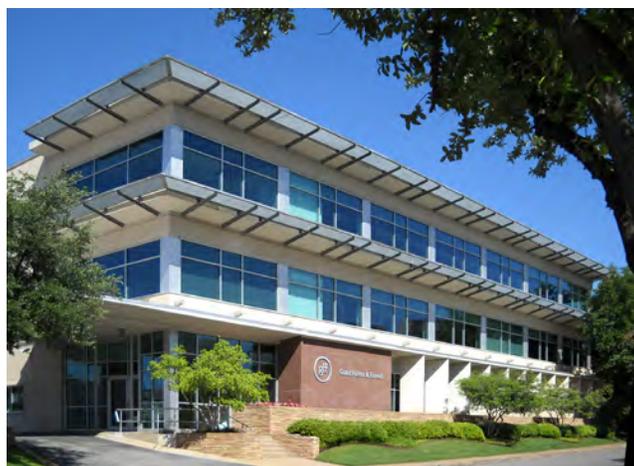
## FIRM PROFILE

### History of the Firm

Good Fulton & Farrell is an award-winning multi-disciplinary design firm based in Dallas with a record of success that began with our founding in 1982. Today our staff of 120 offers architecture, interiors, planning and landscape architecture on a national and international basis. In recent years we have received national rankings that include: Engineering News-Record magazine's **Top 500 Design Firms (#425, 2014)**, **Top 100 Green Design Firms (#89, 2014)** and **Top Texas Design Firms (#98, 2013)**, ARCHITECT 50 (#82, 2013), 2014 Best Places to Work by the Dallas Business Journal and GIANTS 300 Top Architectural Firms (#40, 2014) by Building Design and Construction magazine. Over the years, we have had successful engagements spanning a broad range of building types and experience with corporate, real estate, and institutional clients.

At Good Fulton & Farrell, “distinguished” means more than “on time and within budget,” as important as those requirements are. The highest value we bring to a client is derived from our creativity and dynamic thinking. As a design-focused, strong-idea firm, we savor the challenges of unique projects that demand leading-edge solutions resulting in more than 100 awards for design excellence. Yet we are business-oriented - well-grounded in strategic thinking and have a strong commitment to client objectives. Asked to articulate a design philosophy, we emphasize innovation, sustainability, lasting value - an architecture well-suited for clients and appropriate for its time and context.

Good Fulton & Farrell serves as the overall corporate umbrella for three divisions: Good Fulton & Farrell Architects, comprising seven distinct studios specializing in different practice areas; GFF Interiors, offering full-service interior design capabilities across a full spectrum of building types; GFF Planning, providing land use planning, campus master planning, urban design, landscape architecture and zoning processing assistance. Each specialized architecture studio, as well as each remaining division, is led by a principal or associate principal. This “firm within a firm” structure provides clients all the benefits of a small-firm relationship within a context of large-firm resources.



The Offices of Good Fulton & Farrell



Good Fulton & Farrell



## GENERAL INFORMATION

### Firm Name and Address

Good Fulton & Farrell	3300 West 7th Street
2808 Fairmount Street	Suite 110
Suite 300	Fort Worth, TX 76107
Dallas, Texas 75201	817   303   1500/Tel
214   303   1500/Tel	
214   303   1512/Fax	
www.gff.com	

### Names and Titles of Principals

Duncan T. Fulton III, FAIA, LEED AP; President and CEO  
 R. Lawrence Good, FAIA, AICP, LEED AP; Chairman  
 David M. Farrell, AIA; Vice President, Design Principal  
 Karen K. Quick, MBA; Chief Financial Officer  
 Jeffrey L. Good, AIA; Principal  
 Tamara K. Chambless, AIA; Principal  
 Lawrence Cosby, AIA; Principal  
 Brian William Kuper, AIA; Principal  
 Richard L. Myers, AIA, CSI; Principal  
 Jonathan P. Rollins, AIA; Principal  
 Scott A. Sower, AIA, CCCA; Principal  
 Stephen Pickard, AIA, NCARB; Principal  
 Evan Beattie, AIA, LEED AP; Principal  
 Traci Webster, IIDA; Principal  
 Allison A. Hubbard, MBA; Principal

### Staff Size and Specialty Certifications

64 Licensed Professionals	53 Licensed Architects
46 Professionals in Training	12 Registered Interior Designers
08 Administrative Staff	2 Registered Landscape Architects
<u>02 Technical Staff</u>	2 Certified Planners
120 Total Staff	1 Certified Construction Specifier
	1 Certified Construction Administrator
	24 LEED Accredited Professionals
	1 Green Globes Professional

### Type of Business

Corporation

### Year Founded

1982

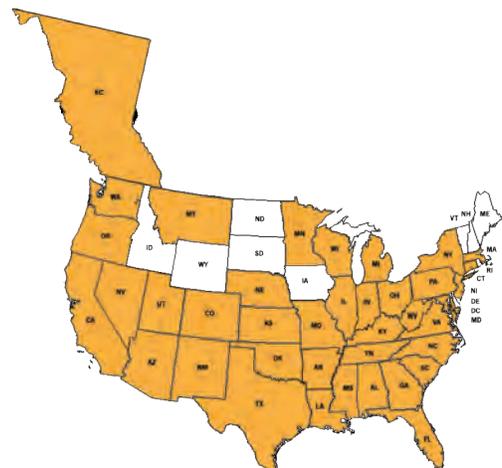
### Financial Stability

Good Fulton & Farrell is in excellent shape financially and has been since its inception. We have been debt free since September of 1982 and maintain healthy financial reserves to fund our operations. Our most recent business appraisal indicated virtually all financial benchmarks were in the upper quartile of our peer firms.

### Insurance Coverage

Two Million Dollars (\$2,000,000) provided by Hudson Insurance Co.

### Registrations





## REPRESENTATIVE CLIENTS

### Institutional

AAFES  
Arts of Collin County  
AT&T Performing Arts Center  
Camp Fire USA  
Christ Episcopal Church  
Circle 10 Council/Boy Scouts

#### **City of Dallas**

#### **City of Plano**

Coram Deo Academy

#### **Dallas Arboretum**

#### **Dallas Independent School District**

Episcopal Church of the Transfiguration  
Episcopal School of Dallas  
First Baptist Church of Dallas  
First United Methodist Church of Dallas  
Good Shepherd Episcopal School  
Greenhill School  
The Hockaday School  
Jesuit College Preparatory School  
Lucas Christian Academy  
The Meadows Foundation  
Navarro College  
Northridge Presbyterian Church

#### **Perot Museum of Nature and Science**

#### **Plano ISD**

St. Paul United Methodist Church  
Salesmanship Club Youth & Family Centers  
Southern Methodist University  
Texas A&M University System  
The State Fair of Texas  
University of Dallas  
University of Texas System  
Ursuline Academy of Dallas

#### **YMCA of Metropolitan Dallas**

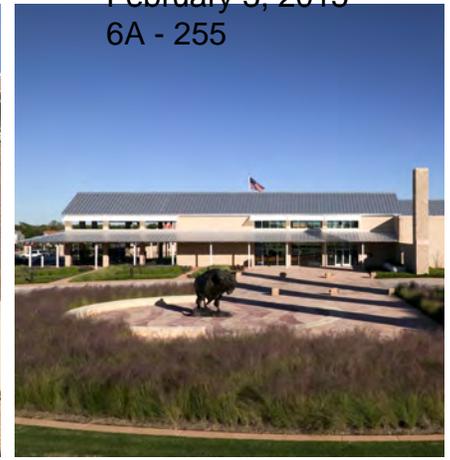
#### **YMCA of Metropolitan Fort Worth**

### Corporate

Advanced Fibre Communications  
Advanced Neuromodulation Systems  
Apple  
Austin Industries  
Avrea Foster  
Belo Corp  
Brinker International  
Capital One  
Cardinal Health  
Crate & Barrel  
Crow Holdings, Inc.  
Dow Jones / The Wall Street Journal  
EDS  
Gold's Gym  
HEB Food Stores  
Hewlett-Packard  
Hill & Wilkinson  
IBM Corporation  
Industrial Properties Company  
Las Colinas Corporation  
Laser Tech Color  
MedAssets  
Michael's Stores, Inc.  
NEC  
Network Associates  
Nokia  
Park Place Dealerships  
PrimaCare  
SBC  
Siemens  
State Farm Insurance  
The Container Store  
Williams-Sonoma Group

### Real Estate

Alliance Texas  
Archon  
Argyle Residential  
Billingsley Company  
Cassco Development  
CityPlace Company  
Corrigan Investments, Inc.  
Cushman & Wakefield  
Cypress Equities  
Federal Realty Investment Trust  
Forest City  
Gables Residential  
Granite Properties  
Henry S. Miller Company  
Hillwood  
Hines  
Jim Lake Companies  
JLB  
KDC  
Lincoln Property Company  
The Nasher Company  
POB Montgomery & Co.  
Regency Centers  
Spectrum Properties  
Staubach Company  
Stream Realty  
The Retail Connection  
Trademark Property Co.  
Trammell Crow Company  
Trammell Crow Residential  
Transwestern Properties  
UCR  
United Dominion Realty  
Woodbine Development Corp  
Wood Partners



## DESIGN AWARDS

### 2014

**CB2** Minneapolis, MN Silver Award Winner Retail Store Design ICSC USDD Awards • **Crate&Barrel** Shops Around Lenox, Atlanta, GA Silver Award Winner Retail Store Design ICSC USDD Awards • **Windsong Ranch Amenity Center** Prosper, TX Silver Award Winner Best Welcome Center NAHB • **John Bunker Sands Wetland Center** Seagoville, TX Honor Award AIA Dallas • **Perot Museum of Nature and Science** Dallas, TX International Architecture Award The Chicago Athenaeum/Europe • **Dealey Plaza** Dallas, TX Preservation Achievement Award Preservation Dallas • **Dealey Plaza** Dallas, TX Merit Award ASLA • **The Perot Museum of Nature and Science** Dallas, TX Citation for *Stellar Architecture Using BIM Delivery Process Innovation* and *Jury's Choice* AIA Technology in Architectural Practice (TAP) Award

### 2013

**Perot Museum of Nature and Science** Dallas, TX Green Ribbon Award USGBC • **Gables Park 17** Dallas, TX Green Ribbon Award USGBC • **Gables Park 17** Dallas, TX UMCA Golden Trowel Award • **Fiori at Vitruvian Park** Dallas, TX UMCA Golden Trowel Award

### 2012

**Perot Museum of Nature and Science** Dallas, TX Best Government and Public Buildings Precast/Prestressed Concrete Institute • **Cityplace Uptown Station** Dallas, TX Best Custom Solutions Precast/Prestressed Concrete Institute • **Santa Fe Trail** Dallas, TX Dream Study Award Greater Dallas Planning Council • **Perot Museum of Nature and Science** Dallas, TX The Top Award Topping Out • **Bush Turnpike Station Form-Based Codes** Richardson, TX Current Planning Award Texas APA Conference • **Pizza Hut Corporate Headquarters** Plano, TX Merit Award TEXO, The Construction Association • **Alta Henderson** Dallas, TX National Apartment Association Best Community Under 150 Units • **Alta 1900** Lofts Dallas, TX National Apartment Association Best Community Over 150 Units • **508 Park Avenue** Dallas, TX Preservation Achievement Award Preservation Dallas • **Uptown Station** Dallas, TX Best Custom Solution, PCI Design Awards

### 2011

**Vitruvian Park** Dallas, TX Built Award Greater Dallas Planning Council • **Corporate Headquarters at Old Parkland** Dallas, TX Merit Award Dallas Chapter / AIA **1407 Main** Dallas, TX Citation Award Dallas Chapter / AIA • **Freedom Crossing at Fort Bliss** El Paso, TX Central Texas ABC Eagle Award Associated Builders and Contractors • **Freedom Crossing at Fort Bliss** El Paso, TX The Pyramid National Award Associated Builders and Contractors • **Bush Turnpike TOD District** Richardson, TX CLIDE Award NCT Council of Governments • **St. Paul United Methodist Church** Dallas, TX Preservation Achievement Award Preservation Dallas • **Reagan Place** Dallas, TX Regional First Place UMCA Golden Trowel Award • **Woodlawn Hall** Dallas, TX Honorable Mention Commercial UMCA Golden Trowel Award • **17Seventeen and Park 17** Dallas, TX Distinguished Award Dallas Chapter AGC (TEXO) • **Southern Methodist University, Parking Garage #7** Dallas, TX Award for Excellence Architectural Precast Association

### 2010

**Corporate Headquarters at Old Parkland** Dallas, TX Preservation Achievement Award Preservation Dallas • **Woodlawn Hall** Dallas, TX Honorable Mention Landscape UMCA Golden Trowel Award • **West 7th Mixed Use Project** Fort Worth, TX Top Ten Award Topping Out • **Hope Foundation** Plano, TX Top Ten Award Topping Out • **The Canyon in Oak Cliff** Dallas, TX Dream Study Award Greater Dallas Planning Council • **Brandt Corporate Headquarters** Carrollton, TX Distinguished Award Dallas Chapter AGC (TEXO) • **Brandt Corporate Headquarters** Carrollton, TX Excellence Interior Design *Texas Construction Magazine* • **17Seventeen** Dallas, TX Best Office *Texas Construction Magazine*

### 2009

**Dallas Academy** Dallas, TX Citation Award Dallas Chapter / AIA • **Corporate Headquarters at Old Parkland** Dallas, TX Top Ten Award Topping Out • **Bishop/Davis Land Use & Zoning Study** Dallas, TX Dream Study Award Greater Dallas Planning Council • **1407 Main** Dallas, TX President's Award Texas Downtown Association

### 2008

**Design District Master Plan** Dallas, TX Dream Study Award Greater Dallas Planning Council • **Corporate Headquarters at Old Parkland** Dallas, TX Urban Design Award Greater Dallas Planning Council • **Frontier Texas! Museum** Abilene, TX Award ASLA

### 2007

**Corporate Headquarters at Old Parkland** Dallas, TX Sustainable Design Award Dallas Chapter / AIA • **The Hockaday School** Dallas, TX Citation Award American Assoc. School Administrators • **First Baptist Dallas Criswell Center** Dallas, TX Top Ten Award Topping Out • **Cox Building** Plano, TX Urban Design Award Greater Dallas Planning Council • **First Baptist Dallas Criswell Center** Dallas, TX Merit Award Dallas Chapter AGC (TEXO) • **First Baptist Dallas Criswell Center** Dallas, TX Summit Award Dallas Chapter AGC (TEXO) • **Golden Gate Missionary Baptist Church** Dallas, TX Summit Award Dallas Chapter AGC (TEXO)

### 2006

**Russell Creek YMCA** Plano, TX Honor Award Dallas Chapter / AIA • **Park Place Mercedes-Benz** Dallas, TX Design Excellence Award Texas-Oklahoma IIDA • **Trinity River Economic Land Use Study** Dallas, TX Urban Design Award Greater Dallas Planning Council • **First United Methodist Church Richardson**, Richardson, TX Summit Award Dallas Chapter AGC (TEXO) • **The Dallas Design District Master Plan** Dallas, TX Award ASLA

### 2005

**Frontier Texas! Museum** Abilene, TX Merit Award Dallas Chapter / AIA • **A Physical Plan for Downtown Dallas** Dallas, TX Urban Design Award Greater Dallas Planning Council

### 2004

**Arts of Collin County Site Selection** Allen, TX Urban Design Award Greater Dallas Planning Council

### 2003

**The Hockaday School Academic Research Center** Dallas, TX Library Building Award / American Library Association • **The Hockaday School Dallas**, TX Award ASLA • **Fair Park, Food & Fiber Building** Dallas, TX National Preservation Award National Trust Historic Preservation • **St. Joseph Catholic School** Dallas, TX Religious Architecture Design Award *Faith & Form Magazine*

### 2002

**The Hockaday School Academic Research Center** Dallas, TX Honor Award Dallas Chapter / AIA • **The Jesuit College Preparatory School Arts, Athletics & Assembly Building** Dallas, TX Summit Award Dallas Chapter AGC (TEXO) • **Fair Park, Food & Fiber Building** Dallas, TX Preservation Achievement Award Preservation Texas • **Aventerra Master Plan** Southlake, TX Award ASLA

### 2001

**The Porsche Store** Plano, TX Summit Award Dallas Chapter AGC (TEXO) • **Nokia North America HQ Phase III** Irving, TX Summit Award Dallas Chapter AGC (TEXO) • **Nokia North America HQ, Phase III** Irving, TX Outstanding Project for \$30M-over QUOIN



2000

**Crate & Barrel/Alpha Road** Dallas, TX Summit Award Dallas Chapter AGC (TEXO)

1999

**Northridge Presbyterian Church Expansion** Dallas, TX Citation Award Dallas Chapter / AIA • **The Dallas Plan** Dallas, TX Kessler Award Greater Dallas Planning Council • **Victory District Plan** Dallas, TX Urban Design Award Greater Dallas Planning Council

1998

**Oak Lawn Branch, Dallas Public Library** Dallas, TX Honor Award Texas Society of Architects • **Laser Tech Color** Atlanta, GA Citation Award Dallas Chapter / AIA • **Crate & Barrel/Knox Street** Dallas, TX Summit Award Dallas Chapter AGC (TEXO) • **Southern Methodist University Centennial Master Plan** Dallas, TX Merit Award ASLA • **University of Texas at Dallas Master Plan** Dallas, TX Merit Award ASLA

1997

**Camp John Marc Myers Morningstar Chapel** Bosque, TX Citation Award Dallas Chapter / AIA

1996

**Windsor Hotel Renovation** Abilene, TX Merit Award Dallas Chapter / AIA • **Knox Street Village** Dallas, TX Urban Design Award Greater Dallas Planning Council • **Resource Net International** Dallas, TX Summit Award Dallas Chapter AGC (TEXO)

1995

**Laser Tech Color** Irving, TX Honor Award Texas Society of Architects • **Dallas City Center Dallas**, TX Urban Design Award Greater Dallas Planning Council

1994

**Robinson Carmody Law Offices** Dallas, TX Merit Award Dallas Chapter / AIA

1993

**Harris Adacom Technology Center** Carrollton, TX Merit Award Dallas Chapter / AIA • **Park Cities YMCA** Dallas, TX Merit Award Dallas Chapter / AIA • **Laser Tech Color Las Colinas**, TX Citation Award Dallas Chapter / AIA

1992

**Harris Adacom Technical Center Carrollton**, TX Honor Award Texas Society of Architects • **Lakewood Shopping Center** Dallas, TX Urban Design Award Greater Dallas Planning Council

1991

**Camp John Marc Meyers Bosque County**, TX Honor Award Texas Society of Architects • **J. Pepe's Restaurant** Arlington, TX Citation Award Dallas Chapter / AIA

1990

**Offices for Good Fulton & Farrell** Dallas, TX Citation Award Dallas Chapter / AIA

1988

**Allen Doctors Building** Allen, TX Citation Award Dallas Chapter / AIA

1987

**North Oak Cliff Branch Dallas Public Library** Dallas, TX Citation of Honor Dallas Chapter / AIA

1986

**Lovers West Dallas**, TX Honor Award Texas Society of Architects • **Greenville/Martel Retail Strip** Dallas, TX Merit Award Dallas Chapter / AIA

1985

**Allen Doctors Building** Allen, TX Honor Award Texas Society of Architects • **Lovers West Dallas**, TX Citation Award Dallas Chapter / AIA

1984

**Greenville/Martel Retail Strip** Dallas, TX Honor Award Texas Society of Architects • **New Covenant United Methodist Church** Dallas, TX Citation Award Dallas Chapter / AIA

1983

**Denton Town Center** Denton, TX Citation Award Dallas Chapter / AIA • **McKinney Medical Office Building** McKinney, TX Citation Award Dallas Chapter / AIA

1981\*

**Bachman Recreation Center for the Handicapped** Dallas, TX Honor Award Texas Society of Architects • **Trailwood United Methodist Church** Grand Prairie, TX Honor Award Texas Society of Architects • **Grande Center, Phase I** Irving, TX Honor Award Texas Society of Architects • **Armstrong Street Town Homes** Dallas, TX Honor Award Texas Society of Architects • **Bachman Recreation Center for the Handicapped** Dallas, TX Merit Award Dallas Chapter / AIA • **Trailwood Methodist Church** Grand Prairie, TX Honor Award Dallas Chapter / AIA • **Armstrong Street Town Homes** Dallas, TX Honor Award Dallas Chapter / AIA

1980\*

**Offices in Historic Union Station** Dallas, TX Merit Award Dallas Chapter / AIA • **Marsh and Keller Springs Retail Center** Carrollton, TX Merit Award Dallas Chapter / AIA

1979\*

**Retail Center at 5441 Alpha Road** Dallas, TX Merit Award Dallas Chapter / AIA

\* Designed or managed by one of Good Fulton & Farrell's principals prior to establishing the firm.

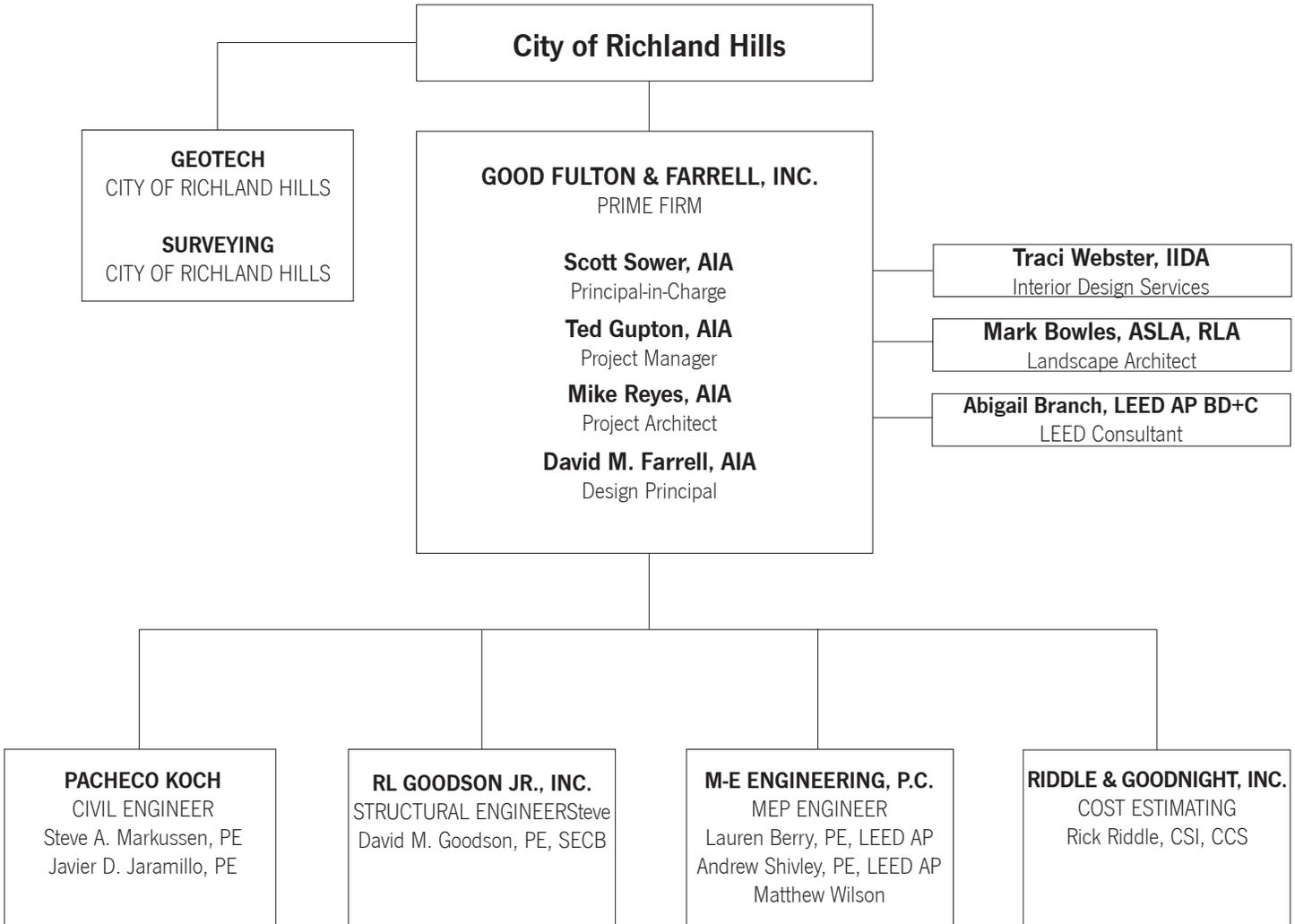
**Tab II**



Cooper Aerobics at Craig Ranch

**PROPOSED TEAM**

**Organizational Chart**





City of Frisco - Brannon Corp

## CONSULTANT FIRMS

### **PACHECO KOCH (CIVIL ENGINEER)**

#### **Dallas Office**

Pacheco Koch was formed in Dallas in 1990 to provide quality professional Civil Engineering, Land Surveying and landscape architecture services to a broad range of clients. The goal of the company was, and still is, to combine the latest technology with a responsive, client-oriented staff to produce the best professional service. With offices in Dallas, Fort Worth and Houston, Pacheco Koch furnishes its clients with a unique, service-oriented product, stressing timeliness, responsiveness and communication. Pacheco Koch is proud that more than 90% of our business comes from repeat clients. We attribute this success to our unique approach that stresses continuous direct contact between our project management team and the client, which is coupled with our extensive experience in site development, master planning, roadway and parking lot design, utility infrastructure and stormwater analysis.

### **RL GOODSON JR., INC. (STRUCTURAL ENGINEER)**

#### **Dallas Office**

Raymond L. Goodson Jr. Inc., is a privately held Dallas, Texas based Structural Engineering, Civil Engineering, Forensic Engineering and Surveying corporation that offers professional engineering design and planning services to public and private clients throughout the United States. With Registered Professional Engineers holding licenses in 43 states, Raymond L. Goodson Jr. Inc., is capable of providing quality civil, structural and forensic engineering services for a wide range of public and private development projects. Founded in 1953 by Raymond L. Goodson Jr., the corporation has maintained steady and consistent growth from an initial four employees to its present size of approximately 65 qualified individuals. Current staff includes twenty-one Registered Professional Engineers (PE), five Registered Professional Land Surveyors (RPLS) and thirteen Graduate Engineers (EIT).

### **M-E ENGINEERS(MEP ENGINEER)**

#### **Dallas Office**

M-E Engineers, Inc., founded in 1981, is a full-service mechanical and electrical consulting engineering firm. Currently, the firm has a staff of over 240 people. They are based in Denver, Colorado with offices in Los Angeles, California; New York, New York; Colorado Springs, Colorado; London, England; San Diego, California; Kansas City, Missouri; Dallas, Texas; Doha, Qatar; and Chennai, India. Their services are primarily delivered through architects in the development of plans for new facilities, and by working directly for facility owners in the form of enhancements, renovations, and energy retrofits. M-E Engineers, Inc. has an outstanding record in the design of educational, institutional, healthcare and laboratories, recreational, sports/entertainment facilities, arts and culture, commercial, hospitality, and residential.

### **Riddle & Goodnight (Cost Estimating)**

#### **Arlington Office**

Riddle & Goodnight is a North Central Texas consulting firm specializing in the preparation of Construction Cost Estimates and Construction Specifications for Architects, Engineers and Corporate Clients. Cost Estimates and Specifications are prepared using CSI industry standard formats. Cost estimating resources are maintained annually to ensure estimates are reflective of changes in pricing, escalation and geographic location. Construction Specification masters are updated quarterly. Mr. Riddle is a registered Architect with over 34 years of experience in the design and construction industry. Mr. Goodnight has over 30 years of experience in the design and construction industry. Mr. Riddle and Mr. Goodnight are both Certified Construction Specifiers under the programs administered by the Construction Specification Institute.



Northwood Club

**Scott Sower, AIA**  
Principal-in-Charge



Upon receiving his Master of Architecture from the University of Texas at Arlington in 1994, Mr. Sower began working with Good Fulton & Farrell (GFF). He achieved the designation of Certified Construction Contract Administrator (CCCA) in 1998 and became a licensed architect in the state of Texas in 2000. He has worked extensively with institutions including the YMCA's of Metropolitan Dallas, Fort Worth and Arlington, Park Place Dealerships and Cypress Equities West 7th development which spanned 5 city blocks in Fort Worth's cultural district. Scott is a Principal and leads an architectural studio with a staff of 13.

Scott has consistently developed strong, productive relationships with his development teams which has led to most of the projects being with repeat clients. He has designed 18 different projects for the YMCA and over 100 different projects for Park Place Dealerships. Professionally he is now a member of both the American Institute of Architect (AIA) and Texas Society of Architects (TSA). His desire for success in all that he is associated with has translated into making Scott one of the firm's fastest rising young architects.

**Registration**  
Texas

**Education**  
BS Miami U (Ohio)  
MA Arch UT Arlington

**Selected Project Experience**

- Lakewood Country Club, Dallas, TX
- Northwood Club, Dallas, TX
- Cooper Aerobics Center at Craig Ranch, McKinney, TX
- Park Cities YMCA, Dallas, TX
- Joshua Community YMCA, Fort Worth, TX
- Russell Creek YMCA, Plano, TX
- Aaron Family Jewish Community Center Natatorium & Gymnasium, Dallas, TX
- Coppell YMCA, Coppell, TX
- T.Boone Pickens YMCA, Dallas, TX
- Frisco YMCA, Frisco, TX
- South Arlington YMCA, Arlington, TX
- South Grand Prairie YMCA, Grand Prairie, TX
- Richardson YMCA Renovation, Richardson, TX
- Garland YMCA Masterplanning and Site Feasibility Studies, Garland, TX
- White Rock YMCA, Dallas, TX
- Christ Episcopal Church, Plano, TX
- Heritage Commons at Alliance Airport, Fort Worth, TX
- East Avenue (Multi-family), Austin, TX
- Corazon (Multi-family), Austin, TX
- West 7th, Fort Worth, TX



Trailhead Cycle and Fitness

**Ted Gupton, AIA**  
Project Manager



Mr. Gupton serves as the Managing Director of Good Fulton Farrell's (GFF) Fort Worth office. With more than 35 years of professional experience in real estate and architecture, he brings to GFF a seasoned mix of licensed architect, project manager, owner's representative, asset manager, tenant coordinator, director of business development and manager of construction and pre-construction services.

He began his career as an architect working with Howard Barnstone, FAIA on residential projects for Dominique de Menil and Family and corporate work for Shclumberger, Ltd. Mr. Gupton also worked with Komatsu Architects and operated his own practice in the late 1980's. Success followed with partnerships with real estate developer Treptow, Murphree, and Company and as a founding partner of Trademark Property Company. His work with Linbeck, Inc. and Beck, two highly respected and successful Texas based construction companies, broadened his expertise to include preconstruction and construction management.

Mr. Gupton has served his community as a member of the Board of Governors, Texas Ballet Theatre, Development Committee Member with Fort Worth South, and currently as President of the Board of Van Zandt Cottage Friends, Inc. Ted graduated with High Honors from the University of Texas at Austin.

**Registration**

Texas

**Education**

BArch UT Austin

**Selected Project Experience**

- Trailhead Cycle and Fitness, Fort Worth, TX
- Alta Left Bank, Fort Worth, TX
- North Richland Hills Recreation Center Renovation, North Richland Hills, TX
- T11 Broadway, New York City, NY
- 222 Central Park South Apartment Renovation, New York City, NY
- 25 Broad, New York City, NY
- Apple Glen Shopping Center, Ft. Wayne, IN
- The Architecture of John Stuab, Howard Barnstone, MFA of Houston
- Bonderman Residence, Moab, UT
- Coulter Residence, Aspen, CO
- County Line Plaza, Jackson, MS
- De Menil/Carpenter Residence, East Hampton, NY
- First City Bank Office Buildings, Houston and Arlington, TX
- Las Colinas Village Shopping Center, Irving, TX
- Market Street Mixed Use Center, The Woodlands, TX
- Market Street Mixed Use Center, The Woodlands, TX
- Royal Oaks Shopping Center, Houston, TX
- The Centrum, Dallas, TX
- The Menil Foundation, Houston, TX
- Trinity Commons Shopping Center, Fort Worth, TX





Park Cities YMCA

## Mike Reyes, AIA

Project Architect



Mr. Reyes received his Master of Architecture from the University of Texas at Arlington in 1996. After seven years with one other firm, Mr. Reyes began work with Good Fulton & Farrell (GFF) in 2003. He is a licensed architect in the state of Texas. He has worked extensively with large, complex projects ranging in cost up to 130 million.

Michael's desire for success has made him one of the fastest rising architects at GFF, with his strong attention to detail and client satisfaction contributing to his designation as an Associate. He has consistently developed strong, productive relationships with the general contractors, which have proven beneficial to the overall success of the project. Michael's project experience includes mixed use urban developments, multi-family residential towers, corporate multipurpose facilities, retail life-style centers, automotive dealership facilities, airport facilities, automotive maintenance facilities, recreational and hospitality facilities, office and parking gar

### Registration

Texas

### Education

MArch UT Arlington

### Selected Project Experience

- Park Cities YMCA, University Park, TX
- 1900 Cedar Springs, Dallas, TX
- 3700M West Village, Dallas, TX
- Park Lane Mixed Use, Dallas, TX
- Freedom Crossing Lifestyle Center at Fort Bliss, El Paso, TX
- Capital One Plano Multipurpose Building, Plano, TX
- Park Place Maserati, Fort Worth, Texas
- Park Place Infiniti, Las Vegas, Nevada
- Prestonwood Town Center, Dallas, TX
- Firewheel Market, Garland, TX
- St. Barnabas Presbyterian Church Fellowship Hall Expansion, Richardson TX
- Dallas Love-Field, TX, Skybridge, Lobby and addition of Garage 'B'.
- DFW International Airport- Consolidated Rent-A-Car Facility
- DFW International Airport- Bus Maintenance Facility
- DFW International Airport- Rent-A-Car- Exclusive Use Facilities for National, Alamo, Advantage, Enterprise
- DFW International Airport- Multiple Parking Garages
- YWCA, Maria Morgan Branch, Dallas, TX
- Pat Summerall Productions, Richardson, TX
- Bent Tree Country Club Alterations and Additions, Dallas, TX



T. Boone Pickens YMCA

**David M. Farrell, AIA**  
Design Principal



Joining Good Fulton & Farrell (GFF) in 1983, and a principal in the firm since 1985, Mr. Farrell has practiced award winning architecture for more than 30 years. His talent for understanding a client’s goals and keying in on their intrinsic needs has repeatedly garnered design awards for projects as diverse as public libraries, urban townhouses, technology intensive corporate offices, and a camp for children with special needs. The innovative, cost-efficient and sustainable approach he brings to challenging projects keeps David’s work fresh rather than formula driven.

David serves as Design Principal for GFF, guiding and inspiring the performance of a talented staff in a focus on excellence, which has led to more than 35 awards in the firm’s history. These range from numerous Dallas’ AIA awards, seven Texas Society of Architects awards, the coveted Ken Roberts Memorial Delineation Competition awards (he is now a juror), and a Dallas AIA/AGC Award. His work is consistently published as an example for architects to achieve. David is also involved in his community with activities revolving around St. John’s Episcopal Church and School and The Boy Scouts of America. An avid outdoorsman, he draws much of his inspiration for the built environment from the natural. David is a graduate of Texas Tech University and received the 2004 College of Architecture Distinguished Alumnus Award.

**Registration**

Texas  
Minnesota

**Education**

Texas Tech University

**Selected Project Experience**

- JLC Waxahachie Redevelopment, Waxahachie, TX
- Concourse Mixed Use Perimeter, Atlanta, GA
- Lynnwood Mixed Use, Lynnwood, Washington
- Jefferson Tower, Dallas, TX
- 1900 Cedar Springs, Dallas, TX
- Freedom Crossing at Fort Sam Houston, San Antonio, TX
- Freedom Crossing at Fort Bliss, El Paso, TX
- Northwood Club, Dallas, TX
- West 7th Mixed Use, Fort Worth, TX
- Park Lane Mixed Use, Dallas, TX
- Arlington Highlands, Arlington, TX
- 17Seventeen McKinney and Park 17, Dallas, TX
- T. Boone Pickens YMCA, Dallas, TX
- Advanced Neuromodulation Systems Corporate Headquarters, Plano, TX
- Siemens Dematic Postal Automation National Headquarters, Arlington, TX
- Criswell Center at First Baptist Church, Dallas, TX
- IMC<sup>2</sup> Corporate Headquarters, Dallas, TX
- Bette’s Treehouse/Camp Bette Perot, near Athens, TX
- Christ Episcopal Church, Plano, TX
- Ursuline Academy Athletic Facility, Dallas, TX
- Circle Ten Council/Boy Scouts of America, Dallas, TX
- Camp John Marc Myers, Bosque County, TX





Austin Ranch

## Mark Bowles, ASLA, RLA

Landscape Architect



Mark Bowles received his Bachelor of Landscape Architecture from Mississippi State University in 1997, and joined Good Fulton & Farrell (GFF) in 2013 as the Landscape Project Leader. Prior to joining GFF, Mark spent his professional time working for firms such as RTKL in Dallas, The HOK Planning Group in Atlanta and Rialto Studio in San Antonio. As a registered landscape architect and urban designer, Mark has served as a project manager for a wide variety of planning, urban design and landscape architectural projects throughout the country. He has played key roles in the design and management of streetscape and courtyard designs on multiple urban mixed use developments and master planned communities. In addition, he has been responsible for design and management of numerous urban renewal, multi-family, retail, university, stream and ecosystem restoration, and small parks projects. Mark has also acquired extensive knowledge in all phases of the design process, contract documents, cost estimating, development of federal environmental documents, LEED documentation and large scale construction administration.

Several projects for which Mark has been responsible have won awards from the Greater Dallas Planning Council, AIA Center for Livable Communities, Texas Chapter of the American Society of Landscape Architects, and the ITE Transportation Planning Council. In addition to his professional work, Mark served four years as a volunteer for Habitat for Humanity in Dallas, and served three years as Chairman of Planning and Design for the Texas Wildlife Exposition.

### Registration

Texas

ASLA

### Education

BLA Mississippi State University

### Selected Project Experience

Farmers Market Redevelopment, Dallas, TX

Warwick Melrose Hotel Events Center Expansion, Dallas, TX

Embrey Dwell at Legacy, San Antonio, TX

Dallas Zoo Main Entry Enhancements, Dallas, TX

Billingsley Company Mercer Crossing, Farmers Branch, TX

Park Cities YMCA, University Park, TX

Westwood School, Farmers Branch, TX

San Antonio River Improvement Project - Eagleland & Mission Reaches, San Antonio, TX

City of San Antonio Downtown Streets Study, San Antonio, TX

National Park Service Rancho De Las Cabras Planning, San Antonio, TX

National Park Service Mission San Juan Demonstration Farm, San Antonio, TX

Archstone Town Center at Camp Springs, Prince George's County, MD

Archstone Olde Towne Gaithersburg, Gaithersburg MD

Crescent Communities Circle at Concord Mills, Concord, NC

Wood Partners Dallas Glasshouse, Dallas, TX

General Growth Properties Augusta Mall Lifestyle Center, Augusta, GA

Transportation and Technology Hall, Auburn University, AL



Equinox

## Traci Webster, IIDA

Director of Interiors



Leading the firm’s interiors practice, Traci has designed and programmed over two million square feet of office space. While her practice centers on large, complex projects for corporate end users, Traci translates that experience into “best practices” for clients with smaller space needs. She creates opportunities to help companies change by incorporating the corporate culture, process flow, and program needs to enhance the design. The result is a building designed from the inside out.

As Director of Interiors, Traci oversees the day-to-day operations of GFF Interiors, a division of Good Fulton & Farrell. Under her leadership, she continues to grow the practice and lead her studio. She has worked on many Fortune 500 projects and focuses on providing higher-quality design and approaches for her clients.

A graduate of The University of Kansas with a Bachelor of Fine Arts, Traci joined the firm in 2004 after working collaboratively with Good Fulton & Farrell on several projects. In addition to her role as Director of Interiors, she was named a Principal in 2013.

### Registration

Texas

### Education

BFA University of Kansas

### Selected Project Experience

- Equinox, Dallas, TX
- Gold’s Gym, Multiple Locations Nationwide
- Perot Museum of Nature and Science, Dallas, TX
- City Cafe, Dallas, TX
- The Hockaday School, Dallas, TX
- Dallas Academy, Dallas, TX
- Monotronics National Headquarters, Farmers Branch, TX
- AvreaFoster, Dallas, TX
- A.G. Hill Family Offices, Dallas, TX
- Austin Industries, Dallas, TX
- Kelly Mitchell Fine Jewelry, Dallas, TX
- Texas Instruments, Dallas, TX
- Northwestern Mutual, Dallas, TX
- Cardinal Health, Multiple Locations in Texas
- MedAssets Regional Headquarters, Plano, TX
- Capital One, Multiple Locations, TX, CA, FL, NV
- UDR Offices, Addison, TX
- Gannett, Dallas, TX
- Rockpoint Group, Dallas, TX
- Brandt Corporate Headquarters, Carrollton, TX
- Texas A&M University-Central Texas Founders Hall, Killeen, TX
- TLC Engineering for Architecture, Dallas, TX
- The Stewart Organization, Irving, TX





Park Cities YMCA

## Abigail Branch, LEED AP, BD+C

LEED Consultant



Abby earned her professional Bachelor of Architecture degree at Carnegie Mellon in Pittsburgh, Pennsylvania in 2011. During her studies, she served as a teacher’s assistant and a program counselor, which helped current and incoming students through architecture studios and rigorous enrichment programs. She also participated in numerous off-campus nonprofit organizations; one of which, The Waffle Shop, acted as an interactive media forum for public dialogue in Pittsburgh.

Since joining Good Fulton and Farrell (GFF) in 2011, Abby has become involved with numerous nonprofit organizations throughout the City of Dallas, such as Urban Armadillos of Preservation Dallas and Big Brother/ Big Sister. Throughout her employment she has gained experience working on multi family and mixed use residential projects as well as several luxury dealerships around Texas. She earned her LEED AP BD+C accreditation, and is proficient in architectural drafting programs such as Revit, AutoCAD, Rhino 3D and graphic programs such as Adobe Photoshop, InDesign and Illustrator.

### Education

BArch Carnegie Mellon

### Selected Project Experience

- Mercedes Benz of South Arlington, Arlington, TX
- Corazon Mixed Use, Austin, TX
- East Avenue, Austin, TX
- West 7th, Block 6 Mixed Use, Fort Worth, TX
- Concourse Mixed Use, Atlanta, GA
- Russell Creek YMCA, Plano, TX
- Frisco YMCA, Frisco, TX
- Park Cities YMCA, Park Cities, TX
- Mercedes-Benz of Fort Worth, Fort Worth, TX
- Lexus Grapevine, Grapevine, TX
- Odessa Ford Lincoln, Odessa, TX
- Vegas Infiniti, Las Vegas, NV
- Mercedes-Benz/Porsche, Dallas, TX
- Maserati, Fort Worth, TX



Pleasant Grove Library

**Steve A. Markussen, PE**

Principal-in-Charge



Mr. Markussen joined Pacheco Koch in 1996 and is a Principal of the firm. He has more than 25 years of civil engineering experience in independent design, project management and departmental management. Mr. Markussen’s duties at Pacheco Koch include oversight and direction of engineering designs, being a resource to project managers, leading team-oriented projects, and completing self-directed studies and design efforts.

Those areas of his particular expertise include planning, platting and zoning issues, infrastructure improvements to support commercial, industrial, aviation oriented developments, and construction and technical oversight for large complex projects requiring interaction between state and federal agencies, consultants, architects and multiple contractors. Other areas of expertise include design and construction for municipal sector projects and facilities such as urban roadways, courthouses, fire stations and libraries.

Mr. Markussen started his career as a land development engineer in California. His land development projects with Pacheco Koch have been some of the company’s largest, including Mountain Creek Business Park, High Point Oaks, and the Love Field Modernization Project. He has also worked on development projects for South-west Airlines, VA Hospital Spinal Injury & Mental Health Hospitals, Galleria Expansion, Financial Data Centers, DFW Terminal ‘A’ Parking garage and DART Station, and Cedar Ridge Business Park in Southlake.

**Professional Engineer**

- Texas
- Arkansas
- California
- Colorado
- Florida
- Louisiana
- Michigan

**Professional Land Surveyor**

- Texas

**Education**

- Post Graduate, Nuclear Eng  
Naval Nuclear Power School
- BS, Civil Engineering  
Texas Tech University

**Selected Project Experience**

- Grapevine Community Activities Center Renovation & Expansion, Grapevine, TX
- Greenhill School Phillips Family Athletic Complex, Addison, TX
- Alfred J. Loos Athletic Complex & Swimming Center, Addison, TX
- Lake Highlands White Rock YMCA Recreational Facility, Dallas, TX
- Dallas ISD Bishop Lynch Gymnasium, Dallas, TX
- Dallas ISD Wilmer Hutchins HS & Stadium, Dallas, TX
- Dallas ISD Pleasant Grove Pool & Stadium, Dallas, TX
- Dallas ISD Franklin Field, Dallas, TX
- Dallas ISD Seagoville Field Stadium, Dallas, TX
- The Aspens at Central Park, Active Adult Community, Grand Prairie, TX
- Frisco Police Headquarters, Frisco, TX
- Fire Station No. 50, LEED® Gold Certification, Dallas, TX
- Fire Station No. 27, Douglas at Northwest Highway, Dallas, TX
- Fire Station No. 37, Dallas, TX
- Decatur Fire Station, Decatur, TX
- Polk County Jail Expansion, Livingston, TX
- Las Colinas Federal Building, LEED® Gold, Irving, TX
- City of Arlington Southeast Branch Library, Arlington, TX
- Pleasant Grove Branch Library, Dallas, TX
- Polk Wisdom Branch Library, Dallas, TX
- Irving Public Library, Northwest & Southeast, Irving, TX
- Garland City Center Master Plan, Garland, TX





Southlake Community Recreation Center  
Image Courtesy of [www.cityofsouthlake.com](http://www.cityofsouthlake.com)

## Javier D. Jaramillo, PE

Project Manager



Mr. Jaramillo joined Pacheco Koch in 2013 as a Senior Project Manager with more than 18 years of experience in civil engineering. The majority of work experience involves public and private sector civil design, which varies from paving and roadway infrastructure to commercial, industrial, multi-family, and more than 1,500 single-family residential lots. Designs have included the implementation of residential collectors and arterials, wastewater interceptors, water transmission lines, to high priority emergency repairs caused by natural disasters or fatigued infrastructure. In some cases, a design-build approach was provided to the Owner.

Mr. Jaramillo is also experienced in construction administration, such as advertisement for bids, bid schedules and forms, addendums, selection of low bidders, contracts and specifications. On most projects, additional construction management was required, such as opinion of probable costs, quantity take-offs, attendance at pre-construction and field meetings, and field observation during construction.

### Professional Engineer

Texas  
Arkansas  
New Mexico  
Oklahoma

### Education

BS, Civil Engineering  
New Mexico State University

### Selected Project Experience

Southlake Community Recreation Center, Southlake, TX  
City Center Infrastructure Improvements, Garland, TX  
City Center Infrastructure Improvements Eight-Inch Water Line Extension, Garland, TX  
Dallas Arboretum Parking Garage and Underground Tunnel, Dallas, TX  
Majestic Airport Center, Lewisville, TX  
Positano Tuscan Homes, Irving, TX  
Centre at Preston Ridge, Frisco, TX  
Sedona Patio Homes, Frisco, TX  
Queen's Gate Patio Homes, Frisco, TX  
Bella Casa Townhomes, Frisco, TX  
Villages at Cobb Hill & Estates at Cobb Hill, Frisco, TX  
Virginia Ridge Estates, McKinney, TX  
Hometown NRH, North Richland Hills, TX  
Sam Moon Centers, Dallas, Frisco, TX  
L.A. Fitness, Grand Prairie, TX  
Care Now, Various North Texas Locations, TX  
Tractor Supply Company, El Paso, TX  
City of Hobbs Trunk Line F Sanitary Sewer Replacement, Phase 1, Hobbs, NM  
City of Artesia Sanitary Sewer Master Plan, Artesia, NM  
Eagle Draw-Firing Range Sanitary Sewer Interceptor, Artesia, NM  
City of Artesia 13th Street Infrastructure Improvements, Artesia, NM  
City of Hobbs Trunk Line F Sanitary Sewer Replacement, Phase 6, Hobbs, NM  
City of Hobbs Street Intersections, Hobbs, NM  
City of Artesia Drainage Master Plan, Artesia, NM  
36th Street Roadway, Utility & Drainage Improvements, Artesia, NM



Greenhill School Sports Complex

## David M. Goodson, PE, SECB

Principal-in-Charge



Mr. Goodson founded the Structural Engineering department at RLG in 1981 based on a philosophy of using experience and talent to provide practical and efficient structures with an emphasis on personal service. Using experience and practical analysis early in the design of projects has led to long lasting client relationships. The combination of excellence in design, clear communication, practical and constructible solutions, and easily read construction documents has resulted in multi-decade long relationships with architects, contractors, and owners. His talents and skills have been recognized with awards for design excellence from the AIA, AISC, American Subcontractors Association and PSA Architects. Our profession is constantly evolving with new technology and new code requirements. The structural department, led by Mr. Goodson, has taken the lead in many of these changes including the incorporation of BIM technology and LEED. Mr. Goodson's consulting on the Shangri La Botanical Garden and Nature Center contributed to the first LEED Platinum for New Construction Project in the state of Texas.

### Professional Engineer

Texas  
27 States

### Certifications

Structural Engineers  
Certification Board

### Education

BScience, Civil Engineering  
Cornell University  
Master of Civil Engineering  
University of Houston

### Selected Project Experience

Park Cities YMCA - University Park, TX  
Hockaday Academic Research Center - Dallas, TX  
South Grand Prairie YMCA Addition - Grand Prairie, TX  
Greenhill School, Gymnasium and Sports Complex - Addison, TX  
Jewish Community Center - Dallas, TX  
Trammell Crow Visitor Education Pavilion at Dallas Arboretum - Dallas, TX  
Shangri La Botanical Garden and Nature Center - Orange, TX  
Highland Park High School, Gymnasium Addition - Highland Park, TX



North Richland Hills Recreation Center

**Lauren Berry, PE, LEED AP BD+C**

Mechanical Engineer



Ms. Berry is a Mechanical Engineer and Project Manager in the Dallas office of M-E Engineers, Inc. Her experience includes electrical, technology and mechanical building system design, with an emphasis on sustainable design solutions.

Ms. Berry's responsibilities include HVAC and plumbing system design, energy modeling, coordination with our clients and other team members, and construction administration.

**Professional Engineer**

Texas  
LEED BD+C AP

**Education**

BS Architectural Engineering  
Kansas State University

**Selected Project Experience**

- Hood County YMCA – Acton, TX
- McKinney Aquatic and Fitness Center – McKinney, TX
- Grapevine Public Safety Building- Grapevine, TX
- North Richland Hills Public Safety Complex- North Richland Hills, TX
- Oak Point Recreation Renovation- Plano, TX
- Richardson Recreation and Aquatics Center- Richardson, TX
- Richardson Gymnastics Center – Richardson, TX
- Mesquite City Hall- Mesquite, TX
- Farmers Branch Aquatics Center- Farmers Branch, TX
- North Richland Hills Recreation Center- North Richland Hills, TX
- Rockwall County Courthouse- Rockwall, TX
- Dallas Baptist University Nation Hall – Dallas, TX
- Dallas Baptist University Learning Center – Dallas, TX
- University of Mary Hardin-Baylor Football Stadium and Student Union Building – Belton, TX
- Dallas Baptist University Baseball Stadium – Dallas, TX
- Baylor University Football Stadium – Waco, TX
- Texas Christian University Batting Cage - Fort Worth, TX
- Various AT&T Stadium Renovations – Dallas, TX
- Various Texas Ranger Stadium Renovations – Arlington, TX
- United Cooperative Services Granbury Office – Granbury, TX
- Dallas Love Field Central Receiving Facility – Dallas, TX
- DFW Terminal A Renovation – Dallas, TX



North Richland Hills Recreation Center

**Andrew Shivley, PE, LEED AP**

Electrical Engineer



Drew has a breadth of experience in commercial, public, sports and healthcare and leads the Dallas office of the firm. He has expertise in medium voltage power distribution, sports lighting, environmental impact, and control systems. He has led electrical design and administration on such high profile projects as the Dallas Cowboys Stadium, University of Texas Arlington Event Center, and the H&R Block Office Tower where he demonstrated skill in balancing the practical with the creative to achieve team resolution of issues that impact budget, schedule and constructability.

Most recently, Drew developed a cutting edge controls system which enabled the North Richland Hills Centre to pursue LEED Gold certification and with lower installation costs than a traditional system.

**Professional Engineer**

Texas  
LEED BD+C AP

**Education**

BS Architectural Engineering  
University of Colorado

**Selected Project Experience**

- Hood County YMCA – Acton, TX
- McKinney Aquatic and Fitness Center – McKinney, TX
- Oak Point Recreation Center Renovations – Plano, TX
- Grand Prairie Public Safety Building - Grand Prairie, TX
- Grapevine Public Safety Building – Grapevine, TX
- North Richland Hills Public Safety Complex – North Richland Hills, TX
- Mesquite City Hall – Mesquite, TX
- Rockwall County Courthouse – Rockwall, TX
- The Summit Recreation Center – Grand Prairie, TX
- North Richland Hills Recreation Center – North Richland Hills, TX
- Richardson Recreation Center & Aquatics – Richardson, TX
- Richardson Gymnastics Center – Richardson, TX
- Farmers Branch Aquatics Center – Farmers Branch, TX
- Griggs Park – Dallas, TX
- Texas A&M Natatorium Study – College Station, TX
- Dallas Baptist University Ballpark - Dallas, TX
- Texas Rangers Ballpark – Arlington, TX
- Dallas Cowboys Stadium – Arlington, TX
- University of Houston Stadium – Houston, TX
- University of Mary-Harden Baylor Stadium – Belton, TX
- Baylor University Stadium – Waco, TX
- University of Texas Arlington Special Events Center – Arlington, TX
- Dallas Baptist University Nation Hall - Dallas, TX
- Dallas Baptist University Learning Center - Dallas, TX
- University of Mary Hardin-Baylor Student Union Building - Belton, TX





Grand Prairie AAC Track

## Matthew Wilton

### Plumbing Design



Matt is a Senior Plumbing Designer specializing in plumbing systems. His experience has included project management as well as engineering plumbing systems and fire protection design with specialties such as healthcare, correctional, laboratory, educational, commercial and complex renovation projects.

He places great emphasis on producing the highest quality design on time and within budget.

### Education

Oklahoma State University,

### Selected Project Experience

Hood County YMCA – Acton, TX  
McKinney Aquatic and Fitness Center – McKinney, TX  
Oak Point Recreation Renovation – Plano, TX  
Dallas Baptist University Nation Hall – Dallas, TX  
Dallas Baptist University Learning Center – Dallas, TX  
University of Mary Hardin Baylor – Belton, TX  
Westwood School - Farmers Branch, TX  
Various AT&T Stadium Renovations – Arlington, TX  
Various Texas Ranger Stadium Renovations – Arlington, TX  
Alcon Cafeteria – Fort Worth, TX  
Victoria Electric Cooperative – Victoria, TX  
United Cooperative Services – Granbury, TX

Projects completed with other firms:

Brookhaven College – Science and Allied Health Building – Farmers Branch, TX  
NASA – Life Sciences Building – Johnson Space Center – Houston, TX  
NASA – Building 12 Renovation – Johnson Space Center – Houston, TX  
Denton County Administrative Complex – Phase 1 – Denton, TX  
Denton County Administrative Complex – Phase 2 – Denton, TX  
New Parkland Hospital – Replacement Hospital – Dallas, TX  
Cancer Institute of Dallas – Duncanville, TX  
Hillcrest Medical Center – Replacement Hospital – Waco, TX  
Midland County Jail – Midland, TX



Good Shepherd Catholic Church

**Rick Riddle, CSI, CCS**

Cost Estimator



Mr. Riddle has 38 years of experience in the design and construction industry. He is a licensed architect in the state of Texas and is a Principal at Riddle & Goodnight which provides consulting services to Architects, Engineers and Corporate clients. His areas of specialization include preparation of technical specifications and preparation of construction cost estimates. Mr. Riddle is a 1976 graduate of the University of Texas at Arlington with a B.S. Architecture and Environmental Design.

**Licensed Architect**

Texas

**Education**

BS Arch & Environmental Design  
UT Arlington

**Selected Project Experience**

- City of Dallas, Singing Hills Recreation Center, Dallas, TX
- City of Elgin, Elgin Recreation Center, Elgin, TX
- City of Bastrop, Bastrop Recreation Center, Bastrop, TX
- Texas Christian University, Athletics Weight Room, Fort Worth, TX
- Texas Christian University, Football Locker Room, Fort Worth, TX
- Texas Christian University, Soccer Locker Room Building, Fort Worth, TX
- University of North Texas, PE Building Renovations, Denton, TX
- Baylor University, Soccer Locker Room, Waco, TX
- Baylor University, Softball Locker Room, Waco, TX
- Good Shepherd Catholic Church, Colleyville, TX

**Tab III**



T. Boone Pickens YMCA

## RELEVANT PROJECT EXPERIENCE

Windsong Ranch Amenity Center

Park Cities YMCA

Joshua YMCA

Russell Creek YMCA

Gold's Gym International

Gaylord Texan Resort Pool

Equinox

Cooper Aerobics Center at Craig Ranch

T. Boone Pickens YMCA

Recreational Facilities Experience

Selected Floor Plan Designs



## Windsong Ranch Amenity Center Prosper, Texas

Windsong Ranch is a 2,000 acre multi-use development in Prosper, Texas. The master plan includes retail, multi-family, office, schools and single family residences. Phase 1 is comprised of 270 single family home sites, site infrastructure and the first of four amenities centers. Good Fulton & Farrell (GFF) is working with landscape architect TBG Partners to create a facility that reflects the North Texas prairie on which it is built. The facility includes a marketing center, café, fitness center, outdoor eating and entertainment areas, and support spaces for the two swimming pools. Expansive and sheltering roofs protect the glass enclosed interior spaces, as well as the large outdoor gathering spaces. The material palette is comprised of natural stones and woods, and the structure is exposed and cleanly detailed so that it becomes an integral part of the composition.

Final Project Cost TBD

Mr. David Blom  
972.238.7410





## Park Cities YMCA

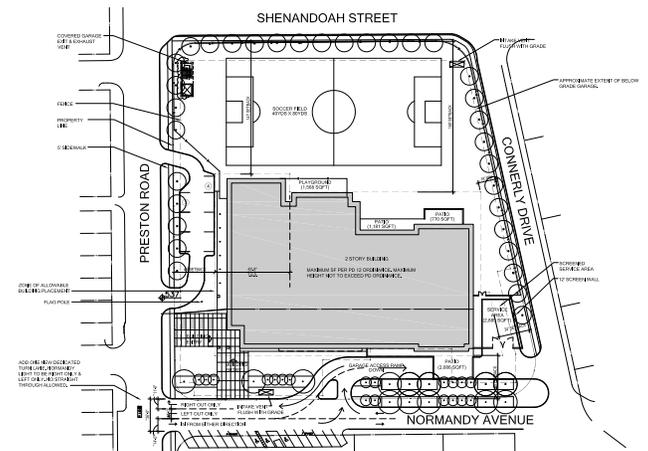
Dallas, Texas

The Park Cities YMCA is a prominent institution dating back to the mid 1940's. The original building is outdated and undersized for the extensive programs and growing membership base the Y now serves. Good Fulton & Farrell was hired to assist with zoning and design a new building occupying the same city block the building currently occupies. The building context was extremely important and drove many of the design decisions in this project. The site fronts onto a major public/retail street, Preston Road, and is surrounded by private family homes on all sides. A new 284 car underground parking garage is designed to serve visitors and staff as well as the adjacent Unitarian Church during Sunday services. The new 58,500 SF building and adjacent soccer field are directly on top of this garage. The building design presents a prominent public entry to Preston Road while still maintaining the desired residential scale through the use of gable roofs, porches, covered walkways, and building materials compatible with the surrounding residential neighborhood.



This is a \$28 million project.

Mr. Stan Thomas  
VP of Properites and Facilities  
YMCA of Metropolitan Dallas  
972 | 560 | 3809





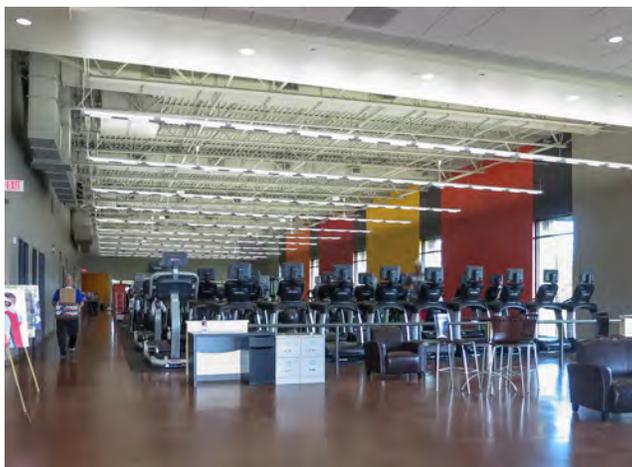
## Joshua YMCA

Joshua, Texas

The YMCA of Metropolitan Fort Worth joined forces with the City of Joshua in an effort to bring this up and coming city its first recreation center. Good Fulton & Farrell was hired to provide a design that would showcase the fresh growth and forward movement of the City while integrating the facility into the vernacular of its local Texas surroundings. This 24,868 SF building is a rectangular concrete tilt panel form that is anchored by a tall entrance tower of natural stone and steel. The south and east facades are accented by contemporary rectangular forms of concrete board siding, natural stone and glass. On the interior, the building is organized into two linear blocks. The first is a large open-to-structure space that contains the lobby and main fitness area. It is highlighted by large windows and bright blocks of warm color. Concrete floors, wood millwork and metal accents aid in blending the exterior and interior vocabulary. The second is a contrasting solid form of neutral color that contains accessory aerobic rooms, child care, locker rooms and offices. The color in this space accents the corridors that lead to the exterior swimming pool and playing fields while each room within it opens up to showcase a defining scheme of vivid colors.

This is a \$5 million project.

Mr. Todd Baker, VP of Properties and Facilities | 512 Lamar Street, Suite 400, Fort Worth, TX 76102 | 817.566.1052





## Russell Creek YMCA

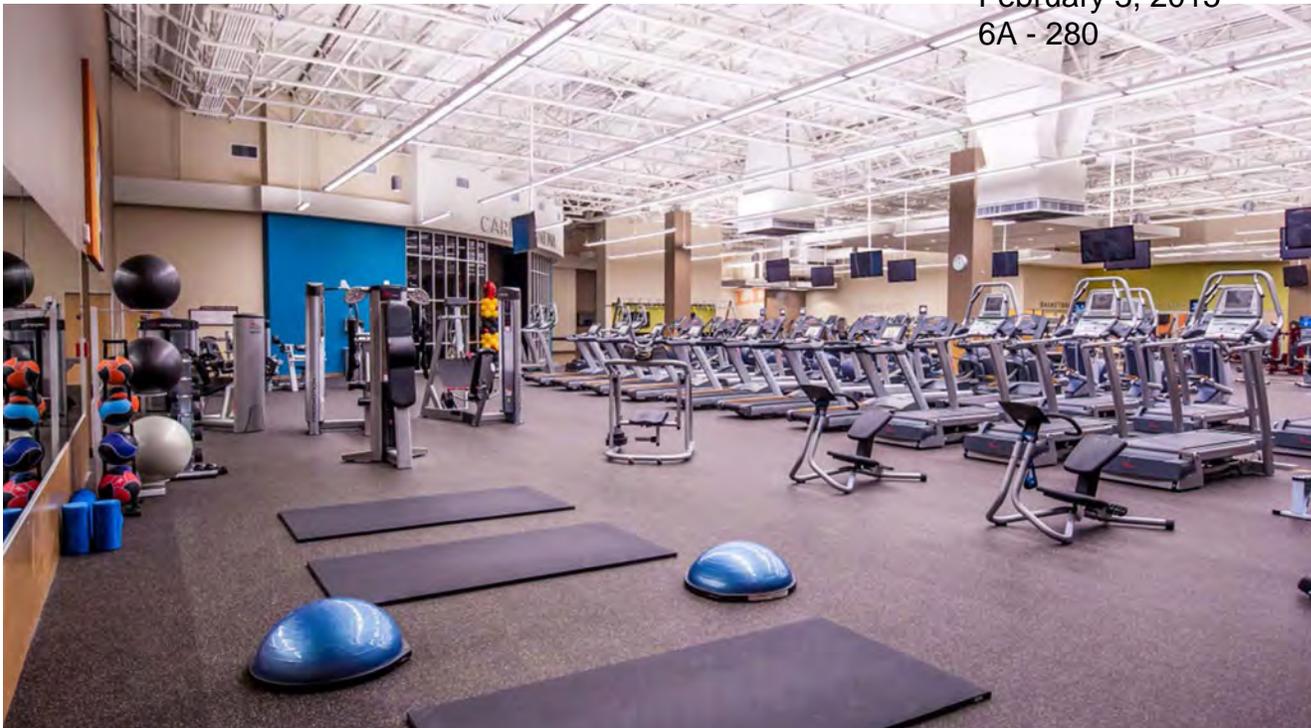
Plano, Texas

Plano's Russell Creek Family YMCA is a 29,000 SF private fitness facility on a 4.6-acre site. This building serves a young, energetic community in an area with other private health club options. The building's design serves as a display for the YMCA fitness programs and equipment. Open, large expanses of north-facing glass combined with brightly colored glazed block suggest a vibrant and energetic athletic facility. The colored block corresponds to the YMCA's six primary "Pillars of Character" traits (represented by the six official YMCA colors) which the organization actively promotes. The building's simple structure and orderly plan respond to a tight budget. A large box with two-story spaces is carefully arranged to allow for future expansion. Smaller one-story areas defining entries and exits are tucked under the perimeter of "the big box." This project won a Dallas Chapter AIA Design Award in 2006.

This is a \$3.7 million project.

Mr. Stan Thomas, VP of Properites and Facilities  
1621 W. Walnut Hill Lane, Irving, Texas 75038 | 972.560.3809



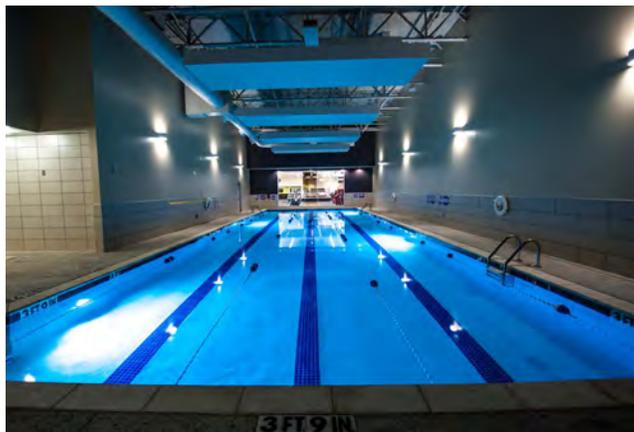


## Gold's Gym International Quail Springs, Oklahoma City, Oklahoma

GFF Interiors is engaged by Gold's Gym International for the design and delivery of facilities located across Colorado, Missouri, Ohio, Oklahoma and Texas. Ranging from 13,000 to 48,000 square feet, these multiple prototype designs accommodate and enhance the varied workout styles of their members and guests through a full range of amenities. This includes Gold's trademarked Cardio Cinema®, which creates a movie theater-like experience while exercising on a variety of cardio equipment, and Gold's Fit®, a versatile space that allows members to cross-train on their own program, with trainers or in groups. A large and inviting Kid's Club® provides a creative environment for members' children to be conveniently supervised and entertained while parents work out. The facilities include weight lifting mainstays as well as basketball courts, cycle and aerobic studios, and an aquatics center which includes a three-lane lap pool, spa, sauna and steam rooms. Each amenity is highlighted with energetic forms, colors and graphics that are organized around a centrally located cardio/fitness floor. These state-of-the-art Gold's Gym facilities are fostering fitness through nearly limitless workout options and limited excuses.

This is a \$30 million building campaign over multiple projects.

Mr. Randy Rayford  
rayford@trtholdings.com





## Gaylord Texan Resort Pool

Grapevine, Texas

Welcoming the guests of the Gaylord Texan, the Resort Pool provides 10 acres of respite for business travelers and enhanced vacation amenities for leisure travelers. The western theme architecture nostalgically conjures images from a more relaxed time. The main entrance sets the stage for a backdrop of old west storefronts including a retail shop with saloon swinging doors. An outdoor bar boasts cedar columns and beams creating an upscale pole barn for enjoying a cool beverage. A gourmet kitchen becomes the heart of the building serving guests international flavors in a dynamic setting – alongside an adventure river and water slides.

Croquet, bocce and shuffleboard courts enable enthusiasts and novices alike. The expansive croquet court doubles as an event venue for weddings, concerts and corporate entertaining. Airy, fabric covered cabanas placed throughout the site offer privacy and shade from the summer sun for groups and families. The project was certified LEED Silver in January 2013.

This was a \$10 million project.

Mr. Al Beams  
615 | 305 | 8470



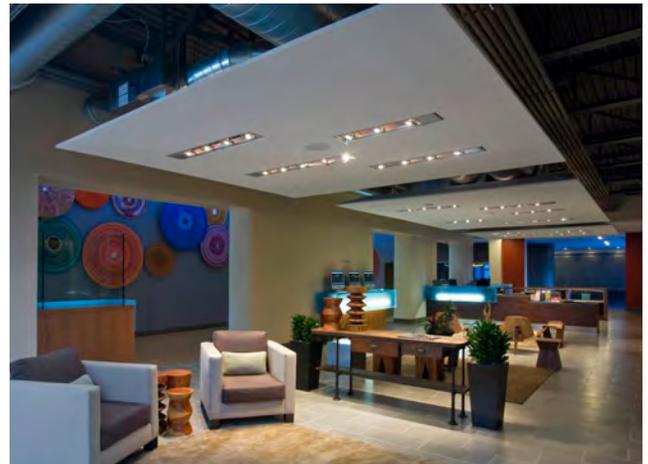


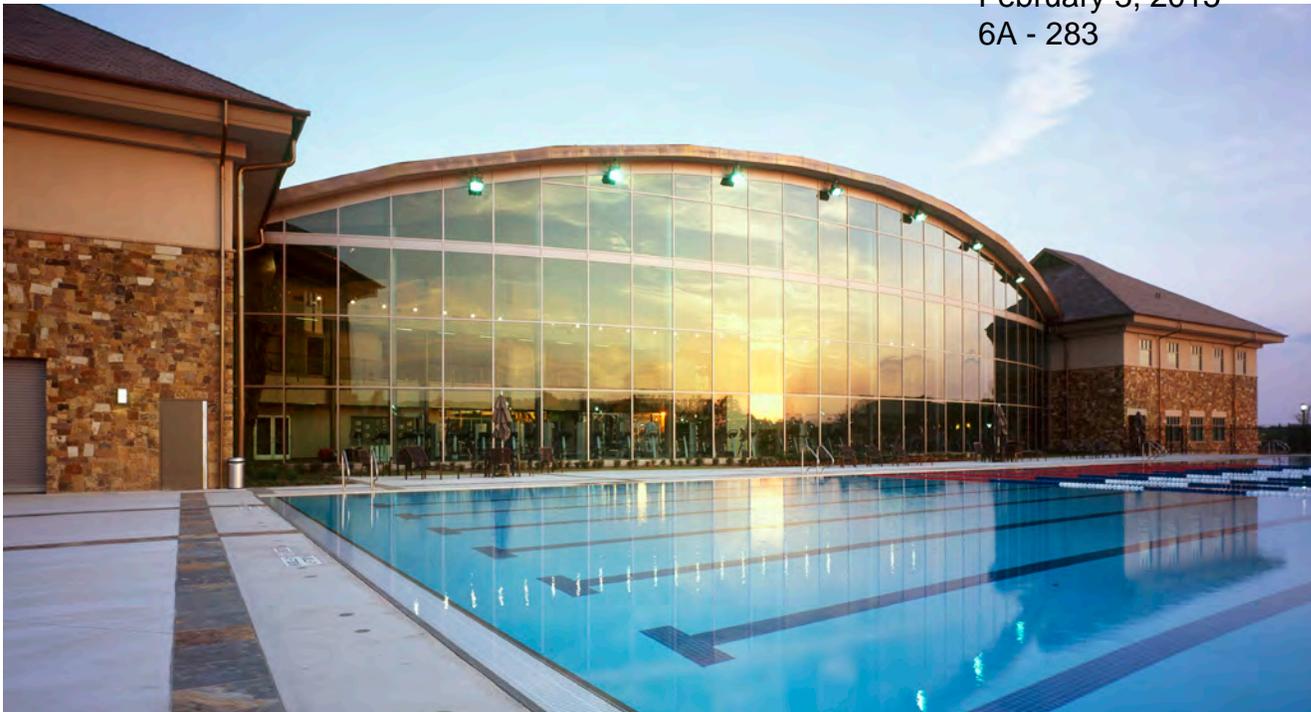
## Equinox Dallas, Texas

The first Equinox Club location in Dallas transforms a former automobile dealership into a showcase for a branded lifestyle focused on fitness and health. The existing assemblage of buildings was simplified into two basic blocks. The first block, sheathed in a black composite panel skin, houses the reception area, yoga room, spa and sublease retail spaces, while the second block features white translucent panels on a plinth of glass and natural cedar housing the cardio floor, pool, locker rooms and two levels of structured parking. The two forms are linked by a two-and-a-half story atrium, animated with suspended freeform color plexi panels, one of several significant art installations by local Dallas artists. The 45,000 SF club interior combined the use of modern, European tiles and veneers with the contrasting simplicity of exposed structure ceilings. The overall impression reflects the upscale, modern, urban clientele which Equinox attracts.

This was a \$12 million project.

Mr. Khidir Abdalla  
212 | 774 | 6338



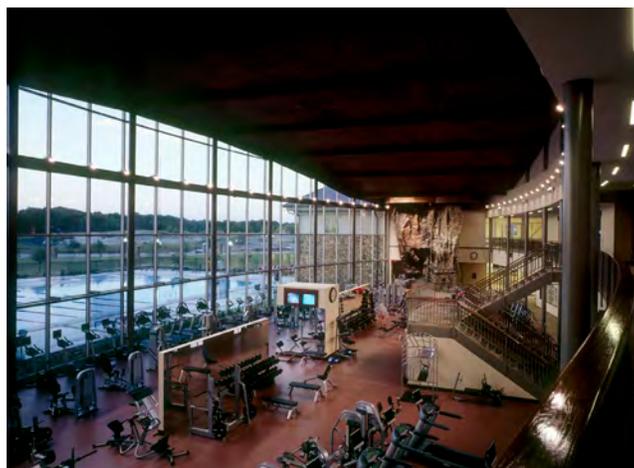


## Cooper Aerobics Center at Craig Ranch McKinney, Texas

Dr. Kenneth Cooper chose the planned community of Craig Ranch in McKinney for the site of his first Aerobics Center beyond the original North Dallas campus on Preston Road. The 76,000 SF center is designed with the architectural character and atmosphere of a resort, to harmonize with the prestigious Tournament Players Club nearby. Components of the center include an 11,000 SF fitness center (with cardio, strength and circuit training), a full service spa, dining, nutrition counseling, "demonstration" kitchen and child-care area. The dining room will have the capacity to serve 1,000 meals per day and satisfy the needs of the future satellite components (Cooper Living and The Cooper Clinic).

This was a \$12 million project.

Ms. Brandy Rentz  
Sales and Marketing Director  
214 | 383 | 1000





## T. Boone Pickens YMCA Dallas, Texas

The YMCA of Metropolitan Dallas hired Good Fulton & Farrell to help reposition their 62,000 SF downtown facility-the T. Boone Pickens YMCA - to compete with new and emerging competitors in the market. The renovation primarily takes place on the third and fourth floor of the building. One of the primary goals was to create an environment that encourages social interaction throughout the facility. Informal lounge areas dot the perimeter of the racquetball courts and around the cafe area where members can visit or take advantage of the upgraded WiFi network. The design opened up the existing space by increasing the use of natural light. Additional amenities include an upgraded yoga and pilates room, renovated locker rooms, expanded children's area and 10,000 SF state-of-the-art cardio and weight center. The scope of work also included a new elevator system and renovation of the parking garages.

This is a \$3.4 million project.

Mr. Stan Thomas, VP of Properites and Facilities  
1621 W. Walnut Hill Lane, Irving, Texas 75038 | 972.560.3809





Equinox

## RECREATION FACILITY EXPERIENCE



### Trailhead Cycle and Fitness

Fort Worth, Texas

The 270-acre Clearfork development, part of the historic Edwards Ranch, is located in the prestigious and affluent near-southwest quadrant of Fort Worth. The program for the 13,700 SF building includes a bike shop, yoga studio, coffee shop and beer garden. These functions have been arranged on two levels in a building with an informal spirit and contemporary form that causes interior and exterior spaces to merge seamlessly.



### Park Cities YMCA

Park Cities, Dallas, TX

The Park Cities YMCA is a prominent institution dating back to the mid 1940's. The original building is outdated and undersized for the extensive programs and growing membership base the Y now serves. Good Fulton & Farrell was hired to assist with zoning and design a new building occupying the same city block the building currently occupies.



### Gold's Gym International

Locations Nationwide

GFF Interiors recently completed a large project for Gold's Gym International. This 48,320 SF prototype design establishes a new concept for fitness centers designed to enhance the way people work out. This includes Gold's trademarked Cardio Cinema® which creates a movie theater-like experience while exercising on treadmills, elliptical machines and cycles. To date, GFF has completed more than 20 projects for Gold's Gym.



### Camp El Tesoro

Granbury, TX

Since 1934, Camp El Tesoro has provided outdoor education opportunities for young children. The name stems from the Spanish word for "treasure." The 223-acre site sits in the crest of a hill and offers a view of the Brazos Valley. Good Fulton & Farrell is designing several new buildings on the campus including new cabins, a dining hall complex and equestrian center among other renovations and mechanical upgrades. In addition, GFF is designing a new roadway connecting entry with the parking lot/staging area. Our design of the new main entrance includes new gates, fencing and landscaping.





**Equinox**

Dallas, TX

From auto bodies to hard bodies, the first Equinox location in Dallas transforms a former luxury automobile showroom into a showcase for a branded lifestyle focused on fitness. Designed to fit within the context of an urban setting, the exterior pulsates with energy as it glows in the evening. The 45,000 SF interior renovation includes a mind and body studio, cardio floor, full-service spa center, indoor pool, WiFi lounge, juice bar, laundry room and locker room facilities.



**T. Boone Pickens YMCA**

Dallas, TX

As the revitalization of downtown Dallas continues, businesses inside the loop will need to innovate in order to accommodate the increased residential population. The Downtown Dallas YMCA, now known as the T. Boone Pickens YMCA, is no exception. In an effort to better serve the fitness needs of full-time downtown residents, the facility is undergoing a \$5 million facelift. The renovation will primarily take place on the third and fourth floor of the downtown building.



**Frisco YMCA**

Frisco, TX

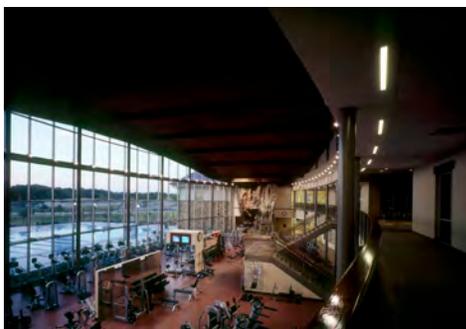
The Frisco Family YMCA is a 25,000 SF private fitness facility. Designed to accommodate the boomtown growth in Frisco, it serves as the Y's second facility in this burgeoning suburb. Amenities include a cardio wellness center, aerobics studio, outdoor playground and playing fields. Located on Main Street in downtown Frisco, the one-story building sits on a 6.91 acre site. Glass punctuates the building allowing natural light to flow into the space. A soft material palette contrasts the strong angles. The second phase includes a natatorium and gymnasium expansion.



**Northwood Club**

Dallas, TX

Located in the heart of North Dallas, Northwood Country Club hired Good Fulton & Farrell to design a new two-story pool and fitness facility. In order to compete with the market, the club had a need to create a facility that attracts a new generation of club patrons along with satisfying the needs of existing members. A burgeoning stone curvature pulsates out towards arriving patrons, while a metal roof juxtaposes a harmonious balance of form. The rugged material palette draws from a regional vernacular and is scaled to enhance the natural vegetation on the site. Amenities include cardio studio, yoga studio, open cardio area, dining room, full-service kitchen and an outdoor pool and a children's lazy pool.



**Cooper Aerobics Center at Craig Ranch**

McKinney, TX

Dr. Kenneth Cooper chose the planned community of Craig Ranch in McKinney for the site of his first Aerobics Center beyond the original North Dallas campus on Preston Road. The 76,000 SF center is designed with the architectural character and atmosphere of a resort, to harmonize with the prestigious Tournament Players Club nearby. Components of the center include an 11,000 SF fitness center (with cardio, strength and circuit training), a full service spa, dining, nutrition counseling, "demonstration" kitchen, and childcare area. The dining room will have the capacity to serve 1,000 meals per day and satisfy the needs of the future satellite components (Cooper Living and The Cooper Clinic).

**Russell Creek YMCA**

Plano, TX

Plano's Russell Creek Family YMCA is a 29,000 SF private fitness facility on a 4.6 acre site located on McDermott between Coit and Independence on the East edge of Russell Creek Park. The facility includes a large fitness/cardio/strength area, an aerobics/dance studio, a 3/4 gym, a Youth Fitness, Teen Center, a Day-care and Child Watch with an exterior "Spray Park" with Waterplay elements. The facility is masterplanned to add a full size gym and natatorium in the next phase. Russell Creek Family YMCA received an AIA Dallas Honor Award.



**Jewish Community Center Natatorium and Fitness Center**

Dallas, TX

Comprehensive architectural services for design and construction of a 40,000 SF addition to the existing Jewish Community Center of Dallas. The project contains two indoor pools, locker areas and support facilities for the new pools, new changing rooms for the existing outdoor pool, and a new fitness center with indoor running track.



**Parish Episcopal School Gymnasium**

Farmers Branch, TX

Design of a 23,000 SF gymnasium as new construction and locker rooms in existing space to serve this 3-12 private school which purchased the former Exxon/Mobil Research Lab. The construction cost is \$3.4 million.



**The Hockaday School Wellness Center**

Dallas, TX

The 11,300 SF Wellness Center addition to the Penson Athletic Center completes the physical education component of the Hockaday School. As a significant element of the "Building for the New Century" campaign, the building compliments the existing gymnasium with an inviting composition of glass and brick to naturally illuminate the interiors. Aerobics, weight training and cardiovascular areas are housed within, along with staff and coaches' offices and an attractive reception area.



**Bette's Treehouse Tejas Girl Scout Council**

East Texas,

Schematic design for a shelter that is a cross between a primitive shelter and a traditional cabin. The lodge is centered among four cabins and sits on a sloping, heavily treed site. Elevated walkways pass over the slope linking the lodge with the cabins.





**YMCA of Whiterock**

Dallas, TX

Comprehensive architectural services for renovation of a 38,000 SF retail shell building on a 4-acre site. that include an outdoor pool, gymnasium, fitness center, locker rooms, and child care facilities.



**Coppell Family YMCA**

Coppell, TX

Comprehensive architectural services for a 31,000 SF YMCA with indoor pool, gymnasium, fitness center, indoor running track, locker rooms, and child care facilities. The facility is located on a 3-acre site in the Coppell Town Center.



**Cedar Crest Club House**

Dallas, TX

Programming and comprehensive architectural services for a 15,000 SF replacement club house at a golf course owned and operated by the City of Dallas. The building includes a resident pro-shop, locker rooms and grill as well as a 300 seat multi-purpose community room.



**Ursuline Academy Athletic Center**

Dallas, TX

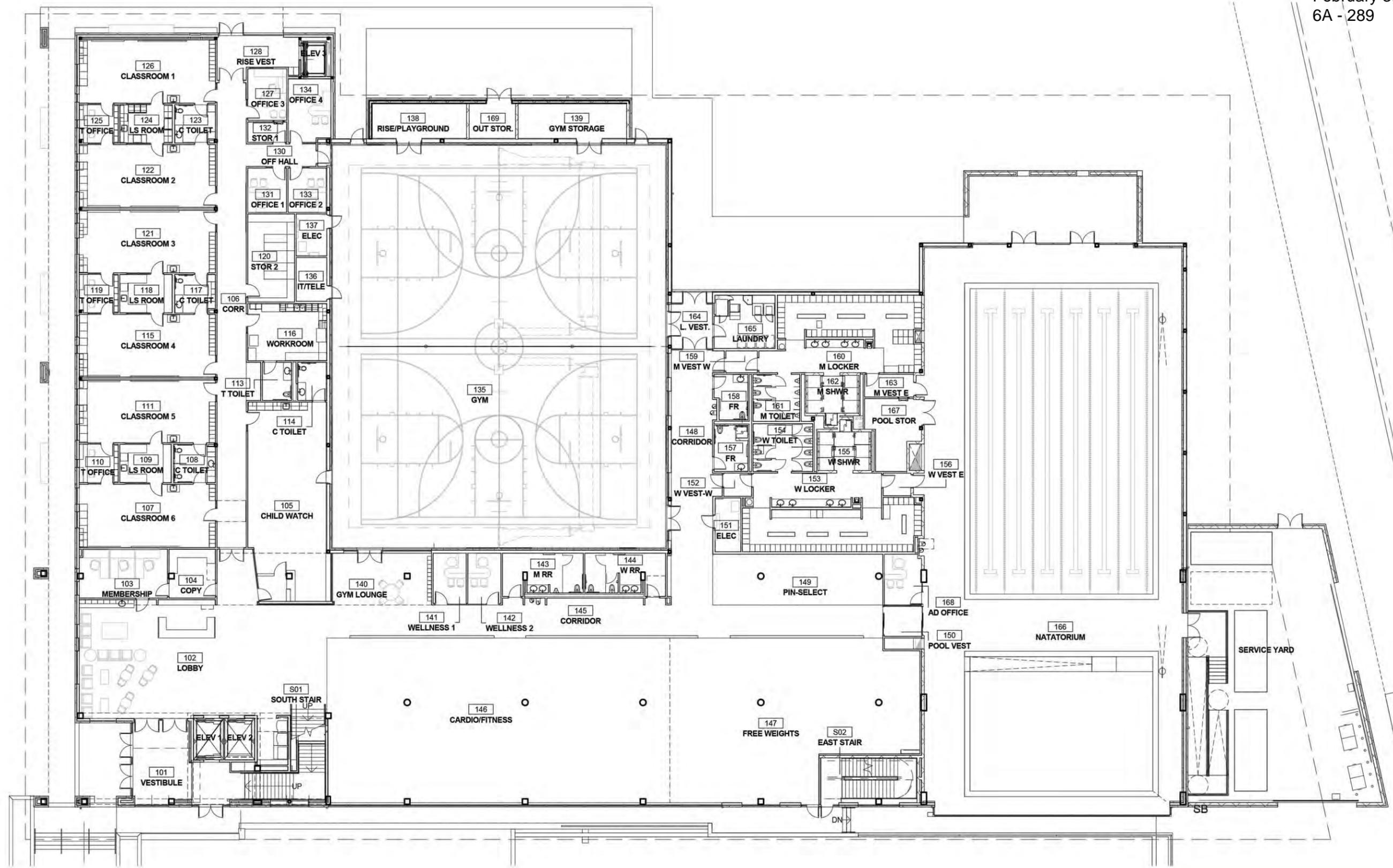
A 34,000 SF competition field house for high school basketball and volleyball, seating 1,000 spectators. The project also included physical education classrooms, faculty offices, locker rooms and a large pre-function area.



**Camp John Marc Myers Master Plan Special Camps for Special Kids**

Bosque County, TX

Programming, master planning cost estimates and phasing options of a therapeutic camp for children with severe and chronic illnesses set on 137 acres, the camp contains 22 buildings, including cabins, a dining hall, medical building, arts and crafts building, camp office, multipurpose pavilion and staff houses. The buildings are constructed of native materials, including limestone blasted from the camp's lakebed and cedar posts harvested during site clearing operations. All aspects of the camp were designed to comply with ADA accreditation standards.



MOODY FAMILY YMCA IN THE PARK CITIES  
First Floor

Dallas, Texas

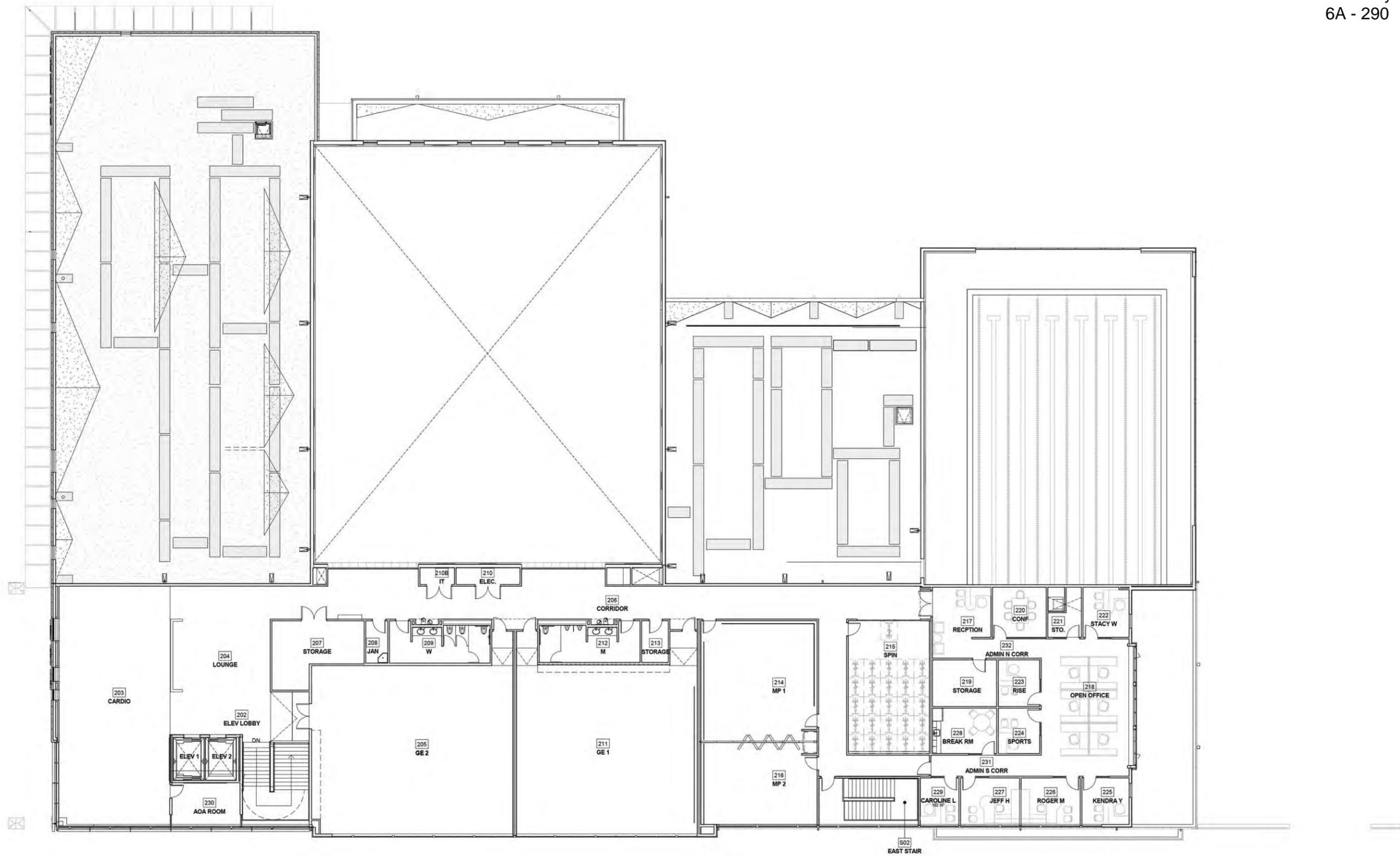


**Good Fulton & Farrell Architects**

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500 / Tel  
214.303.1512 / Fax  
www.gff.com





MOODY FAMILY YMCA IN THE PARK CITIES  
Second Floor

Dallas, Texas

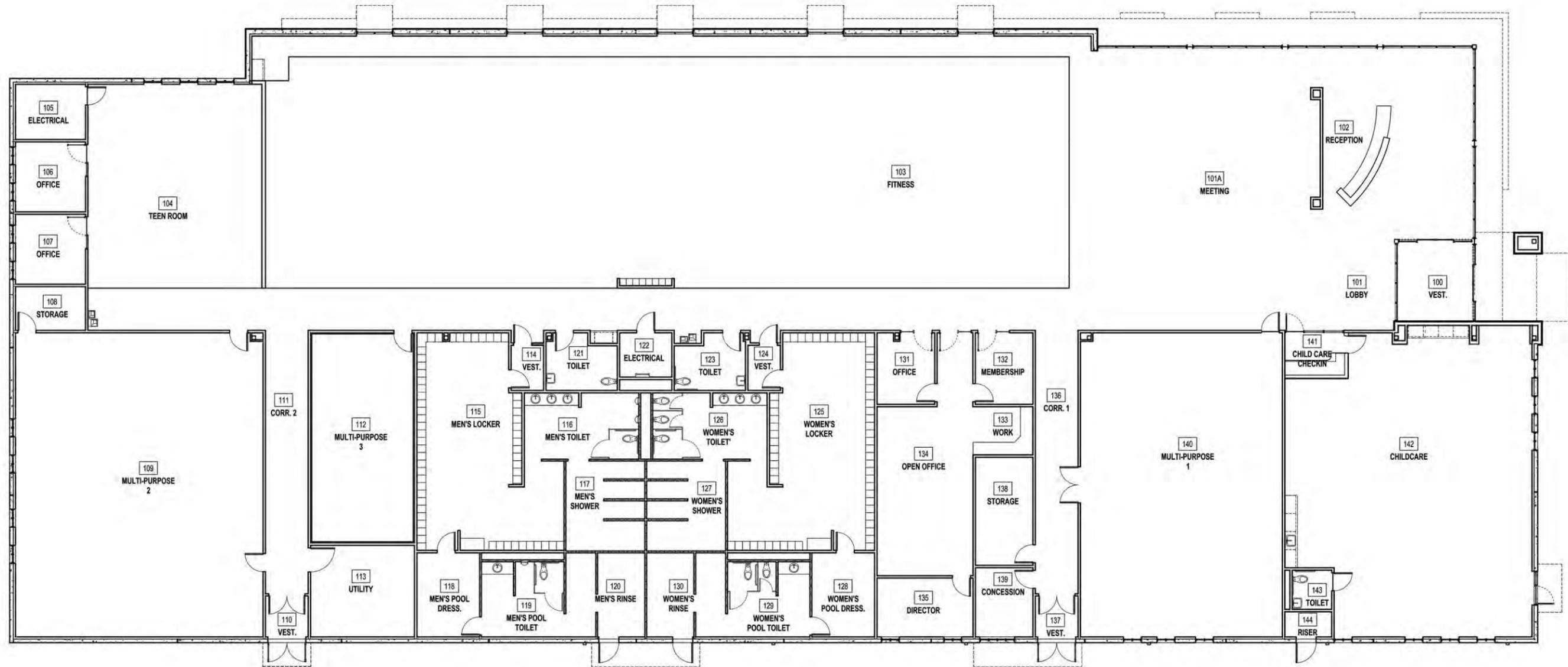


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Dallas, Texas 75201

214.303.1500 / Tel  
214.303.1512 / Fax  
www.gff.com





JOSHUA COMMUNITY YMCA  
First Floor

Joshua, Texas



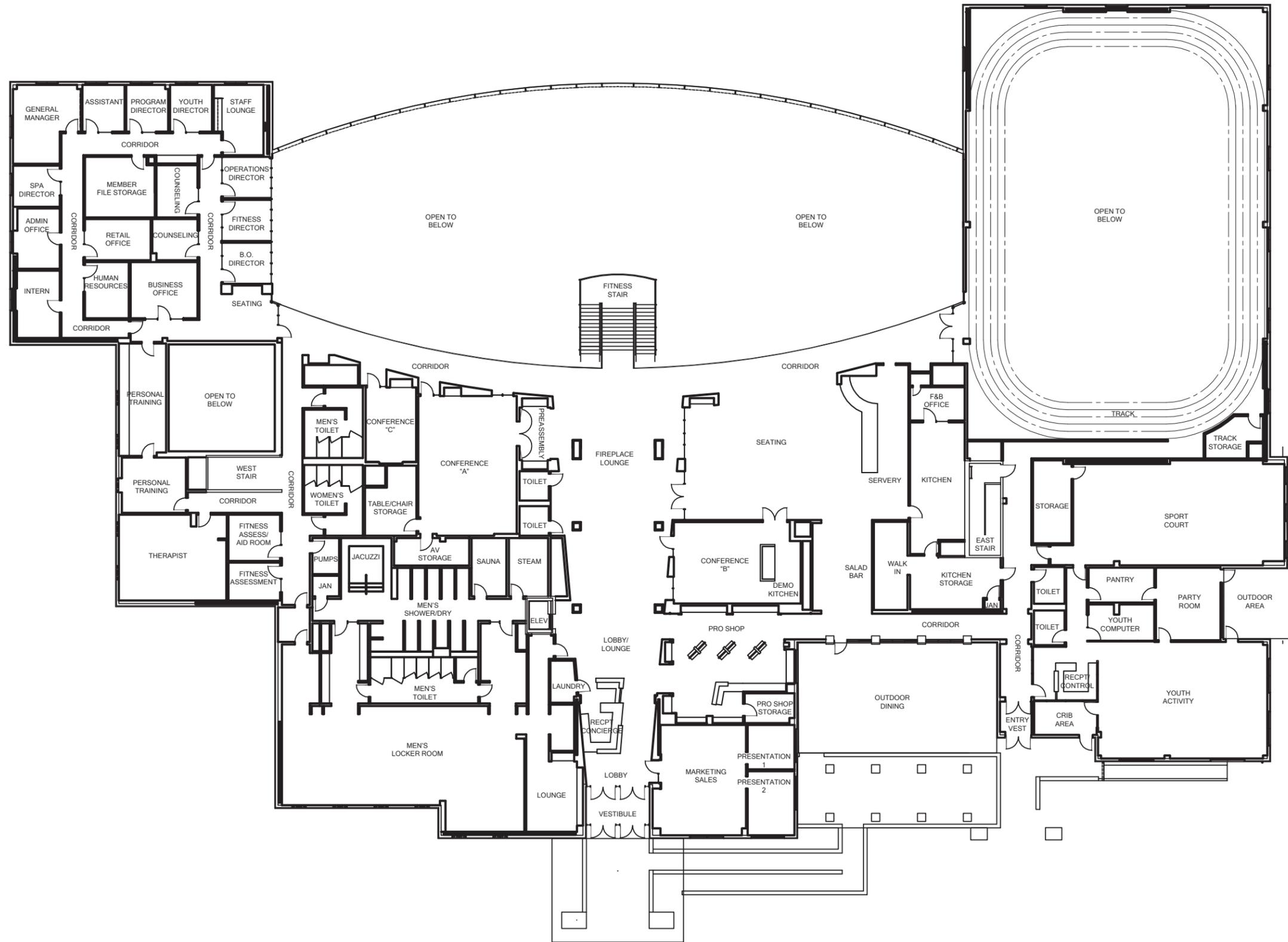
**Good Fulton & Farrell Architects**

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com







COOPER AEROBICS CENTER AT CRAIG RANCH  
Second Floor

McKinney, Texas



Good Fulton & Farrell Architects

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com

**Tab IV**



Russell Creek YMCA

## REFERENCES

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YMCA of Metropolitan Fort Worth**

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817.566.1052  
tbaker@ymcafw.org

**Ms. Mary Brinegar, CEO  
Dallas Arboretum**

8525 Garland Road  
Dallas, TX 75218  
214.515.6500

**Mr. Patrick Fernandez  
Director Project Management - Gold's Gym  
TRT Holdings, Inc.**

4001 Maple Avenue  
Suite 600  
Dallas, TX 75219  
214.283.8570  
phfernandez@trtholdings.com

**Mr. Willis Winters  
Dallas Park and Recreation Department**

1500 Marilla Street, Room 6FN  
Dallas, TX 75201  
214.670.4100

**Mr. Myron G. Blalock, III, Executive Vice President  
Senterra Real Estate Group, LLC**

11 Greenway Plaza, Suite 3100  
Houston, Texas 77046  
713.965.2930  
myronb@senterrallc.com

**Mr. Kirk Williams, VP of Development  
Cypress Equities**

8343 Douglas Avenue, Suite 300  
Dallas, Texas 75225  
214.561.8838  
Kirk.Williams@CypressEquities.com

**Mr. Paxton Motheral  
Edwards Ranch**

**Cassco Development Co., Inc.  
Edwards Geren Limited**  
4200 South Hulen, Suite 614  
Fort Worth, Texas 76109  
Paxton@casscoland.com

**Tab V**



**Architectural Services for a Multipurpose Recreation Facility, City of Richland Hills, Texas**  
Preliminary Project Schedule

- Schematic Design  
45 Days
- Owner Review/Approval  
15 Days
- Design Development  
45 Days
- Cost Estimating/Owner Review/Approval  
15 Days
- Construction Documents  
170 Days
- Cost Estimating/Owner Review/Approval  
15 Days Each
- Bidding/Negotiation  
30 Days
- Construction  
TBD Days

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12		
Schematic Design														
Owner Review/Approval														
Design Development														
Cost Estimating/Owner Review/Approval														
Construction Documents														
Cost Estimating/Owner Review/Approval														
Bidding/Negotiation														
Construction														

**Tab VI**



Frisco Family YMCA

## PROJECT APPROACH

### Creativity and Innovation in Design

In our most successful buildings, the finished product doesn't selfishly express our design philosophy, or result in a recognizable GFF style, but rather, the designs express our clients' priorities and values. This is because our design work is underpinned by a methodology which stresses asking probing questions and listening carefully to our clients' goals, objectives, needs and wants. We call this part of the design process "Project Definition." It is a workshop-based process in which we explore precedents, benchmarks and standards while collecting quantitative data resulting in a very useful program to inspire the design.

A second key element of GFF's design methodology is "Alternatives Analysis." We never bring a single anointed design solution early in the process, but rather allow several alternative concepts to be presented, together with an analysis of the strengths and weaknesses of each. These are ranked and presented to our client with a recommendation. Inevitably, the concept which moves forward has characteristics drawn from several of the alternatives, and the building is better off for it.

Despite the emphasis on a client-centered design methodology, GFF subscribes to a series of tenets which inform our buildings and bring a measure of consistency to our work:

#### Design for our time

Our buildings should take advantage of all the technology that is available to us, and they should reflect our particular place in time. They should be modern with a small "m."

#### Design for our context

We are a very active firm regionally. Texas is our context. The hot climate and bright sun should have a significant influence on the form and materials of our buildings. The surroundings of our site should inform a building's orientation, massing, scale and color.

#### Learn from history. Don't repeat it.

There are wonderful vernacular building traditions in our area. These often result in elemental structures with a delightful charm and appeal, not relying on applied ornament or style. We avoid a superficial nostalgia which attempts to evoke another locale or another era.

### Budget Methodology and Cost Control

Good Fulton & Farrell views the budget responsibilities as a very serious matter and typically conducts budget control checks at the conclusion of Project Definition, Schematic Design and Design Development. We often work with a construction manager or cost consultant within the team. We are quite happy to work within the context of these additional consultants and have found a collaborative effort to be very successful. We will help the owner understand that there needs to be latitude for scope, complexity, etc. and that we need the authority to make such suggestions and see they are properly addressed.

### Quality Control Methodology

#### Overview

Good Fulton & Farrell has a multi-faceted approach to Quality Assurance. It involves regular staff training, standards by which we codify the firm's aggregate knowledge and best practices, along with established procedures for applying these as detailed below.

#### Training

Good Fulton & Farrell is constantly upgrading in-house procedures with regard to technical quality assurance. As a Certified American Institute of Architects Continuing Education provider, we have bi-weekly recurrent training seminars dealing with a wide range of subjects including building materials, system specifications, codes and other design and technical matters. We are committed to cultivating an environment that encourages all of our employees to expand their knowledge through on-going education. These are supplemented with bi-weekly presentations from experts outside the firm so every member of both our technical & support staff annually is offered approximately 50 seminars largely relating to architectural quality control, with a specific goal of preventing errors and omissions claims.

#### Standards & Procedures

In-house quality control procedures include using highly qualified and credentialed professionals in conjunction with current CAD/D and BIM technology to insure coordination among building systems. Our rate of licensed staff has traditionally been higher than similarly sized firms in the area and we only hire technical staff who were trained



T. Boone Pickens YMCA

at NCARB certified schools. We also have a Certified Construction Specifier on staff who is specifically assigned with maintaining the currency and technical integrity of our specifications. We have an extensive technical library and utilize both AIA Master Spec and CSI's Spec Text formats.

#### **Quality Assurance Checks**

During the course of a project we typically have weekly consultant meetings and formal coordination printings at the 50% and 95% complete stages. At the conclusion of the construction documents phase, the Project Architect reviews drawings and specifications for the team quality control check. The head of each Consultant team also does a quality check on the work his firm completes.

#### **Project Management Procedures**

**Scheduling:** GFF utilizes Microsoft Project as the software tool for establishing and managing a detailed project schedule. Our Project Manager, working in team format with the Owner and any Owner's CM advisors, develops the schedule (including work periods, review periods, and milestone dates) initially at the time GFF is put under contract. Work tasks are coded by responsible party to make assignments clear. At each subsequent coordination meeting, project schedule becomes an agenda item for monitoring and correction.

**Consultant Coordination:** GFF takes seriously the responsibility as the prime consultant and head of the design team. As such we insist upon regularly scheduled coordination meetings at which consultants are present. At most of these, the consultants are obligated to present work product proving up the status and quality of their work and allowing an opportunity for team members to interact and uncover inconsistencies in the design or documents. We have also begun the successful use of subscription web-based project management (Project Mates) to allow posting of drawings, logs, RFI's, and other project documents for instant access and action.

#### **Approach to Communication with the Client & Construction Manager**

We believe that the best approach to communication to ensure project success is a healthy blend of face-to-face personal interaction and the instant benefits of electronic transmission. Already mentioned in earlier sections of this response are (1) regularly scheduled team meetings, including client and CM, and (2) use of web-based Project Management. In addition, GFF prepares meeting notes, field reports, and other communiques for electronic transmission and typically follows this with mailed hard-copy versions. Our Project Manager is charged with the responsibility to manage the communication appropriately and to monitor the process. We ask the client and any Construction Manager to likewise designate a focal point for communication.

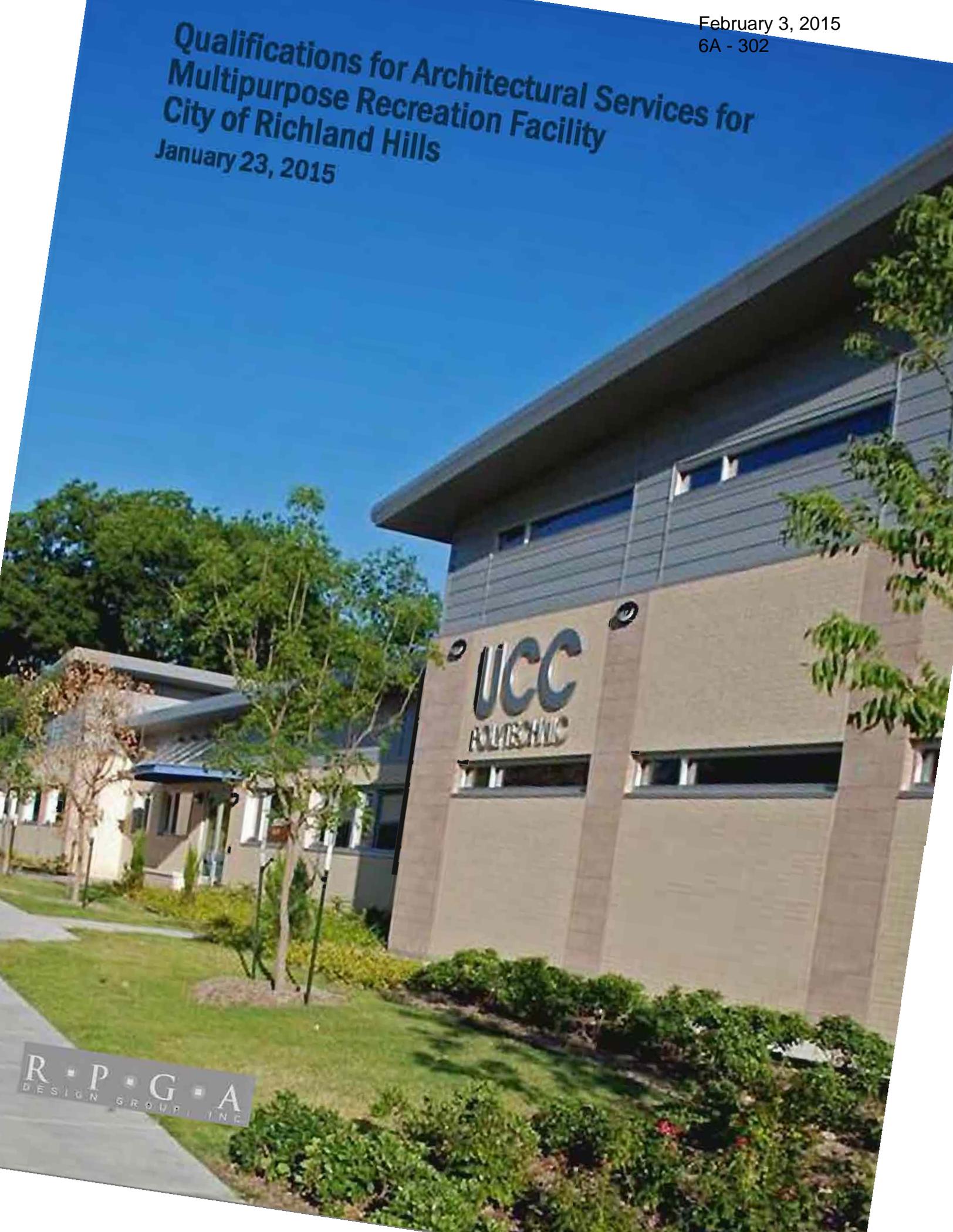
#### **Approach to Code Analysis and Jurisdictional Approvals**

GFF typically prepares a code and zoning analysis, utilizing a form we have developed in-house, early in the Schematic Design Phase of each project. Our consultants participate in this analysis as well, so that items particular to their disciplines are not overlooked. We then typically take a copy of the completed analysis and review it with the Building Official and Planning Director to ensure that our interpretations agree with the City's. We often use 90% complete construction documents as a Permit Review Set, so that City Review comments can be incorporated into the bid and final construction documents, in an effort to reduce the likelihood of code-related addenda or change orders.



# Qualifications for Architectural Services for Multipurpose Recreation Facility City of Richland Hills

January 23, 2015



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1 - LETTER / SUMMARY

January 23, 2015

City of Richland Hills  
City Secretary  
3200 Diana Drive  
Richland Hills, Texas 76118

RE: Request for Qualifications for Architectural Services, Multipurpose Recreation Facility

To Whom It May Concern,

It is with great enthusiasm that RPGA Design Group presents its qualifications for your consideration in selecting a team to provide professional services for the City of Richland Hill's New Multipurpose Recreation Facility. RPGA understands this will involve schematic design through construction administration and will be tasks related to architecture, programming, civil engineering, landscape architecture, mechanical engineering, electrical engineering and interior design, among others.

Over the last twenty years, RPGA has developed an excellent reputation based on our ability to provide creative and thorough architectural services while maintaining the highest level of professionalism. RPGA's associates and staff offer an extensive record of service in municipal design, planning, engineering and consultation to provide the comprehensive professional services necessary for your projects. Additionally, RPGA is extremely well versed in delivering projects via the Construction Manager at Risk and other alternate delivery methods such as Design Build.

RPGA's prior experience with the City of Fort Worth, City of Irving, Town of Highland Park, and the City of Southlake makes RPGA highly qualified to assist with this RFQ. RPGA has made a strong commitment to providing exceptional services to all our clients over the last two decades and we now wish to offer the City of Richland Hills these same professional services.

We have assembled a highly qualified team of respected consultants with significant experience. The members of this team are RPGA Design Group, Campos Engineering (Mechanical/Electrical/Plumbing), JQ Infrastructure (Structural and Civil Engineering), Berkenbile Landscape Architects and Riddle & Goodnight (Cost Estimating). As a team, we have consistently demonstrated our ability to meet our client's schedules and construction budgets and this project team brings together individuals who in a team capacity demonstrate first and foremost our ability to listen.

We offer the City of Richland Hills our professional attention – we take pride in guaranteeing you that a Principal on our team will always have thorough and continuous involvement in this project. We look forward to your thoughtful considerations of our unique qualifications.

Respectfully submitted,

Javier Lucio, AIA, NCARB  
Principal  
**RPGA Design Group, Inc.**  
101 S. Jennings Avenue, Suite 100  
Fort Worth, Texas 76104  
(817) 332-9477 ext. 207

**EXECUTIVE SUMMARY**

RPGA Design Group, Inc. offers a total staff of sixteen (16) which easily provides us with the resources necessary to offer the City of Richland Hills complete and thorough professional services for architecture and interior design. In our history, RPGA has provided all of our clients with the services necessary to complete projects in a timely and professional manner. We have identified the staff and consultants we anticipate to successfully provide the City with the resources necessary for this RFQ. If necessary to expedite the project or to assure that the project is progressing as scheduled, RPGA and our associated consultants have the resources in-house to reallocate staff as needed.

While our experience ranges from early studies to construction completion, much of our experience is in the front-end planning, conceptual design and schematic design, where seventy five percent of the decisions are made that inform all following phases. Our needs assessment, planning and design efforts benefit from our specialization and understanding of public clients and specialized user needs. We hear the concerns of public clients on a regular basis, and develop solutions in the context of operational, training and functional environments. Our public projects frequently involve multiple stakeholders with varying priorities and needs. We successfully engage these stakeholders to create a shared vision for their programs, and the most effective use of the project budget to achieve the needs of all participants. We spend significant time onsite, in intensive work-sessions, to quickly gather and test information that will ultimately define the size, scope, and budget for your project. We then prepare creative scenarios for efficient, yet operationally effective initial project developments.

We believe that the process and experience of the planning team is the key to a delivering a successful project in an expeditious manner. The right questions will be asked, information and ideas will be understood, and a meaningful dialogue will be held from the outset. Our team will dialogue with participants in their own vocabulary assuring that we understand their input so they understand the facilities planning process, and we all benefit by increased stakeholder involvement and “ownership”.

We do our homework ahead of time so we make the best and most efficient use of your (our client representatives, users, other participants) time. This preparation, along with our extensive public facilities experience, allows our planning and client team to be fully engaged throughout this project. We maintain principal and key staff involvement throughout all of our projects, maintaining our applicable experience and knowledge at your disposal. We do not preconceive solutions, but draw from our experience to make your project our best.

RPGA takes pride in guaranteeing that a principal in the firm will have continuous and thorough involvement. Additionally, our design team members have multi-disciplinary skills allowing them to participate in all phases of a project. Our horizontal organization has several benefits; it ensures team size and organization is properly suited for each project and client. Given their skill-sets, individual team members adapt and respond to issues arising from the design process, client input, or unforeseen circumstances. This structure provides multiple points of entry allowing issues to be addressed in a timely manner.

2 - PROFILE / HISTORY / STAFF

FIRM NAME	RPGA Design Group, Inc.
OFFICE LOCATION	101 S. Jennings Avenue, Suite 100 Fort Worth, Texas 76104
CONTACT PERSON/ PRINCIPAL-IN-CHARGE	<b>Javier Lucio</b> , Principal Phone: (817) 332-9477 ext. 207 Fax: (817) 332-9487 E-mail: <a href="mailto:jlucio@rpgaarchitects.com">jlucio@rpgaarchitects.com</a>
FIRM INFORMATION	Established February, 1989, Incorporated March 1991, In-business 25 years
LEGAL DESCRIPTION	Corporation, Registered in the State of Texas
PRINCIPALS OF FIRM	Richard P. Garza, RA Robert P. Garza, AIA, RID Javier Q. Lucio, AIA, NCARB
M/WBE	RPGA is a minority business enterprise #HMMB62034N0516
HUB	RPGA is a historically underutilized business State of Texas VID# 1752367789000
FIRM COMPOSITION	Registered Architects 5 Registered Interior Designers 1 Production Staff 9 Administrative 1



**RPGA Design Group**  
Javier Q. Lucio, AIA, NCARB  
Project Manager /  
Principal in Charge

**RPGA Design Group Team**

Brent Bordovsky, RA  
Project Architect

Robert Garza AIA, RID  
Quality Control

Jayson Webb  
Project Designer

**Consultants**

Structural Engineer  
**JQ Infrastructure**  
Carlo N. Taddei, PE, LEED AP

Mech / Elec / Plumb Engineers  
**Campos Engineering**  
Carl Parsons, PE, LEED AP, CEM  
Timothy D. Campbell  
Christopher J. Adams, PE

Civil Engineers  
**JQ Infrastructure**  
Thomas C. Pickering, PE

Landscape & Irrigation  
**Berkenbile Landscape Architects**  
Steve Berkenbile, RLA

Cost Estimating  
**Riddle & Goodnight, Inc.**  
Mark Goodnight

2 - PROFILE / HISTORY / STAFF

RPGA DESIGN GROUP | Fort Worth, Texas - Prime Firm

**PROJECT MANAGER  
PRINCIPAL IN CHARGE**

**JAVIER Q. LUCIO, RA, AIA**

Javier Q. Lucio joined RPGA in 1995, and is one of three principals at the firm. Javier's 18 tenure with RPGA include significant experience with municipal projects including two Fire Stations #4 and #6 with the City of New Braunfels. His experience also includes project experience with the Construction Manager at Risk construction delivery method which is proposed for this project. Over the past two decades, Javier has served on the City of Fort Worth M/WBE Advisory Committee, the Tarrant County Community College CAD Program Advisory Committee, Friends of Old Fire Station #10 Board of Directors, Historic Conservation, Inc. Board of Directors, the City of Fort Worth Master Planning Advisory Committee, Catholic Charities Diocese of Fort Worth Board of Directors, Inc., and the United Community Centers Property Planning Committee.

EDUCATION

**Master of Architecture, 1990** Harvard University  
**Bachelor of Science in Architecture, 1986** University of Texas at Arlington

Registered Architect – Texas & Massachusetts | NCARB Certificate

PROFESSIONAL AFFILIATIONS

American Institute of Architects | Texas Society of Architects | City of Fort Worth / Master Planning Advisory Committee Member | Catholic Charities Diocese of Fort Worth, Inc. Board of Directors | Historic Landmarks, Inc. Board of Directors

PROFESSIONAL EXPERIENCE

**RPGA Design Group, Inc.** - Fort Worth, Texas | Principal / 1995 to present  
**Fleet Bank** - Boston, Massachusetts | Project Manager / 1994-1995  
**Charles Stifter Architects** - Boston, Massachusetts | Project Architect / 1990-1994

RESPONSIBILITY  
*PROJECT  
MANAGER /  
PRINCIPAL-IN-CHARGE*

As the Project Manager, Javier will serve as the prime point of contact for both the City of Richland Hills and the design team. Javier will also be responsible for the performance of the project team and for directing the team towards the accomplishment of the programmatic, financial and schedule objectives. Additionally, as the Principal in Charge, Javier will be responsible for the general oversight of the project from the commencement of the project through contract warranty period. He will involve himself throughout the project to ensure that RPGA resources are at the disposal of the project and he will be available to communicate and meet with the City of Richland Hills on a regular and as needed basis. He is committed to providing the City of Richland Hills with the resources required to meet all of the project needs and to bring the City's goals for the new Multi-purpose Recreation Facility to fruition.

PROJECTS

- Victory Forest Community Center** / City of Fort Worth / Ft. Worth, Texas
- Polytechnic Center** / New Community Center / United Community Centers / Ft. Worth
- Northside Community Center** / Renovation / Ft. Worth, Texas
- Southwest Community Center** / Addition and Renovation / Ft. Worth, Texas
- Riverside/Doc Session Community Center** / Addition and Renovation / Ft. Worth
- Highland Park DPS & Town Hall Master Plan** / Addition and Renovation / Highland Park, Texas
- West DPS Facility Renovation** / Renovation / Southlake, Texas
- Fire Station #5** / City of Arlington / Arlington, Texas
- Central Fire House No. 4** / Replacement Station / Irving, Texas
- Fire Station #49** / Addition and Renovations / City of Dallas
- Southlake DPS Headquarters Facility Master Plan** / Department of Public Safety, Police, Fire, Administration, Municipal Court, and Future Holding for the City of Southlake, Texas



2 - PROFILE / HISTORY / STAFF

RPGA DESIGN GROUP | Fort Worth, Texas - Prime Firm

QUALITY ASSURANCE  
QUALITY CONTROL

**ROBERT P. GARZA, RA, AIA, RID**

Robert Garza is a founding principal of RPGA Design Group. Robert and his brother, Richard, established the philosophy by which RPGA adheres to today, one of fostering a thorough understanding of its clients to provide Architectural Services that exceed the clients expectations. In 1989, Robert and Richard used their project experience to establish a firm that provided services to commercial, multifamily and private residential clients. In 1995 they initiated their first public sector work with the Dallas Housing Authority. Since that time, Robert's experience has included programming, space planning, project management, design through quality control and construction administration on a variety of projects both in private and public sectors.

EDUCATION

**Bachelor of Science in Architecture**, Option: Interiors, 1987  
University of Texas at Arlington

Architect - Texas | Interior Designer - Texas

PROFESSIONAL AFFILIATIONS

American Institute of Architects | City of Dallas – Zoning Ordinance Advisory Committee | City of Dallas – Preservation Task Force Member | Lake Cliff Historical District | Oak Cliff Gateway Task Force

RESPONSIBILITY  
QA / QC  
MANAGER

As our Quality Assurance / Quality Control representative, Robert will be responsible for drawing and specification reviews to verify that all engineering disciplines are performing quality reviews. His 25 years of experience and attention to detail will be essential in making sure our product is prepared in accordance with our internal standards, accepted standards of our professional practice and in accordance with the requirements of the client contract.

PROJECTS

**Southwest Community Center** / Addition and Renovation / City of Ft. Worth, Texas  
**Polytechnic Center Master Plan** / New Community Center / United Community Centers / Ft. Worth, Texas

**Andrew "Doc" Session Community Center** / Addition and Renovation / City of Ft. Worth, Texas

**Victory Forest Community Center** / City of Fort Worth / Ft. Worth, Texas

**Riverside Community Center** / Addition and Renovation / City of Ft. Worth, Texas

**West DPS Facility Renovation** / Renovation / Southlake, Texas

**Southlake DPS Headquarters Facility Master Plan** / Department of Public Safety, Police, Fire, Administration, Municipal Court, and Future Holding for the City of Southlake, Texas

**Fire Station #5** / City of Arlington

**North Park Master Plan with Lacrosse Fields** / City of Southlake, Texas

**Highland Park DPS & Town Hall Master Plan** / Addition and Renovation / Highland Park, Texas

**Grapevine High School Tennis Field House** / Grapevine, Texas

**City of Southlake Tennis Center** / Tennis Court Expansion

**City of Fort Worth McLeland Tennis Center** / ADA Compliance and Renovations

**Southlake Town Square** / Interior Office Design Finish-outs / Southlake, Texas

**Safety Town Park** / Southlake Community Services / Southlake, Texas



RPGA DESIGN GROUP | Fort Worth, Texas - Prime Firm

PROJECT ARCHITECT

**BRENT BORDOVSKY, RA**

Brent Bordovsky joined RPGA in 1994. Over the past 21 years, Brent has been involved in projects that range from educational facilities to community centers to doctor's offices. He has supervised the detailing, documentation and consultant coordination of RPGA's largest projects including Southlake's Department of Public Safety and North Police/Fire Training Facility. His knowledge and experience as a design professional is extremely valuable to RPGA's clients and the success of their projects.

EDUCATION

**Bachelor of Science in Architecture, 1993**

University of Texas at Arlington

Architect – Texas

PROFESSIONAL EXPERIENCE

**RPGA Design Group, Inc.** - Fort Worth, Texas | Project Architect / 1994 to present

RESPONSIBILITY  
*PROJECT ARCHITECT*

Mr. Bordovsky is a project architect with more than 20 years of experience in the architectural profession. He is experienced with projects for municipal, educational, and commercial clients. As the Project Architect, Mr. Bordovsky will be responsible for document production and interdisciplinary coordination throughout the life of the project. In that capacity, he will work especially close with the Project Manager, as well as sustain a close working relationship with the Subconsultants and the City of Richland Hills.

PROJECTS

**Northside Community Center** / Renovation / Fort Worth, Texas

**Riverside Community Center** / Addition and Renovation / Fort Worth, Texas

**Safety Town Park** / Southlake Community Services / Southlake, Texas

**City of Southlake**/ New Department of Public Safety Headquarters/ Southlake, Texas

**City of Southlake** / New North DPS Police & Fire Training Facility/Southlake, Texas

**Texas Musicians Museum** / City of Irving / Irving, Texas

**Grapevine High School Tennis Field House** / Grapevine, Texas

**City of Southlake Tennis Center** / Tennis Court Expansion / Southlake, Texas

**City of Fort Worth McLeland Tennis Center** / ADA Compliance and Renovations

**Highland Park DPS & Town Hall** / Addition and Renovation/ Highland Park, Texas

**Fire Station #38-Prototype Fire Station** / City of Fort Worth, Texas

**Fire Station #49** / Addition and Renovations / City of Dallas, Texas



2 - PROFILE / HISTORY / STAFF

JQ INFRASTRUCTURE | Dallas, Texas

STRUCTURAL ENGINEER  
**PRINCIPAL /  
SENIOR PROJECT MANAGER**

**CARLO TADDEI, PE, LEED AP**

Mr. Taddei has experience in structural design and analysis, specification writing, and construction management for various projects. Mr. Taddei has served as project engineer designing commercial, healthcare, institutional, municipal, and living facilities. He has served as project manager on a wide range of municipal projects such as recreation centers, libraries, police stations, fire stations, and aquatic centers for the Cities of Dallas, Euless, Commerce, Frisco, Flower Mound, Mount Pleasant and Fort Worth.

EDUCATION

**Bachelor of Science in Civil Engineering**, Texas A&M University, 2001  
**Master of Engineering in Civil Engineering**, Texas A&M University, 2002

REGISTRATIONS

Licensed Professional Engineer in the State of Texas, No. 96612  
US Green Building Council, LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Institute of Steel Construction  
Structural Engineers Association of Texas

PROJECTS

- White Rock YMCA / YMCA / Dallas, Texas**
- Churchill Recreation Center / City of Dallas Parks and Recreation / Dallas, Texas**
- Pleasant Oaks Recreation Center / City of Dallas Parks and Recreation / Dallas, Texas**
- Willie B. Johnson Recreation Center Improvements / City of Dallas Parks and Recreation / Dallas, Texas**
- Samuell Grand Recreation Center / City of Dallas Department of Parks and Recreation / Dallas, Texas**
- Women's Center / YMCA of Metropolitan Dallas / Dallas, Texas**
- Cotton Bowl 2013 Improvements / City of Dallas, Fair Park / Dallas, Texas**
- Downtown YMCA Renovations / Fort Worth, Texas**
- Wellness Center / Fort Worth Transportation Authority / Fort Worth, Texas**
- Samuell Grand Tennis Center / City of Dallas Department of Parks and Recreation / Dallas, Texas**
- Recreation Facility and Pool / Sam Houston State University / Huntsville, Texas**
- Indoor Aquatic Center / City of Euless / Euless, Texas**
- Dr. Jack and Susie Dugan Wellness Center / Texas A&M University / College Station, Texas**
- Wellness and Recreational Sports Complex / The University of Texas - Pan American / Edinburg, Texas**
- Fort Worth Y Wellness Center / Fort Worth, Texas**
- Clay Gould Baseball and Softball Indoor Training Facilities / University of Texas at Arlington / Arlington, Texas**



2 - PROFILE / HISTORY / STAFF

CAMPOS ENGINEERING | Dallas, Texas

MECHANICAL ENGINEER  
PROJECT MANAGER

**CARL PARSONS, PE, LEED AP, CEM, HPBDP**

Carl Parsons has over 20 years of HVAC design and commissioning experience. He has earned several certifications to distinguish himself among his peers. Carl is a Certified Energy Manger (CEM) through the Association of Energy Engineers (AEE), a LEED® Accredited Professional, and an ASHRAE certified High Performance Building Design Professional (HPBDP). Carl has a multitude of experience designing and selecting equipment for HVAC, plumbing, and fire protection systems for higher education clients.

EDUCATION

**Bachelor of Science in Mechanical Engineering**, Tulane University

REGISTRATIONS

Registered Professional Engineer, Texas, #84768  
U.S. Green Building Council LEED Accredited Professional

AFFILIATIONS

American Society of Heating, Refrigerating and Air Conditioning Engineers, AEE

PROJECT EXPERIENCE  
\*with previous firm

- Plano Ambulatory Center** / Plano, Texas
- DFW Term A SA14 D0-009 O&M Manual Review** / DFW Airport, Texas
- City of Wichita Falls Municipal Airport Expansion** / Wichita Falls, Texas
- \*Dallas Love Field Airport** / Dallas, Texas
- Southern Methodist University** / Dallas, Texas
  - H.C. Simmons Hall (Cx)
  - Moody Coliseum, Peer Review
- University of North Texas** / Denton, Texas
  - \*Apogee Stadium (LEED® Platinum Cx)
  - \*College of Law Renovations (Cx)
  - \*Music Concert Hall Renovations (Cx)
  - \*SMART Project (Cx)
  - \*Discovery Park High Bay Renovations (Cx)
  - \*Crumley Hall Energy Star Engineering Evaluation
  - \*1900 Elm Street Cooling Tower Replacement (Cx)
  - \*Health Science Center Renovation (Cx)
  - Wooten Hall Renovations
  - General Academic Building Data Center Infrastructure Evaluation
  - Marquis Hall Renovation
- Texas Christian University** / Fort Worth, Texas
  - \*Landreth Hall Renovation
  - \*Chilled Water System Analysis and Design
  - \*Daniel-Meyer Coliseum AHU Replacement Design
- University of Texas Southwestern** / Dallas, Texas
  - Medical Center – Professional Office Building I, 4th Floor & Professional Office Building II, 8th Floor
  - Building G5 – 5th Floor Renovation
- Midwestern State University Water Conservation Analysis** / Wichita Falls, Texas



2 - PROFILE / HISTORY / STAFF

CAMPOS ENGINEERING | Dallas, Texas

SENIOR MECHANICAL  
DESIGNER

**TIMOTHY D. CAMPBELL**

Tim Campbell has more than 16 years of experience in MEP Consulting Engineering and Mechanical Contracting. He has designed, drafted and performed construction administration services on mechanical, electrical, plumbing and fire protection systems. Tim's experience in working with architects and Owners enables him to complete his projects with no aspect of coordination and/or communication left unattended.

EDUCATION

A.A.S CAD Technology  
TRANE Technical Air Conditioning Clinic  
Carrier HAP for LEED Training Program  
Revit MEP 2011 Training

AFFILIATIONS

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE),  
American Society of Plumbing Engineers (ASPE)

PROJECT EXPERIENCE

**City of Dallas / Dallas, Texas**

Cotton Bowl 2012 and 2013 Renovations  
Data Center Improvements  
Dallas Executive Airport LEED Certification  
Fretz Park Library

**City of Fort Worth Meacham Terminal Building Renovations / Fort Worth, Texas**

**City of Wichita Falls Municipal Airport Expansion / Wichita Falls, Texas**

**Denton County / Denton, Texas**

Lewisville Government Center (Precinct 3)  
Flower Mound Government Center (Precinct 4)

**Dallas Housing Authority / Dallas, Texas**

Physical Needs Assessments  
Roseland Homes Renovations



2 - PROFILE / HISTORY / STAFF

CAMPOS ENGINEERING | Dallas, Texas

ELECTRICAL DESIGN TEAM  
LEADER

**CHRISTOPHER J. ADAMS, PE**

Chris is a Registered P.E. with 19 years of experience. As Electrical Design Team Leader, he is responsible for all in-house phases of electrical projects. His electrical design expertise includes electrical distribution systems, lighting using the latest in dimming and day light sensing technology, fire alarm systems, transformers, panelboard and emergency generator design.

EDUCATION

**Bachelor of Science in Electrical Engineering**, University of Tennessee

REGISTRATIONS

Registered Professional Engineer, Texas, #106482

PROJECT EXPERIENCE  
\*with previous firm

**Dallas County / Dallas, Texas**

- Cook/Chill Facility Upgrades
- Records Storage Facility Electrical Service New Generator
- New Panoramic Circle Generator
- Lew Sterrett Jail Boiler Room HVAC New Chilled Water Fan
- LeTot Generator Plumbing & Electrical Design

**County of Denton / Denton, Texas**

Flower Mound Government Center (Precinct 4)

**Dallas Housing Authority Fairmount Crossing / Dallas, Texas**

**\*Johnson City Power Board Campus (5 Buildings)\* / Johnson City, Tennessee**

**\*South Carolina Metro Wastewater Treatment Plant and Remote Pump Station SCADA System Upgrade / Columbia, South Carolina**



2 - PROFILE / HISTORY / STAFF

JQ INFRASTRUCTURE | Dallas, Texas

CIVIL ENGINEER  
PROJECT MANAGER

**THOMAS C. PICKERING, PE**

Mr. Pickering brings more than 30 years of experience in civil engineering design project management to the JQ team. Tom is responsible for project management including the design and coordination of personnel in the production of civil contract documents. His experience involves site design, management, supervisory oversight and coordination on local, regional and national programs, including civic, industrial, and commercial institutions.

EDUCATION

**Bachelor of Science in Civil Engineering**, University of Massachusetts, 1982

REGISTRATIONS

Registered Professional Engineer, Texas, #87183 and in five other states

PROFESSIONAL AFFILIATIONS

Thomas is member of the National Society of Professional Engineers, Texas Society of Professional Engineers, Texas Floodplain Management Association and The Association of State Floodplain Managers

PROJECT EXPERIENCE

**Women's Center / YMCA of Metropolitan Dallas** / Dallas, Texas

**YMCA Building Renovation** / Texas A&M University / College Station, Texas

**Eugene McCray Park Improvements** / City of Fort Worth Parks and Community Services / Fort Worth, Texas

**Hallmark Park Improvements** / City of Fort Worth Parks and Community Services / Fort Worth, Texas

**Jefferson Davis Park Improvements** / City of Fort Worth Parks and Community Services / Fort Worth, Texas

**Levi Jordan Plantation Visitor Center** / Texas Historical Commission / Brazoria, Texas

**Coppell Life Safety Park** / City of Coppell / Coppell, Texas

**Irving Music Factory** / Irving, Texas

**Military Walk Redevelopment** / Texas A&M University / College Station, Texas



2 - PROFILE / HISTORY / STAFF

BERKENBILE LANDSCAPE ARCHITECTS | Dallas, Texas

LANDSCAPE and IRRIGATION  
**PRINCIPAL IN CHARGE**  
**PROJECT MANAGER**

**STEVE BERKENBILE, RLA**

Berkenbile Landscape Architects is a professional consulting practice that serves a variety of clients. The partners have more than 50 years of experience combined in Landscape Architecture, Urban Design, Irrigation Design, and Planning as well as Construction Administration. The firm applies its knowledge and experience to create exemplary planning and design that balance economical, social and environmental concerns. The individuals at Berkenbile Landscape Architects have worked on a number of city projects at various scales and locations across the U.S.

BACKGROUND

Mr. Berkenbile graduated with a Bachelors of Landscape Architecture from Texas Tech University in 1986 and started his career with the SWA Group in Dallas, Texas a year later. Steve started Berkenbile Landscape Architects in 1990, and continues as the Owner and President of the firm today. Over the past 27 years he has been directly involved with a number of projects specializing in Landscape Architecture, Urban Design and Irrigation design.

His knowledge and experience as a dual design professional is extremely valuable to his clients and the success of their projects as is his commitment to a continued interaction with clients, architects, engineers and consultants during the design process.

EDUCATION

**Texas Tech University BLA**, Landscape Architecture, 1986

REGISTRATIONS

Registered Landscape Architect in Texas (#1763)  
Licensed Irrigator in Texas (Li 4233)

PROJECT EXPERIENCE

- Victory Forest Community Center** / City of Fort Worth / Ft. Worth, Texas
- Rosemeade Recreation Center** / Rowlett, Texas
- South Dallas Cultural Center** / Dallas, Texas
- Dallas Parks and Recreation, Betty Jane Park** / Dallas, Texas
- Dallas Parks and Recreation:P04** - Lake Highlands, Sand Springs, Texas
- Town Center Transfer Center** / Addison, Texas
- Fire Station #5** / Arlington, Texas
- Texas Musicians Museum** / Irving, Texas
- Police Department Property Building** / Rowlett, Texas
- Dart Police NE Sub-Station / NW Sub-Station**
- Mockingbird Lane Street Improvements** / Dallas, Texas
- Griggs Park** / Dallas, Texas
- Oak Cliff Entry** / Dallas, Texas
- Texas Forts Trail Visitors Center** / Abilene, Texas
- Naaman School Road Streetscape** / City of Garland, Texas
- DART Irving Orange Line** / Irving, Texas
- Brookhaven College Automotive Technology** / Dallas, Texas
- Arcadia Park Picnic Area** / City of Dallas
- DISD Administration Building Expansion** / Dallas, Texas
- Katy Trail** / Dallas Texas
- Pollard Street Veteran's Memorial** / Dallas, Texas



2 - PROFILE / HISTORY / STAFF

RIDDLE and GOODNIGHT | Arlington, Texas

COST ESTIMATOR  
PRINCIPAL IN CHARGE /  
PROJECT MANAGER

**MARK GOODNIGHT, CSI, CSS**

Riddle & Goodnight is trusted by many cities, municipalities, colleges, school districts and private owners to provide detailed and reliable costing information for construction projects in all phases, from Schematic to Construction Documents. They have performed costing exercises for several types of municipal facilities, as well as numerous public projects for municipalities.

Estimates are performed from varying levels of drawing completeness, ranging from early opinions of cost based on conceptual information to detailed takeoffs of material. A continuing progression of estimates throughout the project are performed when required by the client.

Estimates are developed by quantifying materials and installation costs. Costs for contractor's insurance, site expense, main office costs, overhead and profit are contained within the spreadsheets and maintained on a regular basis. Figures for General Contractor costs and Sub-Contractor costs are itemized separately. Means Cost Data and Riddle & Goodnight historical data are the primary data resource for cost estimates. Cost estimating resources are maintained regularly to ensure estimates are reflective of changes in pricing, escalation and geographic location.

Mr. Goodnight co-founded Goodnight and Riddle in 1995. He has over 30 years of experience in the design and construction industry. He provides consulting services to Architects, Engineers and Corporate clients. Areas of specialization include but are not limited to preparation of technical specifications and preparation of construction cost estimates.

EDUCATION

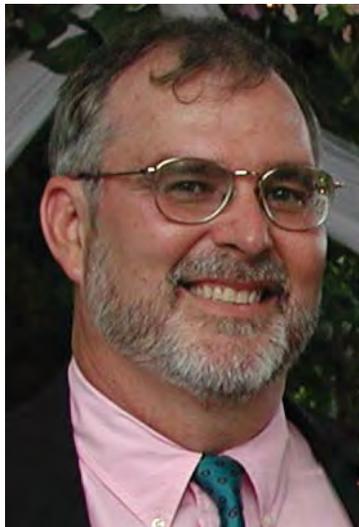
**B.S. Building Construction, 1978**  
Texas A&M University

AFFILIATIONS

Mark Goodnight is a member of CSI (Construction Specifications Association), and retains certifications as a Certified Construction Specifier. This requires continuing education of 18 credit hours each year, to maintain that certification.

PROJECT EXPERIENCE

- Victory Forest Community Center** / City of Fort Worth / Ft. Worth, Texas
- City Hall** / North Richland Hills, Texas
- Lewisville Government Centers, Precincts 3 and 4** / Lewisville, Texas
- Denton Public Safety Training Facility** / Denton, Texas
- Collin County Courthouse** / McKinney, Texas
- City of Sachse Municipal Fire and Safety Building** / Sachse, Texas
- Fire Station # 27** / Dallas, Texas
- Fire Station #5** / Arlington, Texas
- Fire Training Center** / Odessa College / Odessa, Texas
- Phase I and II of the new Collin County Courthouse** / McKinney, Texas
- City of Midland Utilities Department Facility** / Midland, Texas
- Fire Station #4** / Irving, Texas
- Lockheed Fire Station Building 5 renovation** / Fort Worth, Texas
- Midland County Pavilion** / Midland, Texas
- Midland County Multipurpose Building** / Midland, Texas
- City of Midland Utilities Department Facility** / Midland, Texas
- Griffin Sub-Courthouse** / Tarrant County, Fort Worth, Texas
- Texas Musicians Museum** / City of Irving / Irving, Texas



3 - MULTIPURPOSE EXPERIENCE

# VICTORY FOREST COMMUNITY CENTER

Fort Worth, Texas

**OWNER**  
City of Fort Worth  
401 W. 13th Street  
Fort Worth, Texas 76102

**OWNER CONTACT**  
Dalton Murayama  
(817) 392-8088

**CONSTRUCTION COST**  
\$3,000,000

**PROJECT SIZE**  
20,000 sq. ft

**PROFESSIONAL SERVICES**  
Program Analysis  
Site Planning  
Schematic Design  
Design Development  
Construction Documents  
Bidding & Negotiating  
Construction Administration



**PROJECT DESCRIPTION:**

We are in the process of designing this new facility for the City of Fort Worth. It will be an amenity to the surrounding community and enhance the neighborhood offering uses such as:

- Competition Gym
- Fitness/weight room with covered outdoor exercise area
- Multipurpose room for arts and crafts
- Dance/Theater space with seating for 100 with covered outdoor stage area
- Computer/resource room
- Commercial teaching Kitchen
- Childcare facilities
- Various/typical support spaces

The site will have a playing field and an outdoor performance area with a stage.

**Public Input Process**

We have conducted several community meetings to present the design evolution of the project, gather input and address community questions. Additionally, RPGA has prepared plans that were reviewed with the Parks and Recreation Department as well as City Council in advance of the community meeting.

3 - MULTIPURPOSE EXPERIENCE

# POLYTECHNIC COMMUNITY CENTER

Fort Worth, Texas

**OWNER**

United Community Centers, Inc.  
1200 E. Maddox  
Fort, Worth, 76104

**OWNER CONTACT**

Celia Esparza, President  
(817) 927-5556 #111

**CONSTRUCTION COST**

\$2,130,000

**PROJECT SIZE**

15,420 sq. ft.

**PROFESSIONAL SERVICES**

- Master Planning
- Program Analysis
- Schematic Design
- Design Development
- Construction Documents
- Bidding & Negotiating
- Construction Administration



**PROJECT DESCRIPTION:**

The prototypical community center is designed to meet the current and future growth requirements of United Community Center's three neighborhood locations. The U-shaped design of the center creates a courtyard with gathering space on the north side of the property. The three distinct areas that comprise the U-shaped plan separate the interior spaces creating an area for youth to interact to the east side of the building, a central office and reception area, and spaces for teens through adults to the west. The site was master planned to work around the existing center and once the new center was constructed, the original center was demolished.

3 - MULTIPURPOSE EXPERIENCE

# RIVERSIDE / ANDREW "DOC" SESSION COMMUNITY CENTER ADDITION

Fort Worth, Texas

**OWNER**  
City of Fort Worth  
Parks and Community  
Services  
4200 S. Freeway  
Suite 2200  
Fort Worth, TX 76115

**OWNER CONTACT**  
Mike Fickle  
(817) 392-5746

**CONSTRUCTION COST**  
\$245,000

**PROJECT SIZE**  
1,350 SF  
Addition

**PROFESSIONAL SERVICES**  
Program Analysis  
Schematic Design  
Design Development  
Construction Documents  
Bidding & Negotiating  
Construction Administration



**PROJECT DESCRIPTION:**

RPGA provided a new multi-purpose/activity room and accessory rooms that expand the resources of the existing community center. A new police storefront and senior citizen coordinator's office were also provided. Accessibility and equipment upgrades were made to improve the overall efficiency and amenities of this community center that features a medical clinic and significant programs for senior citizens in this area of Fort Worth. RPGA Design Group worked in close collaboration with the Riverside Neighborhood Association that was awarded Neighborhood Block Grant Funds to implement the addition and renovation of this important neighborhood community center. Riverside Community Center is an example of one of the projects that was completed as part of an indefinite delivery project with the City of Fort Worth.

3 - MULTIPURPOSE EXPERIENCE

# SOUTHWEST COMMUNITY CENTER RENOVATION AND ADDITION

Fort Worth, Texas

**OWNER**  
City of Fort Worth  
Parks and Community  
Services  
4200 S. Freeway  
Suite 2200  
Fort Worth, TX 76115

**OWNER CONTACT**  
Mike Fickle  
(817) 392-5746

**CONSTRUCTION COST**  
\$740,000

**PROJECT SIZE**  
17,700 SF  
Renovation/Addition

**PROFESSIONAL SERVICES**  
Program Analysis  
Schematic Design  
Design Development  
Construction Documents  
Bidding & Negotiating  
Construction Administration



**PROJECT DESCRIPTION:**  
RPGA provided a new gymnasium addition that advantageously used the site's limitations and maximized the reuse of the existing center. Efficient methods of construction were also employed to provide additional amenities in the new center in accordance with the City's scheduling and budgetary goals. The project included a new basketball gymnasium, the conversion of the existing gym to a gymnastic gymnasium, the renovation of the existing lobby and community room improvements.

3 - MULTIPURPOSE EXPERIENCE

# NORTHSIDE COMMUNITY CENTER RENOVATION

Fort Worth, Texas

**OWNER**  
City of Fort Worth  
401 W. 13th St.  
Fort Worth, Texas 76102

**OWNER CONTACT**  
Dalton Murayama, Architect  
(817) 392-8088

**CONSTRUCTION COST**  
\$175,000

**PROJECT SIZE**  
5,000 sq. ft.

**PROFESSIONAL SERVICES**  
Program Analysis  
Schematic Design  
Design Development  
Construction Documents  
Bidding & Negotiating  
Construction Administration



**PROJECT DESCRIPTION:**  
Remodel of an existing community center to enhance programs and better serve the community. The renovation included converting a stage area to a weight room, upgrade of the kitchen, redesign of the main customer service center, created new office areas and designing accessibility upgrades.

3 - MULTIPURPOSE EXPERIENCE

REPRESENTATIVE FLOOR  
PLANS



3 - MULTIPURPOSE EXPERIENCE

REPRESENTATIVE FLOOR  
PLANS



UNITED COMMUNITY CENTER  
POLYTECHNIC CENTER  
FORT WORTH TEXAS

- OFFICE
- RESTROOM
- CLASSROOM
- STORAGE
- FITNESS/GYM

3 - MULTIPURPOSE EXPERIENCE

REPRESENTATIVE FLOOR  
PLANS



SOUTHWEST COMMUNITY CENTER

CITY OF FORT WORTH  
FORT WORTH TEXAS

- OFFICE
- CLASSROOM
- FITNESS/GYM
- RESTROOM
- STORAGE

4 - REFERENCES

**City of Southlake**      Contact - Peter Kao, Construction Project Manager  
1400 Main Street  
Southlake, Texas 76092  
817-748-8607

**Town of Highland Park**      Contact - Chris Vinson, Director of Public Safety  
4700 Drexel Drive  
Highland Park, Texas 75205  
214-521-5000

**City of Fort Worth**      Contact - Ronnie Clements, Architect - Transportation & Public Works  
401 W. 13th Street  
Fort Worth, Texas 76102  
817-392-8014

**City of Arlington**      Contact - Alf Bumgardner, AIA, Construction Manager - Public Works & Transportation  
Mail Stop 01-0220  
P.O. Box 90231  
Arlington, Texas 76004  
817-459-6558

**City of Fort Worth**      Contact - Dalton Murayama, Architectural Services Manager  
401 W. 13th Street  
Fort Worth, Texas 76102  
817-392-8088



**STATEMENT OF PROJECT  
UNDERSTANDING**

RPGA will take full advantage of our Team's experience, utilizing our knowledge of preferred systems, materials and detailing. During the early phase of the project, the team focuses on feasibility of the design, availability of selected materials and systems, maintenance and replacement cost implications, and review of the design for difficulties that could jeopardize schedule and the success of the project. We will focus on the plan efficiencies, showing different planning concepts and their overall impact on the size and cost of the expansion and renovation. Utilizing design software to model and animate the preferred layout of the project will assist in understanding the function of the space. Ultimately, it will be the experience of the team that will bring to the City of Richland Hills the most comprehensive project utilizing the least amount of resources. You, the owner, will be completely engaged and informed as we make decisions together. Our team has demonstrated the ability to meet rigorous schedules on rapid response projects, working with budget constraints, while maintaining the highest level of professional services.

**We have found that there are several key issues when designing a recreation center:**

- Strive to create the best possible environment for users. The new indoor facility should make a positive and lasting impression on potential new users which will increase the Facility's marketability.
- Flexibility in design and construction
- Create a consistent building temperature range
- Incorporate the appropriate level of technology – mechanical systems, electrical systems, lighting systems
- Life cycle costs (balancing first costs vs. longevity)
- Maintainability

**Experience = Proven Process for Design Services**

**On similar projects here is what we typically address at the kickoff meeting:**

- Attendees - Core project team and other participants
- Discuss project communication and schedule
- Information gained from questionnaires and data request distributed in advance of the meeting (ask questions, confirm understanding).
- Discuss project goals and priorities (operation related, support, energy efficiency, sustainability, etc.)
- Discuss planning/design window for the project
- Understand the project budget and drivers of the project schedule

**Our data gathering work-sessions that will follow address:**

- Dialoguing with representatives/users to assure ideas are understood and vetted to meet the needs of each participant/group.
- Understanding the current facility and how the current center operates and is staffed.
- Understanding of the context, existing landscape, proposed site plan of entire civic campus and the various issues to be coordinated.

5 - MISCELLANEOUS

**STATEMENT OF PROJECT  
UNDERSTANDING (continued)**

- Understanding the support spaces needed.
- Communicating planning concepts and space needs via sketches and notes on a marker board or flip chart (keeping each group focused on the topic at hand).
- Identifying/tracking potential policy issues and conflicts to be resolved by the core project group.

**On-going Needs refinement:**

- Frequent communication by telephone and e-mail to confirm project progress, issues to be resolved, immediate schedule, meeting confirmation and preparation.
- Presentations as needed to confirm shared vision, allocation of resources, project definition/ understanding.
- Meetings/communication to refine “the plan” relative to costs and desired emphasis, and realistic implementation timeline. We will develop space needs and costs to allow you easy evaluation of different scenarios.

The initial meetings with the City of Richland Hills will review and evaluate the overall project goals and initial program considerations.



## QUALITY CONTROL

### Quality Control in the Design Phase

The design team will take full advantage of our Team's experience with Public projects, utilizing this knowledge of preferred systems, materials and detailing. Our team focuses on construction feasibility of the design, availability of selected materials and systems, maintenance and replacement cost implications, constructibility reviews, and review of design for difficulties that could jeopardize schedule and the success of the project.

A key component in the RPGA team's ability to deliver projects on time and within budget is the structured adherence to a Quality Control and Assurance Program. Every project is required to comply with the Quality Assurance/Quality Control (QA/QC) procedures.

Every project deliverable prepared by our team must undergo a quality control review to assure the product was prepared in accordance with accepted standards of our professional practice and in accordance with the requirements of the client contract. Specific elements of this control plan include:

- Project description with notation of special issues and detailed scope
- Schedule with tasks, milestones, deliverables, staffing plans, production plans, and quality control plans
- Budgets and billing plans
- Communication plans
- Document control plans
- Internal kick-off meeting agenda and minutes

To maximize value, the RPGA team works to:

- **Build a great team.** Create and sustain the atmosphere of collegial respect, support, solid communication, and commitment to the client that makes a cohesive, coordinated, communicative and creative project team.
- **Develop a fully integrated design.** One that holistically addresses the three key facets of 1) operational sufficiency and maximization, 2) sustainable design, and 3) creativity and quality of design.
- **Create clear and actionable decision points.** Decision input to the client that addresses critical issues of facility performance, capacity and flexibility, but still quantified and grounded in relative value and budget/schedule impacts.
- **Manage a technically oriented project team through a set of highly technical issues...**with the same power and clarity of coordination, communication, team synergy, solution generation and consensus building of less complex projects.

## OVERALL APPROACH AND METHODOLOGY - A DETAILED OUTLINE

### Approach

RPGA will approach this project with the goal of making the entire planning process smooth and enjoyable. Our interactive needs assessment/confirmation process engages users and stakeholders from the project initiation and data gathering tasks (maximizing the input and understanding of all participants) through final recommendations. Validation meetings assure that needs are accurately defined and any policy issues identified early in the process. The approved needs assessment document becomes indispensable to the success of the eventual facility design.

Our space needs studies are structured to illustrate the interface between organizational structures and resulting space implications. Your needs study will answer fundamental questions such as:

- What is the ideal indoor environment and how does it impact size?
- What are the anticipated hours of operation and usage by the public?
- What are the suitable adjacencies and circulation for operational effectiveness?
- What is the appropriate image for the facility?
- What are the key specialty planning and design requirements for your facility?
- How much should be budgeted?

### Work Plan

RPGA recognizes that every organization is unique. Our methodology stresses that we spend significant time with stakeholders on-site conducting interviews and observing user needs. Our process is based on a clear understanding that the most important planning and design criteria is usually derived from the staff that have lived with the current facility. While simple in concept, it requires experienced staff that can truly listen and effectively dialogue with your project team. Principal and senior level staff will review existing documentation and dialogue with your staff and other stakeholders in meetings and workshops, bringing our experience to bear (from research data and developed standards to anecdotal commentary). We will assure that the right questions are asked, and will not impose preconceived concepts or philosophies. Rather, we will look for opportunities to implement creative solutions for the communities they serve and we look forward to the opportunity to develop the best, most appropriate facility needs for all phases of this master planned project.

### I. Understanding

The RPGA approach is based on our understanding of key critical factors for success:

1. *Preparation:* We do our homework before starting the project, making our project efforts and time with stakeholders effective and enjoyable.
2. *Defined Work Plan:* Defining the required study tasks and process to achieve a successful facility.
3. *Effective Management and Clear Communication:* Managing the process, listening to stakeholders, and communicating (verbally, written, and graphically) to assure that the operational and functional needs are understood, confirmed and met.
4. *Active Client, User and CMAR Participation:* engaged stakeholders offer better information and insights, and typically feel a greater sense of ownership – an indicator of a successful process.

### II. Addressing Your Unique Needs

We believe that architecture should drape needs, and the needs for each municipality vary greatly. The City of Richland Hills has a unique culture that can either be reinforced or ignored by the planning and eventual design so we want to make sure we have an understanding that can influence the development of the design.

5 - MISCELLANEOUS

Our experience and unique focus on municipal projects enables us to facilitate the needs assessment, planning, and design process with the benefit of our broad knowledge of national trends and experience with many unique local and regional issues. We look forward to working with you to identify the optimal space needs, desired adjacencies, and design guidelines that will support your preferred organizational and operational approach to public service.

**III. Project Initiation**

Overview:

RPGA will gather and review all relevant project information in preparation for a project kickoff meeting; organize information and develop questions for needs validation interviews; establish a project scope and schedule. Relevant project information assessed will include, but is not limited to:

- Past facility needs studies and recommendations
- Vehicular drop off lane
- Parking lot
- Public and staff areas
- Future phases
- Mechanical / electrical rooms
- Any other area deemed necessary for the operational functionality of the facility
- Site drainage
- Wet side criteria
- Dry side criteria
- Storage
- Exterior spaces

**IV. Needs Assessment Review / Update / Project Implementation**

Tasks:

- Establish lines of communication for project
- Data gathering and information request
- Data review and question development
- Project scope definition
- Schedule development
- Project kickoff meeting

Deliverables:

- Project scope document
- Project schedule
- Kickoff meeting minutes/notes

**V. Needs Validation / Programming / Master Plan**

Overview:

Our team will hold meetings with stakeholders to review project goals and parameters, and the current project definition. We will confirm site and facility needs while dialoguing with stakeholders regarding operations and staff effectiveness, public/visitor service needs, and future growth and/or change potential. We will then develop an updated needs assessment spreadsheet and validation summary that identifies changes in scope and recommendations.

Tasks:

- Inform stakeholders or stakeholder project team liaison regarding the needs validation process
- Prepare needs assessment spreadsheet for previous and new space needs information and comparison
- Review and understanding of site and context
- Onsite stakeholder interviews and wrap-up session
- Develop draft needs validation spreadsheets

## 5 - MISCELLANEOUS

### Tasks (continued):

- Present validated needs and obtain final comments
- Develop final validated space needs
- Develop Enterprise Plan
- Identify alternative sites
- Coordinate with CMAR as required

### Deliverables:

- Interview meeting notes, concept diagrams / sketches from interviews/meetings
- Draft and final needs validation spreadsheets/program
- Site alternatives and recommendation
- Summary of needs validation process and recommendations
- Final Master Plan document with cost estimates

During this process we will update the overall project needs and assess the overall programming considerations. The evaluation will include a review of the goals for the following items:

- Budget
- Project schedule
- Impact to any existing landscape and drainage patterns, Staff/ visitor parking, Egress/ingress considerations, Traffic control considerations, parking requirements/impacts, new Landscaping considerations
- Aesthetic Considerations - City of Richland Hills aesthetic attributes (or contextual), Exterior wall treatment/ materials, Interior finish materials
- Programming Considerations - Building Infrastructure needs, Extent of public facilities, Accessibility requirements
- Personnel Considerations - Kitchen/break room facilities, Men's and women's restroom, Offices, Operations, Storage rooms, Furniture requirements, Parking requirements
- Structural considerations - Foundation systems, Basic framing strategies
- Mechanical considerations - Heating systems, Mechanical systems, Ventilating systems, Cooling systems
- Electrical - Emergency generator requirements, Electrical characteristics, Efficiency requirements, Lighting
- Plumbing considerations - Hot water systems, Efficiency requirements, Accessibility Requirements
- Energy efficiency considerations - Alternative energy considerations, Alternative mechanical system considerations, Rain water harvesting
- Maintenance / Life Cycle considerations - Exterior finishes, Interior finishes
- Specification considerations

## VI. Schematic Design

### Overview:

Our team will develop responsive conceptual/schematic design options: our engineering sub-consultants will perform due diligence of the subject property while RPGA creates conceptual design options for consideration. We will develop the site and building adjacencies and coordinate 3D massing and character studies, incorporating the opportunities and constraints afforded by the site. Time will be taken for meetings with the CMAR.

### Tasks:

- RPGA team preparation and concept /schematic design work session preparation
- Schematic design site visit and kickoff meeting
- Site due diligence evaluation (RPGA/Subconsultants) (site visit, and office work). This task shall include site confirmation and due diligence (boundaries; easements; utilities; constraints and opportunities; environmental and geotechnical information available; etc.)

5 - MISCELLANEOUS

Tasks (continued):

- Concept design work sessions (on-site) and wrap-up session to identify options for further development
- Validate design conformance with existing context
- Conceptual/Schematic development of options (site plan, floor plans, 3D images, narrative for each)
- Present design options for selection of final direction; record modifications requested
- Public Open House
- CMAR meeting regarding the design package; develop budget estimate
- Develop final design package (including project budget estimate)
- Final design presentation

Deliverables:

- Overview of the concept/schematic design process and schedule, and kickoff meeting agenda
- Onsite meeting notes; description / sketches of 2 options to be developed
- Site due diligence agenda and information request
- Design option packages (2)
- Project budget estimate (from CMAR if one is involved)
- Final design presentation
- Site due diligence report
- Presentation of 2 concept design options
- Final design package

The Schematic plans will include the following drawings:

- Site Plan
- Floor Plans
- Elevations
- Building sections
- Close perspective view of building
- Develop room criteria sheets to guide architectural development and sub-consultant work
- Structural foundation plan and framing plan
- Narratives of systems for mechanical, plumbing and electrical engineering
- Preliminary color palettes
- Bird's eye view perspective
- Code/ADA analysis
- Interior perspective (depending on scope)

Time will be taken for meetings with the City of Richland Hills and the CMAR (if one is involved) for reviewing and gaining approval and/or making adjustments to the design as required.

**VII. Design Development Documents**

Upon approval of the Schematic Design documents, we will prepare Design Development documents and specifications establishing the full size and character of the projects, incorporating the consultant services necessary for the execution of these documents. We will review the Design Development documents with the City and CMAR for further approval. As necessary, RPGA will meet with the Building Inspection Department and the Fire Marshall, to insure all building code and fire code requirements are met.

We will further develop the approved Schematic Design proposal and prepare Design Development documents and specifications establishing the full size and character of the project providing:

- Architectural
- Civil Engineering
- Interiors
- Meet with any special systems vendors
- Coordination with sub-consultant progress and understanding
- Public Open House
- MEP Engineering
- Structural Engineering
- Landscape Architecture (and Irrigation)
- Cost Estimating coordination with CMAR or RPGA estimator

We will review the design development documents with City agencies and appropriate users.

### **VIII. Construction Documents**

We will continue to develop the design documents and specifications establishing the full size and character of the project. Additional submissions will be made to the City at 50% and 95% (NOT FOR CONSTRUCTION) completion of construction documents. As required, RPGA will file documents with a Texas Department of Licensing and Regulations reviewer to assure that the facility design meets accessibility guidelines as required by the State. We will review these documents with City agencies for approval and coordination with the CMAR. Upon completion of comments from the 95% construction documents review, RPGA and team will complete and finalize the construction documents.

### **IX. Final Approvals / Permitting / Bidding / Final Coordination with the CMAR (if required)**

After approvals, RPGA will submit documents to the City for Permitting. We will address questions that arise and issue addenda to clarify any questions regarding the construction documents.

If a CMAR is not involved then the documents will go out for bids and the RPGA team will answer questions and maintain involvement with the bidding process.

As required, any additional coordination with the CMAR will take place to allow for a smooth transition into construction.

### **X. Construction Administration**

RPGA will represent and act on behalf of the City throughout the construction process. We will attend a pre-construction meeting to review any questions or items of concern and thereafter will conduct regularly scheduled site visits to verify that the construction is proceeding in compliance with the contract documents and to respond to requests for information. We will provide the City with field visit reports after each visit indicating observations. In addition, we will review shop drawings and provide assistance to the City as necessary throughout the construction process. In so doing, we will provide the City with continuous and thorough construction administration, to verify conformance with the contract documents, to oversee and process modifications or changes that may be beneficial for the project and to assist in complying with the construction schedule.

RPGA will inspect the project to create punch lists and to assist in determining Substantial Completion and Final Completion. After completion of the project, RPGA will be available to assist the City of Richland Hills through the final inspection for accessibility compliance with the Texas Accessibility Standards and the one year warranty period. RPGA will also provide electronic files of the Record Drawings as required by the contract and various other duties necessary to assure a successful completion of the New Multipurpose Recreation Facility.

**CONSTRUCTION MANAGER  
AT RISK EXPERIENCE**

RPGA is extremely well versed in delivering projects via the Construction Manager at Risk or other alternate delivery methods such as Design Build. Our approach will be a collaboration and communication with the CMAR as our partner to deliver this project to you. We start with a kick off meeting that identifies goals, commitments, schedules, staffing, protocol and potential obstacles. Javier Lucio, as project manager, will be the point person with the CMAR and attend established design meetings. The CMAR will attend all design workshops and participate in milestone reviews. We will collectively and proactively stay in front of the budget and schedule.

**Involvement of the CMAR**

Early involvement of the CMAR will enhance their understanding of the project and will aid in the production of accurate CMAR estimates throughout the project. Early involvement will also allow the CMAR to provide cost information and constructibility input to the design team. If the City desires, RPGA can bring an independent cost estimator on the team to cross check any of the CMAR cost estimates.

**Teamwork**

Among the advantages of the CMAR approach is the early integration of the contractor as a member of the project team. RPGA will work with the CMAR to create an atmosphere of teamwork and mutual respect. In the area of cost estimating/control this will benefit the project by fostering a cooperative/collaborative approach to the creation and reconciliation of estimates that accurately reflect the project cost and are responsive to the City's budget.

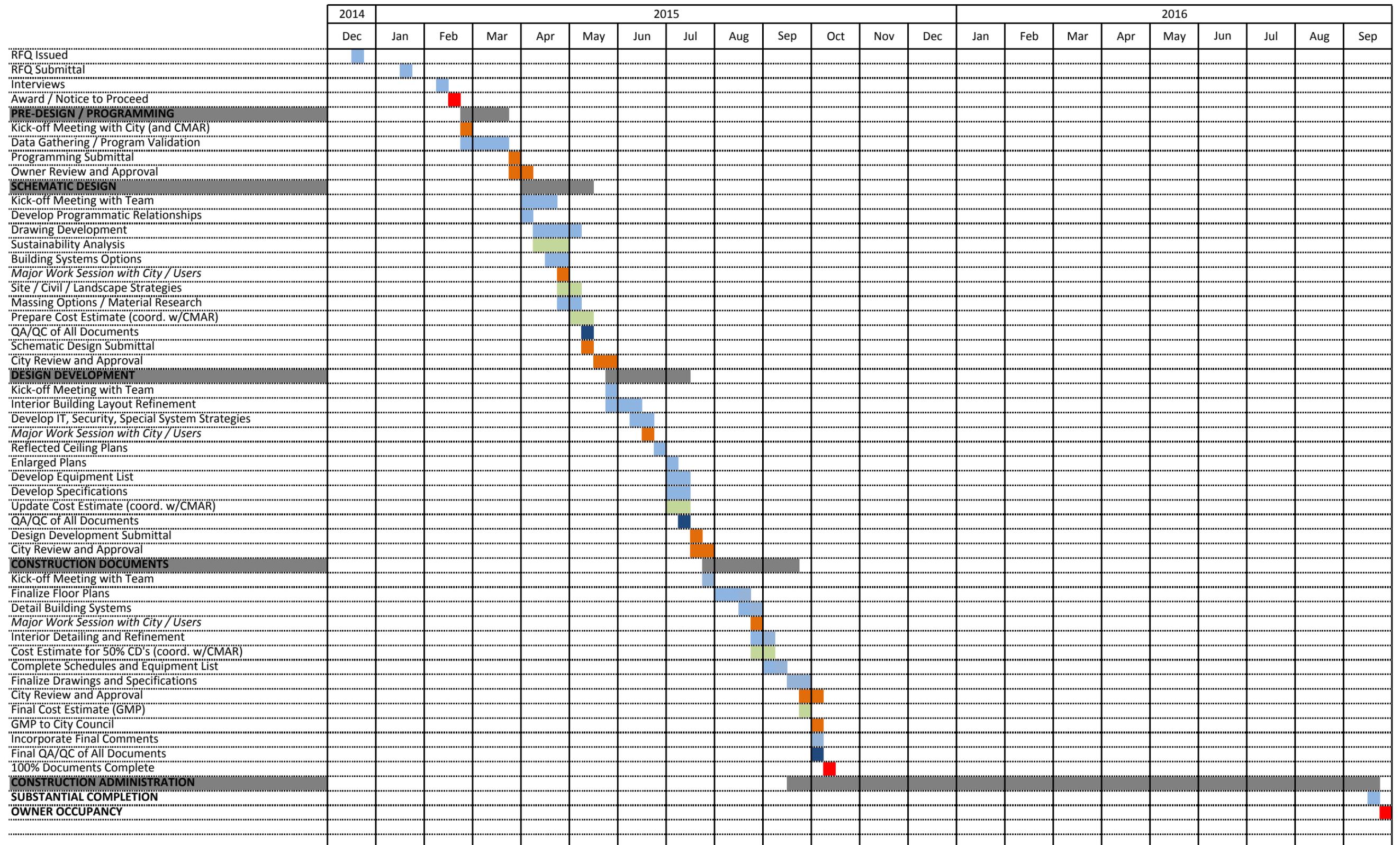
**Utilization of Value Engineering**

Value Engineering should not be understood simply as "cost cutting". Rather, it involves intelligent design decisions based upon such criteria as construction feasibility, availability of materials, equipment and labor, and time requirements for installation and construction. It also involves the analysis of initial costs compared to maintenance and operational costs to determine the "Life Cycle Cost" value for major building systems.

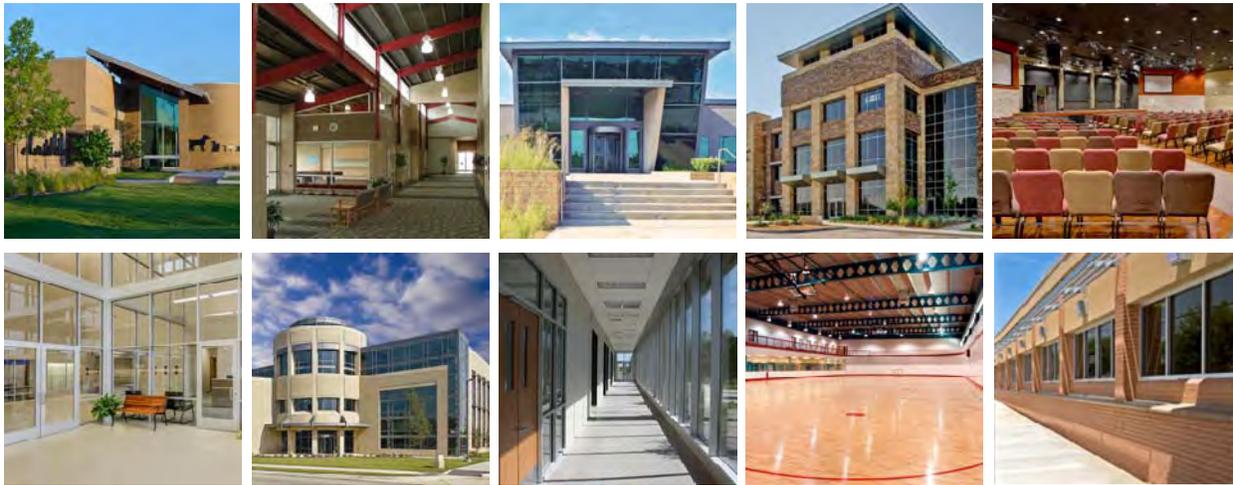
RPGA will work with the CMAR to provide value engineering at appropriate intervals to explore design options impacting cost, time, durability, operation, maintenance and overall value derived. The goal of this process is to provide the City of Richland Hills with maximum long-term value for each dollar spent.



6 - PROJECT SCHEDULE



REQUEST FOR QUALIFICATIONS  
ARCHITECTURAL SERVICES FOR  
MULTIPURPOSE RECREATION FACILITY  
JANUARY 23, 2015



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

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Jason Moore  
Assistant to the City Manager  
3200 Diana Drive  
Richland Hills, Texas 76118

RE: Request for Qualifications (RFQ)  
Architectural Services for Multipurpose Recreation Facility

Dear Selection Committee:

LBL Architects appreciates the opportunity to submit our qualifications in response to the RFQ Architectural Services for Multipurpose Recreation Facility.

LBL Architects celebrates 50 years of practice, specializing in institutional projects and provides the full range of architectural and engineering services as outlined in the City of Richland Hill's RFQ.

LBL stands for:

**Listen - Build - Lead**

We **LISTEN** carefully to fully understand your needs.

We **BUILD** a strong design concept to meet the project requirements.

We **LEAD** the team throughout the entire process, taking full responsibility for the Project.

**LBL Architect's Vision:**

"Provide an outstanding architectural service in a Godly manner, to be a blessing to those we serve and meet in the process and to share God's blessings with our community and the members of the firm."

**Personal Service Focus:**

Direct personal service is one of our primary concerns. Being a mid-size firm, we are able to have a principal of the firm involved in all aspects of each project. LBL has acquired many long term clients because of this.

**Over 700 Projects Completed:**

LBL's projects represent a wide variety of building types and sizes ranging from large scale master plans to small expansions of previously designed projects. Our focus has been on the design of public facilities including: cities, counties, and school districts. Our clients plan to own and operate their buildings for a long time and therefore, we have developed our practice to think "long term", using sustainable design principles with low maintenance and low energy costs in mind.

**Recreation Center Experience**

LBL Architects has designed numerous recreation and community centers and similar projects as seen in our Representative Project Summaries starting on page 14. The recreational facilities range from small renovations to 60,000 square foot newly designed recreational centers.

**Municipal Experience**

LBL has designed various types of Municipal projects for many years such as: Libraries, Police Facilities, Park Projects, Aquatic Facilities, Senior/Community Centers, Animal Shelters and several Recreation Centers.

LBL Architects has considerable experience in sustainable design and LEED Certification from the U.S. Green Building Council.

We have worked with the City of Richland Hills in the past designing the renovation of, and Michael Barnes can speak to our performance.

Several of our clients are extremely happy with the level and strength of our leadership, especially in the area of Construction Administration. Our references are available on page 33.

LBL Architects is very interested in providing architectural services for the City of Richland Hills. Thank you for inviting us to submit. We enjoyed working with you as we designed the Third Attraction Phase at NRH2O Water Park in North Richland Hills. We are excited about the opportunity to serve you.

Please find attached eight (8) hard copies and one electric copy of our qualifications for your review and consideration. Contact us if you have any questions or need any additional information.

Sincerely,

Tom McCarty, AIA  
Vice President  
LBL Architects, Inc.

CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. RESPONDENT PROFILE HISTORY



**A. Firm Name and Address**

LBL Architects, Inc.

1106 W. Randol Mill Road, Suite 300  
Arlington, TX 76012  
817-265-1510 Phone  
817-265-1582 Fax

[www.lblarchitects.com](http://www.lblarchitects.com)

**B. Year Established and Type of Firm**

LBL Architects, Inc. was founded in 1969 and is a Texas Corporation.

**C. Names, addresses and Curriculum Vitae for the firm's principals, project managers and key personnel can be found starting on page 6.**



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. STAFF PROFILES



**Michael Barnard, A.I.A.**

Project Manager  
President  
LBL Architects, Inc.

*Principal*



**EDUCATION**

Bachelor of Science in Architecture,  
Magna Cum Laude  
University of Texas at Arlington, 1980

**REGISTRATION**

Texas License 1983  
Oklahoma License 2013  
National Council of Architectural Registration Boards

Contact:  
817-265-1510  
[mbarnard@lblarchitects.com](mailto:mbarnard@lblarchitects.com)

**PROFESSIONAL AFFILIATIONS**

Fort Worth Chapter A.I.A.—former Vice President - Education  
Texas Society of Architects  
American Institute of Architects  
North Texas Chapter of U.S. Green Building Council  
City of Fort Worth Urban Design Commission - Chairman

**EXPERIENCE OVERVIEW**

Thirty-eight years of experience, thirty-four with this firm. Experienced in all aspects of architectural practice for many building types including schools, hospital, churches and various government facilities.

**SPECIFIC EXPERIENCE**

- Colleyville Community Center, Colleyville, Texas
- Elzie Odom Recreation Center, Arlington, Texas
- Farmers Branch Recreation Center, Farmers Branch, Texas
- Watauga Recreation Center, Watauga, Texas
- Wood West Recreation Center, Arlington, Texas
- Arlington Senior Recreation Center, Arlington, Texas
- Boys & Girls Club South Branch, Arlington, Texas
- Boys & Girls Club Main Branch, Arlington, Texas
- NRH20 Third Phase Attraction, North Richland Hills, Texas
- FJ “Red” Kane Park, Arlington, Texas
- Casino Beach Park, Fort Worth, Texas
- Howard Moore Shallow Water Play Pool, Arlington, Texas
- Wet n’ Wild Water Park (now Hurricane Harbor) Arlington, Texas
- Arlington Animal Services Center, Arlington, Texas
- South Arlington Police Service Center, Arlington, Texas
- West Arlington Police Service Center, Arlington, Texas
- Ott Cribbs Public Safety Center Addition/Renovation, Arlington, Texas
- Tarrant County Southeast Sub-Courthouse, Arlington, Texas
- Tarrant County Northwest Sub-Courthouse, Lake Worth, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. STAFF PROFILES



**Tom McCarty, A.I.A.**  
Project Architect  
Vice President  
LBL Architects, Inc.

*Principal*



**EDUCATION**  
Bachelor of Science in Architecture,  
University of Texas at Arlington, 1996

**REGISTRATION**  
Licensed Texas Architect

**PROFESSIONAL AFFILIATIONS**  
Fort Worth Chapter A.I.A.  
Texas Society of Architects  
North Texas Chapter of U.S. Green Building Council  
Associate member of American Institute of Architects  
Completed IDP internship for state board registration

Contact:  
817-265-1510  
tmccarty@lblarchitects.com

**EXPERIENCE OVERVIEW**  
Seventeen years design and documentation experience on a variety of institutional and civic projects including healthcare facilities, churches, police centers, animal shelters and recreational facilities.

**SPECIFIC EXPERIENCE**

- Colleyville Community Center, Colleyville, Texas
- Elzie Odom Recreation Center, Arlington, Texas
- Farmers Branch Recreation Center, Farmers Branch, Texas
- Watauga Recreation Center, Watauga, Texas
- Wood West Recreation Center, Arlington, Texas
- Arlington Senior Recreation Center, Arlington, Texas
- Boys & Girls Club South Branch, Arlington, Texas
- Boys & Girls Club Main Branch, Arlington, Texas
- Casino Beach Park, Fort Worth, Texas
- NRH20 Third Phase Attraction, North Richland Hills, Texas
- Howard Moore Shallow Water Play Pool, Arlington, Texas
- FJ "Red" Kane Park, Arlington, Texas
- Arlington Animal Services Center, Arlington, Texas
- Universal City Animal Care & Control Center, Universal City, Texas
- South Arlington Police Service Center, Arlington, Texas
- West Arlington Police Service Center, Arlington, Texas
- Ott Cribbs Public Safety Center Addition/Renovation, Arlington, Texas
- Tarrant County Southeast Sub-Courthouse, Arlington, Texas
- Tarrant County Northwest Sub-Courthouse, Lake Worth, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. STAFF PROFILES



**Donna Austin, A.I.A.** RID, LEED AP BD+C  
Senior Architect/Interior Designer  
LBL Architects, Inc.

**EDUCATIONAL BACKGROUND**  
University of Texas at Arlington, Master of Architecture 1980  
Oklahoma State University, B.S. Architectural Studies (*Donna Murphy*) 1976 Areas of Concentration: Architecture

**PROFESSIONAL QUALIFICATIONS**  
Architecture, Texas License 1983  
Interior Designer, Texas License 1993

**PROFESSIONAL AFFILIATIONS**  
Fort Worth A.I.A.  
Texas Society of Architects  
American Institute of Architects

**EXPERIENCE OVERVIEW**  
With Thirty-Six years of experience, Ms. Austin is experienced in the preparation of construction documents for a variety of institutional facilities including government facilities. Donna has worked at the following architectural firms: ARB Architects, VLK Architects, CHS Architects, CMA Architects, and Huit-Zollars, Inc. Donna has worked for the City of Arlington as a Commercial Plans Examiner and a Construction Coordinator.

**SPECIFIC EXPERIENCE**

- Renovations on City of Arlington Buildings  
Municipal Building, Municipal Court, Main Library, Convention Center, Community Center, Senior Recreation Center at New York, Eunice Activity Center



**Jason Lam**  
Director of Construction Administration  
LBL Architects, Inc.

**EXPERIENCE OVERVIEW**  
Mr. Lam has twenty-four years of experience, fifteen with the firm, and has served as Construction Administrator on a variety of institutional projects including schools, healthcare facilities, churches, animal shelters and recreational facilities. He worked for six years as a Project Manager and Superintendent for a local General Contractor's specializing in municipal and school projects.

**SPECIFIC EXPERIENCE**

- Colleyville Community Center, Colleyville, Texas
- Elzie Odom Recreation Center, Arlington, Texas
- Farmers Branch Recreation Center, Farmers Branch, Texas
- Watauga Recreation Center, Watauga, Texas
- Tarrant County Southeast Sub-Courthouse, Arlington, Texas
- Howard Moore Shallow Water Play Pool, Arlington, Texas
- FJ "Red" Kane Park, Arlington, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. PROFESSIONAL BACKGROUND & KEY PERSONNEL



**Teague Nall & Perkins**  
*Civil Engineering*



1100 Macon Street  
Fort Worth, Texas 76102  
817.336.5776 phone  
817.336.2813 fax

Teague Nall and Perkins, Inc. was established in 1976 and is a corporation.

TNP provides professional civil engineering, surveying, landscape architecture, and planning services to municipalities, counties, and other governmental entities in North Texas. Since 1976, the firm has built a reputation for providing quality, responsive, personalized services to our clients. The firm currently acts in the capacity of City Engineer for 10 municipalities and 1 utility district in the D/FW metroplex, and serves more than 85 other public sector clients on a project -by-project basis. TNP's corporate headquarters is located in Fort Worth, with other branch offices in Dallas, Denton, and Sherman. The firm is managed by 9 Principals with over 235 years of combined experience in the civil engineering field.

**SCOTT GIBSON, P.E.**  
Senior Project Manager

Mr. Gibson has 18 years of experience with project design and management for site development and municipal projects. His expertise includes feasibility analysis, planning and design of site improvements consisting of water and sanitary sewer line, grading, paving, drainage, sidewalk and utility improvements.



**EDUCATION**  
Texas Tech University, 1997, B.S. Civil Engineering

**PROFESSIONAL AFFILIATIONS**  
Member, American Society of Civil Engineers

**SPECIFIC EXPERIENCE**  
City of Fort Worth - Northwest Library, Fort Worth, Texas  
City of Keller - Fire Station No. 4, Keller, Texas  
City of Keller - Town Center Infrastructure, Keller, Texas  
Keller ISD - Natatorium, Keller, Texas  
Keller Pointe Recreation and Aquatics Center, Keller, Texas  
Konigshofen Pool at Stovall Park, Arlington, Texas  
Tarrant County - Northwest Sub-Courthouse, Lake Worth, Texas  
Texas Department of Criminal Justice, Rosharon, Texas  
Tom Muehlenbeck Center, Plano, Texas  
Town of Trophy Club - Pool Complex, Trophy Club, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. PROFESSIONAL BACKGROUND & KEY PERSONNEL



**Baird, Hampton & Brown, Inc.**  
*Mechanical Electrical & Plumbing Engineers*



6300 Ridglea Place, Suite 700  
Fort Worth, TX 76116  
P: 817-338-1277  
F: 817-338-9245

Baird, Hampton & Brown, Inc. was established in 1992 and is a corporation.



**Ken Randall, P.E.**, Principal Electrical Engineer



**EDUCATION**  
University of Texas at Arlington: B.S./1998/Electrical Engineering



**REGISTRATION**  
TX/1999/Electrical Engineering



**EXPERIENCE OVERVIEW**  
Ken Randall has over 22 years experience in electrical engineering design and systems upgrade. He has been responsible for all aspects of project development, from feasibility studies through design phases and construction administration.



**Ian Bost, P.E.** Principal Mechanical Engineer



**EDUCATION**  
Texas Tech University: B.S./2000 Mechanical Engineering



**REGISTRATION**  
Texas/2005 Mechanical Engineering

**EXPERIENCE OVERVIEW**  
As Project Manager and Lead Mechanical Design Engineer, Mr. Bost has provided complete HVAC, Plumbing and Medical Gas designs for new constructions or renovations to existing facilities. He has led the mechanical and plumbing design of educational facilities (K-12 & higher Ed), medical facilities, churches, courthouses, YMCA's, industrial, commercial, and retail facilities.

- SPECIFIC EXPERIENCE**
- Ryan Family YMCA, Additions and Renovations
  - Farmers Branch Recreational Center
  - City of Fort Worth Police & Fire Training
  - YMCA of Arlington Expansions & Office Renovations
  - YMCA New Building Design, Northpark, TX
  - Midlothian Community Complex



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. PROFESSIONAL BACKGROUND & KEY PERSONNEL



**Frank W. Neal & Associates**  
*Structural Engineers*



1015 W. Broadway Ave.  
Fort Worth, Texas 76104  
(817) 332-1944  
(817) 336-8620

Frank W. Neal & Associates was established in 1982 and is a corporation.

Our philosophy is to provide the client with the foremost technical knowledge available, along with the personal service and communication required to successfully take a project from its inception to its completion.

**Bryan W. Green, P.E., LEED AP**, Principal Structural Engineer

EDUCATION

University of Texas A & M, College Station, Texas Bachelor of Science, Civil Engineering – 1987  
Master of Science, Structural Engineering – 1988

EXPERIENCE OVERVIEW

Mr. Bryan W. Green, P.E. has been with Frank W. Neal & Associates, Inc. since 1991. He is a Principal in the firm. He has experience on a variety of project types such as schools, churches, commercial buildings, residential, warehouses, commercial renovations, amusement parks, hospitals, and city projects. His experience includes structural design for steel, wood, concrete, masonry, and light gage steel construction projects. Mr. Green is responsible for project management and structural construction administration. Mr. Green is a LEED™ Accredited Professional, and offers over 27 years of experience in project management, production and technical writing.

SPECIFIC EXPERIENCE

- Roanoke Library Expansion and Community Center, Roanoke, Texas
- Burleson Recreation Community Center and Natatorium, Burleson, Texas
- Lake Worth Multi-Purpose Facility, Public Library and Senior Center, Lake Worth, Texas
- Ott Cribbs Public Safety Center, Arlington, Texas
- South Arlington Police Service Center, Arlington, Texas
- Marathon Community Center Addition, Marathon, Texas
- Community Center, 5429 Parker Henderson Rd, Fort Worth, Texas
- Wills Point Community Center, Wills Point, Texas
- All Saints Community Center, Fort Worth, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. PROFESSIONAL BACKGROUND & KEY PERSONNEL



**GreenNexus Consulting**  
*LEED Consulting*

5116 Bissonnet, #408  
Bellaire, TX 77401  
281-306-3987



GreenNexus was established in 2011 and is a Limited Liability Company.

Over the past five years, our project consultation services ranging from large university buildings to small bank prototypes garnered 47 LEED certifications, including eight LEED Platinum awards. Our proven track record in helping clients and public agencies discover and seize sustainable opportunities has made GreenNexus a leader in comprehensive sustainability integration.



**Amanda H. Tullos, AIA, LFA, LEED AP BD+C, ID+C** Principal & Founder

**EXPERIENCE OVERVIEW**

As a recognized sustainability expert, Amanda performs third-party verification and influences policy changes. She wrote Appendix R to the Building Code for the City of Houston for guidelines that clarify materials' reuse. Amanda lends her talents as a certified National Green Building Standard Verifier for The Home Innovation Research Lab (formerly NAHB), providing consultation and confirming compliance. In addition, Amanda is a third-party reviewer for the City of Dallas, Green Permitting Program.

**QUALIFICATIONS**

- Licensed Architect in the State of Texas, License #19728. NCARB #102445
- LEED® Accredited Professional BD+C, ID+C– New Construction, Commercial Interiors
- Certified Permaculture Designer, 2008, Houston Permaculture Guild
- Certified Passive House Consultant (CPHC), Passive House Institute US
- Living Future Accredited (LFA)

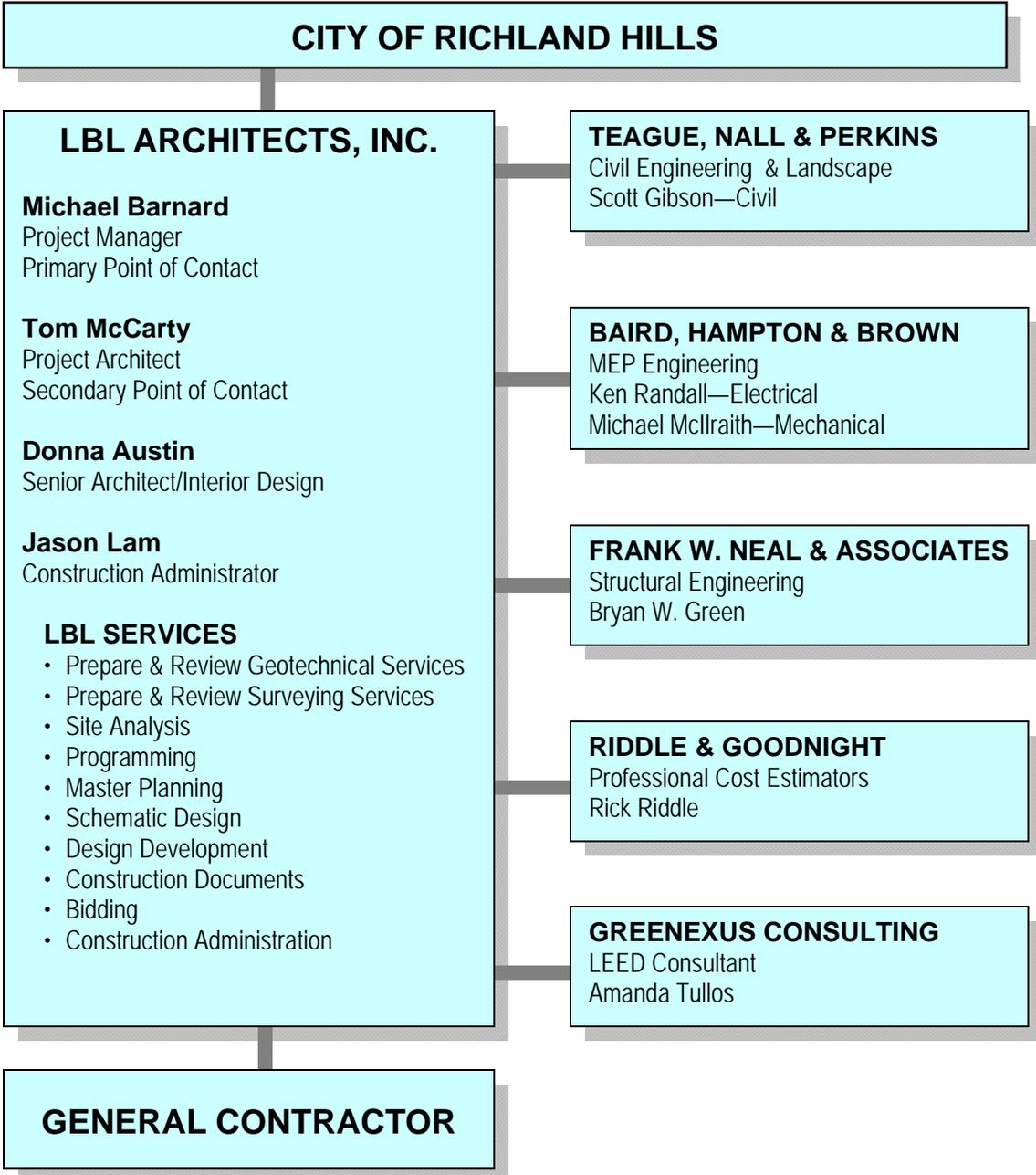
**SPECIFIC EXPERIENCE**

- North Richland Hills Recreation Center Certified – LEED for New Construction Tarrant County's first LEED-certified recreation center
- Eastern Regional Park (Hometown Heroes Park Phase II) League City, Texas Silver – LEED for New Construction
- City of Arlington Fire Station No. 9 Arlington, Texas Silver – LEED for New Construction
- Tarrant County Courthouse Silver – LEED for New Construction Premier courthouse in Texas to receive LEED certification
- Richardson Heights Gymnastic Center Richardson Heights, Texas Silver – LEED for New Construction
- Tarrant County Jail Gold – LEED for New Construction First County Jail in Texas to achieve LEED Gold



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

2. ORGANIZATIONAL CHART



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE

**Casino Beach Park**  
Fort Worth, Texas

Building Area: 90,000 SF

Cost: Est. \$20.8 M

City of Fort Worth Contact:  
Richard Zavala  
Director of Parks and  
Community Service  
(817) 392-5704

Client Contact:  
Mike Patterson  
Casino Beach Properties Inc.  
2310 West I-20  
Arlington, Texas  
(817) 247- 6060



Casino Beach Park is a multi use development on the historic site of Casino Beach on Lake Worth in Fort Worth, Texas. The project is a Public Private Partnership and is situated on 60 acres. 45 acres is a City of Fort Worth Public Park and 15 acres will be privately owned. LBL Architects provided Master Planning of the entire site. The project consists of two restaurant buildings equaling 36,000 SF, Marina Store Building 5,000 SF, **Community Event Center 24,000 SF**, Toilet/Concession Building 2,700 SF, Pavilion 3,080 SF, 2 covered Boat Slips 18,000 SF, a Marina and Boardwalk. Michael Barnard served as Project Manager, BHB Engineering provided MEP Engineering, and Frank W. Neal & Association provided Structural Engineering.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

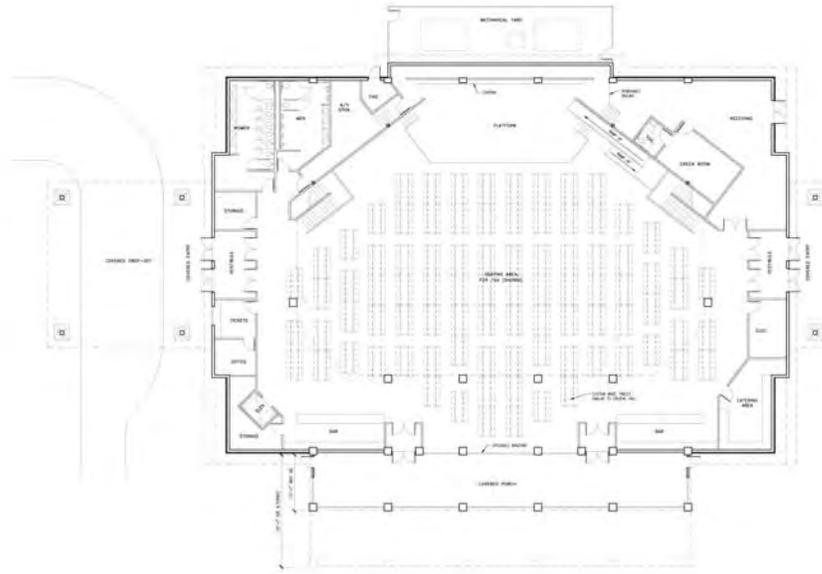
3. EXPERIENCE



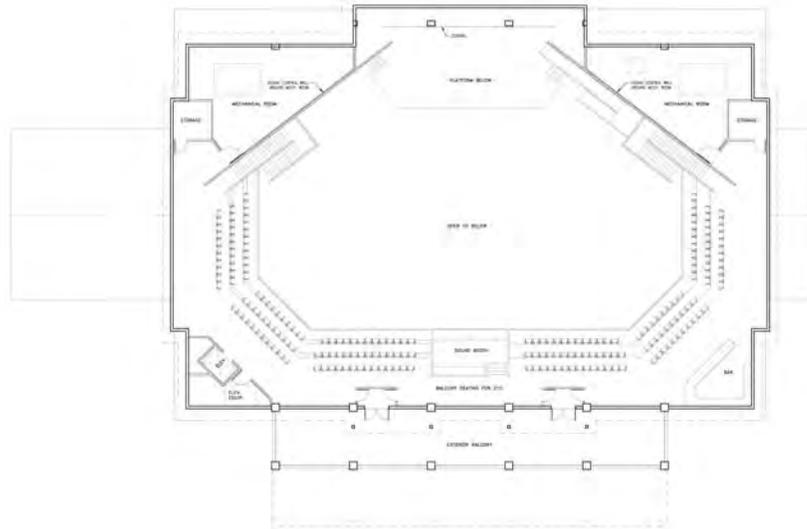
*Images of Casino Beach Park*

CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE



**First-Floor Plan**  
**Community Event Center**  
**Casino Beach Park**



**Second-Floor Plan**  
**Community Event Center**  
**Casino Beach Park**

CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE



**Farmers Branch Recreation Center**  
Farmers Branch, Texas

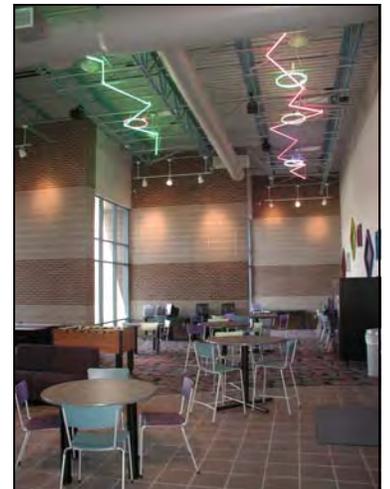


60,600 SF  
\$6.3 M

Completion: 2003

Client Contact:  
Jeff Harting  
Assistant Director  
Parks & Recreation  
City of Farmers Branch  
972-919-2630

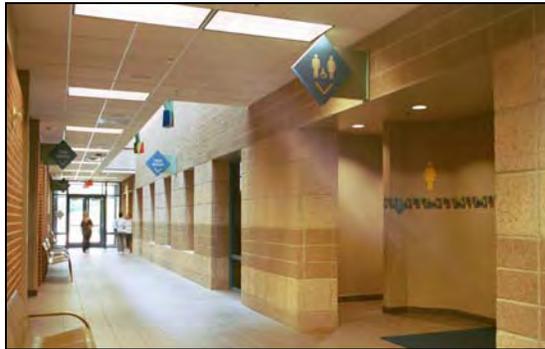
This project began with a study of the City's existing recreation center to determine the feasibility of expanding it versus building a new facility. In this case, it was determined to be more cost effective to build a new recreation center. Master Planning of Don Showman Park included New Recreation Center, aquatic area and ball fields. Design and Construction of Recreation Center was Phase I. This recreational facility has two gyms, three large community rooms, teen center, dance studio, cardio fitness, computer center, and tumbling room.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

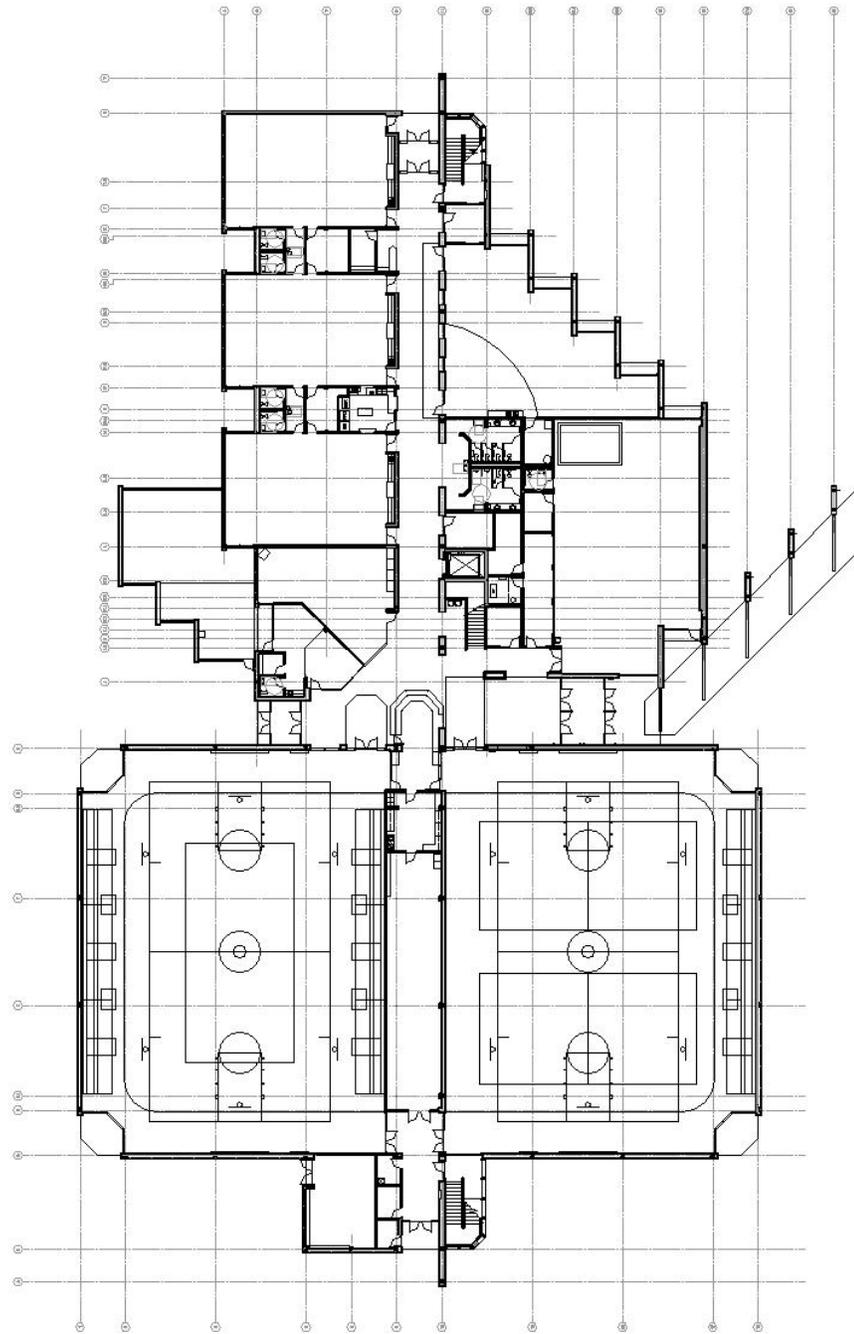
3. EXPERIENCE

**Farmers Branch Recreation Center**  
Farmers Branch, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE





March 18, 2004

To Whom It May Concern:

The City of Farmers Branch recently completed construction of a new Recreation Center. The project architect was the firm of LBL Architects. I can say without hesitation that we were very impressed with LBL's work on this project.

City Plans Examiners and our Construction Manager commented on how thorough and complete the plans always were. While reviewing 50% complete plans the Construction Manager commented that they do not usually see that level of detail even when reviewing what are supposed to be 90% complete plans.

To me the most impressive thing LBL did was at the very first when we were working on the building program. In this phase we talked with Michael and Gene about what we wanted and they instantly went into great detail about what else was needed in relation to those things, how rooms and amenities should be situated so traffic would flow, and a myriad of other details that we never thought of. When people see our building, especially Parks and Recreation professionals, they are very impressed with efficiency of the design, how user friendly it is, and how open and inviting it is. I believe this is largely due to the programming exercises we went through with LBL.

LBL's attention to detail was consistent throughout the project. They sweat the details and that is important to me and it shows in the finished product.

I give LBL a high recommendation and would work with them again. If more information is needed or desired I can be reached at 972.919.2630.

Sincerely,

Jeff Harting, Assistant Director  
Parks and Recreation Department

CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE



**Watauga Community Center**  
Watauga, Texas

20,527 SF  
\$2.6 M

Completion: 2003

Client Contact:  
Johnnie Reagan  
Public Works Director  
City of Watauga  
817-514-5837



LBL Architects designed the 20,000 SF Watauga Community Center to include the following amenities: gymnasium, lobby, weight room, offices, classrooms, art room, locker rooms, terrace, and a multi-purpose room with a kitchen. The citizens of Watauga enjoy this community center as it is used for many different group exercise programs, art and painting classes and mommy and me programs as well as much more.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

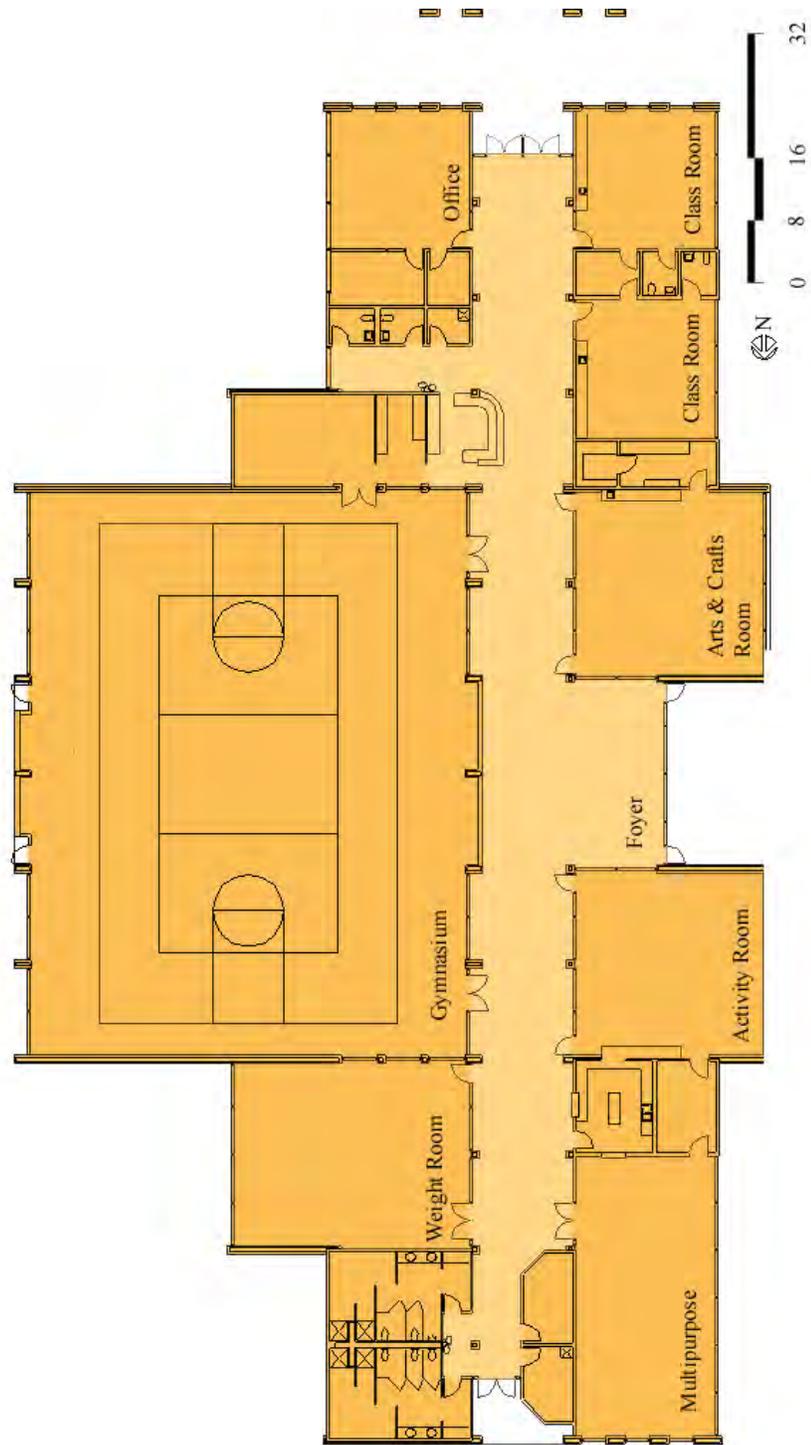
3. EXPERIENCE

**Watauga Community Center**  
Watauga, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE





March 17, 2004

RE: Letter of Recommendation

To Whom It May Concern:

LBL Architects designed, maintained records and handled construction management in a most professional manner. The Community/Recreation Center was designed by LBL to meet various requirements for our youth and seniors.

The facility has classrooms, weight room/work out area, gym and aerobics, meeting rooms, kitchen areas and office space for staff.

LBL design not only made our facility a "showplace" within the metroplex but functional as well to staff and our citizens.

LBL and their staff was a pleasure to work with completing our project on time and under budget.

Sincerely,

A handwritten signature in cursive script that reads "Johnnie Reagan".

Johnnie Reagan  
Director of Public Works and Parks

cc: file

CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE



**Elzie Odom Recreation Center**  
Arlington, Texas

55,350 SF  
\$5.2 M

Completion: 1999

Client Contact:  
John Fain  
(Retired) Senior  
Park Planner  
City of Arlington Parks Dept.  
817-683-5043

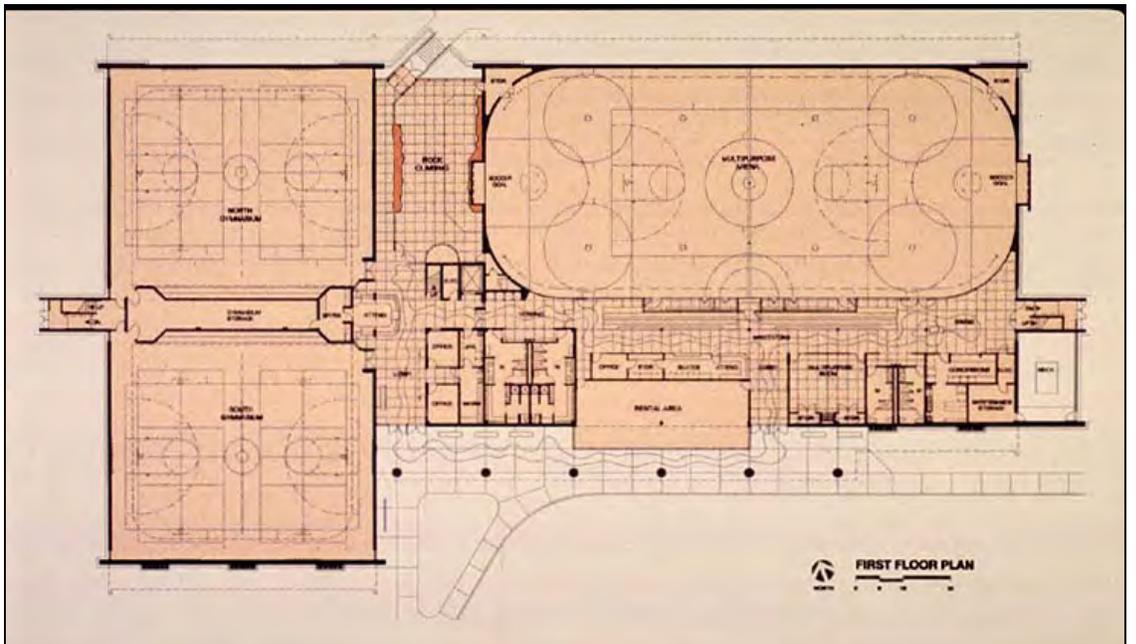
Named after the City of Arlington's former mayor, the Elzie Odom Recreation Center is a 55,000 square foot two-story building making it the largest indoor facility in Arlington. It houses an 80'x180' arena for in-line hockey, two gyms with a 500' jogging track on the upper level, a rock climbing area, weight room, exercise rooms, classrooms, a pro-shop, and a children's play room. This project is known for its **zero architect generated change orders**. In 2006, LBL was commissioned to design renovations to double the size of the weight room.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

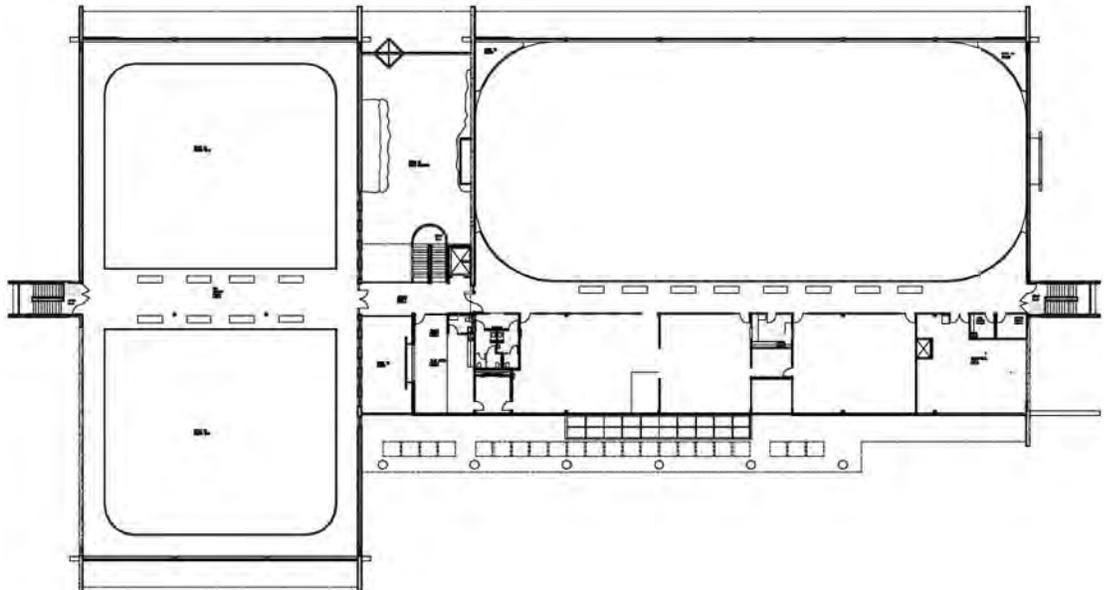
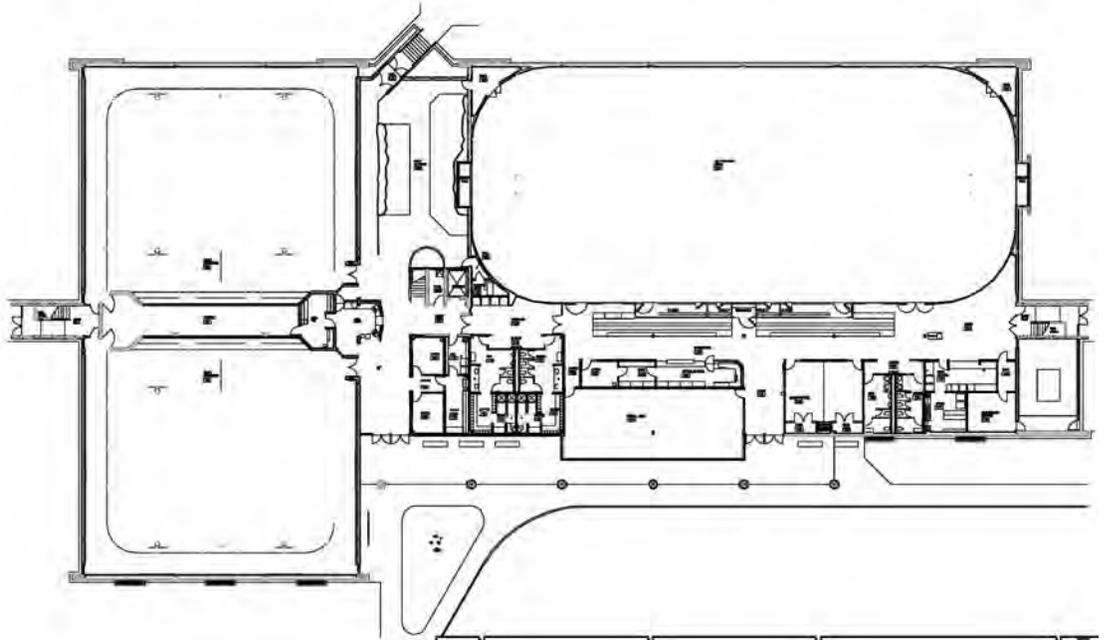
3. EXPERIENCE

**Elzie Odom Recreation Center**  
Arlington, Texas



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE





May 3, 2004

Mr. Mike Barnard  
LBL Architects, Inc.  
1106 W. Randol Mill Rd. , Ste. 300  
Arlington, TX. 76012

Re: **Letter of Reference**

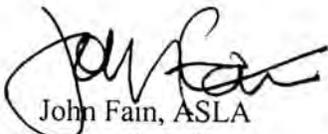
Dear Mike:

It is with sincere pleasure that I submit this letter for your use. As you know, our professional relationship began more than six years ago when LBL was selected to design Arlington's newest and largest indoor facility, the Elzie Odom Recreation Center. Our repeated calls on you to assist on other projects are a consequence of the outstanding work we have consistently received from you.

Without question, LBL has provided us with outstanding performance in all aspects of our building development projects, from programming through construction. I continue to use Elzie Odom as a standard by which I measure other projects, and find it difficult to match your record of *zero architect generated change orders*, particularly impressive for a 60,000 square foot building.

Please feel free to use my name as a reference whenever appropriate. I welcome phone calls at 817-459-5478.

Sincerely,



John Fain, ASLA  
Senior Park Planner

CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE



**Boys & Girls Club of Arlington Expansion/Renovation  
Main Branch**  
Arlington, Texas



New: 3,200SF  
Renovation: 6,400SF  
\$1.2 M

Completion: 2010

Client Contact:  
Steve Wurm  
Boys & Girls Clubs of Arlington  
817-226-4244

The renovation and expansion of the Boys & Girls Club of Arlington included 3,200 SF of new building space, renovation of approximately 6,400 SF of existing space, and site work related to the expansion and revision of the parking layout. The project houses state-of-the-art technology, a learning center, two computer labs, an updated teen center, and a game room filled with new equipment. The facility also required repair and updating to meet TAS and ADA accessibility requirements, roofing repairs, and HVAC system improvements.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE



**Dottie Lynn Recreation Center**  
Arlington, Texas



10,058 SF  
\$467,700 additions  
and alterations

Completion: 1996

Client Contact:  
John Fain  
(Retired) Senior Park  
Planner  
City of Arlington Parks Dept.  
817-683-5043

Now named the Dottie Lynn Recreation Center, this project was a **complete remodel of the existing two-story building**. The renovation included a new exercise room, weight room, and multiple classrooms. This renovation made the Dottie Lynn Recreation Center one of the “best equipped recreation centers in the Arlington parks system.” A centrally located control desk was added to ease customer communication and enhance security.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

3. EXPERIENCE

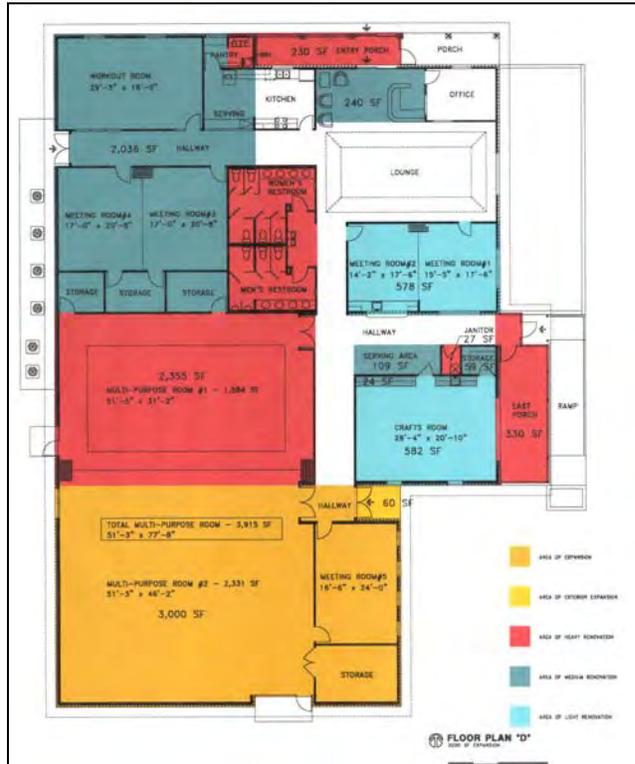


**Arlington Senior Recreation Center**  
Arlington, Texas

New: 3,045 SF  
Remodel: 8,035 SF  
\$695,000

Completion: 2002

Client Contact:  
John Fain  
(Retired) Senior Park Planner  
City of Arlington Parks Dept.  
817-683-5043



This project involved the addition of 3,045 square feet and a complete remodeling of the existing 8,035 square feet. The two multi-purpose rooms have a folding wall that opens up to create a large space with wood floors for dances. There is a Craft Room with an adjoining Sun Room facing east and a separate Workout Room. The facility features a myriad of separate storage areas to accommodate a wide variety of uses.

The programming of this project challenged LBL's ability to unify groups. Demands from four separate user groups, the "crafters," "exercisers," "gamers" and "dancers," had to be coordinated with in designing the facility. Using a series of citizen meetings, LBL was able to successfully bring together a consensus in finalizing the program for the project.



April 7, 2004

Mr. Gene Lam, AIA  
Mr. Michael Barnard, AIA  
LBL Architects, Inc.  
1106 W. Randol Mill Rd., Ste. 300  
Arlington, TX 76012

Dear Gene and Michael:

I am writing to convey my appreciation for the work of LBL Architects in our City of Arlington projects. Over a period of years, LBL Architects has consistently provided outstanding performance in developing effective building designs and guiding our projects successfully through construction.

When our city staff comes to me for a recommendation for architectural services, I know I can offer LBL Architects with the highest confidence. I have noted that you thoroughly analyze program information, asking appropriate questions to draw the owner's thoughts forward. That helps deliver a fully developed design. I know that you commit many hours to research of materials and systems for unusual project features.

I have noted your diligence in holding to an agreed schedule and a balanced project budget. You are careful to verify throughout the design process that the scope of work does not creep irresponsibly beyond the bounds of the authorized budget. Your performance during construction demonstrates knowledge of the construction process and shows skill in keeping all parties focused on the goal and working as a team.

All these things are key components to delivering a successful project and a pleasant experience. Your professional performance is to be commended.

Sincerely,

A handwritten signature in blue ink that reads 'Rich Dabney'.

Richard Dabney, AIA  
Construction Manager

CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

4. REFERENCES



Jeff Harting  
Director of Parks & Recreation  
City of Farmers Branch  
972-919-2630

Michael Barnes  
Director of Public Work  
City of Richland Hills  
817-616-3835



Tracy Pelle, AIA  
Assistant Director, Facilities Management  
Tarrant County – Texas  
817-884-1155



Dr. Theron Bowman  
Deputy City Manager  
City of Arlington  
817-459-6100



Gary Fickes  
Commissioner, Precinct 3  
Tarrant County – Texas  
817-581-3600



Don Isaacs  
Former City of Arlington Construction Manager  
Arlington, Texas  
682-225-9225



Joe Pack  
Senior Park Planner  
North Richland Hills, Texas  
214-244-4283



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

5. MISCELLANEOUS



Michael Barnard, President of LBL Architects will serve as the Project Manager and will personally manage the project from start to finish. Mr. Barnard has managed the design of numerous recreation center projects as noted on his resume and as illustrated in the Experience Section.

With Michael's patience, determination, hardworking, "hands-on" approach to Project Management, he has lead many projects to be successful.

Michael Barnard and his team recognize the fact that excellent communication is critical to the success of our project. We will listen to the City of Richland Hills and their representatives but we will also ask the right questions to draw out even more information. He will approach the project with full responsibility for collection of all data regarding function, traffic, materials and equipment necessary to accomplish a well coordinated design. This is a key factor in expediting the project for the City and assuring success.

Design of great architecture requires the ability to be in command of required technical aspects without the loss of innovation or creativity. Mr. Barnard and his team will work diligently to maintain proper balance between these two aspects of producing architecture. Through experience with a great variety of building types, Mr. Barnard and his team have developed methods of acquiring programming information and researching specific needs which have enabled us to design architecture of enduring usefulness and timeless styles. He is adept at pulling together unifying ideas and setting priorities with user groups having divergent preferences regarding design of the project and is also sensitive to the balance which must be maintained between the user desires, operational considerations and construction cost of the facility.

**Meetings**—The team will conduct on-site interviews with supervisors, key staff and public users, if desired. The overall future staff organizational chart will be discussed as well as space needed for all staff and functions. Our experience with government agencies enables us to collect the pertinent data without being lost in the barrage of information.

**QA/QC**—Our Quality Assurance/ Quality Control Plan (QAQC) is implemented by a dedicated team to meet the requirements of each project. The QAQC ensures that the Team standardizes the application of design criteria, design processes, procedures and implementation of standards. The QAQC will be revised and updated for coordination and consistency with the Richland Hills' procedures and requirements, and provides guidance and uniformity to all team members and program stakeholders.

We will check the calculations, drawings, and specifications for conformance to established design parameters and engineering practice. Additionally the check will focus on the application of the appropriate codes.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

5. MISCELLANEOUS



Our goal is to produce error-free Documents that result in projects conforming to all aspects of Richland Hills’ needs and expectations. Essential elements in our quality approach include leadership, planning, teamwork, training, accountability, communication and coordination.

LBL Architects has less than 1% of Change Orders during construction which is a representation to the quality of documents.

**Scheduling**—At the onset of the project LBL will work carefully with the city and develop a proposed project schedule, which includes Owner review time. Once an agreed schedule is created LBL works diligently to meet the milestones and works closely with the Owner during review periods. LBL understands that in the public sector funds may be limited by time constraints and we shall increase staff on the project by shifting in-house personnel or hiring additional staff in order to meet the agreed schedule.

**Budget Control**—Michael and his team have successfully kept projects within budget. In early phases of design, we use comparative methods. During the Design Development phase, when the project becomes more defined, we will have a detailed cost estimate prepared based on actual quantities by our professional cost estimator. If necessary, a proposed list of cost reduction options for the City’s consideration will be prepared. The City will then be able to make informed decisions to meet the budget requirements. We may recommend certain aspects of the project or quality of products is bid separately as alternative bids to provide precise prices for deciding priorities. Using this process, Mr. Barnard will make sure the project remains in budget.

**Sustainable Design**—Michael Barnard and Tom McCarty are members of the North Texas Chapter of the U.S. Green Building Council and have attended numerous workshops and seminars on “Green Building” design and LEED Certification. LBL Architects was commissioned by the City of Arlington to conduct research and present to the Citizen’s Advisory Committee on Environmental Issues. LBL Architects was involved in the design of a major expansion of Tarrant County College District Southeast Campus that is LEED Gold Certified.

LBL designed Tarrant County Sub-Courthouse that obtained a LEED Silver Certification and recently designed the Tarrant County Northwest Sub-Courthouse which obtained a LEED Gold Certification.



CITY OF RICHLAND HILLS  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE RECREATION FACILITY

6. PROJECT SCHEDULE



**PROPOSED TIME LINE:**

Anticipated Start ( City Council Approval )	March 17th, 2015
Complete Review of Pre-Design Documents	April 15th, 2015
Complete Schematic Design	May 15th, 2015
Complete Design Development and Preliminary Detailed Cost Estimate	July 15th, 2015
Complete Construction Documents and Final Detailed Cost Estimate	September 30th, 2015
Complete Bidding & Negotiations	November 7th, 2015
City Council Approval of Construction Contract	November 17th, 2015
Construction Start	December 1st, 2015
Complete Construction	December 1st, 2016

**Timely Completion of Projects**

At the onset of the project LBL will work carefully with the city and develop a proposed project schedule, which includes Owner review time. Once an agreed schedule is created LBL works diligently to meet the milestones and works closely with the Owner during review periods. LBL understands that in the public sector funds may be limited by time constraints and we shall increase staff on the project by shifting in-house personnel or hiring additional staff in order to meet the agreed schedule.

STATEMENT OF QUALIFICATIONS FOR  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE  
RECREATION FACILITY  
JANUARY 23, 2015

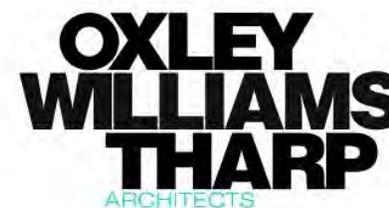




Crowley Community Center, Crowley, TX  
*Project executed while at previous firm*



STATEMENT OF QUALIFICATIONS FOR  
ARCHITECTURAL SERVICES FOR MULTIPURPOSE  
RECREATION FACILITY  
JANUARY 23, 2015



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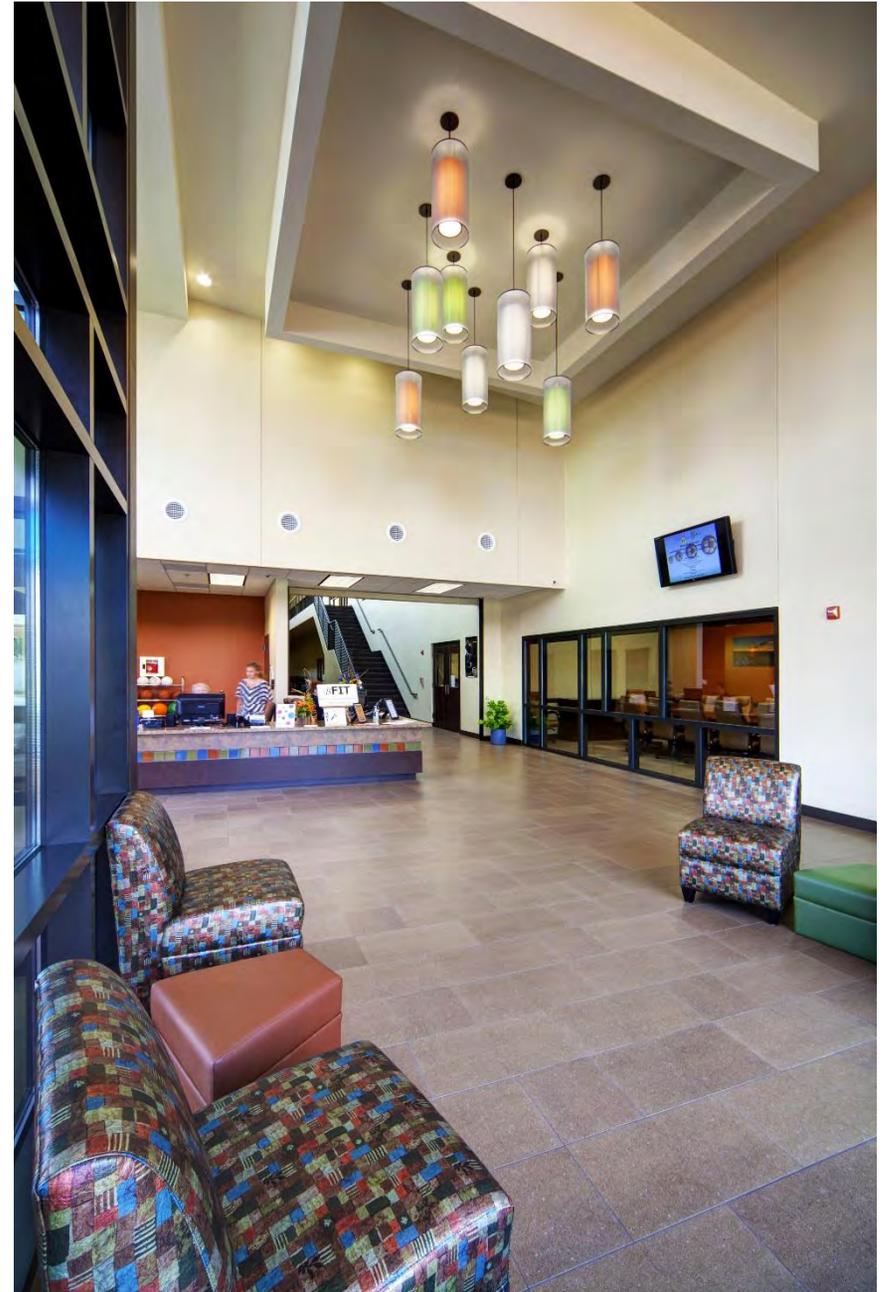
PART 2 – RESPONDENT PROFILE, HISTORY AND  
ORGANIZATIONAL CHART WITH STAFF PROFILES

PART 3 – EXPERIENCE IN DEVELOPING NEW MULTI-PURPOSE  
FACILITIES

PART 4 - REFERENCES

PART 5 – MISCELLANEOUS

PART 6 – PROJECT SCHEDULE



Crowley Community Center, Crowley, TX  
*Project executed while at previous firm*



The Hon. Bill Agan  
Mayor of the City of Richland Hills  
3200 Diana Drive  
Richland Hills, Texas 76118

Mayor Agan,

**Oxley Williams Tharp** sincerely appreciates the opportunity to provide you with a snapshot of our firm and are grateful that you are taking the time to read our statement of qualifications. We are a full-service architectural firm with a diverse portfolio of project types, but, we are much more than that. With every project we dig deep to fully understand the specific intricacies that make it unique because we believe no two projects are the same. Applying a one-size-fits-all approach to a building is presumptuous, simply does not work and we honestly believe understanding the community, its representatives and the specific needs the building must satisfy is absolutely crucial. We never glaze over those needs and concerns with a “we’ve done all this before” attitude. No one knows the needs of your community better than you do. We listen...and then respond. Our goal is to marry vision with budget and at the end of each project, we care most about the story of that process and the relationship we built with the client along the way. We believe if those principles have been met, the completed project will be a success. We would relish the opportunity to build a lasting relationship with Richland Hills and to tell the story of how, as a team, we created a place for our community to enjoy, appreciate and take pride in for many years to come.

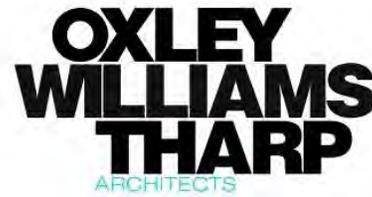
Within this statement of qualifications, you will see examples of projects that spawned lasting relationships like Watauga and then Elgin, Roanoke and then Flower Mound and projects that met specific needs and tell the story of the process. You will also see our diversity of project types. Our body of work includes libraries, hotels, recreation centers, senior centers, churches, restaurants, office buildings, fire stations, city halls and the list goes on. We believe this multiplicity helps enrich the process of design on every project. Our hotel experience helps us better understand lobby spaces, our restaurant experience helps us better understand kitchen design, our church experience helps us better understand dynamic children spaces, and so on. But, most importantly, our body of work is local. We understand the local community, because it’s where we are from and where we live. It’s something we are proud of. It’s why we work hard to deliver projects that meet budgets and exceed expectations. Our responsibility is to enrich our community and the heart of our firm lies within this charge. This is not just another project. As a reflection of who our community is today, it will become part of our personal history and inspire our future.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Tharp", with a long horizontal stroke extending to the right.

Jim Tharp AIA NCARB  
PRINCIPAL





### **Oxley Williams Tharp Architects, PLLC**

234 South Main Street  
Keller, Texas 76248  
p. 817.993.9844  
f. 817.605.0728

### **OUR BACKGROUND**

Located in Keller, Texas, Oxley Williams Tharp Architects provides architectural services ranging from interior design, needs-analysis, sustainability consulting, site feasibility studies and programming to conceptual design, schematic design, construction documents and construction contract administration. [The principals of Oxley Williams Tharp have combined experience of over 45 years in project types ranging from city halls, fire stations, recreation centers, libraries, churches and hotels to retail, restaurants, offices and industrial work.](#)

### **FIRM HISTORY**

Prior to the inception of Oxley Williams Tharp Architects in February of 2013, all three of the managing members were on staff at GSBS Architects. During that time, Richard Williams served as Project Manager and Principal-in-Charge and as a partner/owner was responsible, among other duties, for the design direction in the Texas office. Richard was with GSBS for 18 years and has supervised and managed projects of varying complexity including the Roanoke Recreation Center, Crowley Community Center and the Great Wolf Lodge in Grapevine, Texas. Jim Tharp served as Project Manager and Senior Architect for 14 years and was also responsible for the design and management of numerous municipal projects including the Azle Fire Station, Watauga City Hall and Watauga Fire Station. Andrew Oxley served as Project Manager, Project Architect and was also responsible for design during his nearly 7 years at GSBS. Andrew managed the Roanoke Public Library and Community Center project which was completed in early 2013.

In the brief 23 months of OWT's existence, we have grown from our original three to a total of seven Architecture professionals.

5 Licensed Architects (Texas, Iowa, Connecticut)  
2 Architectural Interns

### **OUR TEAM**

With Oxley Williams Tharp Architects, you'll have a knowledgeable team of professionals who excel at keeping a project on task and in budget while earning the trust of clients and contractors alike. Just ask the many repeat clients that come back to the Principals of Oxley Williams Tharp Architects project after project.

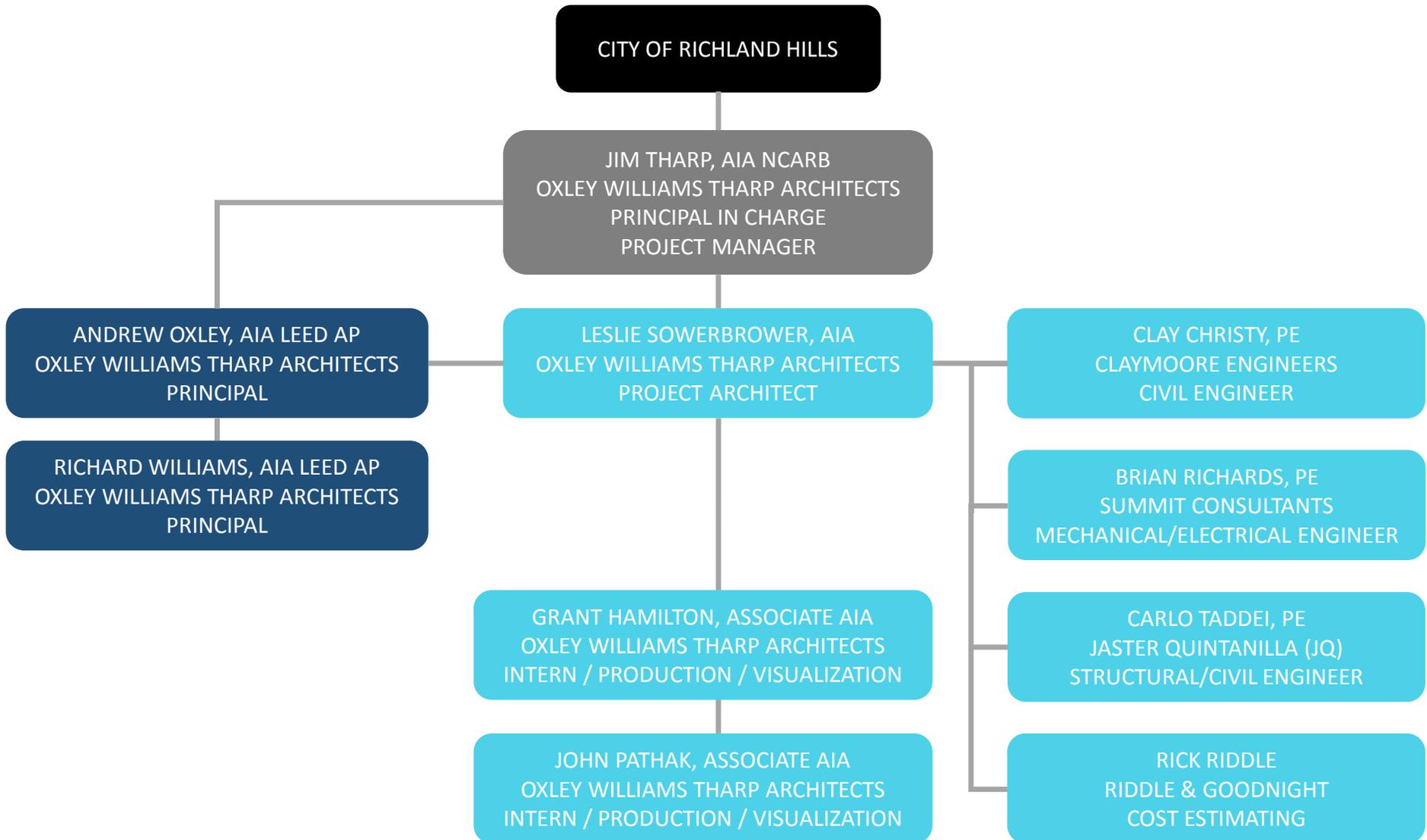
Our specialized experience in the planning and design of multipurpose recreation projects combined with our staff of licensed architects and interns will ensure that every project goal is met and delivered on time and in budget. In addition, our eagerness and creativity will result in a building that *exceeds* your every expectation.

Andrew Oxley – [aoxley@owtarchitects.com](mailto:aoxley@owtarchitects.com)

Richard Williams – [rwilliams@owtarchitects.com](mailto:rwilliams@owtarchitects.com)

Jim Tharp – [jtharp@owtarchitects.com](mailto:jtharp@owtarchitects.com)

ORGANIZATIONAL CHART



## MUNICIPAL PROJECT EXPERIENCE

- **Burleson Recreation Center: Burleson, Texas\***
- Crandall Police Facility Study: Crandall, Texas\*
- Crowley Main Street Revitalization: Crowley, Texas\*
- **Crowley Recreation Center: Crowley, Texas\***
- **Flower Mound Senior Center: Flower Mound, Texas**
- Flower Mound City Hall: Flower Mound, Texas
- Forest Hill City Hall: Forest Hill, Texas\*
- Forest Hill Public Works: Forest Hill, Texas\*
- Fort Sam Houston 502<sup>nd</sup> Joint Base Headquarters: San Antonio, Texas\*
- McLendon-Chisholm City Hall, McLendon-Chisholm, Texas
- **Roanoke Community Center: Roanoke, Texas\***
- Roanoke Public Library: Roanoke, Texas\*
- Tarrant County Northeast Sub-courthouse: Hurst, Texas\*

\*Indicates work performed/executed at a previous firm.



ANDREW OXLEY AIA LEED AP  
PRINCIPAL

## EDUCATION

B.S. Architecture, 2006 University of Texas at Arlington  
Master of Architecture, 2009 University of Texas at Arlington

## LICENSES AND REGISTRATIONS

Architect - Texas #22705  
LEED Accredited Professional

## PROFESSIONAL EXPERIENCE

Oxley Williams Tharp Architects: Principal – February 2013 to Present  
GSBS Architects: Project Architect/Project Manager – August 2011 to February 2013  
GSBS Architects: Intern/Project Manager – May 2006 to August 2011  
Gideon Toal: Architectural Intern – December 2005 to April 2006

## AWARDS

Henry Adams AIA Certificate of Merit, Excellence in Architecture:  
University of Texas at Arlington 2009

## PROFESSIONAL ORGANIZATIONS

American Institute of Architects  
Texas Society of Architects  
U.S. Green Building Council



Roanoke Library, Roanoke, TX  
Andrew was Project Designer / Project Manager  
Project executed while at previous firm.

## MUNICIPAL PROJECT EXPERIENCE

- Botanic Garden Greenhouse & Service Center: Fort Worth, Texas\*
- Cleburne Civic Center: Cleburne, Texas\*
- Cottonwood Valley Pool and Fitness Center: Irving, Texas
- Crowley Recreation Center: Crowley, Texas\*
- Flower Mound Senior Center: Flower Mound, Texas
- Flower Mound City Hall: Flower Mound, Texas
- Fort Sam Houston 502nd Joint Base Headquarters: San Antonio, Texas\*
- Haltom Recreation Center Renovation: Haltom City, Texas\*
- Kate Baker Park Building: Richland Hills, Texas\*
- Roanoke Recreation Center: Roanoke, Texas\*
- Tarrant County College Northeast Campus Remedial Work: Hurst, Texas\*
- Tarrant County Northeast Sub-courthouse: Hurst, Texas\*
- Watauga Animal Services: Watauga, Texas\*

\*Indicates work performed/executed at a previous firm.



RICHARD WILLIAMS AIA LEED AP  
PRINCIPAL-IN-CHARGE

## EDUCATION

B.S. Architecture, 1993 University of Texas at Arlington

## LICENSES AND REGISTRATIONS

Architect - Texas #17482  
LEED Accredited Professional

## PROFESSIONAL EXPERIENCE

Oxley Williams Tharp Architects: Principal – February 2013 to Present  
GSBS Architects: Principal - June 1995 to February 2013

## PROFESSIONAL ORGANIZATIONS

American Institute of Architects  
Texas Society of Architects  
U.S. Green Building Council



Roanoke Recreation Center, Roanoke, TX  
Richard was Project Designer / Project Manager  
*Project executed while at previous firm.*

## MUNICIPAL PROJECT EXPERIENCE

- Azle Animal Shelter: Azle, Texas\*
- Azle Fire Station: Azle, Texas\*
- Bastrop Recreation Center / Emergency Shelter, Bastrop, Texas**
- Bedford Monument/Entry Signs, Bedford, Texas
- College Station Public Library: College Station, Texas\*
- Elgin Recreation Center / Emergency Shelter, Elgin Texas**
- Flower Mound Senior Center: Flower Mound, Texas**
- Forest Hill City Hall: Forest Hill, Texas\*
- Forest Hill Public Works: Forest Hill, Texas\*
- Fort Sam Houston Base Headquarters: San Antonio, Texas\*
- City Hall, Preliminary Design: Gun Barrel City, Texas\*
- Killeen Public Library: Killeen, Texas\*
- McLendon-Chisholm City Hall, McLendon-Chisholm, Texas
- Marble Falls Public Library: Marble Falls, Texas\*
- Pflugerville Public Library: Pflugerville, Texas\*
- Seagoville Animal Shelter Schematic Design: Seagoville, Texas\*
- Southeast Regional Public Library: Gilbert, Arizona\*
- Tarrant County Northeast Courthouse: Hurst, Texas\*
- Watauga Animal Services: Watauga, Texas\*
- Watauga City Hall: Watauga, Texas\*
- Watauga Fire Station: Watauga, Texas\*
- Watauga Police Station: Watauga, Texas\*
- Watauga Public Library Expansion: Watauga, Texas\*

\*Indicates work performed/executed at a previous firm.



Watauga Fire Station, Watauga, TX  
Jim was Project Designer / Project Manager  
Project executed while at previous firm.



JIM THARP AIA NCARB  
PRINCIPAL / PROJECT MANAGER

## EDUCATION

B.S. Architecture, 1992 University of Texas at Arlington  
Master of Architecture, 1995 University of Texas at Arlington

## LICENSES AND REGISTRATIONS

Architect - Texas #17387, Iowa #06931  
NCARB # 54248

## PROFESSIONAL EXPERIENCE

Oxley Williams Tharp Architects: Principal – February 2013 to Present  
GSBS Architects: Project Manager – June 1999 to February 2013  
Hidell Associates: Intern/Project Manager – February 1996 to June 1999

## AWARDS

Centennial Scholar: Centennial Academic Excellence Convocation  
University of Texas at Arlington 1996

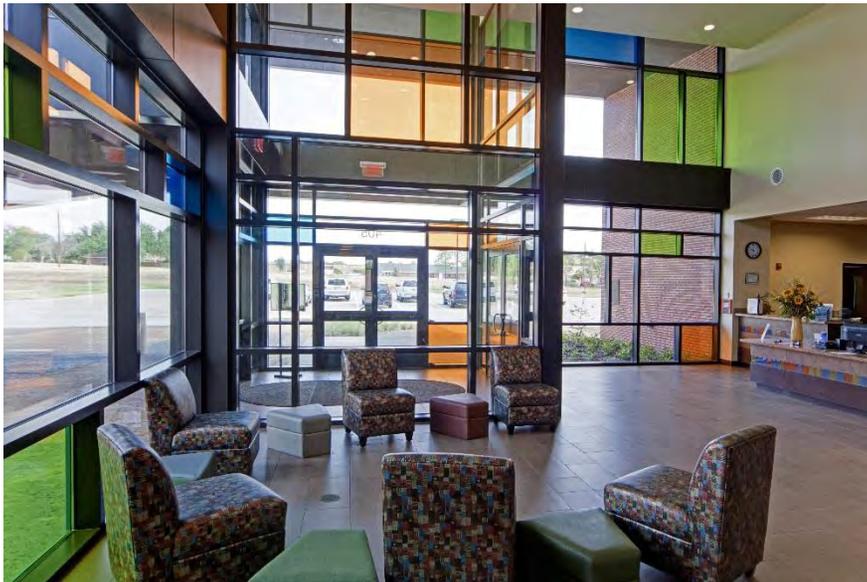
## PROFESSIONAL ORGANIZATIONS

American Institute of Architects  
Texas Society of Architects

### MUNICIPAL PROJECT EXPERIENCE

- Argyle Town Center Planning: Argyle, Texas\*
- Azle Animal Shelter: Azle, Texas
- Azle Central Fire Station: Azle, Texas\*
- Cleburne Conference Center: Cleburne, Texas\*
- Crandall Police Facility Study: Crandall, Texas\*
- Crowley Recreation Center: Crowley, Texas\*
- Flower Mound Senior Center: Flower Mound, Texas

\*Indicates work performed/executed at a previous firm.



Crowley Community Center, Crowley, TX  
Leslie served as Project Job Captain  
*Project executed while at previous firm.*



LESLIE SOWERBROWER AIA NCARB  
PROJECT ARCHITECT

### EDUCATION

B.S. Architecture, 2001 University of Texas at Arlington  
Master of Architecture, 2003 University of Texas at Arlington

### LICENSES AND REGISTRATIONS

Architect - Texas #23768  
NCARB - #104873

### PROFESSIONAL EXPERIENCE

Oxley Williams Tharp Architects: Project Architect – August 2013 to Present  
GSBS Architects: Intern/Project Manager – June 2005 to August 2013

### PROFESSIONAL ORGANIZATIONS

American Institute of Architects  
Texas Society of Architects

CLAYMOORE ENGINEERING CLAY CRISTY, PE  
CIVIL ENGINEERING/ SURVEYING

ClayMoore Engineering is a civil engineering firm committed to providing personalized service, professionalism and maintaining integrity. We strive to provide client service at the highest level, and stay committed to paying close attention to every detail of our projects. Our combined experience enables us analyze the intricacies and design challenges of each project.



1903 Central Drive, Suite 406  
Bedford, Texas 76021  
817.281.0572

SUMMIT CONSULTANTS BRIAN RICHARDS, PE  
MECHANICAL/ELECTRICAL/PLUMBING ENGINEERING

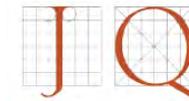
Summit Consultants, Inc. offers mechanical, electrical, plumbing and fire protection engineering design services for Aviation, Correctional, Educational, Government, Healthcare, Hotel/Motel, Multi-Family, Industrial, Museums, Performing Arts, Religious, Retail and other facilities requiring careful design attention.



1300 Summit Ave., Suite 500  
Fort Worth, Texas 76102  
817.878.4242

JASTER QUINTANILLA CARLO TADDEI, PE  
STRUCTURAL ENGINEERING

JQ (Jaster-Quintanilla) is a team of engineers, surveyors and project managers providing land surveys, facility assessments, structural and civil engineering services with locations all across the State.



1301 West 7<sup>th</sup> Street, Suite 141  
Fort Worth, Texas 76102  
817.505.4300

DAVID MCCASKILL DESIGN GROUP DAVID MCCASKILL, RLA  
LANDSCAPE ARCHITECTURE/PLANNING

David McCaskill began the company in late 2010, recognizing a need in the industry for a design firm that wasn't afraid to do business with a handshake and a smile. Keeping the customer happy is a concept that is as old as the hills, but it is also a tried and true method that always delivers.

**david mccaskill design group**

620 E. Southlake Blvd.  
Southlake, Texas 76092  
817.709.2084

RIDDLE & GOODNIGHT RICK RIDDLE AIA  
COST ESTIMATING

Riddle & Goodnight is a consulting firm specializing in the preparation of Construction Cost Estimates for Architects, Engineers and Corporate Clients.

***Riddle & Goodnight Inc.***

1602 Stagecoach Drive  
Arlington, Texas 76013  
817.461.9192

AXIOS GROUP INC. DON REAVES  
SECURITY/TECHNOLOGY/TELECOMMUNICATIONS

Established in 1993, Axios Group Inc., is a systems integrator, offering technical support and solutions involving the installation and development of local and wide-area network hardware and software systems, on-site and off-site technical support, web design and database development.

**Axios Group Inc.**

3577 N. Beltline Road, Suite 181  
Irving, Texas 75062  
972.254.2276

ALPHA TESTING JEFFREY WILT PG  
GEOTECHNICAL & ENVIRONMENTAL SERVICES

Alpha Testing has served the U.S. since its incorporation in the State of Texas in 1983. Our offices in Houston, Fort Worth, San Antonio, and the corporate office in Dallas, stand ready to serve you.



2209 Wisconsin Street, Suite 100  
Dallas, Texas 75229  
972.620.8911

**JQ**

CARLO N. TADDEI PE LEED AP  
PRINCIPAL

EDUCATION

B.S. Civil Engineering, 2001 Texas A&M University  
Master of Engineering in Civil Engineering,  
2002 Texas A&M University

LICENSES AND REGISTRATIONS

Professional Engineer - Texas #96612  
LEED Accredited Professional

PROFESSIONAL EXPERIENCE

Jaster Quintanilla (JQ): January 2004 to Present

PROFESSIONAL ORGANIZATIONS

U.S. Green Building Council

**SUMMIT CONSULTANTS**

BRIAN RICHARDS PE  
PRINCIPAL

EDUCATION

B.S. Mechanical Engineering, 1986 University of Utah

LICENSES AND REGISTRATIONS

Professional Engineer - Texas #74703

PROFESSIONAL EXPERIENCE

Summit Consultants: 1996 to Present

PROFESSIONAL ORGANIZATIONS

American Society of Heating, Refrigerating  
and Air Conditioning Engineers

**CLAYMOORE ENGINEERING**

CLAY CRISTY PE  
VICE PRESIDENT

EDUCATION

B.S. Civil Engineering, 2007 Texas Tech University  
B.S. Architecture, Texas Tech University

LICENSES AND REGISTRATIONS

Professional Engineer - Texas #109800

PROFESSIONAL EXPERIENCE

ClayMoore Engineering –2012 to Present  
Kimley-Horn and Associates -2008-2012

**DAVID MCCASKILL DESIGN GROUP**

DAVID MCCASKILL RLA  
PRESIDENT

EDUCATION

B.S. Landscape Architecture, 1979 Texas A&M University

LICENSES AND REGISTRATIONS

Registered Landscape Architect – Texas #793

PROFESSIONAL EXPERIENCE

Schricket, Rollins and Associates – 1979 to 1990 / 1991 to 2004  
Jack Nicklaus Golf Services – 1990 to 1991  
HNTB – 2004 to 2009  
la terra studio – 2009 to 2010  
david mccaskill design group – 2010 to present

PROFESSIONAL ORGANIZATIONS

Texas Recreation and Parks Society

**RIDDLE & GOODNIGHT INC.**

RICK RIDDLE CSI CCS

CONSTRUCTION COST ESTIMATOR  
CERTIFIED CONSTRUCTION SPECIFIER

EDUCATION

B.S. Architecture and Environmental Design,  
1976 University of Texas at Arlington

LICENSES AND REGISTRATIONS

Architect - Texas #08613

PROFESSIONAL EXPERIENCE

Riddle & Goodnight: Principal –1996 to Present  
Gideon Toal Architects: Project Manager – 1995-1996  
Schutts Magee & Riddle: Principal – 1984-1995  
Albert Komatsu Architects: Director of Project Management – 1978-1984

PROFESSIONAL ORGANIZATIONS

Construction Specifications Institute



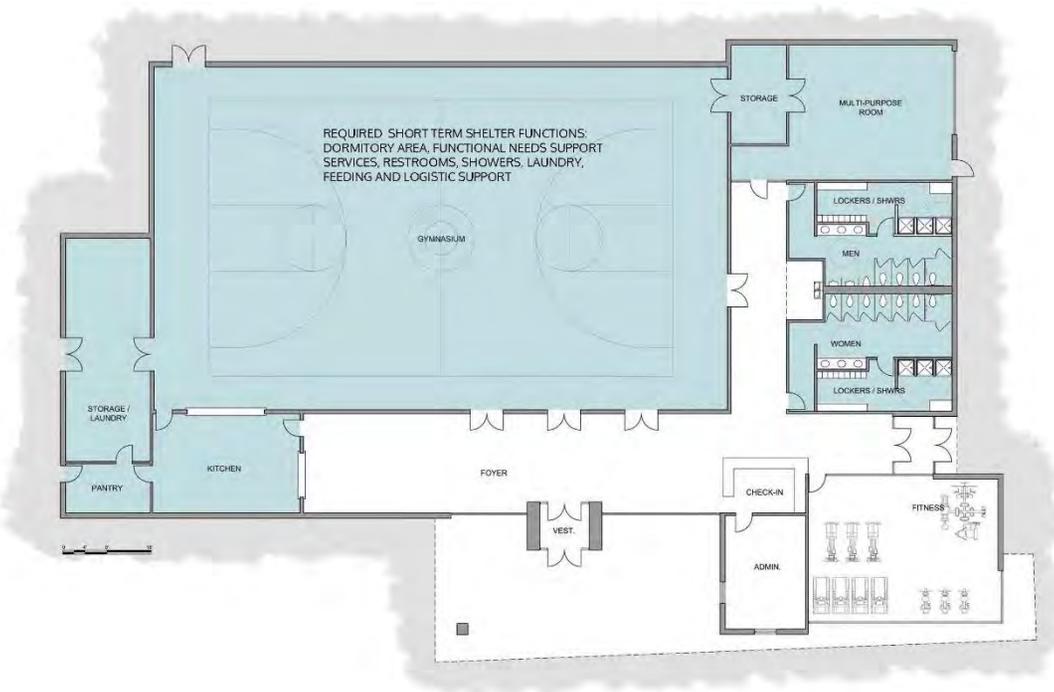


### FLOWER MOUND SENIOR CENTER FLOWER MOUND, TEXAS

This 22,000 square foot facility is currently under construction and features multi-purpose rooms, craft rooms, a fitness room, game rooms as well as administrative areas and a full service kitchen.

Sensitivity to a neighboring residential neighborhood as well as stringent Town of Flower Mound design guidelines have been a focus of the design work. This combined with a limiting site enclosed by extensive setbacks and easements has proven to be a formidable design challenge. A clever design solution has maximized the use of the site while creating a unique building for the Town's senior citizens.

CONTACT: DEBRA WALLACE, ASSISTANT TOWN MANAGER, TOWN OF FLOWER MOUND | 972.874.6020  
2121 CROSS TIMBERS ROAD | FLOWER MOUND TEXAS, 75028



### ELGIN RECREATION CENTER / EMERGENCY SHELTER ELGIN, TEXAS

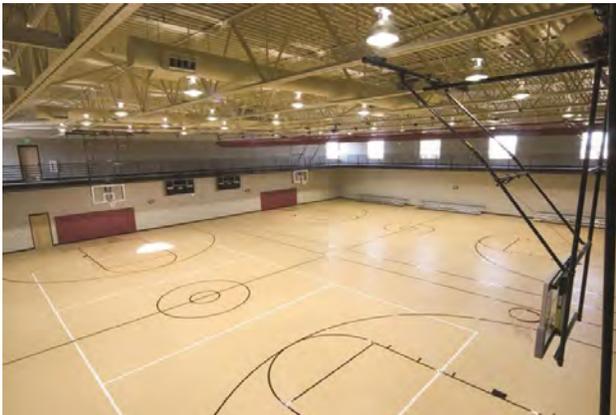
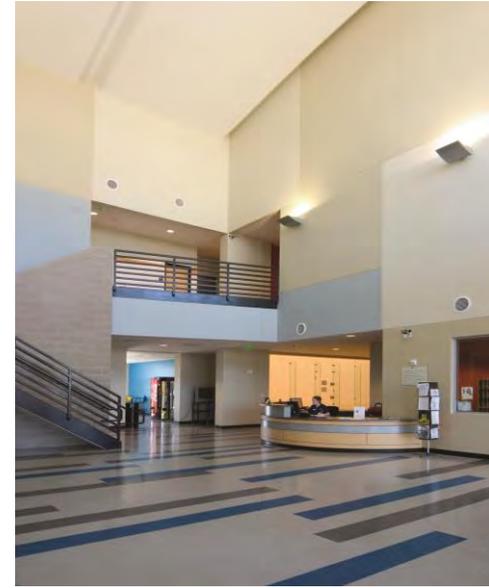
After the devastating wildfires in Bastrop County in 2011, The County realized that the citizens who were driven from their homes by the fires had no facilities in which to take refuge. The County has offered select cities in the region grant funds to construct short term (2 week care) emergency shelters. The City of Elgin contacted OWT to design a 14,000 SF phase one recreation center that will be used as a shelter when needed by the county.



### BASTROP RECREATION CENTER / EMERGENCY SHELTER BASTROP, TEXAS

After the devastating wildfires in Bastrop County in 2011, The County realized that the citizens who were driven from their homes by the fires had no facilities in which to take refuge. The County has offered select cities in the region grant funds to construct short term (2 week care) emergency shelters. The City of Bastrop, having seen the Elgin submittal, contacted OWT to design their 10,500 SF phase one recreation center that will also be used as a shelter when needed by the county.

CONTACT: MIKE TALBOT, CITY MANAGER, CITY OF BASTROP | 512.332.8800  
1311 CHESTNUT STREET | BASTROP, TEXAS 78602



## ROANOKE RECREATION CENTER ROANOKE, TEXAS

This 36,000 square foot Recreation Center features a voluminous foyer central to the entire facility. Administrative offices are located near the front door to directly monitor the activity outside. A central reception desk offers direct supervision of any room within the facility and is located adjacent to the child care room. The gymnasium features two courts and an elevated jogging track. Two racquetball courts are also located on the first floor. A fitness room features indirect lighting and a wall of panoramic glass offering view to the outside. An aerobics room includes a bamboo floor and ceiling fans for instant temperature control. A game room and flexible community rooms are located upstairs.

*This project was executed/completed while at a previous*

CONTACT: RONNIE ANGEL, DIRECTOR OF PARKS AND RECREATION, CITY OF ROANOKE | 817.837.9930  
501 ROANOKE ROAD | ROANOKE, TEXAS 76262

RICHARD WILLIAMS SERVED AS PROJECT MANAGER & DESIGNER



**CROWLEY COMMUNITY CENTER**  
CROWLEY, TEXAS

This 38,000 square foot recreation center for the City of Crowley features a fitness room, aerobics and dance room, child care room, teen room, a gymnasium with elevated jogging track, meeting space with full kitchen and administrative areas. The floor plan is organized around a central corridor featuring a clerestory window that allows in natural light.

The facility is designed such that half of the building can function independently as a mini-conference center. The kitchen is positioned to serve directly to the meeting space as well as into the gymnasium. The gymnasium features a poured rubber floor and energy-efficient lighting. A glass wall runs the length of the track, allowing in natural light as well as offering a visual break to joggers.

The client sought to break away from the relatively conservative design of other municipal buildings within the city. Broad, cantilevered roof planes lend a contemporary feel to the building while colored glass creates playful interest in the facade.

The building is part of a larger municipal complex and is placed adjacent to the city's existing library. This location creates a courtyard space between the two structures. Both buildings benefit from this outdoor space that serves as overflow space for meeting and reading rooms.

*This project was executed/completed while at a previous firm.*



CONTACT: KELLY HARRIS, OAKDALE PARK SUPERVISOR | CITY OF GLEN ROSE  
FORMER COMMUNITY SERVICE ADMINISTRATOR, CITY OF CROWLEY | 254.897.2321

RICHARD WILLIAMS SERVED AS PROJECT MANAGER & DESIGNER  
LESLIE SOWERBROWER SERVED AS JOB CAPTAIN

EXPERIENCE – PROJECT DIVERSITY

*Our body of work includes libraries, hotels, recreation centers, senior centers, churches, restaurants, office buildings, fire stations, city halls and the list goes on. We believe this multiplicity helps enrich the process of design on every project. Our hotel experience helps us better understand lobby spaces, our restaurant experience helps us better understand kitchen design, our church experience helps us better understand dynamic children spaces, and so on.*

*Some projects executed / completed at a previous firm*





PREVIOUS MUNICIPAL CLIENTS OF OXLEY WILLIAMS THARP'S PRINCIPALS

**Richard Williams**

**CITY OF CROWLEY**

Ms. Kelly Harris, Oakdale Park Supervisor, City of Glen Rose,  
Former Community Services Administrator, City of Crowley  
254.897.2321

[Kelly.Harris@glenrosetexas.org](mailto:Kelly.Harris@glenrosetexas.org)

**Richard Williams and Andrew Oxley**

**CITY OF ROANOKE**

Mr. Jimmy Stathatos, Town Manager, Town of Flower Mound  
Former City Manager of Roanoke  
972.874.6089

[jimmy.stathatos@flower-mound.com](mailto:jimmy.stathatos@flower-mound.com)

Ms. Debra Wallace, Assistant Town Manager, Town of Flower Mound  
972.874.6000

[debra.wallace@flower-mound.com](mailto:debra.wallace@flower-mound.com)

**Jim Tharp**

**CITY OF WATAUGA**

Mr. Bill Crawford, Fire Chief  
817.514.5770

[bcrawford@wataugatx.org](mailto:bcrawford@wataugatx.org)

**CITY OF AZLE**

Mr. Craig Lemin, City Manager  
817.444.2541

[clemin@ci.azle.tx.us](mailto:clemin@ci.azle.tx.us)

Mr. Will Scott, Fire Chief  
817.444.7093

[tscott@ci.azle.tx.us](mailto:tscott@ci.azle.tx.us)

CURRENT OXLEY WILLIAMS THARP MUNICIPAL CLIENTS

**CITY OF BASTROP**

Mr. Mike Talbot, City Manager  
512.332.8800

[mtalbot@cityofbastrop.org](mailto:mtalbot@cityofbastrop.org)

**CITY OF BEDFORD**

Mr. David Miller, Deputy City Manager  
817.952.2106

[david.miller@bedfordtx.gov](mailto:david.miller@bedfordtx.gov)

Mr. Bill Syblon, Director of Development  
817.952.2175

[bill.syblon@bedfordtx.gov](mailto:bill.syblon@bedfordtx.gov)

**CITY OF ELGIN**

Mr. Kerry Lacy, City Manager  
512.281.5724

[KLacy@ci.elgin.tx.us](mailto:KLacy@ci.elgin.tx.us)

**CITY OF EULESS**

Mr. Mike Collins, Director of Planning & Economic Dev.  
817.685.1684

[mcollins@eulesstx.gov](mailto:mcollins@eulesstx.gov)

**TOWN OF FLOWER MOUND**

Ms. Debra Wallace, Assistant Town Manager  
972.874.6000

[debra.wallace@flower-mound.com](mailto:debra.wallace@flower-mound.com)

**CITY OF MCLENDON-CHISHOLM**

Mr. Dave Butler, City Manager  
972.524.2077

[dave@mclendon-Chisholm.com](mailto:dave@mclendon-Chisholm.com)



### OUR PERSONAL HISTORY

When you read all the submittals, you will see that everyone is capable of designing your new recreation facility. What you won't see is the [personal history](#) that Jim Tharp and Richard Williams have with Richland Hills and the surrounding communities.

Jim and Richard, both graduates of Richland High School, spent their formative years just across the Richland Plaza parking lot in NRH. *However, riding bikes through the drainage tunnels under Grapevine Highway to visit friends and family in Richland Hills was a common occurrence.* Both Jim and Richard still have family in Richland Hills, NRH and Haltom City. In fact, Jim's grandmother lives near the proposed site and will likely use the facility.

We're from here, we live here and we are proud of it. Our responsibility is to enrich our community and the heart of our firm lies within this charge. We've witnessed Richland Hills grow and transform over the past 40 years. Now we have an amazing opportunity to give back to the city of our youth and contribute in a big way to that continued growth and transformation. As you can see, we have a vested interest in this project. It goes beyond being just another recreation center for our portfolio or just another fee. This project will be another chapter in the story of our [personal history](#) with Richland Hills.



### OUR PHILOSOPHY

We strive to fully and openly communicate with each client to better understand his/her goals while offering different perspectives along the way to present the best solution to each unique design challenge. We draw upon the experience gained from doing projects of all types.

Our primary goal is to provide a product that supports the client's vision and creates a unique experience for each user. We apply the knowledge and perspective of our staff and client to inform the decisions we make on every project.



### OUR APPROACH

Our approach is simple...**WE LISTEN**. Not only to our clients, but to all our team members. We believe an integrated approach to collaboration and design between all parties makes for a truly unique project where all of our clients' requirements and expectations are satisfied.

We strive to use both time and money in the most efficient and cost-effective way possible. To accomplish this, Oxley Williams Tharp maintains a stable of tools to assist you throughout the design and construction process. From hand sketches to 3D visualization software to Building Information Modeling Software (BIM) We have the tools...we have the talent!

Crowley Community Center, Crowley, TX  
*Project executed while at previous firm.*

PROJECT NAME	PROJECTED COST	FINAL COST
Roanoke Public Library	\$3.3 million	\$3.34 million
Watauga City Hall	\$3.4 million	\$3.35 million
Roanoke Recreation Center	\$3.75 million	\$3.75 million
Crowley Recreation Center	\$6.2 million	\$5.4 million
Watauga Fire Station	\$2.76 million	\$2.68 million
Flower Mound Senior Center	\$5.2 million	\$5.18 million*

\*Project is currently under construction.

Our team includes an independent cost control consultant, Riddle & Goodnight. We have worked with Rick on numerous projects and have found that his estimates are usually within 1%-2% of the final construction cost. Even in a Construction Manager delivery method, where cost estimating is the responsibility of the Construction Manager, we will often rely on Riddle & Goodnight for a second opinion of probable cost.

The Crowley Recreation Center is a good example of this approach. The Construction Manager's initial cost estimate was \$6.3m. After review and input from Riddle & Goodnight, the estimate was lowered to \$6m. Ultimately, through careful decision making during the design process, the project was constructed for the original budget amount of \$5.4m.

PUBLIC SECTOR EXPERIENCE



Roanoke Recreation Center, Roanoke, TX  
Project executed while at previous firm.

The Principals of Oxley Williams Tharp Architects have extensive experience working with municipalities and understand the sensitivities public projects must respect. Part of designing facilities in the public sector is being a good steward of the public's money and providing the best value for their dollar. Our history of projects includes recreation centers, fire stations, police stations, city halls and libraries that were all either within, or in some cases, below budget. Design of public facilities should also emphasize public safety and consider the end user and his/her ability to easily understand and access the layout of the building. Our goal is to design public facilities in such a way that represents the community well and is a building its citizens can be proud of and enjoy well into the future. The project should be lasting and convey a sense of permanence while illustrating an approachable demeanor. Our firm has experience providing such facilities and has had great success with representing communities and their government.

COMMITMENT TO DEVELOPING AN ENERGY EFFICIENT AND HEALTHY BUILDING



Oxley Williams Tharp is committed to a common sense approach to sustainability and energy-efficiency, meaning we incorporate design strategies that offer the best value for the client. Whether orienting the building to capture beneficial daylight for better interior spaces while mitigating unwanted direct sunlight or specifying mechanical equipment to offer the best life cycle cost, our goal is to create a responsible facility: one that balances cost with sustainability. As LEED accredited professionals, we can also provide full services for LEED certification. When beginning a project, we first discuss the goals the facility should meet to better understand the client's expectations and sustainability is no exception. Our efforts to create better spaces for occupants begins with our design strategy to provide the best interior environment possible: one with daylight, occupant controllability and products with little or no volatile organic compounds. We believe our approach to design combined with our knowledge of sustainable practices results in a facility that will foster a productive staff, represent best value and exhibit a response to the environmental demands all facilities should meet.



Flower Mound Town Hall, Flower Mound, TX  
*Schematic Design Rendering*



Our team has a deep bench of specialists and experts to draw upon as your project progresses through the various phases. We will have no less than two team members available at every design meeting ensuring project continuity should one member be lost. [Further, your project will be managed by a principal of our firm.](#) In our experience, a schedule must be clear and uncomplicated. Decisions need to be made, and those involved must know what decisions to make and when to make them. Schedules can change during the process, and we're flexible enough to meet almost any schedule demand.

The Great Wolf Lodge project in Grapevine, Texas is a great example of schedule adherence. [Richard Williams, Jim Tharp](#) and [Leslie Sowerbrower](#) of Oxley Williams Tharp worked on this project together while at a previous firm. Richard was the lead designer and Project Manager. The project was the fifth largest project in the State of Texas at the time and was fast-tracked to ensure it opened on time. By managing 5 different bid packages, construction began as design was being completed. This allowed the building to open two months [earlier](#) than the contractor's original projection. Total project time was 27 months from design to occupancy.



Great Wolf Lodge, Grapevine, TX  
*Project executed while at previous firm.*

## RICHLAND HILLS RECREATION FACILITY

### Preliminary Schedule

<b>March 3</b>	Council Approval of Contract, Begin Schematic Design (4-5 weeks)
<b>April 3</b>	Schematic Design 100% Complete
<b>April 6-10</b>	City Review
<b>April 6</b>	Begin Design Development (6-7 weeks)
<b>May 22</b>	Design Development Complete
<b>May 25-29</b>	City Review
<b>May 25</b>	Begin Construction Documents (8-9 weeks)
<b>July 24</b>	Construction Drawings Complete
<b>July 27-31</b>	City Review
<b>August 3-7</b>	Drawing Revisions
<b>August 10</b>	Submit for permitting, Issue for bidding (3 weeks)
<b>September 1</b>	Receive bids, review with city staff, award bid
<b>September 15</b>	Council approval of best value General Contractor
<b>September 28</b>	Contractor mobilization, construction begins
<b>September 28, 2015 – October 28, 2016</b>	Construction (12-13 Months)



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