



**Statement of Qualifications for Professional A/E Services,
Williamson County Headquarters**
Williamson County Headquarters | RFQ 22RFSQ86
April 19, 2022 at 10:00 AM

April 19, 2022

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Williamson County Purchasing Department
Attn: Williamson County Headquarters, RFQ 22RFSQ86
100 Wilco Way, Suite P101
Georgetown, Texas 78626

RE: Professional A/E Services, Williamson County Headquarters

Members of the Selection Committee:

We are excited about the opportunity to present our qualifications to design the Williamson County Headquarters. This will set the direction for Williamson County; providing modern, efficient office space, flexible technology, and amenities for your staff as you fulfill your mission to serve the needs of your citizens in one of the fastest growing counties in Texas.

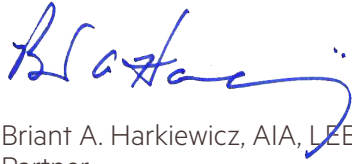
Marmon Mok understands the complexities of designing high-profile, public, and private headquarters buildings for multi-department organizations. As the enclosed statement of qualifications illustrates, we are highlighting:

- High-profile public and private headquarters on master planned sites.
- Major build-to-suite office buildings with parking focused on the owner's vision, employee experience, and stakeholder input.
- Projects that are good neighbors to historic districts, residential neighborhoods, and mixed-use developments
- Full capabilities for program development, site analysis and master plan, design, interior design, FF&E
- A proposed senior, experienced design team of architects, engineers and specialty consultants who are available to start your program upon selection.
- Experience and understanding of municipal utilities, stakeholders, and public engagement through our body of work with public entities including Bexar County; the Cities of Austin, Round Rock, and San Antonio; state agencies including the Texas Department of Transportation, and other institutional clients.
- Outstanding stewards of public funding. Over 95% of our work is for public-sector clients.
- Project leaders who are skilled in managing major project teams and work successfully with facility owners, public officials, user departments, city stakeholders, CMAR contractors, and owner selected consultants. This is our core business.
- A Texas practice with significant project experience serving public clients in Bexar County, City of New Braunfels, City of Austin, City of Round Rock, and City of El Paso.

For Marmon Mok the process and engagement with you, the client, is key to project success; we want that experience to be collaborative. Our goal is efficient, open communication, effective coordination, and public transparency. With you, we will build your program and explore your vision for a new, consolidated headquarters, and site so that all aspects of this program are thoughtful for Williamson County's near and long-term needs.

As project director I will provide hands-on project management supported by an experience senior design team. Our project manager, Art Mendoza, is a resident of Williamson County in Georgetown, Texas. Having worked with Art for many years in similar projects, he will bring his experience, dedication to service, and commitment to excellence to your project and its great success. We look forward to demonstrating our capabilities and approach further during the interview process. We encourage you to contact our references for confirmation of our qualifications and dedication to client service.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Harkiewicz", with a stylized flourish at the end.

Briant A. Harkiewicz, AIA, LEED AP
Partner

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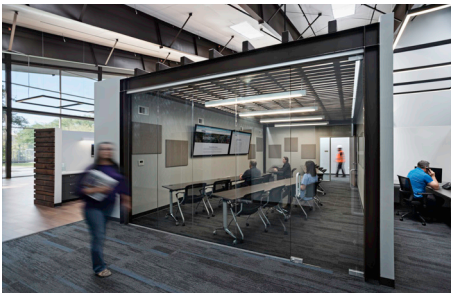
Company Information

Highlighting Marmon Mok's proven expertise with similar build-to-suit office buildings, workplace transformation, and brand identity.

28

Methodology & Process

In-depth look at Marmon Mok's process to help achieve Williamson County's goals and deliver the project successfully.



68

Project Manager & Key Personnel

Proposed group of experts providing diverse knowledge and ideas to Williamson County to help achieve your goals.

"What set Marmon Mok Architecture apart from their architectural competitors was the thoughtful and inclusive approach towards their design, which inspired a community within the community of TxDOT. The design team and leadership for the project was continuously engaged throughout all stages of design, working in partnership with our organization as proven through successful design development, efficient construction documents creation and current construction administration activities."

**Robin E. Cappello, Director and
Briant Sweat, Lead Architect**
Facilities Modernization/Facilities Planning &
Management - Texas Department of Transportation
TxDOT Stassney Campus

I. Company Information

Marmon Mok is a leading architectural, planning, and interior design practice in Texas serving primarily public-sector and institutional clients throughout the state. We are a well-recognized firm with over 100 community and professional awards including the Texas Society of Architects "Firm of the Year," State of Texas, 50-year Texas Business Award; Urban Land Institute Global Award of Excellence; and The University of Texas Outstanding HUB Award over the past 10 years, as examples. **Established in San Antonio and working throughout the State of Texas, Marmon Mok has a growing practice in Austin that mirrors the City's expansive growth. We are currently completing construction administration for the Texas Department of Transportation (TxDOT), Stassney Campus, consolidating TxDOT Administration from six locations, including Camp Hubbard, to one location creating a collaborative working environment for the next generation of TxDOT's 1,600 employees in Austin. In addition, Marmon Mok has completed design for TxDOT's Facility off FM 973 to house Fleet Operations, also relocating from Camp Hubbard. We are also engaged working on three design contracts for the City of Austin leading to extensive community engagement with numerous Austin neighborhoods, stakeholders, and regulatory agencies.**

The firm is led by six partners who specialize in design for civic, office workplace, healthcare, recreation/sports, education, and non-profit clients. They are supported by an experienced core of Principals, senior project managers, designers, and technical specialists who have worked together successfully on major building programs. **Our architecture and interior design practice excel in office workplace trends and customized strategies with a focus on workplace transformation, team culture, and healthy user experience. A constant thread of this work is recognizing the workplace transition rapidly occurring.** Retirement of long-serving work force and recruitment of new employees in a highly competitive market. Having designed numerous office buildings, parking garages and new workplaces over the past 10 years we will work with you to design a unified Williamson County Headquarters to improve employee collaboration, wellness, recruitment, retention, and operational efficiency to serve the public.

Throughout our 69-year history, our firm's values have maintained resolute with dedication to excellence in design quality, stewardship of public funds, exemplary service to our public clients and dedication to team and owner success. We approach each day with a focus of how we will serve the client well. **Design. Done.**

61

Employees

26

Registered Architects

9

Registered Interior Designers

Design Philosophy

Marmon Mok's design philosophy is centered on a belief that design excellence is achieved by honoring the unique programmatic and contextual aspects of a place, and ultimately providing an environment that positively supports its users and community. In developing architectural solutions, we go beyond the physical design, working to integrate the specific goals of our clients. Our best work results from a design approach that is collaborative and involves a rich dialogue with owners, the building team and project leadership.



Marmon Mok is completing construction administration for the new TxDOT Stassney Campus in Austin, consolidating 1,600 employees on the campus.



TxDOT Stassney Campus Employee Dining Room

Ownership Information

Marmon Mok is a limited liability partnership owned by six partners with offices in San Antonio and Austin, Texas.

Physical/Mailing Address/iv. Office Locations

San Antonio

1020 NE Loop 410, Suite 201
San Antonio, Texas 78209

Austin

900 E 6th Street, Suite 105,
Austin, TX 78702



Primary Contact

Briant Harkiewicz AIA, RID,
LEED AP
Project Director
210-270-2243 direct number
210-413-4184 mobile
brianth@marmonmok.com

Texas Board of Architectural Examiners (TBAE) Number

No. BR 494

Serving Public and Institutional Clients

Like other public clients we've worked with, we understand Williamson County is working to expand and restructure its public-centered service approach to meet the demand for services expeditiously, responsibly, and efficiently. The Texas Department of Transportation (TxDOT), New Braunfels Utilities, Bexar County, the City of San Antonio, and the San Antonio Water System (SAWS) have recently undertaken significant capital projects to consolidate employees and transform workplace environments. These institutions entrusted Marmon Mok with the design and planning for these initiatives to better serve the public. **Having worked for these and other public clients, we want to work with you collaboratively to help fulfill your goals for this project.**

An example is our work with Bexar County Facilities Maintenance as a client. Bexar County Public Works (BCPW) administration was located in a hard-to-access city center location with separate offices in other locations. Working with a more accessible site, Marmon Mok, through thoughtful program analysis and site master-planning, reassessed the operational approach with BCPW leadership to develop a new approach to a **collaborative and inclusive work environment**. The resulting facility better serves the needs of the public and the nearly 100 engineers, technicians, clerks, and staff who work there each day for the betterment of Bexar County. We continue to serve this client well as we plan a new Workforce Training Center for Bexar County Economic Development, a customer of Bexar County Facilities Maintenance.

These are recent examples of design and planning for public service industries serving our growing Texas communities. We've found the following items to be paramount when assisting clients finding their identity:

- **Sound stewardship of public funds** and resources is essential and our utmost priority.
- **Good design does not mean extravagance.** Good design results in thoughtful organization of space, adherence to intended purpose, and beauty in form that is responsive to its environment.
- Responsible design is **sustainable design**. We have considerable experience in the practical application of sustainable design principles.
- Acknowledging the need to be **responsible in planning and design**, we will provide facility planning that is respectful of the local climate; and utilizes materials and systems as an investment in longevity of service, efficiency in operation, and maintainable with the available local resources.

- **Collaboration is critical** to the lasting success of the facility, its occupants, and the people it serves.
- Good design yields workplaces that are effective in fostering a **cooperative, collaborative, and connected work community**.

We understand we are designing not only for Williamson County's needs of today, but **laying a foundation for the projected needs of the future**. We understand we are creating a space for a public agency to continue to flourish and succeed. We feel this understanding, coupled with our extensive experience, uniquely positions Marmon Mok to work on your project.

Office Directly Supporting the Project

Marmon Mok personnel from the San Antonio and Austin offices will have direct responsibility for this project during all phases. This approach provides the key project team members who have worked together successfully for many years in these same roles.

Edgar Farrera, Partner, leads the Austin office for Marmon Mok. Edgar, in his project role, will work together with Briant, and Williamson County establishing project strategy, and leading planning and design. Art Mendoza as Project Manager will work with Williamson County directing the execution of the work. Marmon Mok's other key personnel are located in San Antonio, just a short drive to the project location. Currently, our staff is attending design and construction site meetings through Microsoft Teams or in person, if permitted by the Owner. Marmon Mok has been working in Austin for



the past 50 years. Our Austin office is used as a resource for our staff and clients providing adequate space for Austin based staff, as well as San Antonio staff.

Responsive Service

From the kick-off meeting through project close-out, Marmon Mok will maintain clear, open, and constant communication with the project team, consultants, and Williamson County design professionals and construction staff.

We know every decision can have an impact on the comfort, utility, and functionality of each space. Marmon Mok understands this confluence and knows the success of the project can hinge upon communication and coordination between the design team and our client. The Marmon Mok team believes this collaborative environment must be nurtured early and often. To maintain strong collaboration throughout the life of a project, we adhere to policies of open evaluation, frequent communication, and effective project meetings.

Our project manager, Art Mendoza, will document all ideas discussed in the meetings along with decisions made and pending issues. Each discipline design leader gives a presentation on their recommended system or design, why it is recommended, and how it will be integrated. We ensure the entire team understands all facets of the project.

This process includes:

- Stakeholder input at three-week meetings and interim Teams Meeting
- Visible documentation of ideas with Bluebeam notation on presentations
- Discussed opinions documented by interactive visualization with Enscape & BIM
- Constituent voting on ideas to move forward and document decisions with meeting minutes posted on cloud-based project folders along with presentation materials

Award Recognition

Marmon Mok has been recognized with over 100 professional, civic and client awards, including the 2016 AIA Mayor's Choice Award, AIA Honor Award and Urban Land Institute Global Award for Excellence for the Tobin Center for the Performing Arts; the San Antonio Business Journal "Top Office Development" for the One Frost Corporate Campus; and the 2017 Diversity Award from the Hispanic Contractor's Association for the firm's commitment to mentorship and small business outreach.

- Visualization technology utilized in workshops, planning charrettes, and constituent surveys

To fully understand operational, individual, and functional needs, Marmon Mok will assist Williamson County in identifying stakeholder groups and reaching out to each group for their input. The final product of surveys, meetings, workshops, and ultimately the design will be reviewed by the Owner and communicated electronically on our FTP website, or on an electronic platform of the owner's choice, or through Go-To-Meeting.

EXPERIENCE PROVIDING SIMILAR SERVICES

A majority of Marmon Mok's work is focused in the public market sector. After almost seven decades in business, our knowledge of public building fundamentals and processes is unmatched. Based on the anticipated services that are specified in the RFQ, Marmon Mok has provided representative project examples. Additionally, the table below provides a snapshot of what each of those examples, as well as additional project sheets of current and past project examples, included as part of their scope.

Relevant Experience	Design Of				Incorporation of Passive Design Strategies in Office Building	Achieving High Indoor Air Quality	Facilitating Circulation b/t Indoor & Outdoor	Utilization of Life Cycle Cost Analysis Software & Design Option Comparison Tools	Large Urban Site or Campus Planning
	Mid-Rise Facilities	Public Owned Facilities	High Performance, resource Conserving Facilities	Adaptable Structures & Easily Reconfigured Interior Spaces					
Bexar County Public Works Mission Reach Office Building	•	•	•	•	•	•	•	•	•
Frost Bank Corporate Headquarters	•			•	•	•	•	•	•
TxDOT Stassney Office Building & Campus	•	•	•	•	•	•	•	•	•
Texas Organ Sharing Alliance Office Building			•	•	•	•	•	•	
City of San Antonio Service Centers		•	•	•	•	•	•		•
One Frost Operations Center and Parking Garage	•		•	•	•	•		•	•
New Braunfels Utility Headquarter Campus	•	•	•	•	•	•	•	•	•
Frost Regional Headquarters Renovation - Austin & Ft. Worth	•			•					•
City of Austin Dove Springs Community Clinic		•	•		•	•		•	•
City of San Antonio Henry B. Gonzalez Convention Center Renovation & Expansion	•	•	•	•		•	•	•	•
Euro-NATO Joint Pilot Training Squadron Operations Building at Sheppard AFB	•	•	•	•	•	•	•	•	•
City of Austin Palmer Auditorium Renovation		•	•			•	•	•	
City of Austin Givens District and Colony Park District Pools		•	•			•	•		•
City of Austin Resource Center for the Homeless Renovation		•	•			•	•	•	
Bexar County Workforce Training Center		•	•	•		•	•	•	•

CONSULTANT RELEVANT EXPERIENCE

Coleman & Associates, our team's landscape architectural firm has worked with Marmon Mok on several projects, including TxDOT Stassney Campus, City of Austin Aquatic projects, and Tobin Center for the Performing Arts, just to name a few.

COMBS Consulting Group, started working with Marmon Mok more than 10 years ago, and have now worked on over 40 projects together providing AV/IT and security design and implementation.

Datum Engineers is a reputable, 80 year old structural engineering firm currently working with Marmon Mok on two projects in Austin, including the TxDOT Stassney Campus and the Dove Springs Public Health Facility. In San Antonio, they worked with Marmon Mok on the UT Health Dental and Nursing School renovations, UT Health MARC Plaza Renovations, and the new Wursthof Marktplatz building in New Braunfels.

FPCG has provided innovative fire protection engineering and consulting on numerous project types working with Marmon Mok since 2014.

Working With Subconsultants

Consultants are an integral part in the design process from beginning to end. From conceptual drawings to project close-out, we work together closely. The consultants play a critical role in the process and ultimately, in the long-term success of the building. Our team recognizes and values that essential contribution. The consultants chosen strengthen our team's capabilities and resources.



TxDOT Stassney Campus Walking Trail

Hagood Engineering Associates, Inc. services encompass a broad range of civil engineering disciplines. Mr. Hagood has maintained a firm in Round Rock for over 30 years. Our highly qualified personnel are experienced in working directly with regulatory agencies in the communities we serve. We safely guide our clients through a cost effective and expeditious project. At Hagood Engineering Associates we are experienced in working with Architects, Developers, construction professionals and Cities in business development activities by creating an environment of collaboration and mutual success. Our focus on the client's specific objectives, familiarity with regulatory people and processes, and emphasis on attention to detail ensure projects complete on time and within budget.

Cleary Zimmermann Engineers leadership has a rich 30-year heritage of engineering experience as the former Engineering Division of Marmon Mok. After a major re-organization of Marmon Mok in early 2006, Wade Cleary and Danny Zimmermann re-emerged with the same core group of engineers under a new entity, Cleary Zimmermann Engineers. The two entities continue to work together extensively, and have worked together on the substantial projects such as, New Braunfels Utilities Office Building, City of Kyle Public Works Facility, Bexar County Public Works Building, & many more.



TxDOT Stassney Campus Office Building



Public Works Mission Reach Office Building

Bexar County Public Works

The 35,000 SF Public Works Office Building is located on a 3.6 acre site, south of the downtown area, and is a prominent location on the San Antonio Mission Reach extension.

The office building houses nine departments with approximately 103 employees (78 current and future plus 25 current and future benching). A large public meeting room for 70 people is set on the north side of the lobby. The public areas including a lobby, board room, public toilets, reception desk and plan drop are centrally located in the building on the first floor. These areas will have access to a panoramic river and city view as visitors and users are pulled through the space. Access from this interior public space to an elevated outdoor central patio will provide an opportunity for social gatherings, special events and hospitality. The remaining portions of the building will be secured for employee and Bexar County personnel only. The private work areas flank the public lobby on both the first and second floors to the east and west. The variety of views provided by the orientation of these wings will boast city and river views to the north and northeast and nicely landscaped views to the south and southwest of the property. The executive suite located on the second floor, west of the public lobby, will have a panoramic 180° view of the Concepcion Creek, City of San Antonio, and San Antonio River. It is this elevated perch that will be the visible and iconic “Lantern” on the river announcing the Bexar County presence. A centrally located conferencing center overlooking the lobby and connecting the private work areas on the second floor borrows exterior views to the river and landscaped views to the southwest of the site.

Relevant Features

Urban, Tight Site	Department Consolidation	Workplace Transformation
Employee Amenities	Technology and Security	Captured Client Identity
Use of Local Materials	Flexible	High Performance Building
Daylighting	Environmentally Sensitive Site	Public Engagement

Location

San Antonio, TX

Project Size

35,000 SF

Building Use

Office Building

Construction Type | Delivery Method

New Construction | CMAR

Respondent's Role

Prime Firm, Complete A/E Services

Contract Cost | Budget Compliance

\$16.1 million | Designed and built within budget

Key Personnel | Consultants

Briant Harkiewicz, Project Director | Mary Bartlett, Programming/Interior Design | Fernando Flores, Project Manager | Angel Garcia, Project Designer | Art Mendoza, Project Architect | Jennifer Gilbert, Interior Designer

Drash Consultants, Archaeological/Geo-technical | Jones | Carter, Civil Engineer | MOCA Systems, Cost Estimating | Rialto Studio, Landscape Architect | Cleary Zimmermann, MEP Engineer | Alpha Consulting Engineers, Jensen Hughes, Structural Engineers

Owner Information

Dan Curry, Facilities Management Director, 210.335.6735, dcurry@bexar.org





TxDOT Stassney Office Building & Campus

Texas Department of Transportation

The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Confronting challenges with employee recruitment and retention, TxDOT leadership challenged the project team to design a building that honors and respects the contribution of the TxDOT workforce to the people of Texas through the planning, execution, and management of transportation systems across the State.

The design solution emphasizes themes of transportation and celebrates the diversity of the people and regions throughout the State of Texas. While the open and adaptable work place throughout the building are central to the design, workforce needs are met with a safe and secure campus environment; wellness opportunities including a fitness center, dedicated Nurse clinic, and a 49 acres campus preserving much of the natural environment and circumscribed with nearly 3 miles of trails; cafeteria and dining facilities including outdoor dining space; secure parking and bike lockers for secure storage of bicycles; access to public transportation. Accommodating the need for collaboration and meeting activity, the floor plan design incorporates multiple types of meeting space on each floor and features public meeting spaces and parking to accommodate the range of public engagement requirements of the departments mission segregated from employee workspace and activity for security and safety of the campus. The campus design also exceeds State Energy Code requirements with a highly efficient chilled water central plant supporting a chilled beam mechanical system.

Furniture selection and design further supports the workspace needs with a variety of types of workplaces. This “hoteling” arrangement accommodates a highly mobile and capable work force, enabling efficiency without sacrificing productivity.

Relevant Features

Lease-Space Consolidation	Workplace Transformation	Technology and Security
Focus on Employee Experience	Employee Amenities / Collaboration/ Outdoor Connectedness	Sustainable/Efficient Workplace

Location

Austin, TX

Project Size

49 acres | Office Building - 425,334 SF | Parking Garage - 1,581 spaces, 539,300 SF | Warehouse - 131,250 SF | Laboratory - 81,134 SF | CUP: 13,094 SF

Building Use

State Office Building

Construction Type | Delivery Method

New Construction | CMAR

Respondent's Role

Prime Firm, Programming, Site Planning, Complete A/E Services

Contract Cost | Budget Compliance

\$305M | Tracking on Budget

Key Personnel | Consultants

Briant Harkiewicz, PIC/Project Director | Denise Dart, PM | Mary Bartlett, Lead Workplace Transformation, Programming, Interior Architecture, FF&E | Angel Garcia, Design Principal | Larry Schmidt, Sr. Project Architect | Jennifer Gilbert, Interior Designer, FF&E | Fernando Flores, Project Architect | Howard Moreno, QA/QC | Laurie McKinney, CA

Datum, Structural Engineer | Shah Smith, MEP Engineer | Jones & Carter, Civil Engineer | Coleman & Associates, Landscape Architecture | RFD, Materials Testing Laboratory Design | Combs Consulting Group

Owner Information

Brian Sweat, TxDOT Project Manager, 512.416.3329, brian.sweat@txdot.gov





One Frost Operations Center & Parking Garage

Frost Bank

Frost Bank challenged the designers to create a distinctly new environment that would honor its employees, attract the best of a new generation, and represent their strong identity. A uniquely Texas financial institution; the tag-line “We’re From Here” inspired the designers to follow a Texas Modern aesthetic. Located in the scenic Hill Country setting in San Antonio, One Frost is a contrast of local materials, limestone and wood, balanced against a contemporary glass and metal structure. The courtyards of the building complement the formal front entry and a casual backyard; a comfortable place to relax on the back patio amid the native oaks and falling water.

Spacious open floor plates of the upper floors provide work space that is open and flexible to meet the needs of the dynamic and ever changing work place. The outer perimeter of each floor is dedicated to circulation to ensure the full height glass windows provide daylight and views to all. Nodes of “Huddles”, “Havens” and “Living Rooms” create opportunities for collaboration, by chance encounter or structured meeting, within a distinctly Texas casual setting.

Relevant Features

Employee Amenities / Experience	Workplace Transformation/ Employee Collaboration	Technology Integration / Security
Cast-In-Place / Post Tension Concrete Garage	Healthy Building Concepts	Sustainable Design
Central Operations Center Pedestrian Bridge	Flexibility	Climate Control Elevator

Location

San Antonio, TX

Project Size

450,000 SF - Office Building
8-Level / 1,400 Space - Parking Garage

Building Use

Office Building and Parking Garage

Construction Type | Delivery Method

New Construction | CMAR

Respondent's Role

Prime Firm, Complete A/E Services

Final Cost | Budget Compliance

\$154,625,807 | owner added scope to project during construction

Key Personnel | Consultants

Briant A. Harkiewicz, Project Manager
| Mary Bartlett, Interior Architecture |
Larry Schmidt, Project Architect | Jennifer
Gilbert, Interior Designer

Campbell & Assoc, Structural Engineering |
I.A. Naman, MEP Engineer | Pape-Dawson,
Civil Engineer | TBG, Landscape Architect
| AON, Life Safety | Schuler Schook, Light-
ing Consultant

Owner Information

Phil Green, CEO, Frost Bank,
210.220.4011





New Headquarters Campus

New Braunfels Utilities

The New Braunfels Utilities New Headquarters Campus consolidates the functions of the Main Plaza Offices and FM 306 Operations Facilities. It will include an Office Building, Warehouse Facility, Equipment Building and Vehicle Maintenance Facility. The 48-acre site will accommodate employee and visitor parking and include lobby and drive thru customer access. The Operations Yard will support various functions for the Water/Wastewater and Electrical Departments. The project will utilize strategies to reduce water and energy consumption.

Location
New Braunfels, TX

Project Size
125,000 SF

Building Use
90,000 SF - Office
10,000 SF - Warehouse
15,000 SF - Equipment Building.
12,000 SF - Maintenance Building

Construction Type | Delivery Method
New Construction | CMAR

Respondent's Role
Prime Firm, Site Planning, Programming, Complete A/E Services

Contract Cost | Budget Compliance
\$53 million | Tracking on budget

Key Personnel | Consultants
Briant Harkiewicz, Project Director | Cody McBrearty, PM | Angel Garcia, Design Principal | Mary Bartlett, Interior Architecture | Jennifer Gilbert, Interior Design | Fernando Flores, Project Architect

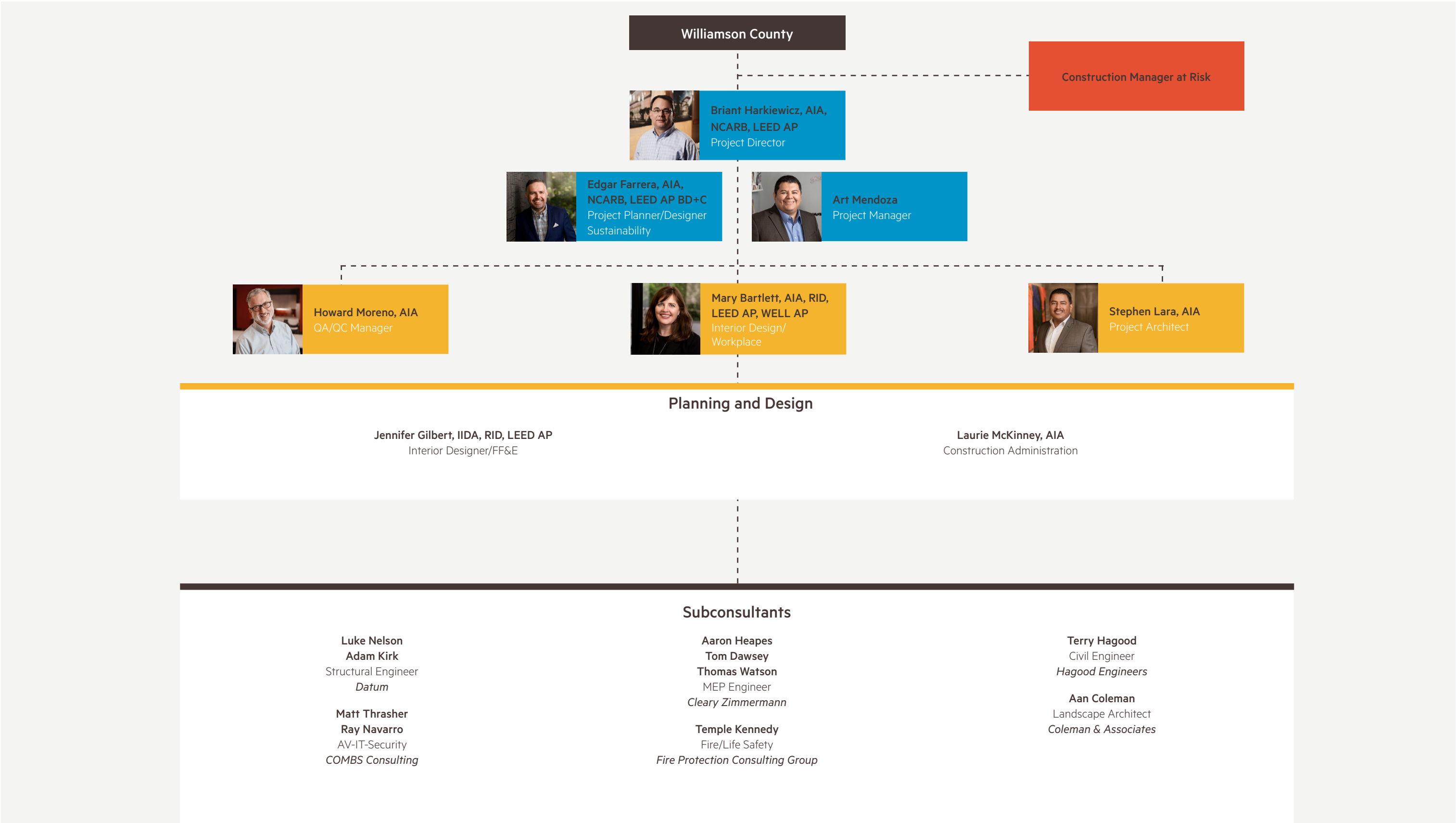
Cleary Zimmermann, MEP | Alpha, Structural | Combs Consulting, AV/IT | HMT, Civil | PCR, Cost Consultant | FPCG, Fire Protection | Raba Kistner, Geotechnical | Rialto, Landscape

Owner Information
Ryan Kelso, COO, 830.629.8400

Relevant Features		
New Public Agency Headquarters	Employee Workplace Transformation	Department Collaboration
Technology and Security	Sustainable Design	Flexible Open Workplace



II. Organization Chart



III. Proposed Methodology & Process

The method for realizing a successful project is both strategic and tactical. The strategic approach involves managing the overall process of the project plan through specific strategies while maintaining a primary focus on the owner's vision, goals, and priorities.

1 CONCEPT

Identify Scope, Stakeholders

Gather Project Data

Kick-off Meeting w/ Client

- Identify goals & objectives
- Program
- Schedule / Budget
- Sustainability

Develop Project Plan

- Schedule / Budget - Milestones
- Team Roles & Responsibilities
- Project Delivery Method
- Sustainability Goals
- BIM Goals

Visioning Session w/ Client

- Define Expectations
- Design Survey
- Sustainability Goals

Kick-off Meeting with Consultants to Communicate Expectations & Project Plan

Develop Site & Building Design Concepts

Sustainable Team Design Review of Concepts

Partner Concept Design Review

Consultant Concept Design Review

Concept Design Cost Validation

Owner Review & Approval

- Design & Budget
- Sign-Off

Internal QA/QC Review

2 SCHEMATIC DESIGN

Schematic Design Team Kick-Off Meeting

- Selected Design Option
- Schedule & Milestones
- Sustainability Checklist

Consultant Narrative (systems)

Determine Critical Building Materials & Design Details

Preliminary Code Review

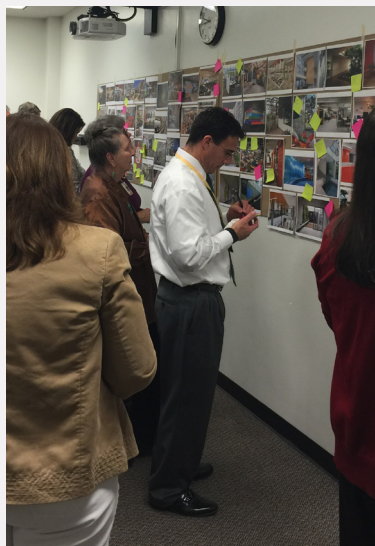
Reconcile Program, Design & Budget

Design Presentation & Outline Specifications

Partners Schematic Design Review

Owner SD Review & Approval
Design & Budget Sign-Off

Internal QA/QC Review



3 DESIGN DEVELOPMENT

Design Development

Team Kick-Off Meeting

- Validation of Design Intent / Details

User or Department Meetings
Program / Data Refinement

Code Review

Consultant Drawing & Spec Coordination

Team DD Design Review
Design / Sustainability / BIM

Partner DD Design Review

Validate Scope & Budget

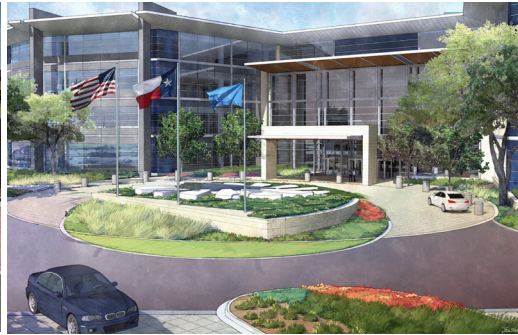
Internal QA/QC Review

Coordination of Project Team Documents & Cost Estimate

Finalize Building Materials, Finishes, Key Design Details & Completion of all Schedules

Owner DD Review & Approval
Design & Budget Finish Boards / Sign-Off





4 CONSTRUCTION DOCUMENTS

Construction Document

Team Kick-Off Meeting

- Specs & Drawings
- Schedule
- Budget
- Milestones
- Design Intent
- Sustainability

Project Team Consultant Coordination Meetings

50% QA/QC CD Review Including Sustainability

90% QA/ QC CD Review

Review by Redi-Check or Review by Team

Client CD Review & Approval Design & Budget

Submit CDs for Permit & ADA

Submit LEED Design Paperwork

QA/QC Review CD Documents with CD Staff

Market Project to Bidders



5 BIDDING

(Depending on Delivery Method)

Bid Advertising

Project Team Addendum Coordination

Pre-Bid Conference Define Design Intent

Bid Evaluation

Contractor Negotiation



6 CONSTRUCTION ADMINISTRATION

Pre-Construction Conference Meeting

- Schedule
- Visioning
- Expectations
- LEED
- Special Sub Construction Management
- Line of Communication
- BIM Model

Construction Meetings Maintain Communication Between Consultants / Team / Owner

Subcontractor Pre-Construction Meetings

- Mock-Up Reviews
- Special Meetings

Maintain Design Team Involvement

- Submittals
- Site Visits
- Mock-Ups

Close-Out Strategy Assign Fresh Eyes

QA/QC Closeout Review

Validation of Claims (Administration)



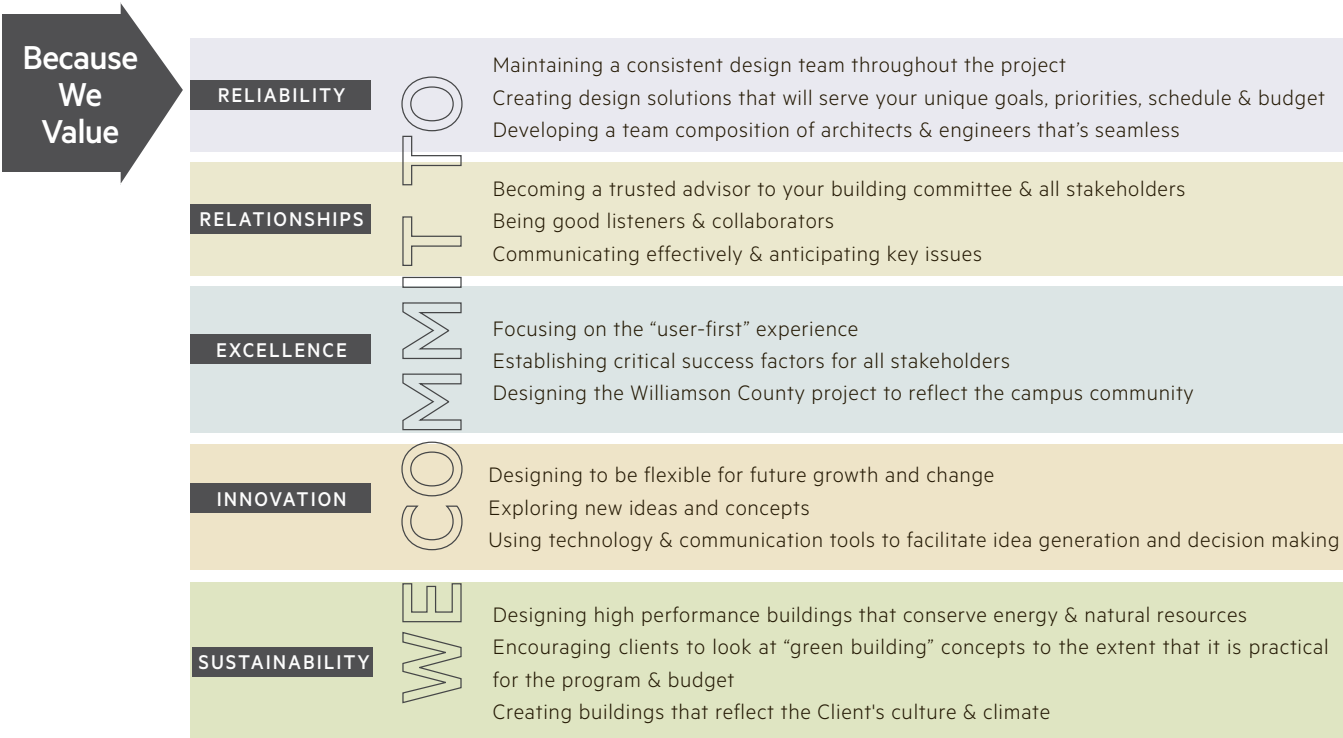
Our analysis and understanding of the project begins with a comprehensive understanding of your project goals. In these crucial first steps of the project, our paramount goal is to establish trust and confidence with our client that we will listen to them, seek to understand their vision and priorities, and rely on our expertise and experience to guide our team in embarking on a process that will result in a solution uniquely tailored to the culture and objectives of Williamson County.

- 1. Program Definition:** defining the overall programmatic structure of the organization; understanding the current organizational flow and how it may change to meet future operational needs. Validate staffing requirements and respective space needs for workplace and support. Define unique space requirements that support the organization operations and public interaction requirements to ensure high levels of customer service. Engage in discussions regarding organizational change management as appropriate and implement through succeeding project phases.
- 2. Campus Masterplan:** Based on completed assessments of current campus facilities, site surveys, and through project visioning work sessions with Williamson County and the design team; assess site opportunities and constraints to organize the campus to best serve the long-term needs of Williamson County. Emphasis would be placed on pedestrian site circulation, traffic impact and

mitigation strategies, and approaches to managing parking. This phase will also address the capacity of site utilities and the Central Plant to support the new building, as well as potential future improvements.

- 3. Sustainability:** A central pillar of our design approach is the assumption that all proposed design solutions shall incorporate sustainability practices as a default condition. Specifically, this includes developing a thorough understanding of the environmental impacts this project can potentially incur and then developing strategies to either altogether avoid these impacts or to substantially mitigate them. Among the strategies that will be evaluated are strategies for mitigating construction waste through alternative measures including salvage and recycling, considerate site design that offsets or manages storm water impacts by maintaining or reducing impervious cover, maintaining existing site vegetation and trees with a focus to preserve healthy established trees, and the design of new facilities to minimize energy consumption through orientation, envelope detailing, and building system selections.

Our team’s path towards high-performance building design is based on developing and testing building solutions in an iterative process of design improvement. A design concept can be virtually modeled and then run through various analysis and simulations to evaluate performance metrics based on



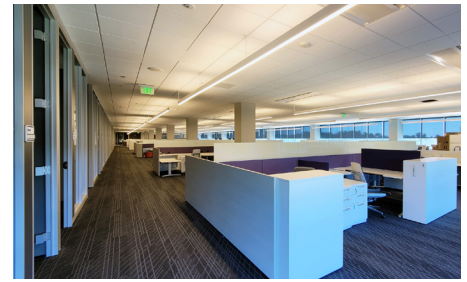
the project's needs. These metrics can include energy usage, water use reductions, potential for photovoltaics, impacts of daylighting strategies, embodied carbon estimates, among many others. To accomplish this our team relies on multiple tools, including:

- Sefaira plug-in for SketchUp: permits energy analysis during concept and schematic design, when the cost for making building concept changes is still low
- Tally: life-cycle assessment tool
- EC3: embodied carbon in construction calculator
- Autodesk Simulation 360 and Autodesk Green Building Studio: tools for whole building energy simulation
- Living Building Challenge Red List: tool to aid in specifying products and materials
- Revit Daylighting Tool: models various daylighting metrics

Finally, although in the realm of building and construction the term “sustainability” is typically taken to refer to environmental and economic aspects of a project only, a complete sustainability policy will also address social equity in the design. In terms of a building this term can be taken to encompass considerations such as providing levels of comfort and daylighting, and accessibility to exterior views, to most or all building occupants.

4. **Building Design:** Building on each of the preceding work efforts, our team will launch a design process for the new building that fully captures the aspiration of Williamson County, respects the project budget and schedule needs. This step will encompass exterior shell design; interior space design; building systems design across all disciplines engaging with the Williamson County project management and project team to systematically produce a design solution that meets functional needs in an aesthetic solution that is uniquely crafted to the client: Williamson County.
5. **Furniture Selection and Acquisition:** Continued engagement with Williamson County to select and coordinate a furniture solution that is specific to each department and how they work is an integral part of our design process. This phase includes supporting the acquisition of furniture with specifications and with later oversight of installation.
6. **Construction and Completion:** Our team will collaborate with the selected Construction Manager from preconstruction through construction services to ensure design intent of the contract documents are carried forward and the construction is completed accordingly. This includes assisting with closeout activities as Williamson County takes possession of their new building, commissioning is completed and final documents for record, operations and maintenance are delivered to you for your records.

We envision the project's final key tasks to include reconfiguring the facility for permanent use as Williamson County moves to their newly completed building.



TxDOT Stassney Campus Office Interiors



TxDOT Stassney Campus Solar Shade Detail



One Frost Westover Hills



Bexar County Public Works Mission Reach Office Building

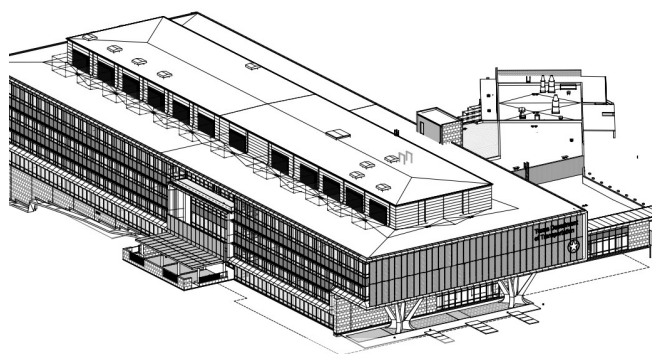
Our project team is deeply experienced in working with public agency clients, our project staff is particularly skilled with this project and client type, and able to execute this project for Williamson County successfully. The team we have assembled for you is task-oriented, creative and focused on service to the client. We listen before assuming a solution, and having worked together for many years over multiple projects, understand, and rely on each other's strength in working collaboratively as a team to solve each element and goal for this scope of work.

Alternate Building Systems & Innovative Solutions

Our process for evaluating alternative building systems considers first the goals and objectives of the owner: cost effectiveness of proposed systems, maintenance and reliability of these systems; as well as their availability. We seek to determine if there is value to the owner, whether the proposed building systems will impact construction sequence and schedule and if they are proven through reliable service. Against these practicable considerations we'll investigate whether there are innovative alternatives that may be worth exploring. Innovation may be driven by goals including sustainability, economics, or wellness. We propose that each phase of work and project decision be approached from a perspective of challenging what may be typical or customary in the belief that challenging the status-quo often results in better solutions.

Communications Plan

We will work with you to develop a project communications plan at the start of the project. This includes an Owner meeting schedule that minimizes impact on your daily work schedules. Our approach is to adopt effective and efficient mechanisms to update everyone on project status, urgent issues, and any changes in status in order to avoid "surprises" throughout the process. We have effective communication systems and technologies that are efficient to distribute and access.



TXDOT BIM Model

Before being incorporated, any alternative solutions will be carefully evaluated to ensure that they add value to the project; are realistic and fit within the goals and objectives of Williamson County.

Approach to Life Cycle Cost Analysis

Our approach to life-cycle analysis (LCA) is to utilize it to help answer and prioritize many of the questions and solutions that arise during the design and construction of a building. Our experience has been that in practice, LCA can effectively reinforce or eliminate decisions taken by the design team by providing a data driven justification based on economic, life-cycle, and sustainability criteria. The output of a life-cycle analysis can be tailored to meet the project and client's objectives relative to a wide-ranging set of objectives, including cost-effectiveness, carbon impacts, and resource utilization. These considerations are often considered in major cost items of the work that incur operational and maintenance costs, primarily building systems, and major material selections. We will work collaboratively with our MEP consultants to evaluate design options and approaches as they pertain to proposed systems. These systems include Campus Central Plant improvements; options for alternative sources of energy; carbon neutrality and focused on driving an overall reduction of energy use from current utilization. Part of this assessment will be a concerted focus to maximize building efficiency through envelope design, lighting design and power consumption reductions. The decision process for evaluation will include economic analysis to consider investment cost; operational costs and replacement costs to determine the pay back period for exceeding minimum standards of design, as well as long term environmental impacts, as appropriate.

Validation Relevant Codes Are Met

Our design approach encompasses a very robust approach to quality assurance to support an experienced senior team of project architects developing the technical contract documents. A key focus of this effort is compliance with owner design criteria and standards and compliance with applicable codes. While noted as a participant of the project team, the QA/QC manager operates independently of the project team, not subject to the project manager but responsible to the project director to ensure that the design team is adhering to prescribed design standards. This process entails at each project phase a series of reviews of documents before delivery to Williamson County to assess the overall quality of the effort that considers accessibility, building code compliance, constructability of details. Separately, the design team Fire Protection Engineer collaborates closely with the project manager and project architect to perform detailed code reviews of the design as it progresses; participates in review sessions with Authority's Having Jurisdiction, Williamson County Fire Marshall, and the City of Georgetown.

Process for Developing Accurate OPCC

Current construction markets are extremely volatile with wide swings in material and labor costs and availability. The Central Texas construction market continues to be very active with public and private construction opportunity and is forecast to remain this way for the near future. Understanding and accurately anticipating construction costs continues to be challenging. In addition, our recent experience in bidding work for TxDOT, the City of Austin, and the Austin Parks and Recreation Department, all projects located in the Austin Market, was very successful in projecting project costs with multiple bids within budget estimates and in a tight range of projected costs. For example, of four bids received for a new TxDOT Operations Facility, three were under the estimate \$32.9 million between 8.15% (low bid) and 3.75%; one exceeded the estimate by 9.71%. This experience has given our team a robust knowledge and understanding of the local construction pricing market. Finally we also track marketplace conditions via participation in local industry forums, through privileged networking with key associates in the region, and via subscriptions to multiple construction estimating indices.

Verification of Program Objectives

In verifying program objectives, we will seek to first define with Williamson County the strategic and operational program goals and objectives for this project. Strategic program goals and objectives include the



organizational structure and changes envisioned by leadership for how Williamson County will capitalize on this investment in executing their department responsibilities serving their customers: citizens of Williamson County. Secondly, operational goals and objectives of the program will define and establish an organizational approach that best supports the department in meeting their responsibilities. How each sub unit of the department is organized to optimize their internal functions as well as collaboration across the department along sub units. At each milestone of project design we will engage the decision makers and stakeholders to evaluate whether the design is fulfilling these program objectives.

Lastly, like validation of code compliance, program verification is a function of a robust QA/QC program. Our program development process requires that our project managers be thoroughly engaged with every aspect of program definition, system analysis, design process and decision making. They will be involved from the start of the project to completion, documenting an institutional knowledge that serves as a foundation of project information that will inform subsequent project team members of the program objectives that have been established and will continue to be defined as the design evolves. Through regularly scheduled team coordination meetings, the project managers will review project progress, update the team with owner updates and assess compliance of progress with approved program objectives.

Complex Building Concept Techniques

Understanding the owner's perspective is key to explaining complex building concepts in non-technical language. We do this by bringing people together early in the project to build comradery and commonality among the team. Through this type of engagement, we focus on learning about the client, their goals, concerns,

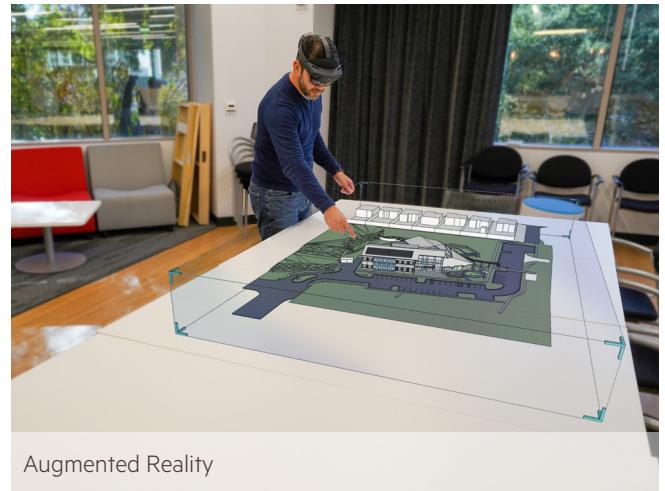
and aspirations as an organization. We then use this opportunity to explain the design process; why we ask certain questions; how we will proceed with a design solution that is built around their unique needs as client.

Throughout the design process, we will utilize a full range of visualization tools and techniques to present design approaches in two-dimension, three dimension and virtually utilizing immersive headsets. With these tools, our intent is to provide an immersive experience to enable the client to experience the built space before being built. Not every tool is appropriate in all circumstances nor are all tools suitable for every stakeholder. A key to effectively communicating building concepts and architectural designs to decision makers with little architectural or construction knowledge is to understand their concerns and objectives (are they concerned about the aesthetics, budget or schedule impacts, usability of the space, etc.) to determine which visual communication tool will be most effective at communicating the design and in helping the client to make any required decisions. In some instances, the technique utilized may be simple, such as a perspective drawing, a material sample board, or a small-scale model of the building or component in question, at other times more sophisticated techniques may be called for, such as animated “fly-throughs” of a design solution, fully immersive virtual experiences, or visits to other facilities that employ a similar solution. For prior clients, our team has even rented a warehouse space and mocked up partitions and furnishings to provide the client and building users with a realistic experience of a proposed space.

Another critical aspect of design communication is the ability to establish buy-in from groups of stakeholders, such as a board or committee. This can be challenging due to each participants different agendas and level of building experience. In these instances, our team typically pairs visual communication tools (models, drawings, sample boards) with an interactive process that includes stakeholders selecting or voting on their preferences so that a group consensus can emerge.

Our team seeks to find design solutions that are understandable to every project participant; leading this effort of design and project planning, Edgar Farrera brings that owners perspective having been in that role for many years as an Owner's Representative and Director at Circuit of the Americas.

Culturally, building trust and developing a strong bond with our public clients has been a hallmark of the approach to project execution at Marmon Mok. We look forward to demonstrating that commitment with Williamson County.



Augmented Reality

Record Keeping & Measuring Milestone Progress

As part of our QA/QC process, our project managers record the minutes and outcomes of all key project interactions, whether they be virtual meetings, in person meetings, email interactions, or telephone discussions.

These records are distributed to participants as directed by Williamson County project managers at each submission phase. Additionally, the project team reviews with the QA/QC director the status of project records, verifying that each submission is archived, the project directory is updated for record; minutes and logs are maintained to ensure a complete record of project is documented in a consistent manner.

As part of the project initiation, we will work closely with Williamson County project team to identify overall project milestones. One tool, we commonly use is a full wall schedule approach to map out the path forward starting with end goal: Williamson County occupying their new facility, ascertaining a reasonable construction schedule and building a design schedule that fits those goals. Progress is measured at minimum bi weekly during design, assessing work completed, work anticipated towards remaining milestones and discussion of any impediments to meeting schedule requirements and action plans to overcome or recover from unanticipated events.

We commonly use several software solutions for managing project documents across an open platform that places records accessible to the project team including the owner, AE and Construction Manager. During construction we will work with Williamson County and the Construction Manager to adopt a system of communication and information management that is mutually agreeable to all parties for the benefit of the project.

Page	Author	Author Entity	Subject	Page Index	Status	Creation Date	Comments	Response Code	Responder	AE Response
TxDOT 30% DD Outline Spec NO LEED -20190313										
Page 2	Jarrell Wenger	F&N	Text Box	2	None	3/27/2019 15:40	Requirements for support of building envelope commissioning and MEP commissioning should be added to Division 1.	Accepted	MM	F&N reviewing Div 1 specs for coordination.
Page 13	Jarrell Wenger	F&N	Text Box	13	None	3/27/2019 15:42	Requirements for support of electrical systems commissioning should be added to Division 26.	Accepted	SSA	Per meeting on 4/12, EEI to provide commissioning specs.
Vol I - SITE STRUCTURES SITE DESIGN 30% DESIGN DEVELOPMENT 2019_0313										
Page S.C100	Allen McRee	F&N	Text Box	5	None	3/26/2019 13:37	A general comment on the Site Development Plans. By the 60% DD package, it will be important to have the site sectioned off into larger scale plans, like 1"=20'. This will be especially helpful	Accepted	JC	This is incorporated into the 60% DD set. More sheets will be continued to be added in areas where we need additional detail at a larger scale.
Page S.C500	bmb	F&N	Callout	11	None	3/29/2019 12:28	CONSIDER PLACING FHS OUT FROM IN FRONT OF PARKING AND ALONG FIRE LANE	Accepted	JC	Understood. Alignment and FH locations will be adjusted.
Page S.C500	bmb	F&N	Callout	11	None	3/29/2019 12:30	CONSIDER TURNING OFF EXISTING CONTOURS TO MAKE UTILITIES STAND OUT	Denied	JC	We will have additional zoomed in sheets that will help with clarity.
Page S.C500	bmb	F&N	Callout	11	None	3/29/2019 12:31	LABEL FIRE LANES WHEN LOCATION KNOWN	Accepted	JC	In process. All fire lanes will be labeled and dimensioned at 100% DD.
Page S.C600	bmb	F&N	Callout	12	None	3/29/2019 12:34	LABEL FIRE LANES WHEN LOCATION KNOWN	Accepted	JC	In process. All fire lanes will be labeled and dimensioned at 100% DD.
Page S.C600	bmb	F&N	Callout	12	None	3/29/2019 12:35	HATCH SIDEWALKS PER LEGEND	Accepted	JC	This will be completed once sidewalk locations are locked in.
Page S.C600	bmb	F&N	Callout	12	None	3/29/2019 12:35	HATCH PAVEMENT TYPE IF APPLICABLE	Accepted	JC	Hatched
Page L1.00	Allen McRee	F&N	Text Box	18	None	3/26/2019 14:10	General coordination comment: Coordinate with Civil on breaking the site down into larger scale plans like the 1"=20' L sheets. Add a site key plan for orientation.	Accepted	C&A	Will revise to match civil at 100% DD.
Page L1.11	Allen McRee	F&N	Cloud+	28	None	3/26/2019 14:15	Is this to be the limestone veneer? Coordinate terminology with Architect.	Accepted	C&A	This is a generic detail, site walls and retaining walls still in development, finishes currently unknown. Will revise when design is finalized.
Vol II - OFFICE BUILDING 30% DESIGN DEVELOPMENT 2019_0313										
Page O.LS100	Allen McRee	F&N	Text Box	5	None	3/25/2019 13:52	Will the Level 0 Data Center, UPS, and Main Electrical Rooms be sprinkled?	Accepted	FPCG	Data center will be protected with a Clean Agent system. All others will be sprinkled using dry sidewall sprinklers.
Page O.LS100	Allen McRee	F&N	Text Box	5	None	3/25/2019 13:54	Please show path of travel and MOE's for Level 0.	Accepted	FPCG	Provided on current plans
Page O.LS100	ahauss	F&N	Text Box	5	None	3/27/2019 11:32	warehouse lists IBC 2015 as a applicable code - does this apply here also? Is there an energy code requirement?	Accepted	FPCG	2015 IBC to be identified for all buildings
Page O.A103	Allen McRee	F&N	Cloud+	21	None	3/25/2019 14:06	Please confirm that the IECC will not require vestibules at Dining exterior entry doors	Accepted	MM	Region 2 does not require vestibules.
Page O.A110	Allen McRee	F&N	Cloud+	22	None	3/25/2019 14:08	Please confirm that the IECC doesn't require a vestibule at the doors to the Outdoor Courtyard	Accepted	MM	Region 2 does not require vestibules.
Page O.A130	Allen McRee	F&N	Callout	30	None	3/25/2019 14:27	I thought the roof deck was deleted in this area. There are no doors or stairs leading to it. Please remove the indication of	Denied	MM	Pavers are for aesthetic purpose for workstations on Level 3 adjacent to the roof. Probable VE item.
Page O.FP000	Allen McRee	F&N	Cloud+	114	None	3/26/2019 8:00	Should there be at least one fire hydrant located along the north side of the parking garage and CUP?	Accepted	FPCG	Refer to Vol III: Parking Garage for additional FH location. Will add note to 100% DD set.
Page O.M002	Jarrell Wenger	F&N	Text Box	125	None	3/27/2019 15:48	Include CHW and HW EWT and LWT	Accepted	SSA	Okay
Page O.M002	Jarrell Wenger	F&N	Text Box	125	None	3/27/2019 15:50	Include EATs for heating and cooling coils	Accepted	SSA	Okay
Page O.M004	Jarrell Wenger	F&N	Text Box	127	None	3/27/2019 15:51	Add wrap around coil pumps	Accepted	SSA	Okay

TxDOT Owner Review Sample

Schedule Control

Schedule control is fundamental to our design process. Success requires clear definition of all work tasks and early assignment of responsibilities for each related deliverable. We will establish communication protocols early and introduce the appropriate reporting tools to track progress, identify interdisciplinary needs, and define the timeline.

Documentation of Meeting Discussions & Tracking Action Items

Documenting project meetings, decisions, and action items and schedule management is a key function of project management. Our project management team will lead each meeting, preparing agendas, managing meeting schedules within allotted times respective of participant schedules, preparing and distributing meeting minutes for record.

We would anticipate once the project commences, scheduling a re-occurring bi-weekly meeting with Williamson County project management to review progress to date, outstanding issues, action items, and the two-week ahead work plan. Whether virtual meetings or in person or telephone discussions, our project managers will record outcomes and distribute to participants and as directed by Williamson County project managers.

Quality Assurance/Quality Control

Our Quality Assurance Program is set into place at the very start of the project. We will begin an internal checks and balance process well before the construction document phase starts. This process mandates review of the documents relative to best practices within each discipline at each phase of the project.



QA Manager Responsibilities

Howard Moreno serves as Marmon Mok's dedicated Quality Assurance Manager. His responsibilities include:

- Leading internal technical review teams;
- Appointing technical reviewers;
- Establishing QA project coordination;
- Providing firm-wide Total Quality Management education programs, stressing teamwork professional improvement and conscientious quality control by every person, every day and on every project;
- Scheduling the Design Director for internal design reviews.

Owner Standards & Direction

The Project Director, Project Manager and QA Manager meet with the Owner to review the project standards and direction. The Project Manager and QA Manager review applicable project standards with the consultant team. The Project Director and Project Designer review all design submittals and presentations.

Communication/Coordination

Establishing the preferred project management document system for the project, such as eBuilder, Bluebeam Studio, Procore, etc. Bluebeam Revu allows for real-time simultaneous review of documents. Benefits: Streamlines QA, removes redundancies, enables immediate review, tracks user views and acceptance of changes. BIM 360 allows team members to securely co-author a Revit model in real-time, across one or multiple firms. Benefits: Keeps team on track with the latest construction drawings, accelerates model coordination and clash detection, helps execute proactive quality control workflows

Technical Reviews

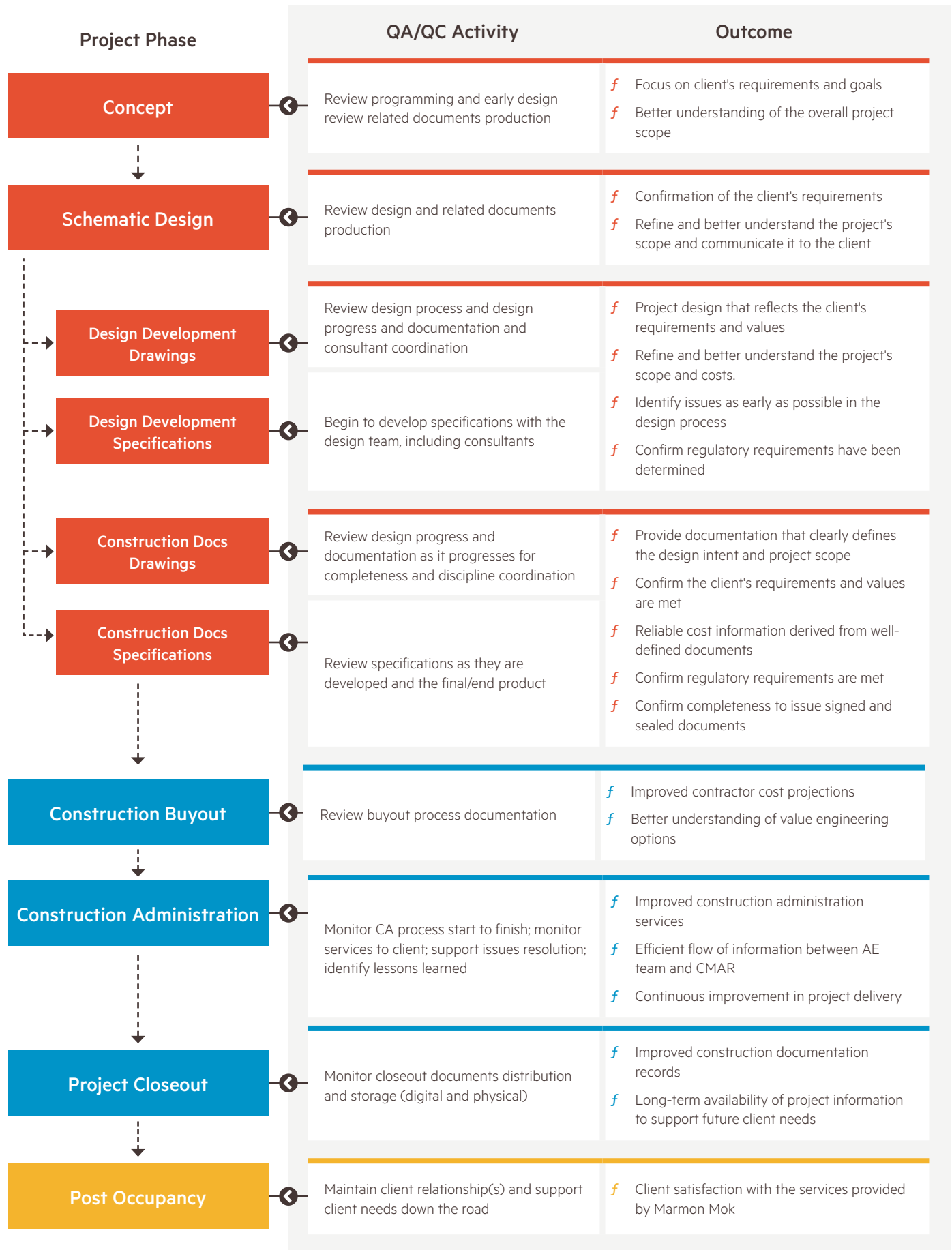
The QA manager and Project Manager will coordinate reviews as required with specific technical review expertise pertaining to the project, will provide office construction activity feedback and items of note to the Project Manager and project team, and will perform weekly check-ins with the project team to ensure feedback and items of note are understood and properly addressed.

QA During Construction Administration

Senior Construction Administrator is assigned to the project prior to the start of construction. During construction, the Senior Construction Administrator will electronically log, review, distribute and track Requests for Information, Architects' Supplemental Instructions, Submittals, Requests for Proposals, and Construction Change Orders continuously. Marmon Mok is committed to timely and thorough responses to contractor questions and Owner requests during the construction administration phase. Our QA/QC process extends through Construction Administration to Project Closeout.

Please see next page for a graphical representation of our process.

QA/QC Flowchart



IV. Project Manager & Key Personnel

Marmon Mok Architecture is deeply focused on bringing our experiences to assist Williamson County in finding the right solution to meet your goals. Most importantly, we realize every client is unique in their expectations and goals.

Project Manager Availability

Unique to Marmon Mok is our leadership approach in which we provide a leadership team, each with our own roles and responsibilities. Briant, Edgar and Art are that core team for your project, working together to lead the project team.

As project manager, Art's role is going to be the day-to-day point of contact person responsible for communication between Williamson County and the project team, and for technical coordination with the consultants.

Residing in Georgetown, and working in Austin, Art is available to serve the team from Williamson County and work collaboratively and closely getting to know your team, which will be a critical part our success.

Task Leads and Relevant Staff

As the project unfolds through the design process, Art will coordinate with Stephen Lara, Senior Project Architect to ensure appropriate staff resources are

Culture

Marmon Mok are professionals, creative, friendly, and team-oriented. We spend our days in a fast-paced and energetic office. Our prjoect teams' strengths, performance, and spirited collaboration drive our philosophy and inform our work culture every day. Our engineering consultants, construction and trade partners are integral to our team approach and culture.



allocated to meet deadlines. Architectural and interiors staffing will be assigned with dedicated areas of responsibility and will work through Stehen and Art to collaborate with consultant work coordination and execution of the design intent.

Quality control regularly interfaces with the project team to assess progress, and completeness from the perspective of quality assurance. Specifications production coincides with document production, overseen by our Quailty Control staff to further focus and coordination between documents for completion and accuracy.



Briant Harkiewicz AIA, RID, LEED AP

Project Director

With more than 34 years of experience, Briant has demonstrated organizational and technical skill through the successful completion of complex private and publicly funded projects including leading the planning for development of the new Bexar County Public Works Mission Reach Office Building, the City of San Antonio Leslie Road and Southeast Service Centers, and the TxDOT Campus Consolidation project. Briant leads an experienced and talented team focused on public sector projects; sustainable design; and good stewardship of the public investment demonstrated through projects for municipal, county, and federal clients. Briant is known for his responsiveness and his exceptional ability to communicate well with the owner, project managers, and consultants, and is effective at translating conceptual design ideas into built form through construction document preparation.

Education

Master of Architecture,
University of Texas at Austin

Bachelor of Science in
Architecture, University of
Michigan

Registrations

Registered Architect, Texas

LEED Accredited Professional

Registered Interior Designer

Project Role

As Project Director, Briant is responsible for the project delivery and the overall success of the project. His duties include project leadership, team integration, and establishing the relationship of trust and collaboration with the client. He'll work with Williamson County to establish the overarching project vision. Working closely with the Project Manager, he'll manage commitment of resources, scheduling, and budget oversight, and QA/QC review.

Relevant Project Experience



The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Briant was Project Principal and was responsible for the overall success and delivery.



The 35,000 SF Public Works Office Building is located on a 3.6 acre site, south of the downtown area, and is a prominent location on the San Antonio Mission Reach extension. The office building houses nine departments with approximately 103 employees (78 current and future plus 25 current and future benching). The variety of views provided by the orientation of these wings will boast city and river views to the north and northeast and nicely landscaped views to the south and southwest of the property. Briant was Project Principal and was responsible for the overall success and delivery.



Frost Bank challenged the designers to create a distinctly new environment that would honor its employees, attract the best of a new generation, and represent their strong identity. A uniquely Texas financial institution; the tag-line "We're From Here" inspired the designers to follow a Texas Modern aesthetic. Briant was Project Principal and was responsible for the overall success and delivery.



Arthur Mendoza LEED GA

Project Manager

Art has over 10 years of experience that includes programming, site analysis, schematic design, design development, construction documents, and construction administration. His attention to detail, creativity and professionalism are great assets to any team. .

Education

Bachelor and Master of Architecture, University of Texas at San Antonio

Registrations

LEED Green Associate

Project Role

Art will be the primary day-to-day point of contact responsible for communication and coordination between Williamson County and the project team. He will be responsible for management of schedule, budget, scope, and technical coordination of consultants from initiation of design through project closeout.

Relevant Project Experience



TxDOT Stassney Campus

The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Art supports CA and was responsible for project documentation and technical development.



Bexar County Public Works Mission Reach Office Building

The 35,000 SF Public Works Office Building is located on a 3.6 acre site, south of the downtown area, and is a prominent location on the San Antonio Mission Reach extension. The office building houses nine departments with approximately 103 employees (78 current and future plus 25 current and future benching). The variety of views provided by the orientation of these wings will boast city and river views to the north and northeast and nicely landscaped views to the south and southwest of the property. Art was Project Architect responsible for project documentation, technical development and support of CA.



Bexar County Workforce Training Center

Located at the Brooks Development Authority Area on the Southeast side of San Antonio, the new Bexar County Workforce Training Center is a collaboration of more than a dozen advanced manufacturing industry partners in the San Antonio area to provide a training facility to individuals interested in developing skills in various trades, such as robotics, electronics, machine shop, and welding. Art manages this project and is the primary POC from design through project closeout.



Edgar Farrera AIA, NCARB, LEED AP BD+C

Project Planner/Designer | Sustainability, Stakeholder/Community Engagement

A strong believer in the power of design to enable positive change, Edgar serves as both Marmon Mok's sustainability practice leader, as well as new leader for the firm's Austin office. As a designer with facility development and operations experience, Edgar brings an owner's perspective to his work. Edgar has spent much of his 30-year career focused on advancing environmental stewardship and striving for harmony between the built and the natural world. He frequently shares lessons learned from these efforts as a speaker at conferences and universities in the US, Latin America, and Europe. He's championed these causes as chair for the Greater Austin Chamber of Commerce's Clean Energy Council, as board member and advocacy chair for the local chapter of the US Green Building Council, and on Austin's Design Commission. Edgar has served as a subject matter expert for GBCI (LEED) test development.

Education

Bachelor of Architecture, The University of Texas at Austin

Registrations

Registered Architect, Texas

LEED Accredited Professional BD+C

NCARB Certified

Project Role

Edgar serves as the team's overall design leader, including responsibility for site analysis and master planning. He will utilize his sustainability expertise to promote a high-performing building solution. Community and stakeholder engagement activities will also be led by Edgar, including serving as POC for municipal authorities and local utilities.

Relevant Project Experience



Located at the Brooks Development Authority Area on the Southeast side of San Antonio, the new Bexar County Workforce Training Center is a collaboration of more than a dozen advanced manufacturing industry partners in the San Antonio area to provide a training facility to individuals interested in developing skills in various trades, such as robotics, electronics, machine shop, and welding. Edgar is providing project design oversight, and assisting with sustainability options.



Marmon Mok designed Phase 1 of the ENJJPT Training Complex. Phase 1 consists of a 42,000 SF Operations Group Facility to provide space for the flight training to international pilots for both the T-38 and the F-35 fighter jets. The facility includes an auditorium, classrooms, administrative offices, staff offices, mechanical/electrical/janitor/communications spaces, and a barber shop. Edgar was Project Architect on this project and led sustainability efforts to achieve LEED Silver Certification.



The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Edgar supports project design and sustainability efforts.



Mary Bartlett AIA, RID, LEED AP, WELL AP

Programming/Workplace

Mary Bartlett directs Marmon Mok's interior architecture practice as well as leads large project management services. She brings more than 30 years of experience in project management, programming, space planning, building renovation, and interior design. She has an understanding of public spaces and work place environment which allows her to expertly integrate the needs and requirements for both the user and owner. She will work closely with users and the design team to listen and develop the best design options.

Education

Bachelor of Environmental Design, Texas A&M University

Registrations

Registered Architect, Texas

Registered Interior Designer, Texas

LEED Accredited Professional

WELL Accredited Professional

Change Management Certification

Project Role

Mary is responsible for collaborating with the owner and end users on facility programming and space planning, including documenting departmental needs and critical adjacencies, planning the layout, and coordinating the aesthetics of interior spaces. Mary will remain engaged through construction administration and manage furniture coordination.

Relevant Project Experience



TxDOT Stassney Campus

The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Mary led programming, interior design, and collaboratively worked with TxDOT on their workplace transformation.



Bexar County Public Works Mission Reach Office Building

The 35,000 SF Public Works Office Building is located on a 3.6 acre site, south of the downtown area, and is a prominent location on the San Antonio Mission Reach extension. The office building houses nine departments with approximately 103 employees (78 current and future plus 25 current and future benching). The variety of views provided by the orientation of these wings will boast city and river views to the north and northeast and nicely landscaped views to the south and southwest of the property. Mary led programming and interior design.



One Frost Office Building & Parking Garage

Frost Bank challenged the designers to create a distinctly new environment that would honor its employees, attract the best of a new generation, and represent their strong identity. A uniquely Texas financial institution; the tag-line "We're From Here" inspired the designers to follow a Texas Modern aesthetic. Mary led programming and interior design.



Howard Moreno AIA

Quality Assurance/Quality Control Manager

Howard has more than 30 years of experience as an architect and project manager on a range of projects. His past experience as a developer and business owner, and on major construction sites, brings tremendous practical knowledge and expertise to keep projects on schedule and budget. Howard brings strong technical and organizational skills in planning, building design, and project management. These skills make him a critical asset to our Quality Assurance team. A strong communicator, Howard is able to develop a thorough understanding of a project's goals to evaluate a proposed design approach and recognize potential issues for the design team to consider and resolve and advise project leadership regarding completeness and quality of project documents.

Education

Bachelor of Architecture, Texas Tech University

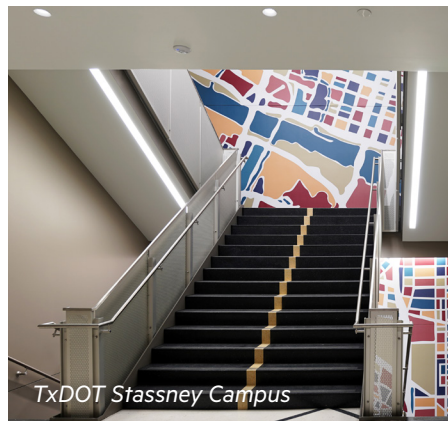
Registrations

Registered Architect, Texas

Project Role

As QA/QC Manager, Howard is responsible for overall quality control of the project. He is responsible for leading internal technical and code compliance review teams, addressing design issues, revisions/changes, and overall integration of all design disciplines. Howard is also responsible for oversight of specification development for coordination with drawings and owner contract requirements.

Relevant Project Experience



TxDOT Stassney Campus

The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Howard led internal technical and code compliance, and oversight of specification development.



New Braunfels Utilities Headquarters & Service Center

The New Braunfels Utilities New Headquarters Campus consolidates the functions of the Main Plaza Offices and FM 306 Operations Facilities. It will include an Office Building, Warehouse Facility, Equipment Building and Vehicle Maintenance Facility. Howard led internal technical and code compliance, and oversight of specification development.



Texas Organ Sharing Alliance Corporate Headquarters

The new office building and event center for the Texas Organ Sharing Alliance (TOSA) acts as a home base for staff, a memorial for families of donors and recipients, and an educational center for the public and medical community. To support these functions, the TOSA team envisioned a place that reflects integrity, healing, trustworthiness, community, future, and sustainability. Howard led internal technical and code compliance, and oversight of specification development.



Stephen Lara AIA

Project Architect

Stephen has more than 16 years of experience providing architectural design on various project types, such as office buildings, parking garages, maintenance facilities, service centers, education facilities, and more. His expertise includes project management, budgeting and estimating, and programming. Stephen brings adept technical skill and a sense of inventive problem solving to each project team. Stephen is best known for his adaptability, excellent communication skills and responsiveness.

Education

Master of Architecture, UT
Arlington
Bachelor of Architecture, UT
Arlington

Registrations

Registered Architect

Project Role

Stephen will be responsible for project documentation, technical development for the office building and support of construction administration. He coordinates with the design team, consultants, and project stakeholders.

Relevant Project Experience



The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Stephen managed parking garage efforts while also supporting overall project documentation.



Following the Stassney Campus consolidation project, TxDOT is dedicated to continuing to consolidate division employees into unified new facilities to foster collaboration and increase efficiency. Operating from this consolidated facility, fleet vehicle maintenance and related road-testing divisions will help to support fleet vehicles operating throughout the Austin region and throughout Texas. Stephen is the project architect responsible for construction administration, documentation and design oversight.



TxDOT is replacing the existing facility with a new one, and will then transfer the existing property and facility to the City of Presidio for utilization by city services. The preliminary scope for this facility is to site adapt an existing prototype design that currently includes a 12,280 SF maintenance facility; 260 SF of exterior entry cover; 4,500 SF of exterior open covered storage; 900 SF salt storage structure; above ground fueling station; emulsion tank base structure; future radio tower; and parking for all district and employee vehicles. Stephen is responsible for construction administration and design oversight.



Jennifer Gilbert IIDA, RID, LEED AP

Interior Designer/FF&E

Jennifer has more than 20 years of experience in interior design. Her background in commercial furniture installation allows her to manage product distribution of over 500 projects per year with a staff of three. She specializes in product research, installation drawings, specification, order tracking and installations. More significantly, her design creativity, client dedication and commitment to project success yields finished projects that are exceptional at every detail and delivered with the highest professionalism. As Interior Designer, Jennifer is involved throughout all phases of the design process to include space planning, design development, construction documents, color and fixture selection, lighting, and art/graphics. She coordinates with the design team, consultants, and project stakeholders.

Education

Bachelor of Science in Interior Design, Kansas State University

Registrations

Registered Interior Designer, Texas

LEED Accredited Professional

Project Role

Jennifer will work with the Owner on facility programming, space planning, and work closely with the project team on the functionality and aesthetics of interior spaces. She will lead selection and presentation of materials, furnishings, and graphics.

Relevant Project Experience



TxDOT Stassney Campus

The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Jennifer was interior designer and led FF&E efforts, as well as installation.



Bexar County Public Works Mission Reach Office Building

The 35,000 SF Public Works Office Building is located on a 3.6 acre site, south of the downtown area, and is a prominent location on the San Antonio Mission Reach extension. The office building houses nine departments with approximately 103 employees (78 current and future plus 25 current and future benching). The variety of views provided by the orientation of these wings will boast city and river views to the north and northeast and nicely landscaped views to the south and southwest of the property. Jennifer was interior designer and led FF&E efforts, as well as installation.



One Frost Office Building & Parking Garage

Frost Bank challenged the designers to create a distinctly new environment that would honor its employees, attract the best of a new generation, and represent their strong identity. A uniquely Texas financial institution; the tag-line "We're From Here" inspired the designers to follow a Texas Modern aesthetic. Jennifer was interior designer and led FF&E efforts, as well as installation.



Laurie McKinney AIA

Construction Administration

Laurie McKinney has over 28 years of experience in architecture and construction administration. Throughout her career, she has been involved with initial design concept, design development, budget and scheduling to accompany intermediate pricing through final guaranteed maximum contract amounts. Laurie's responsibilities have included coordination with the Owner and their various consultants, assistance with value engineering and design build teams. As Construction Administrator, Laurie will be the on-site manager during construction. She will be responsible for the architectural production staff, engineering, and technical consultants during the design development and construction document phases to ensure that all disciplines are fully coordinated.

Education

Bachelor of Environmental Design, Texas A&M University

Registrations

Registered Architect, Texas

Project Role

Laurie will be the primary on-site representative during construction with responsibility for addressing contractor inquiries, coordinating construction issues with the project team, making field observations, and documentation of work in progress.

Relevant Project Experience



TxDOT Stassney Campus

The office building and campus consolidates 36 divisions of the Headquarters Administration in a single location from multiple locations across the Austin metropolitan area. Encompassing over 425,000 sf and supporting almost 1,600 employees, the building design responds to the needs of the workplace by providing a highly flexible open floor plate design that maximizes opportunity for team collaboration and alternate workspace environment. Laurie was responsible for construction administration and was the primary on-site representative during construction.



City of San Antonio Service Centers

This design-build pursuit included two Service Centers - Northwest and Southeast. They are modern, multi-building operations and maintenance facilities. They house administrative personnel, and numerous City groups including Solid Waste Management, Storm Water, Streets, and Transportation Planning. Laurie was responsible for construction administration and was the primary on-site representative during construction.



Frost Tower San Antonio

This project in downtown San Antonio incorporate a stacking plan that support their workflow and teams, with key elements, including security access, central collaboration hub, barista lounge, and private dining area. Departments are divided among eight floors. Laurie assisted during CA and was the primary on-site representative during construction.



Luke Nelson PE

Structural Project Manager | Datum

Luke joined Datum in 2003 and became a Principal in 2017 in recognition of his outstanding performance and leadership inside and outside the firm. He currently serves as the Managing Principal of Datum's Austin office. Luke manages some of Austin's most important projects for key clients, and his project credits include the new Austin Central Library, multiple corporate office buildings, healthcare projects, and several large parking structures. Clients appreciate his can-do attitude and team success approach.

Education

Master of Science in Engineering, University of Texas at Austin || Bachelor of Science in Civil Engineering, University of Tennessee

Registrations

Licensed Engineer, Texas

Years with Datum/Datum Rios

18 years

Relevant Project Experience

Stassney Corporate Campus

TXDOT
Austin, TX

Medical Office and Garage

UT Dell Medical School
Austin, TX

Dalchau Service Center and Office

Lower Colorado River Authority
Austin, TX

John C. Drummond Administrative Service Center and Office

Pantex
Amarillo, TX

Executive Headquarters

WilsonArt
Temple, TX



Adam Kirk PE, LEED GA

Structural Engineer | Datum

Adam joined Datum in 2018 after working as a Sr. Design Engineer for a prominent New York City structural engineering firm. His design expertise encompasses a wide range of structural systems and building types, from office to historic renovations to high-rise and cultural facilities.

Relevant Project Experience

Garza Ranch Office & Garage

Garza Ranch
Austin, TX

PCSI Office

PCSI
Austin, TX

St. Austin's Redevelopment - 30 Story Highrise, 5-Story Garage, 6-Story K-6 Facility and Parish

St. Austin
Austin, TX

Ford Oculus Hub*

Ford
New York, NY

Radiation Oncology Research Office*

Novartis
East Hanover, NJ

Energy Building*

Langone Medical Center
New York, NY

Javits Convention Center Expansion*

New York, NY

Education

Master of Science in Architectural Engineering, Oklahoma State University || Bachelor of Science, Structural Engineering, University of Texas at Austin

Registrations

Licensed Engineer, Texas || LEED GA

Years with Datum

4 years



Terry Hagood PE

Civil Engineer | Hagood Engineering

Mr. Hagood is the president of Hagood Engineering Associates and the senior engineering manager. He has more than 35 years of experience in civil engineering design, management, permitting, and construction observation of a wide variety of project types within Central Texas. Mr. Hagood has consistently worked in counties and cities within Central Texas and is experienced in the local design codes and regulatory permitting processes.

Relevant Project Experience

Education

BS, Architectural Engineering,
University of Texas at Austin

Registrations

Licensed Engineer, Texas II
#52960

Years with HEA

30 years

Fire Station #5-7

City of Round Rock
Round Rock, TX

University Oaks Shopping Center

Round Rock, TX

Chandler Creek Business Park

Round Rock, TX

Altman Business Park

Round Rock, TX

Diamond Oaks Business Park

Round Rock, TX

Mays Street Sports Fields

YMCA
Round Rock, TX

Firestone Auto Center

Cedar Park, TX

IKEA

Round Rock, TX



Aaron Heaps PE

MEP Principal | Cleary Zimmermann

Aaron Heaps, PE, leads Cleary Zimmermann's Building MEP team in Austin. He is directly involved in the design of complex mechanical systems and the coordination of these systems with other disciplines. His thorough approach to design and project management have earned him recognition from his clients and peers. His experience with institutional and private clients includes large, multi-building campuses, phased renovations, new construction office buildings, and manufacturing facilities. Aaron grew up in Williamson County and attended school in Round Rock. He has a familiarity with the and experience working on project at UT Austin.

Relevant Project Experience

Public Works Mission Reach Office Building

Bexar County
San Antonio, TX

Headquarters & Service Center

New Braunfels Utilities
New Braunfels, TX

Vista Verde Tax Office Drive Thru

Bexar County
San Antonio, TX

Fire Marshall's Office/Emergency Response Facility

Bexar County
San Antonio, TX

District Support Operations Administration Complex

Alamo Colleges District
San Antonio, TX

Education

Bachelor of Science, Mechanical
Engineering, University of Texas
at San Antonio

Registrations

Registered Professional
Engineer, Texas, #137145

Years with Cleary Zimmermann

6 years



Tom Dawsey PE

Senior Electrical Engineer | Cleary Zimmermann

Tom Dawsey's areas of expertise include lighting systems and power distribution systems. His design capabilities cover a variety of project types, including municipal commercial, educational, medical and industrial. He joined Cleary Zimmermann Engineers following 30 years of experience in the electrical industry, having worked with manufacturers and other design firms. Most of his time has been devoted directly to the design and specification of electrical building systems.

Relevant Project Experience

Education

Bachelor of Science Nuclear Engineering, Texas A&M University

Registrations

Registered Professional Engineer, Texas, #66035

Years with Cleary Zimmermann

13 years

Hemisphere Park Police Headquarters

City of San Antonio
San Antonio, TX

Administrative Service Center III

Randolph Brooks Federal Credit Union
Live Oak, TX

District Support Operations Administration Complex

Alamo Colleges District
San Antonio, TX

Corporate Headquarters Finish Out Butterkrust Building

C.H. Guenther & Son
San Antonio, TX

Municipal Complex

City of Alamo Heights
San Antonio, TX

Courthouse Renovations

Bexar County
San Antonio, TX



Thomas Watson PE

Project Manager | MEP Engineering

Energetic and diligent, Thomas Watson, PE leads Cleary Zimmermann's Building MEP division and is a tremendous asset to any team due to his thorough understanding and skilled practice of both major aspects of mechanical design: HVAC and plumbing. He has designed complex mechanical systems for a variety of sectors, including education, research, laboratories, industrial, and healthcare.

Relevant Project Experience

Education

Bachelor of Science, Mechanical Engineering, University of Texas at San Antonio

Registrations

Registered Professional Engineer, Texas, #114610

Years with Cleary Zimmermann

14 years

Public Works Mission Reach Office Building

Bexar County
San Antonio, TX

Hemisphere Park Police Headquarters

City of San Antonio
San Antonio, TX

Administrative Service Center III

Randolph Brooks Federal Credit Union
Live Oak, TX

District Support Operations Administration Complex

Alamo Colleges District
San Antonio, TX

New Campus Headquarters

Bill Miller
San Antonio, TX

New Headquarters

Alterman Electric
Live Oak, TX



Aan Garrett-Coleman PLA, LEED AP

Landscape Architect | Coleman & Associates

Aan Coleman has 40 years of Landscape Architectural experience and a continued commitment to client service, design excellence, constructability, sustainability, and financial stewardship. Her early years with a design-build firm gave her invaluable experience that continues to serve as a solid foundation for her “reality based” approach to the profession. As a result, Coleman & Associates projects are designed to be affordable, construction-friendly, well detailed, and able to withstand time and trends

Education

Bachelor of Science in
Landscape Architecture, Texas
A&M University

Registrations

Registered Landscape Architect,
Texas || LEED AP

Years with Coleman & Associates

35 years

Relevant Project Experience

North Austin Complex, Phase 1

Texas Facilities Commission
Austin, TX

Hobby Building Plaza Renovation

Texas Facilities Commission
Austin, TX

Capitol Mall Renovation (Package 6)

Texas Facilities Commission
Austin, TX

1836 San Jacinto Blvd

Employee Retirement System of Texas
Austin, TX

1601 Congress Ave (Package 5)

Texas Facilities Commission
Austin, TX

Campus Headquarters

Texas Department of Transportation
Austin, TX



Matt Thrasher

AV-IT Manager & Designer | COMBS Consulting

Matt has over 20 years of experience in the design and implementation management of technology, audio/visual and security systems for clients in various market sectors including numerous projects for Texas Facilities Commission. For each project, Matt focuses on the client's short and long-term needs and offers a level of customer service that will exceed most clients' expectations.

Relevant Project Experience

Clements Building Elevator Lobby Renovation

Texas Facilities Commission
Austin, TX

DARS Building Renovation

Texas Facilities Commission
Austin, TX

Renovations at 14 State Office Buildings

Texas Facilities Commission
Austin, TX

MEP Improvements at 7 State Office Buildings

Texas Facilities Commission
Austin, TX

CPRIT Relocation

Texas Facilities Commission
Austin, TX

Education

Associates of Applied Science,
Florida Technical College II
Specialization in Electronics and
Telecommunications

Years with COMBS

9 years



Education

Associates of Applied Science,
LA Metro College

Years with COMBS

5 years

Ray Navarro

Security Designer | COMBS Consulting

Ray has over 40 years of experience in the security industry where he worked with various manufacturers and security software development and installation companies before moving to the consulting side of the business. He has worked on numerous projects for Texas Facilities Commission .

Relevant Project Experience

State Parking Garages

Texas Facilities Commission
Austin, TX

Texas School for the Deaf Security System Upgrades

Texas Facilities Commission
Austin, TX

Health & Human Services Deferred Maintenance Assessment

Texas Facilities Commission
Austin, TX

Deferred Maintenance at 5 State Office Buildings

Texas Facilities Commission
Austin, TX

Convention Center Cargo Marshaling Yard and Warehouse

City of Austin
Austin, TX

Dove Springs Public Health Facility

City of Austin
Austin, TX



Education

Bachelor of Science, Texas A&M
University, College Station, TX

Registrations

International Code Council – Bldg Code Official, Fire Code Official, Fire Marshal, Commercial Bldg Inspector, Bldg Plans Examiner, Residential Bldg Inspector, Fire Inspector I, Fire Inspector II, Fire Plans Examiner, Plumbing Plans Examiner, Mechanical Inspector, Plumbing Inspector

Years with FPCG

8 Years

Temple Kennedy

CBCO, CFCO

Fire Protection | Fire Protection Consulting Group

Temple Kennedy, a resident of San Antonio, brings seventeen years' experience and invaluable perspective to each project. He has worked as a general contractor which provided the first-hand knowledge of the construction process, facilitating his review and application of life safety standards. Additionally, Mr. Kennedy developed an in-depth understanding of the role and process of an authority having jurisdiction while working for the City of San Antonio Development Services Department. As a consultant in private practice, Mr. Kennedy has drawn on his experiences in construction and as an authority having jurisdiction, to strike a balance between the functional, the aesthetic and the code required, to achieve cost effective compliant solutions to design challenges.

Relevant Project Experience

Stassney Campus

Texas Department of Transportation
Austin, Texas

COSA Service Centers

City of San Antonio
San Antonio, Texas

City Hall

City of San Antonio
San Antonio, Texas

Bexar County Justice Center

Bexar County
San Antonio, Texas

Public Safety Headquarters

City of San Antonio
San Antonio, Texas

VI. References

We bring new ideas and innovative thinking to help our clients develop in-depth and comprehensive programs to address current issues and anticipate future needs and growth.

Point of Contact	Projects	Budget
Bexar County Dan Curry, Facilities Management Director 210.335.6735 dcurry@bexar.org	Bexar County Public Works Mission Reach Office Building, San Antonio, TX	\$16.1M
	Bexar County Workforce Training Center, San Antonio, TX	\$ 1 0 . 6 M (est)
Texas Department of Transsportation Brian Sweat, TxDOT Project Manager p: 512.416.3329 e: brian.sweat@txdot. gov	TxDOT Stassney Campus, Austin, TX	\$305M
New Braunfels Utilities Ryan Kelso, COO p: 830.629.8400 e: rkelso@nbutexas.com	New Braunfels Utilities Headquarters Campus, New Braunfels, TX	\$53M
City of San Antonio Razi Hosseini, PE, Director/City Engineer - Public Works Department p: 210.207.8022 e: razi.hosseini@san-an- tonio.gov	Henry B. Gonzalez Convention Center Expansion and Renovation, San Antonio, TX	\$308M
	Alamodome Renovations, San Antonio, TX	\$60M
	Stone Oak Parman Library, LEED Silver, San Antonio, TX	\$4.1M
City of Round Rock Chad McDowell, Development Director p: 928.237.0648 e: cmcdowell@roun- drocktexas.gov	City of Round Rock Sports Complex, Round Rock, TX	\$14.5M

69

Years in Workplace Design

4M

Square Feet Office Design

14+

Public Agencies across Texas

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