

CITY OF FARMERS BRANCH

Request for Qualifications for Architectural Services for Farmers Branch Public Library
New Construction Bids | January 18, 2019



Statement of Qualifications

Gensler

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Letter of Transmittal

DIVIDER 1
Letter of Transmittal



5005 Greenville Ave. Tel 214. 273. 1500
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USA

DIVIDER 1
Letter of Transmittal



January 18, 2019

Mr. Lee Hammock
Purchasing Agent
City of Farmers Branch
1300 William Dodson Parkway
Farmers Branch, TX 75234

**Subject: Request for Qualifications for Architectural Services for the Farmers Branch Public Library
New Construction Bids**

Dear Mr. Hammock and Members of the Preliminary Evaluation Team:

Gensler is honored to submit for your review and approval our qualifications-based proposal response to the Request for Qualifications (RFQ) for Architectural Services for Farmers Branch Public Library New Construction Bids in the City of Farmers Branch. We look forward to the opportunity to collaborate with the City of Farmers Branch with an approach that will allow our team to identify and prioritize solutions that are plausible and have high impact. We are excited to share our experience with you and believe we would be an ideal partner for the following reasons:

Community engagement is in our DNA. We start with the belief that human-centered and co-creative design methods allow us to grow relationships and connections in the project neighborhood, fill gaps, and better connect the client to the community. This improves the long-term success of projects; creating greater value for our clients, surrounding neighborhoods and the city at large. We are recognized as an industry leader in projects needing Capital Campaigns and Community Input and we thrive on these types of projects.

We help institutions solve complex problems. From libraries to schools to museums, our strategic work spans the spectrum of institutional typologies. The issues faced by these organizations are as diverse as they are complex, and we use design-thinking methodologies to expose the issues, brainstorm options, prototype and evaluate implementation, and ultimately derive bespoke solutions of maximum benefit. Our diverse team of experts brings a unique approach to providing innovative design solutions to help you achieve your vision for this project.

We are storytellers. We will work collaboratively with you to establish the vision for the new Public Library, build on this to define its unique place in the Farmers Branch community, and translate the concepts into tangible solutions. We see this as an exciting opportunity to explore the overarching story of the Library across the City's history and growth: anchored in Farmers Branch history, flowing into the present as a vibrant and evolving city, and extending into the future as a leading community in the DFW area.

DIVIDER 1

Letter of Transmittal

In our response, we include some concept visuals in Divider 7 as required in the RFQ. In this section, we hope to show you that we understand your site and rich context. The approach we took was fun for our designers but it is missing a critical component: *client interaction and feedback*. This preliminary concept approach highlights some of our technical capabilities, which we would use to translate and communicate design elements to you and your community. Other capabilities include virtual and augmented reality models, drone site documentation, 3D fly-throughs, renderings, physical models, website creation, branding and wayfinding, and more.

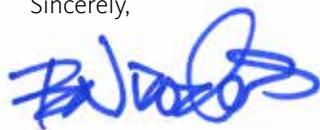
We love the idea of a “Library in the Park.” We are excited about the possibilities for this project and we are ready to engage your team and constituents, partnering with you in taking this project from vision to reality. We’d be honored to be considered for this exciting project, and as such, we offer our pledge:

We will be with you every step of the way. We know how to partner with our clients and get them the right information to make informed decisions. We know how to push design through early phases with meaningful concepts and deliverables, and we partner with our clients from the first meeting to building occupancy and beyond.

We will bring our very best to this project. You get a world-class design firm with almost endless capacity, along with a local community-based team. We care about our communities and understand how critical library services are to sustaining and supporting neighborhoods. Your vision for this project will be protected, developed, and carried through to the end by a team of professionals who are invested neighbors and members of the community.

We will focus on your project goals. We earn repeat business from our clients because we provide solutions driven by the power of design. We look forward to building a relationship of trust with your team and constituents, and pledge a team which will approach this project with clear goals, shared enthusiasm, and intentional focus. You have our word.

Sincerely,



BRIAN NICODEMUS, AIA, NCARB
Project Manager & Point of Contact
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PAUL MANNO, RA, RID
Principal in Charge
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Firm Information

DIVIDER 2
Firm Information



About Us

Gensler is a global architecture, design, and planning firm. We are distinguished by an unwavering commitment to our clients' success. Everything we design, from the innovations we imagine to the value we deliver, reflects our clients' priorities and their opportunities for sustained success.

a. Firm Name & Address

Legal Name of Firm: M. Arthur Gensler, Jr. & Associates

Primary Office and Branches: Our headquarters is located in San Francisco, California and presides over 47 other Gensler offices around the globe. Please visit our "Offices" page to learn more about each location: <https://www.gensler.com/offices>

The Farmers Branch Library project will be managed out of our Dallas office, located in the historic Meadow Building.

Gensler Dallas

5005 Greenville Ave.
Dallas, TX 75206
T: 214.273.1500
F: 214.273.1505

b. Firm Structure

Legal Business Structure: Gensler is a Corporation organized under the laws of the State of California. Gensler is authorized to conduct business in the State of Texas by the Texas Board of Architectural Examiners under registration number BR397.

Firm Size: Currently, Gensler employs 6,090 professionals worldwide. Gensler's talented staff offers a wealth of specialized knowledge across a wide breadth of industry sector coverage. Through our 16 practice areas, across three market sectors, we deliver specific consulting and project types that meet our clients' myriad needs around the world.

DIVIDER 2

Firm Information

c. Years in Business

Gensler has been in business for 53 years. In 1997, Gensler established a permanent presence in the DFW area. Over the past 22 years, we have provided a full range of design, planning, and consulting services for various clients. Today, we are consistently ranked as a top Architecture and Interior Design Firm in the DFW Metroplex, with 300+ professionals and over 300 active clients.

d. Firm Principals

Gensler currently counts 310 Principals connected across all 48 locations. The Dallas office is led by Principals and Co-Managing Directors, Cindy Simpson and Steven Upchurch. Cindy and Steve are supported in their leadership efforts by the following Principals in Dallas.

Barry Hand, Principal / Design Manager
Christopher Goggin, Principal / Design Director
Deeg Snyder, Principal / Design Director
Paul Manno, Principal / Design Director
Rick Ferrara, Principal / Co-Lab Leader
Ross Conway, Principal / Design Director
Tim Hudson, Principal / Aviation Practice Leader
Zach Edwards, Principal / Co-Lab Leader

e. Primary Contact

Primary Contact Representative

Brian Nicodemus

Project Manager

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Principal-In-Charge Contact

Paul Manno

Principal

paul_manno@gensler.com

direct 214.273.1620

TBAE: 13333



f. Organizational Description

Gensler is a 100% employee-owned corporation and is organized around a highly collaborative leadership model, reflecting our core values and working style. Our Board of Directors, chaired by founder Art Gensler, sets overall strategy and policy. Our Executive Directors—Andy Cohen and Diane Hoskins—run the firm, working with our Management Committee that is comprised of leaders from each of our core organizational components: our offices, practice areas, design and delivery, and global client relationships.

Integrating Practices for Innovation

Our collaborative, integrated organizational approach blends the diverse knowledge of our specialized staff skills and knowledge to explore new possibilities and give clients competitive edge through fresh ideas. Our Dallas office will provide the services, staffing, and resources for this project. Operating as a unit under our culture of “One-Firm-Firm”, we are able to reach to our deep bench of talent across offices, and bring in additional resources as needed.

g. Firm's Philosophy

Focused from the start on design's impact on human experience, we have transformed over five decades from an interior architecture practice to a full-service design firm. Beginning as workplace and retail designers, we broadened our expertise to include consulting, brand design, planning, airports, tall buildings and more. Our first expansion into non-US locations set the firm's pattern of building a global footprint incrementally—each new office embedded in local culture, each created to satisfy our clients' needs. Now we've established a worldwide network of talented people who are deeply involved in their communities.

Looking forward, we're positioned to anticipate and respond to the forces of change. As the boundaries of work, life, and play become more blurred, our cross-disciplinary expertise helps connect the pieces. Our collaborative culture speaks many languages and blends many traditions, leveraging diverse talents to drive innovation. Through design, we enrich people's experiences to shape a better future.

Values. Great companies have strong, clear values and the discipline to stay true to them despite constantly changing market conditions and business cycles. We are committed to protecting and nurturing our extraordinary culture and the guiding principles that are our foundation. Our guiding principles help us make decisions, drive our behaviors, and set our priorities. They reflect the legacy of visionary leadership and more than 50 years of learning from our clients, our markets, and each other.

Beyond size, years in business, and number of clients, we are architects, planners, strategists, visionaries and dreamers, driven by curiosity, intentional learning, and the belief in the power of design to impact the way we live, work, and play.



Art Gensler
Founder

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Firm Qualifications

DIVIDER 3
Firm Qualifications



How it all Began

In 1965, with two employees and \$200 in the bank, founder Art Gensler launched a different kind of architectural practice: adaptive, proactive, and client-centered, the firm treated professional service as a privilege. Teamwork, not individual accomplishment, would build the practice.

a. Firm History & Services

Today, more than 50 years later, Art and his family are still involved in the firm. There are more than 6,000 team members in 48 offices worldwide and we are both global and local in our ability to use our resources with local perspective and knowledge.

Our Drivers. We believe in leveraging the power of design to create a better world. We help our clients grow, sustain and transform to embrace their future. Gensler architecture reflects our knowledge of how people and institutions engage and experience place and space.

Our buildings are visually meaningful, appealing, comfortable, flexible, efficient, and inspire and uplift the human spirit. Our ability to work together as an integrated team is part of our culture. Our “one-firm firm” ethos that unifies our offices saves time, cuts costs and delivers innovation.

Making an Impact. Gensler understands your commitment to a quality and holistic experience, and we are passionate about inspiring your library patrons and guests, sister organizations, friends, and community at large through innovative design that engages its context in unexpected ways.

Community Engagement. We believe our commitment to the practice of architecture includes serving as good stewards of our community and profession. We are strong advocates for the AIA with extensive service at the local, state and national levels of the organization. Members of the firm give back to the communities where we live and work through local task forces, speaking engagements, architectural tours, design review commissions, non-profit organizations and churches.

Sustaining the Future. Our commitment to sustainability is embedded into every layer of our process. We future-proof our plans and designs to ensure they are flexible enough to adapt to future uses. Additionally, we are an industry leader in sustainability: we have completed over 600 million square feet of sustainable work and are ranked the #1 Green Design Firm by Engineering News-Record.

Focused on Your Vision. We are storytellers and place makers. Having worked with dozens of cultural institutions and municipalities of all sizes, we are particularly adept at understanding and working with the special decision-making structures that typically occur in these environments, and navigating the unique challenges and opportunities that present themselves with these programs.

We are both global *and* local...

We know Texas. We've been involved in the planning, design, and construction of notable projects throughout the State. We are proud to call Texas home, and we are devoted to providing planning, architectural and interior architectural design services that will help shape a bright future for our cities and the State as a whole.

Since 1997, we've been committed to the Texas community and building our local practice with our knowledge from around the globe. During this time, Gensler Dallas has helped public institutions and private companies use design to strengthen and enhance their goals. We have created brands and identities, designed workplaces and learning spaces, and converted outdated spaces into vibrant facilities, all while finding new ways to enhance the way people work, live, and play.

We have a dedicated 20-person studio in our Dallas office focusing on civic projects throughout Texas and across the nation, and remain engaged and committed to our surrounding communities. Combined with the collective expertise and resources of our consultant firms, we have the depth of resources necessary to successfully deliver the Farmers Branch Public Library project.

Most of our team members have a card at their local library, and are active users of the facilities and services. We understand the inherent value of libraries not only as a “centralized locations for books,” but places where to build on community, share knowledge, and expand the mind's horizons.

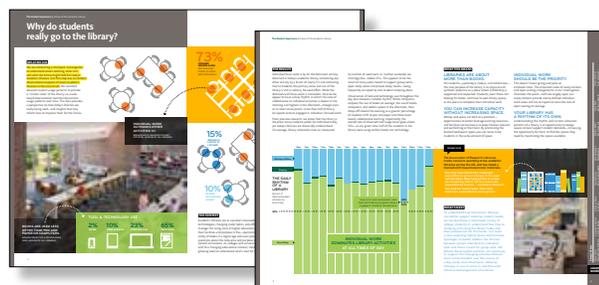
Research-based Design

No other design firm is as ambitious or thorough as Gensler at uncovering what’s really driving design decisions across the globe. Our clients recognize the value this knowledge brings to every project knowing that together we are making the most informed strategy and design decisions possible.

Public libraries are essential in community building. They are champions of youth, preserve historic artifacts and community history, serve as a business resource for small businesses and young entrepreneurs, address the needs of the community by using partnerships with other institutions to connect people with services and help, and they ultimately serve as the “people’s university”.

Libraries continue to serve highly practical community-centered roles as well as places to study, find quiet, and access resources—even if those resources are as much pixels as paper. The library, for many, conjures images of books, stacks, and card catalogs—physical objects that seem outdated as resources and collections shift toward the digital realm. Library buildings, services, and systems, as a result, have become a key focus in this technology driven world we live in.

Through our research over the past few years, we have surveyed both users and librarians on what this library of the future looks like. Our research is detailed on the following pages within the “The Future of Libraries” section and demonstrates our vested interest in this particular subject area.



Academic Libraries at a Crossroads Gensler is conducting a multiyear investigation to understand what’s working, what isn’t, and what the future might hold for today’s academic libraries.



Reimagining Learning Gensler’s publication identifies qualities of successful learning environments that inspire people to learn deeply, to connect learning with personal experience, and to become lifelong learners.



Changing Course Gensler conducted research about student preferences for learning and how campus design does and does not support them.

Gensler Research Institute

The Future of Libraries

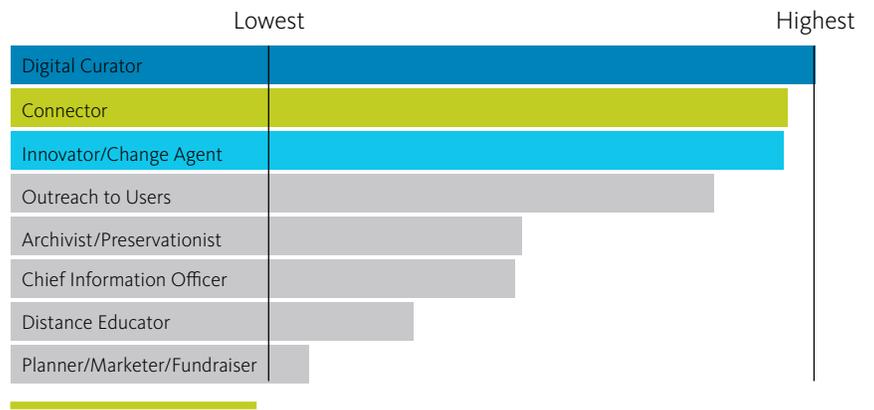
Librarians on Libraries

What We Did. We held a series of roundtables convening library leaders from institutions across the US and UK to discuss their plans and visions for the evolution of their libraries to meet the shifting needs of students and schools. We followed the roundtables with a survey to gather further input from participants, and received responses from 45 library leaders of both public and private institutions.

Results. Roundtable participants stressed the wide variety of roles and services that libraries currently provide and must continue to provide in the future. They also noted the challenge of creating a single conception of the library, emphasizing cultural and programmatic differences between facilities, as well as variations in usage by space, floor, and time of year. Many expressed excitement at the potential evolution of their libraries and roles in light of these shifts, but also concerns that students were not fully equipped to effectively find information online while maintaining rigor and quality of information.

When asked directly about their roles, participants noted the changing skill-set and possibly even educational background of tomorrow's library leader. Survey respondents echoed these findings, underscoring a perceived departure from the traditional conception of the library leader. When asked about the future role of the librarian, respondents noted connection and engagement as key components of their jobs. The factors they considered most important to the library of the future included digital resources and collaborative space, followed by quiet space; books and stacks on-site fell well toward the bottom of the list. When asked to describe the ideal experience in the future library, flexibility, inspiration, stimulation, and collaboration top the librarian's list while quiet, focused space ranked low.

Not all responses suggested wholesale change, however. When asked how library space is likely to be used in the future, respondents noted the importance of flexibility and supporting diversity of uses, but still focused on access to information and academic pursuits. Experimentation and event or community space do not appear to be a priority. When asked how they measure success, librarians ranked student engagement and learning outcomes at the top. Whatever the library of the future becomes, it must continue to be a space directly focused on student learning.



Librarian's Role

Weighted rankings are calculated by giving a numerical value to each individual rank, with a larger value for higher-ranked items, then taking the total of these individual values.

What This Means

Create a seamless user experience, online and off.

As libraries embrace a wider programming and resource range, ease of navigation and use grows in importance. Librarians have a key role to play, much of which may happen behind the scenes to create a seamless user experience that students can navigate on their own. And as student engagement happens as much online as in-person, creating a unified experience across all platforms and spaces is a key concern for the future.

Make the library an academic center of gravity.

Refocus attention on the purpose and power of the academic library: a place for academic reflection and intellectual pursuit, and a central piece of a university's intellectual life. Create libraries that serve as students' and faculties' gateway to knowledge in all of its forms, and live up to its symbolic role at the heart of the college campus.

Consider librarians as facilitators of experience.

In the new library ecosystem, librarians and library staff must help students navigate the emerging mix of library services and spaces to maximum effect. Developing new strategies to engage students when and where they seek services will be necessary to achieve success.



Gensler Research Institute

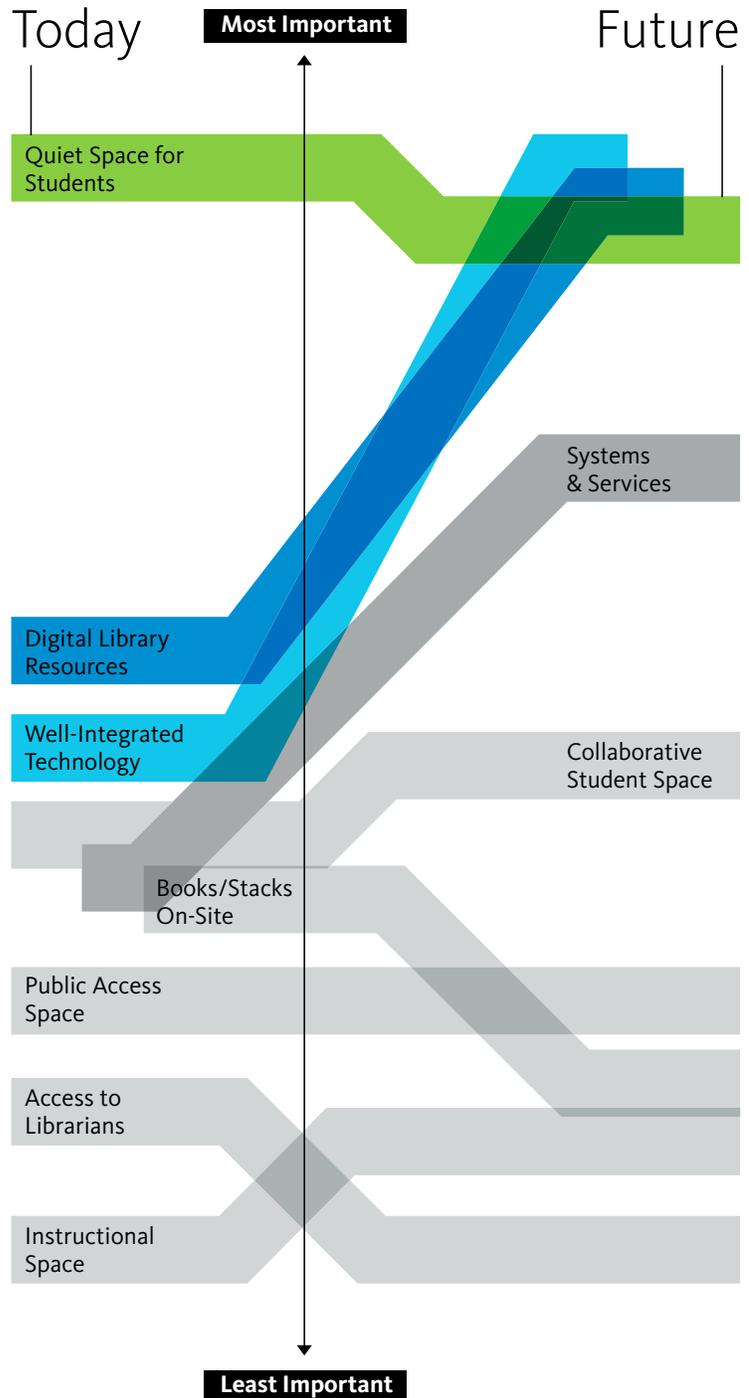
The Future of Libraries

Students on Libraries

What We Did. We conducted an online survey among a random sample of more than 1,200 college students across the US to understand the study habits and preferences of today's students, how the library is supporting those needs, and how they see the library evolving in the future. This builds on prior Gensler survey research documenting overall student behavior and campus needs, observational research of libraries to document usage patterns and uncover opportunities for improvement, and a series of library leader roundtables.

Results. Students see the library as an essential part of their college experience, and see this role continuing as they look to the future. While students report the library as a preferred space for both individual and group activities, their conception of the ideal library skews toward the solitary. Their top-ranked library qualities center around space to complete focused, individual work, and when asked what resources are most important to libraries today, "quiet space for students" ranks first. When asked about the future, the rising importance of digital resources and connectivity becomes clear, while quiet space shows its continued importance. This conception fits with how students are spending their time—they spend on average 13.5 hours/week studying or working alone on campus, compared to only 4.3 hours/week engaged in collaborative or group work—and aligns with findings from prior Gensler research.

Individual work dominates the library experience as well: when asked what activities they visit the library for, studying/working alone tops the list, followed by group work and access to digital resources. Students' preference for individual work is also supported by the behavior of the highest performers—"A" students report more time studying alone than average, though this added study time appears to be outside the library.



What This Means

Focus on pragmatic, individual student needs.

Students seek out the library for both focused and collaborative work, and to access digital and print resources. Prioritize areas in support of these activities to best support student need.

Don't sacrifice quiet in pursuit of collaboration.

Libraries must deliver spaces to support both individual and group work, but these goals can be in conflict if not managed correctly. Consider delineating group-focused activities and spaces from areas devoted to quiet work to maintain an appropriate atmosphere and noise-level.

Integrate technology as a companion to analog tools.

Students appear to be reliant on both analog and technological tools to complete their work—both must be supported for space to be effective. When asked what resources will be most important to the library of the future, the responses by students of quiet space, digital resources, and integrated technology top the list.



Gensler Research Institute

Service Design for Public Facilities

Service Design

We live in a service economy. Evolving client expectations for quality and choice call for a new way of understanding client needs.

This requires a shift in perspective.

The Framework Service design is rooted in design thinking, emphasizing a co-creative, human centered approach to designing goods and services. The basic principles and touchpoints of service design offer a framework which we can use to understand users and inform our decisions in the future.

It's not enough to just give people a good space. We need to strategize and design strong services to provide environments that can evolve with changing needs and help support great experiences.



Five Types of Touchpoints

People

Including employees and community members while the service is produced.

Place

The physical space or the virtual environment through which the service is delivered.

Props

The objects and collateral used to produce the service encounter.

Partners

Including other businesses or entities that help to produce or enhance the service.

Processes

The workflows and rituals that are used to produce the service (this relates the people, place, props, and partners).

Building on these 5 touchpoints there are 5 core principles* for great service design:

*Adapted from the book, *This is Service Design Thinking*, by Mark Strickdorn

Five Principles of Service Design

User Centered

Creating empathy, services should be experienced through the user's eyes.

Co-creative

All stakeholders should be involved in the process. Involving stakeholders improves interaction and relationship building.

Sequencing

Services should be viewed and treated as a sequence of interrelated actions or events.

Evidencing

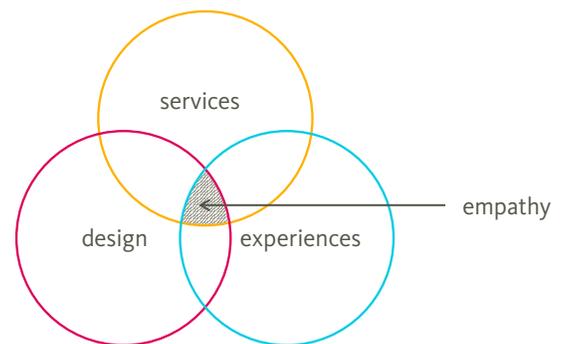
Making the intangible tangible -- Services are essentially intangible in nature and should be visualized in terms of "physical elements".

Holistic

The entire environment in which the service exists and is delivered should be considered.



We all approach problem solving through our own set of experiences, biases, and assumptions. Developing empathy and trying to put ourselves in the user's shoes may help us uncover unexpected insights about their needs. More importantly, moving from what we believe the need is, and what the user experiences as the need.



To gain empathy you:

- Assume a beginner's mindset. Don't judge. Question everything. Really listen.
- Talk to the USERS. Surveys are not a substitute for face to face interactions, use interviews to uncover needs.
- Put yourself in your user's shoes. Listen to what's being said, and sometimes more importantly, what's not being said.
- Capture all the information gathered. Use quotes, sketches, photographs. Share with your team, they may see patterns you don't!

Selected Library Clients

We build relationships of trust. We work diligently on behalf of our clients to deliver projects that meet both their organization's needs. As a result, our team has established relationships that speak to our ability to exceed project objectives and meet your vision.

Civic

Boston Public Library, Norman B. Levanthal Map Center
Brooklyn Public Library, Real Estate Analysis
Chicago Public Library, Harold Washington Library Center, 25-Year Master Plan
Chicago Public Library, Harold Washington Library Center, Thomas Highes Children's Library
Harold Washington Library
Hennepin County Property Services Department, Ridgedale Regional Center and Library
Library of the Congress, NLS Housing Strategy Study
Library of the Congress, Reading Room
Library of the Congress, Reference Desk Design
Library of the Congress, Space Utilization Study & Concepts
Los Angeles Public Library, Digital Media Labs
Queens Public Library, Central Branch Library
Queens Public Library, West Branch Library Feasibility Study
Ridgedale Services Center & Library
Rosenberg Library, Resoration & Children's Library
Southeast Regional Library
The New York Public Library, Children's Center
The New York Public Library, Grand Central Branch
The New York Public Library, Library for the Performing Arts
The New York Public Library, Library Services Center
The New York Public Library, Strategic Plan
The New York Public Library, Schwarzman Building
Wake County Facilities, Cameron Village Regional Library
Wake County Facilities, Southeast Regional Library
Wake County Library Administration Building Long Range

Education

Augusta University, Greenblatt Library Feasibility Study
Austin Community College, Newman Library Renovation
Biola University, Library
Biola University, Crowell School of Business, Library
California State University, Maritime Academy, Feasibility Study
Colby College, Library Planning & Campus Space Study
Columbia College Chicago, Library & Learning Commons
Galveston College, Library
Greenfield Community College, Naham-Watson Library
Laredo Community College, South Campus
Lone Star College-CyFair Campus, Learning Commons
Lynn University, Library Renovation and Repositioning
New England Conservatory of Music
NYSID New Graduate Center
San Jacinto College, Lee Davis Library Renovation
San Jacinto College, North Library (Edwin E. Lehr Library)
San Jacinto College, Parker Williams Library Renovation
South Texas College of Law, Fred Parks Law Library
St. John's University, St. Augustine Library
St. John's University, Law Library Atrium Design Study
Texas A&M University-Texarkana, University Center
University of California-Berkley, Moffitt Library Renovation
University of California-Irvine, Science Library 6th Floor TI
University of California-Irvine, Law School Library Expansion
University of Chicago, Regenstein Library Master Plan
University of Oklahoma Tulsa Campus, Schusterman Library
University of Pennsylvania, Kislak Special Collections Center
University of Pennsylvania, Kleinman Center for Energy Policy
University of Pennsylvania, Van Pelt-Dietrich Library Center
University of San Francisco, Gleeson Library
University of Texas at Austin, Perry Castaneda Library
University of Virginia, JAG Center
Stanford University, Language Lab, Meyer Library

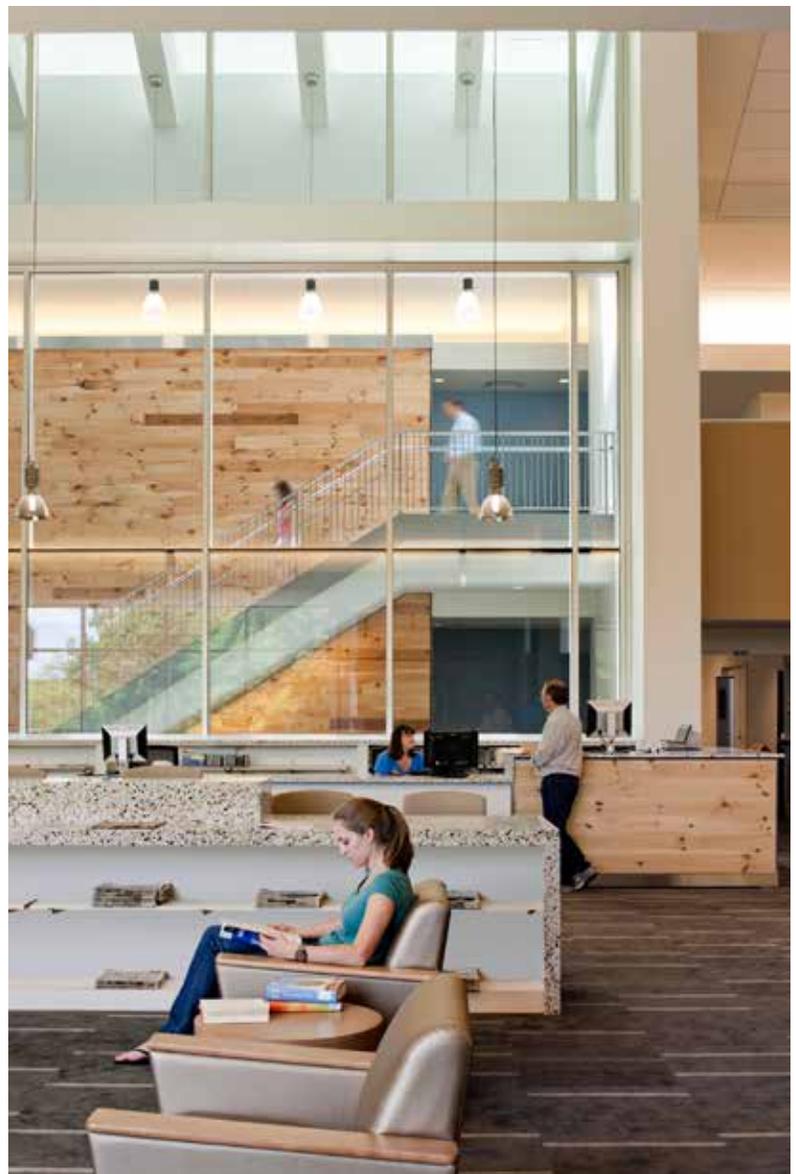
Relevant Library Projects

In the following pages, we highlight Gensler and our consultant team's experience with related projects.

We are not driven by adding square footage, but by rethinking concepts of space and reshaping how a public library can best accommodate the needs of its docents, administrators, and community. We see design through a multidisciplinary lens, drawing from experience in public facilities and related sectors including workplace design, hospitality, retail, sports, and entertainment. This breadth of knowledge serves as our springboard to innovation.

We look forward to having a conversation with you about your goals for the new Farmers Branch Public Library. We will listen, then listen again, ask questions and align our expertise and talents with your list of needs. Our design solution will be firmly rooted in the essence of your institution and be responsive to your needs.

Because we truly partner with our civic, education, and cultural clients to understand their ultimate goals and objectives; we are able to work collaboratively and make sure they have projects that are successful today, and flexible and timeless enough to remain a success well into the future.



Wake County Public Libraries

Southeast Regional Library

Garner, NC

The historic location of Jack Ruby’s trial, the Dallas County Records building has a long and colorful history rife with equally colorful characters and stories. Gensler was tasked with the challenge of unifying all three buildings as the new offices for the Dallas County departments.

Garner was historically founded around the North Carolina railroad system of the 1850s. The goal of this 25,000-square-foot interior renovation was to embrace the town’s history and weave it throughout the library. Using the concept of “destinations”, the idea of movement and connectivity inspires the space. Colorful, interactive wood slats provide a pop of color and playful atmosphere for the children’s program room.

To encourage views of the surrounding pine trees, the interior floor plan is arranged to draw visitors through the space to specific destinations that provide framed views of the building’s natural surroundings.



Size
25,000 sf

Services Provided
Interior Design
FF&E

Year Completed
2016

Cost Data
Initial Construction Budget
\$565,000
Final Construction Cost
\$640,000

Client Contact
Wake County Facilities
Design & Construction
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Project Team
Principal-In-Charge
Chad Parker
Project Manager
Sharon Crawford
Project Architect
Rob Allen

Wake County Public Library Administrative Building Long Range Study

Raleigh, NC

Wake County teamed with Gensler to lead a long term study to assess the needs of Wake County Libraries. Visioning and goals were set with administrators, collections and technology groups to determine how the building would be best utilized over the next 20 years.

The Library Administration Building is a 21,000-square-foot brick masonry building sited along Cary Drive in Raleigh, NC. Original construction was completed in 1988 and the building has had some minor renovations and repairs through the years, including an office upfit in the 1990s, chiller/boiler replacement in 2006 and roof replacement in 2014. The building functions are not dramatically different than what was originally intended, however staff and work flow capacity has increased substantially and with the support component for technology growing considerably, the Library Administration building is no longer efficient for the building occupants.

Gensler visited the building in order to analyze existing building conditions and to observe work flow in the Collections warehouse and examine workplace utilization. Gensler also facilitated a visioning work session to gather information on how the new workplace can support the future of the Library Administration.

Size
21,000 sf

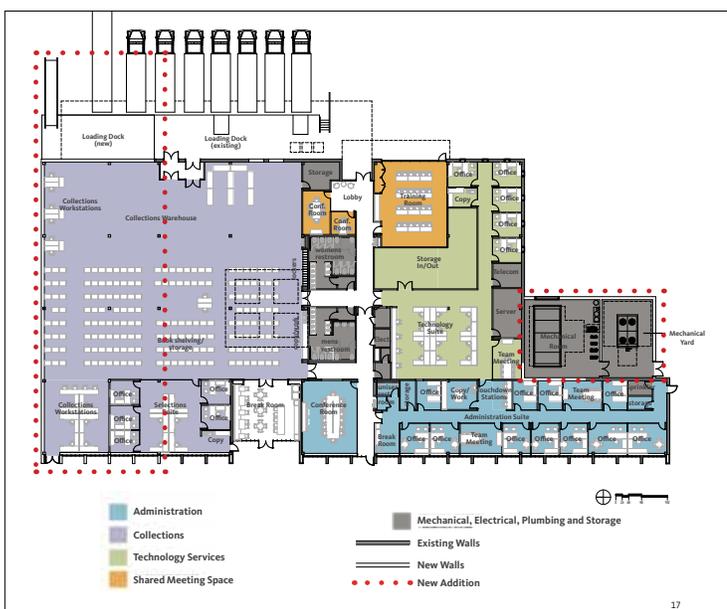
Services Provided
Interior Design
Programming

Year Completed
2015

Cost Data
Confidential

Client Contact
Wake County Facilities
Design & Construction
John DeHaro
919-856-6361
john.deharo@wakegov.com

Project Team
Principal-In-Charge
Chad Parker
Project Manager
Sharon Crawford
Project Architect
Rob Allen



Rosenberg Library

Restoration & Children's Area

Galveston, TX

The historic Rosenberg Library has been serving Galveston residents since 1904. Organized as a phased project, the projected master plan adds an entry plaza, restored historic fountain, and parking.

Gensler restored the exterior, much needed exhibit space for the Texas History Center, original reading rooms, the grand hall, historic furniture and the children's room. Flexibility in the early learning area is critical to accommodate changing programs. Flexibility is also important in the older children's area, as groups may need to work together on school assignments.

Due to the current ratio of printed books to electronic format and the unknown future proportion, all book ranges are movable and removable and computer workstations can be increased.



Size
5,000 sf

Services Provided
Architectural Design
Historic Preservation
Interior Architectural Design
FF&E
Environmental Graphics
Signage & Wayfinding

Year Completed
2014

Cost Data
Confidential

Client Contact
John Augelli
Executive Director
2310 Sealy Ave.
Galveston, Texas 77550-
2296
United States
409.763.8854

Project Team
Gensler Staff

University of California, Berkeley Moffitt Library Renovation

Berkeley, CA

Located in a mid-century building, the Moffitt Library renovation has re-energized and unlocked the potential of the library, providing an example of the potential for transforming the Magis Learning Commons.

The mid-century era building had substantial infrastructure issues that limited core functions and optimal use of the space. In addition, profound changes—including increased undergraduate enrollments, increased expectations for collaborative projects and group work, demand for ubiquitous access to technology-rich spaces, and online resources—have disrupted the environments in which students learn, leaving Moffitt in the past.

In harmony with the Chancellor’s emphasis on enhancing the student experience, the University hired Gensler to transform two floors of Moffitt Library into a distinctive, tech-friendly, 24-hour center for learning, research, and collaboration.

The renovation provides a variety of workspaces for individual and collaborative study, comprising informal open seating areas, traditional study tables, small huddle rooms, and larger meeting rooms for collaborative work. The project also addresses critical infrastructure and life safety needs and creates a foundation for further renovations of the remaining floors.

Seating clusters take advantage of the connection to the landscape. Glass walls control noise while maintaining vision to corridors. Partitions balance privacy and openness, and color helps to define function while energizing the space. A variety of seating types and zones provide choice. Active public spaces are defined by open ceiling zones, with higher scale representing loud, active space, and lower scale representing quiet, private space.

Size

36,000 sf

Services Provided

Architectural Design
Interior Architectural Design

Year Completed

2017

Cost Data

Initial Construction Budget
\$10,000,000

Client Contact

Elizabeth Dupuis
AUL & Director
350 University Dr.
Berkeley, California
94720
United States
510.642.3773

Project Team

Principal-In-Charge
Karen Kulkan
Project Manager
Marc McMinn
Project Architect
Aaron Howe-Cornelison



Richland County Library System*

St. Andrews Branch

Columbia, SC

One of the larger locations in the Richland Library system, St. Andrews serves a diverse community with a high level of creative energy.

Focusing on teen engagement and career advancement, the renovation and expansion of this urban site softens hard edges and weaves outdoor program space and visibility into the library experience, and into the urban context and streetscape. Collaborative gathering spaces are added to the footprint, including an entry plaza and reading garden. Technology access is woven through the domains, and activity-based programming is supported by flexible multi-faceted spaces.

Description courtesy of Liollio Architecture website



Size
15,218 sf

Services Provided
Architectural Design
Interior Architectural Design

Year Completed
2017

Cost Data
Initial Construction Budget
Information Unavailable
Final Construction Cost
\$4.5 million

Client Contact
Richland County
Steve Sullivan,
Facilities Manager
803-799-9084
sullivan@richlandlibrary.com

Project Team
*Completed by David
Deweese (serving as
Project Designer) while
employed at Liollio
Architecture, and prior to
joining Gensler

Queens Public Library Central Branch Library

Queens, NY

Queens Library engaged Gensler to redesign the public service areas of its largest branch library in Queens, New York

This branch had only minor renovations in its 40+ year existence and Queens Library was hoping both to upgrade the look of the branch, as well as to align the service offerings with the needs of the community. Through a collaborative programming study with the Library staff, Gensler formulated a program that included a larger teen center, multimedia lending area, adult learning center, career and health information centers, cyber center, and a new public café. One of the advantages of Gensler’s new design is that it articulates the formerly uninterrupted expanse of the ground floor space into a series of smaller activity areas, allowing patrons to have a more focused and personal engagement with the Library during their visits.

Lighting improvements and a new variety of both non-traditional and more customary library furniture encourage different kinds of activity within the space. Additionally, the branch was designed to accommodate automated return and self check equipment. The evolution toward automation of these functions will allow the librarians to devote more time toward serving the public instead of processing materials.

Gensler worked with various City agencies, including the DDC and Design Commission, to obtain approvals for the design.



Size

100,000 sf

Services Provided

Programming
Interior Architectural Design

Year Completed

2015

Cost Data

Initial Construction Budget
\$6,775,267
Final Construction Cost
\$1,776,913

Client Contact

Queens Public Library
Kwok Yim
718-480-4255
Email: N/A

Project Team

Principal-In-Charge
Joshua Katz
Project Manager
Wyett Baker
Project Architect
Anthony Harris

The right team of experts

Our work takes many forms, but we cannot fully realize our talents without a great team. Our proposed team is available and committed to the success of the new Farmers Branch Public Library project.

We have structured our collaborative team to provide responsive leadership with effective project management, aligning the strengths of each subconsultant firm with the appropriate tasks.

We are ready to roll up our sleeves and work with you. Because teamwork is the hallmark of everything Gensler does, we always treat our clients, engineers and contractors as colleagues with a shared investment. Gensler will be the prime architect and point of contact serving as

design leadership and oversight on all expansion and renovation issues; design architect, interior designer, and architect of record.

Our proposed team of subconsultants will provide strategic and technical expertise in the different disciplines required to bring the Farmers Branch Public Library project to realization.

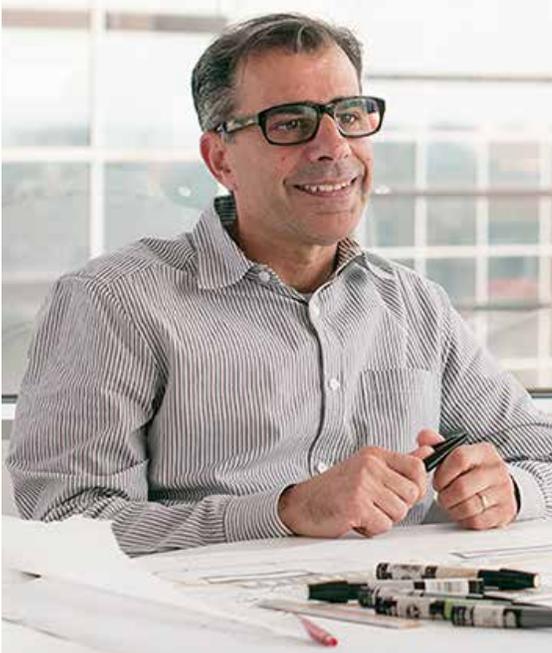


b. Organizational Chart



DIVIDER 3

Firm Qualifications



PAUL MANNO, RA, RID

Gensler | Principal, Design Director

Principal in Charge

Constantly pushing boundaries, Paul partners with his clients to develop innovative design solutions and create exceptionally engaging spaces infused with character. He is a frequent speaker on popular and developing design trends at industry events, and generously donates his time to design innovative spaces for teaching and learning at the Alcuin School and St. Patrick School in Dallas.

An award-winning architect and interior designer with boundless creativity and infectious energy, Paul Manno is deeply committed to the belief that good design is inherently people-centric. A Firmwide Leader of Gensler’s Energy Practice Area, Paul has earned a loyal client following because of his ability to listen with an open mind and uncover design value in unexpected ways.

Paul’s design process centers on listening, learning, and understanding his clients in order to reflect their unique culture and values within great architecture. With more than 20 million square feet of domestic and international design experience, Paul knows how to design workplaces where employees not only want to work, but also can work more effectively. Paul currently serves on the Board of Directors for the Boys and Girls Clubs of Greater Dallas.

31 Years of Experience

Joined Gensler 2003

Background

- Master of Architecture, Texas A&M University
- Bachelor of Environmental Design, Texas A&M University
- Registered Architect, Texas
- Registered Interior Designer, Texas
- Member, American Institute of Architects (AIA)
- Board of Directors, Boys and Girls Club of East Dallas, 2016
- Member, International Interior Design Association (IIDA)

Selected Experience

	Size
American Airlines, SRO, Fort Worth, TX	163,000 sf
Alcuin School, Innovation Center, Dallas, TX	3,300 sf
Berts Fields Foundation, Dallas, TX	2,500 sf
Boys and Girls Club of East Dallas, Dallas, TX	20,000 sf
Capital One Programming, Plano, TX	500,000 sf
Columbus Children’s Hospital, Repurposing, Columbus, OH	250,000 sf
Dallas County Community College, Dallas, TX	
Dallas Mountainview College, Founder’s Lobby Renovation,	3,400 sf
Dallas Opera Offices, Dallas Center for Performing Arts,	
Dallas, TX	12,000 sf
Denbury, Plano, TX	330,350 sf
Devon Energy Headquarters, Oklahoma City, OK	1,700,000 sf
EDS Corporate Headquarters, Plano, TX	3,300,000 sf
Ericsson, North American Headquarters, Plano, TX	274,000 sf
ExxonMobile Corporate Campus, North Harris County, TX	385 acres
FAA Southwest Regional Headquarters, Fort Worth, TX	357,000 sf
Fountain Place Repositioning, Dallas, TX	30,000 sf
Hilti North American Headquarters, Plano, TX	50,000 sf
Hunt Institute for Innovation at SMU, Dallas, TX	7,000 sf
Hunt Oil Corporate Headquarters, Dallas, TX	360,000 sf
IBM Executive Briefing Center, Austin, TX	25,000 sf
J.C. Penney Corporate Headquarters, Plano, TX	
Master Plan Conceptual Site Development Studies	60 acres
Headquarter Interiors	600,000 sf
Microsoft Corporation, Ensemble Studios, Plano, TX	60,000 sf
Publicis, Office Relocation, Plano, TX	65,000 sf
Robot Entertainment, Plano, TX	15,000 sf
The Star in Frisco, TX	
Dallas Cowboys World Headquarters	300,000 sf
Turner Construction, Office Relocation, Dallas, TX	16,236 sf



BRIAN NICODEMUS, AIA, NCARB, RID

Gensler | Associate

Project Manager & Point of Contact



Gensler Design Synergy Program | Design **Management** Leader

Clients trust Brian with their projects due to his ability to empathize and put himself in their shoes. Brian is well-known for taking ownership of his client's projects. His knowledge of public safety design guidelines, codes, and best practices will allow him to make informed staffing and design management decisions as Gensler's Project Manager for the duration of this project.

Brian is a veteran Project Manager with almost two decades of experience specializing in county, municipal, regional, and civic facilities within Dallas/Fort Worth and the U.S. He is a well-rounded and multi-talented Project Manager who is able to balance demanding project responsibilities with client advocacy interface. Brian is a true leader and his project teams follow his lead without question due to his ability to earn trust.

Brian is a dreamer. He has played and coached baseball and taught math, physics, and design. It was his underlying passion for design that led him to become an architect. As an architect, Brian has proven himself to be a very well-rounded practitioner. He is an award-winning architect who can also balance a budget, manage complex teams, and build consensus among multiple stakeholders.

15 Years of Experience

Joined Gensler 2015

Background

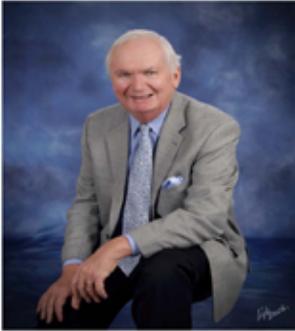
Master of Architecture, The University of Texas at Austin
Bachelor of Applied Arts & Sciences, University of North Texas
Registered Architect, TX
Certified, National Council of Architectural Registration Boards (NCARB)
Member, American Institute of Architects (AIA)

Selected Experience

	Size
Bishop Arts District, Redevelopment, Dallas, TX	11 acres
City of Dallas, Dallas, TX	
Police HQ and Substations Security Upgrades	varies
Dallas County, Dallas, TX	
Records Building Complex Renovations and Adaptive Reuse	320,000 sf
Robert A. Young Federal Office Building,	
Design-Build Renovation	20 floors / 1,004,784 sf
U.S. General Services Administration, Texas Zone IV Contract (2012-17),	
Federal Motor Carrier Safety Administration, Southern Border Program,	
Construction Management Services, Group 1 Land Port of Entries	
Federal Motor Carrier Safety Administration, Southern Border Program,	
Phase II Feasibility Study, Six Facilities	
McAllen Federal Office Building, Feasibility Study, McAllen, TX	150,000 sf
City of Sugar Land, City Hall, Sugar Land, TX*	
City of Dallas, Streets Maintenance Facility, Dallas, TX *	
City of Frisco, Frisco, TX*	
Police Headquarters	72,500 sf
Police Firing Range	
City of McKinney, Public Safety Building, McKinney, TX*	83,000 sf
City of Dallas, Fretz Park Library Renovation, Dallas, TX*	20,500 sf
City of Garland, Police & Courts Complex, Garland, TX*	210,000 sf
Collin County, Collin County, TX *	
Courthouse Addition	210,000 sf
Justice Center	300,000 sf
University of Houston, Houston, TX*	
Downtown Academic Building & Parking Garage	
University of North Texas, Legends Residence Hall, Denton, TX*	
Houston Community College, Houston, TX*	
Technology Program Management	
Bank of America Tower, Plano, TX*	
*Experience Prior to Gensler	

DIVIDER 3

Firm Qualifications



RICHARD L. (DICK) WATERS

Principal Consultant

Godfrey's Associates, Inc.

an RL Waters Library Consultation Services Co.

6333 E. Mockingbird Suite 147-840 Dallas, TX 75214

Voice (401)556.2398 Fax (214) 692.1411

rlwaters@godfreysassociates.com

www.godfreysassociates.com

SUMMARY OF EXPERIENCE

For the past 30 years Dick Waters has been a full-time library consultant. Dick's background includes experience in the areas of library building planning, design, and construction, budgeting, long-range planning, public services planning and programming.

His consulting experience is extensive. He has completed several diverse assignments for public

libraries throughout the country. He has consulted with public, academic, state, and school libraries in 46 of the 50 states plus internationally.

He has consulted with public libraries from Maine to California, from Texas to Wisconsin, in Colorado and Wyoming, and from Washington to Florida. Building projects include very large buildings for Denver (576,000 SF) and Nashville (300,000 SF), small- to mid-sized buildings in Gadsden, AL; Sarasota, FL; and Hewlett-Woodmere, NY. In many of the building and master planning projects he has assisted the libraries by preparing operational budget estimates for the first five years in the new/renovated/expanded facility, in staffing arrangements, in preparing grant applications, in seeking private sector funding, and in structuring public campaigns for capital improvement bond elections and other types of public votes.

His experience in Texas includes master plans for the Round Rock and New Braunfels libraries, building programs for the Bonham, Dallas, Frisco, Marshall, Pampa, and Libraries among several, a space needs study for the Hurst and Roanoke public libraries, a master plan for the Butt-Holdsworth Public Library in Kerrville, a site selection study for the Hondo Public Library; and a planning study, followed by a site selection and design charrette for the Bulverde Rural Library District. A current projects is a new building for the Prosper Public Library and a space plan for the Kilgore Public Library.

Resume of Richard L. "Dick" Waters – Godfrey's Associates, Inc.

In addition, Mr. Waters has worked with state libraries in Alaska, Arkansas, Connecticut, Delaware, Illinois, Nevada, South Carolina, and Texas on a variety of studies and planning projects. For the Smithsonian Institution Libraries he consulted on their Tropic Research Center Library, Panama City, Panama.

He played a major role in planning all phases of the Dallas Central Library (646,000 square feet, 205 parking spaces, \$42.7 million budget including over \$13 million in private funds); in the development of the Dallas system's long-range service plan; and in the planning, design, construction, and operations of 10 branch libraries. Other experience includes posts with the Seattle Public Library, the Wichita (KS) Public Library, and the Public Libraries of Springfield-Greene County, MO.

PROFESSIONAL ACTIVITIES

American Library Association
President - Library Administration Division
Council Orientation Planning (co-chairman)
ALA Council
Conference Streamlining Committee
President's Commission on External Relations
Library Administration and Management Association
Public Relations Section
Fund Raising Discussion Group
Architecture for Libraries Committee
Public Library Association
Business Council

Freedom to Read Foundation
Treasurer
Executive Committee
United for Libraries
Board of Directors
Annual Conference Planning Committee
Urban Libraries Council
Board of Trustees
AMIGOS Bibliographic Council, Inc.
Chair, Nominating Committee
Secretary, Board of Directors
Texas Library Association
Executive Board
Public Libraries Division
Chair
Public Relations Committee
Continuing Education Committee
Dallas County Library Association
President

COMMUNITY ACTIVITIES

Friends of the Dallas Public Library
Friends of the Preston Royal Branch Library
Friends of the Dallas Arts District, Dallas, TX
Board of Directors,
Dallas Museum of African-American Life & Culture
Vice-President for Planning
Board of Trustees
Visiting Nurse Association, Inc., Dallas, TX
Board of Directors
Denton Chamber of Commerce, Denton, TX

Resume of Richard L. "Dick" Waters – Godfrey's Associates, Inc.

Government Affairs Committee
 Trinity Presbyterian Church, Denton, TX
 Session
 Administration and Stewardship Committee,
 Trustee
 Long Range Planning Committee
 Denton City County Day Nursery, Denton, TX
 Board of Directors
 Vision Denton, Denton, TX
 Technology Planning Committee

EDUCATION

University of Washington, School of Librarianship,
 Master of Librarianship
 Elective concentration - Computer science and
 human relations.
 Missouri State University
 Bachelor of Science
 Major - Business organization and
 management,
 Minor - Political science and sociology.
 "Library 2017: Tech at Warp Speed." American Library
 Association Workshop.
 Agile Work: Mobility and the New Workplace."
 MetroCon 2014 Expo & Conference.
 "Going Green," Library Design Institute, Hartford, CT
 "Dynamic Library Atmospheres: What We Can Learn
 from Museums, Theatre, Retail, and the
 Container Store." PLA Webinar,
 Library Makerspaces' PLA Webinar,

PRESENTATIONS

"Getting A Bigger Slice of the Pie." Presentation at ALA
 Annual Conference
 "Library Planning & Management Workshop." Jackson
 County Main Library, Marianna, FL
 "Libraries and Economic Development." Annual
 Leadership Conference, Boise (ID) Chamber of
 Commerce, McCall, ID
 "Space Planning and Cost Estimating." National
 Capital Association of Law Librarians, Ottawa,
 Ontario, Canada
 "Issues and Trends in Urban Libraries." First Annual
 Issues Conference, School of Library and Information
 Resources, University of Arizona, Tucson
 "How Much Space Do You Really Need and How
 Much Will it Cost?" New Mexico Library
 Association Annual Conference, Albuquerque, NM
 "Knowing Your Community -- From Afar." Arizona
 Library Association, Phoenix
 "Trends and Issues in Urban Libraries." National
 Building Museum, Washington, DC
 "Library Planning for Boise," American Institute of
 Architects, Boise, ID Chapter
 "Planning the Library of the Future," California Library
 Association Workshop, Pasadena, CA
 "So You Want to be a Consultant..." Third National
 Conference of African American Librarians,
 Winston-Salem, NC
 "The Bookmobile and Its Future," Pennsylvania
 Library Association Bookmobile Conference,
 Pittsburgh, PA

Resume of Richard L. "Dick" Waters – Godfrey's Associates, Inc.

"The Virtual Library," Texas Library Association
 Conference, Houston
 "The Library of the Future," Eastern Region Academic
 Physical Plant Administrators, Valley Forge, PA
 "Lighting and Technology: Buildings for the '90s."
 Pre-conference prior to American Library
 Association Conference
 "Strategic Planning for Libraries; A Seminar."
 Computers in Libraries 6th Annual Conference,
 Oakland, CA
 Program participant and speaker at library
 conferences of the American Library Association,
 the American Society of Information Science, the
 Council for the Advancement of Experimental
 Learning, the Mountain Plains Library Association,
 and the library associations in the states of Alaska,
 Arkansas, Nevada, South Carolina and Texas.
 Participant in "Library Facility Location" Project, Public
 Technology, Inc.
 Library building and space planning workshops
 presented for state libraries in Kansas, Maine,
 New Hampshire, Oregon, Texas, and Washington,
 and for the Northeast Texas Library System.

PUBLICATIONS

Editor, *Public Library Quarterly*
 "From Second Class 'Citizen' to 'Head of the Class':
 A New Way to Fund Libraries," in *Public Library
 Quarterly*
 "Foundation Giving Again On The Rise," in *Public
 Library Quarterly*

"Public Library Work Benefits Survey," *The Bottom
 Line* (joint author).
 "Public Library Buildings and the American Disabilities
 Act: A Review of Recent Publications," in *Public
 Library Quarterly*
 "From the Parking Lot to the Bookstack and Back,"
Highsmith Focus catalog.
 "The Library Building Tomorrow," *Library Trends*
 Contributing Editor, "Library Buildings," in *Texas
 Library Journal*
 "Automation at the Dallas Public Library," *Library
 Journal* (joint author).
 "Local Sources of Funding." *Facilities Funding
 Finesse: Financing and Promotion of Public
 Library Facilities*, American Library Association
 "Financing the Electronic Library: Models and
 Options," *Drexel Library Quarterly* (joint author)
 "Legislative Support of Library Services in Texas."
Libraries in the Political Process, Oryx Press
 "Tilting at the Windmill," in *Library Journal*
 "Understanding Federal Aid: What Good Is
 Washington
 "What's Up In Downtown Dallas," *Southern Methodist
 University/Dallas Public Library*, editor, of the
 Proceedings
 "Community Information Service: Should We? (Yes.)
 How? (Carefully!)" *Texas Library Journal*
 "Interface With Local Information Agencies: A
 Community Information Network," *ERIC
 Clearinghouse on Information Resources*
 "Building a Library: A Consultant's View" *Texas
 Library Journal*

Resume of Richard L. "Dick" Waters – Godfrey's Associates, Inc.

Carson Block

(970) 673-7475

librarylandtech@gmail.com

<http://www.carsonblock.com/>



Very Brief Bio:

Carson Block has lead & loved library technology efforts for more than 20 years. He's been called a "Geek who speaks English" and occasionally compared to Ferris Bueller and Calvin (and Hobbes). Carson is dead serious about the essential and positive community impacts of libraries and focuses his consulting practice on helping libraries increase their capacity to serve patrons. Carson has served in leadership positions in ALA ASCLA, ColoradoPLA and others, and evangelizes libraries to SXSW Interactive and other tech communities. Carson is the author of *Managing Library Technology: A LITA Guide* (Rowman & Littlefield).



Brief Bio:

Carson Block has been a library technologist for 20 years – as a library worker, IT Director and now a Library Technology Consultant. He has been called “a geek who speaks English” and enjoys acting as a bridge between the worlds of librarians and hard-core technologists. He has a passion to de-mystify technology for the uninitiated, and to help IT professionals understand and support the goals of libraries.

As a consultant, Carson is often brought in to help solve complex institutional issues and to help align the library's public service mission with its technology efforts to serve the needs of patrons and staff.

Carson's work includes technology strategic planning; technology visioning and future-proofing; library service design; facilities master planning; library technology architectural programming and budgeting for new library construction and remodeling projects; facilities master planning; analysis of IT structure and staffing; IT position recruiting, digital cultural heritage projects and more.

Carson is a humorous, energetic and engaging facilitator, and a frequent speaker and webinar presenter for library events and beyond – including bringing messages of library advocacy to South by Southwest Interactive (SXSWi) since 2012 and 2013 (covered by Time magazine at <http://techland.time.com/2012/03/11/sxsw-the-fate-of-libraries/>). Carson also presented at SXSW Film in 2015 and 2016 and also played as a solo act during the music conference.

Carson is a Director-At-Large for the American Library Association's Association of Special and Cooperative Library Agencies (ASCLA) and is a past Chair of ASCLA's Library Consultant's Interest Group. He is also a member of the Future of Libraries advisory group to ALA's Office of Information Technology Policy, and a member of the former

CARSON BLOCK

LIBRARYLANDTECH@GMAIL.COM

(970) 672-6126

21st Century Libraries Committee of the ALA's Office of Information Technology Policy (OITP). Carson is also Past President of the Colorado Division of the Public Library Association.

Carson is the author of *Managing Library Technology: A LITA Guide* (Rowman & Littlefield 2017).



CARSON BLOCK

LIBRARYLANDTECH@GMAIL.COM

(970) 672-6126



SHARON CRAWFORD, IIDA, LEED AP ID+C

Gensler | Senior Associate, Studio Director

Library Specialist

With over 30 years of experience, Sharon’s passion and motivation centers on building client relationships, teamwork, and high quality design. She has worked on award winning projects in the Triangle and has extensive local experience with clients in the workplace, government and education sectors.

Sharon is a Studio Director and also serves as a Regional Education Practice Leader. She is recognized for her exceptional client relationship skills and her ability to challenge design teams to think outside the box and develop a targeted solution for each client.

Sharon is certified with the National Council of Interior Design Qualifications (NCIDQ) and was one of the first interior designers in the area to become LEED accredited. Sharon is currently serving on the board for Triangle Commercial Real Estate Women and is on the advisory board at Meredith College School of Interior Design.

32 Years of Experience

Joined Gensler 2014

Background

Bachelor of Fine Arts in Environmental Design, East Carolina University
North Carolina State University College of Architecture
USGBC LEED Accredited Professional
NCIDQ Certified
Triangle Commercial Real Estate Women (TCREW)-Board Member
Recipient, 2015 TCREW, Professional Commercial Real Estate Services Award

Selected Experience

	Size
Bath Building Renovation, Raleigh, NC	120,000 sf
Blue Hill, Chapel Hill, NC	4,500 sf
City of Raleigh, Branding & Implementation, Raleigh, NC	N/A
Duke Clinical Research Institute, Durham, NC	140,000 sf
FMI Corporation, Raleigh, NC	20,000 sf
Forum, Campus Improvements, Raleigh, NC	10,000 sf
Forum II Lobby, Raleigh, NC	5,000 sf
Hopewell Academy, Feasibility Study, Cary, NC	60,000 sf
Marbles Kids Museum, Master Plan, Raleigh, NC	130,000 sf
North Carolina State University, Raleigh, NC	
Office of Information Technology	42,000 sf
Peele Hall, Interior Renovation*	21,000 sf
David Clark Labs*	92,500 sf
Graphics Building Renovation*	29,000 sf
State of North Carolina, Real Estate Portfolio Assessment & Workplace Guidelines, Various Locations	Varies
Triangle Community Foundation, Durham, NC	12,000 sf
Toshiba, RTP, NC	200,000 sf
UNC School of the Arts, Phase 3 Library Modifications, Winston-Salem, NC	80,000 sf
University of North Carolina Charlotte, Academic and Administrative Space Utilization Study, Charlotte, NC	700 acres
Wake County Public Libraries	
Southeast Regional Library, Garner, NC	25,000 sf
Library Administration, Raleigh, NC	22,500 sf
Cameron Village Regional Library, Raleigh, NC	35,000 sf
On-Call Services	Varies
Eva Perry Regional Library, Apex, NC*	23,900 sf
Leesville Community Library, Raleigh, NC*	8,000 sf



JOSHUA KATZ, AIA

Gensler | Principal

Library Specialist

For the Farmers Branch Library project, Joshua, alongside Sharon Crawford, will oversee design and provide resources when needed to support a successful design deliverable from a library services perspective

Joshua is known for his ability to lead teams through complex, multi-phased projects, specializing in the delivery of the tech and media workplace. Also the leader of Gensler's relationship with New York University and The New York Public Library system, the diversity of his portfolio reflects his ability to integrate knowledge from a wide range of project types into creative design solutions.

30 Years of Experience

Joined Gensler 1994

Background

Bachelor of Architecture, The Cooper Union
 Bachelor of Arts, Wesleyan University
 Registered Architect, New York, Pennsylvania
 Member, American Institute of Architects (AIA)
 Fellow, Coro Leadership New York

Selected Experience

	Size
New York University, New York, NY	
Academic Technology Center/Advanced Media Studio	7,420 sf
Leslie eLab, Entrepreneur's Lab	5,000 sf
MAGNET @ MetroTech	40,000 sf
Wasserman Center for Career Development	20,000 sf
TSOA Musical Theater Program	20,000 sf
Steinhardt School of Education	6,000 sf
Dept. of Speech Language Pathology and Audiology	9,000 sf
Dept. of Music & Performing Arts Professions	9,000 sf
Bobst Archive	6,000 sf
Research Institutes	16,000 sf
School of Continuing & Professional Studies	9,800 sf
School of Dentistry	9,000 sf
NYU Bookstore	30,000 sf
School of Nursing	30,000 sf
Vassar College, Poughkeepsie, NY	
Sanders Auditorium upgrade	20,000 sf
New York Public Library	
SIBL, New York, NY	10,000 sf
Strategic Planning, New York, NY	1,300,000 sf
Library Services Center, Queens, NY	150,000 sf
Grand Central Branch Library, New York, NY	15,000 sf
Multiple projects, New York, NY	Varies
Brooklyn Public Library, Brooklyn, NY	
Strategic Planning, Brooklyn, NY	300,000 sf
Miscellaneous Projects Brooklyn, NY	30,000 sf
Queens Public Library Queens West Feasibility Design, Long Island City, NY	30,000 sf
Queens Library, Queens, NY	
Queens West Feasibility Study	30,000 sf
Queens Central Library Renovation	50,000 sf

DIVIDER 3

Firm Qualifications



DAVID DEWEES, AIA, NCARB, NCIDQ

Gensler

Library Specialist

For the Farmers Branch Library project, David will be tasked with pulling from his library design expertise to find feasible concept solutions. He will attend key stakeholder meetings and develop a comprehensive design that supports all avenues of intended use for this new library.

A recent addition to Gensler, David brings an extensive background in design, fine art and construction. David began his professional architecture career working in Istanbul, Turkey on urban mixed-use, residential high-rise and urban design projects. Ever an advocate of holistic design, David has contributed to all project levels, from schematic design to construction administration.

6 Years of Experience

Joined Gensler 2017

Background

- Bachelor of Architecture, Auburn University
- Bachelor of Interior Architecture, Auburn University
- Registered Architect, Chicago
- Member, American Institute of Architects (AIA)
- Member, National Council for Interior Design Qualification (NCIDQ)
- Member, National Council of Architectural Registration Boards (NCARB)

Selected Experience

Size

Century Square, Mixed Use Development, College Station, TX	23 acres/126,000
Charleston International Airport, Charleston, SC*	350,000
East River, Mixed Use, Master Plan, Houston, TX	136 acres
Green Street, Redevelopment Concepts, Houston, TX	
Plains All American, Midland, TX	
Richland Library System, Ballentine Branch Library, Irmo, SC*	14,809 sf
Blythewood Branch Library, Blythewood, SC*	6,590 sf
St. Andrews Branch Library, Columbia, SC*	15,218 sf
Hampton County Library, Hampton County, SC*	
Renovation	2,600 sf
Addition	6,400 sf
USCB Hospitality Management Facility, Hilton Head Island, SC*	40,000 sf

*Experience Prior to Gensler

Ryan Short
 Creative Director
 ryan@civicbrand.com



EDUCATION
 BBA in Marketing
 University of North Texas; 2002

PROFESSIONAL AFFILIATIONS
 AIGA
 Hubspot Agency Partner
 Google Certified Partner
 Social Media Club of Dallas
 American Marketing Association

INDUSTRY EXPERIENCE
 MODassic / CivicBrand 2008 - Present
 Start International 2007 - 2008
 Kirtland Records 2004 - 2007
 Green Room Productions 2002 - 2004

AWARDS & HONORS
 2014 Interactive Media Awards
 Outstanding Achievement - Web Design

 2014 W3 Awards
 Silver Winner - Web Design

 2013 Google Engage All-Star
 Top Performing Agency

 2013 Hermes Creative Awards
 Gold Winner - Logo Design
 Honorable Mention - Web Design

 2012 AWWWARDS
 Nominee - Web Design

 2010 H.A.S.R.
 Volunteer Company of the Year

Ryan is an award winning creative director and designer specializing branding, mobile web development and digital marketing. As the founder of MODassic Group, Ryan has built and led this 6 person team in successfully designing and implementing numerous projects over the last 5 years. CivicBrand is a new division within the MODassic Group that focuses solely on working with cities and creating more engaged communities through branding, design and technology.

Relevant Project Experience

Imagine Forney

Lead an effective project marketing initiative for City of Forney TX Comprehensive Planning process. Developed project specific branding standards including logo, public meeting notices, developed online engagement platform, managed project instagram account, and a project video. These efforts led to a much broader audience involved in the plan as well as gave the project a recognizable brand.

Texaplex

The Texaplex is the triangular region in Texas between Dallas / Fort Worth, Austin, Houston and San Antonio that is greatly outpacing the rest of the nation. We created the term and brand "Texaplex" and produced a video and social media campaign that went viral and drew a large amount of attention to the area greatly benefitting numerous cities and businesses.

The term Texaplex and the video took off and has been featured in The Economist, on NBC, and was regularly used by the Governor of Texas, multiple Chambers of Commerce, cities, realtors, businesses and even professional sports teams looking to promote the area and recruit businesses and individuals to their cities.

The goal was to draw attention to this area where 4 out of 5 Texans live, that has the highest population growth in the country and highest job growth rate - and expectations were greatly exceeded. The amount of attention, excitement and coverage of the Texaplex would of been a hundred times more expensive through traditional PR, however through branding and social media the project took off and recieved major support. All because viewer felt like they had ownership in and that they were apart of it.

Cherryville, TX

Cherryville is a Municipal Utility District and Planned Community located along the newly develop SH130 Toll road between Austin and San Antonio, TX. We created all of the branding for Cherryville as well as produced a video, designed print pieces, marketing collateral and maps to help tell the story of Cherryville and it's unique benefits based on it's location. By giving Cherryville a brand and helping cast the vision for what it would become goes along way in businesses considering locating their headquarters to Cherryville and making it standout.

DIVIDER 3

Firm Qualifications

Brad Moulton, RLA, ASLA
Landscape Architect ~ Principal
bmoulton@laterrastudio.com



EDUCATION

Bachelor of Landscape Architecture
Texas Tech University; 2004

REGISTRATIONS

Registered Landscape Architect, #2393 (TX)

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects
ASLA, DFW Chair, 2006
ASLA, DFW Treasurer, 2005
Texas ASLA Chapter Student Design Competition
Chair, 2008 & 2012
Texas A&M University Student Design Awards Jury,
2006
University of Texas at Arlington Student Design Jury,
2007-2009
Texas ASLA Chapter Webmaster – 2008-Present

INDUSTRY EXPERIENCE

la terra studio	2012- Present
Jacobs (Carter Burgess)	2006-2012
Huitt-Zollars	2004-2006

AWARDS & HONORS

2017 ASLA, Tx Chapter, Merit Award, Downtown
Rockwall
2012 Greater Dallas Planning Council, Dream Study
Award, University of Texas at Dallas TOD Master Plan,
2011 North Central Texas Council of Governments,
CLIDE Award, Denton Downtown Implementation
Plan
2008 ASLA Honor Award, White Rock Lake Trail,
Dallas TX

Brad is an award winning planning and landscape architecture professional specializing in Parks and Open Space Master Plans, Downtown re-development, planning, and vision projects. Brad had been involved with a variety of project types including the planning and design of large master planned communities, municipal park planning, downtown master plans, transit oriented design, streetscapes, visioning, city comprehensive plans, and site specific landscape and urban design.

Relevant Project Experience

Downtown Rockwall Master Plan and Pedestrian Enhancements, Project Manager, **la terra studio** completed the vision portion of the downtown improvement plan in 2010. The recommendations and designs were brought to the citizens to vote for an 8.3 million dollar bond to fund street replacement, pedestrian enhancements, a plaza at the historic Court House square, as well as converting a downtown street into a pedestrian mall. The bond was approved by the citizens and subsequently **la terra studio** was hired to lead the construction effort including managing sub-consultants, completing construction documents, and provide construction administration during the build out of the project.

Eastside Comprehensive Plan, Farmers Branch, TX; Project Lead

The East Side Comprehensive Plan sets forth a bold Vision for a vibrant destination on the east side of the city. Feedback from the community and the stakeholders indicated a genuine interest in defining a new identity for the area. The search for a strong new identity led to pioneering concepts woven throughout the five goals of The Plan, which were developed to be mutually reinforcing. These goals are further strengthened by the policies and action steps, setting a clear framework in place for implementation.

Herfurth Park, Rowlett, TX; Project Manager

The city of Rowlett hired **la terra studio** to re- design its existing downtown park. Mr. Moulton served as project manager for the master- planning effort. With over 24 acres of land adjacent to the recently rezoned downtown re- development area the city wishes to capitalize on this piece of property and provide an urban recreation opportunity for its citizens and visitors. Park amenities are to include a civic plaza that may accommodate food trucks and open events, large open space for open play, a dog park, event pavilions, parking, restrooms, and a large water feature.

Bonnie Wenk Park, McKinney, TX; Principal

Phase 2 expansion at Bonnie Wenk Park includes two multipurpose sports fields, five playgrounds including the city's first all inclusive playground, two additional parking lots, 2 miles of additional trails. Built in a very natural setting the city's "*Unique by Nature*" vision is truly expressed. Visitors will find something new and unexpected to explore and enjoy each time they visit this beautiful community asset

White Rock Lake Dog Park, Dallas, TX*

The city of Dallas is embarking on a \$1.1 million renovation/expansion of the park. Mr. Moulton provided complete landscape architectural design services for the renovation project. The improved park will include new fencing, sub-surface drainage, natural areas, accessible walking paths, and a new observation area with lake access. Parking and circulation for pedestrians, and dogs will also be organized in the on-leash areas outside of the dog paddocks. The improvements are designed to fit into the WPA/CCC stone vernacular that is very common around White Rock Lake Park.

* Project work by Brad Moulton prior to joining **la terra studio**



CHLOE duPERIER, IIDA, LEED GA

Gensler | Associate

Interior Designer

For Chloe, it all begins and ends with the story. She begins every project by first learning about and thoroughly understanding her client's vision. Chloe is a notable professional with a commitment to design excellence and client dedication.

Chloe is a dynamic designer with success in design and development of a variety of projects. She offers effective solutions at all phases and is an analytical decision maker with excellent technical and problem solving skills.

Additionally, Chloe is Gensler Dallas gServe and Community Impact leader, constantly working on community outreach initiatives for groups such as Bon Ton Farms, ACE Mentor Organization, Ronald McDonald House, Hearts & Hammers, North Texas Food Bank and other local organizations, leading groups of volunteers and coordinating in-office fundraising events.

6 Years of Experience

Joined Gensler 2013

Background

Master of Interior Architecture and Product Design, Kansas State University

Bachelor of Interior Architecture and Product Design, Kansas State University

ART Reach, Board Member

Registered Interior Designer, Texas

Professional Member, International Interior Design Association

LEED Green Associate

Selected Experience

	Size
3500 Maple Repositioning, Dallas, TX	11,000 sf
AmerisourceBergen Regional Headquarters, Carrollton, TX	300,000 sf
American Airlines, Headquarters Buildings 1-4, Fort Worth, TX	1,129,250 sf
Headquarters Building 6, Fort Worth, TX	327,570 sf
Atos, Lobby Refresh, Arlington, TX	10,000 sf
Bottle Rocket, Dallas, TX	42,636 sf
Brainspace, Office Expansion, Addison, TX	4,300 sf
Cypress Waters Office Buildings, Carrollton, TX	
3100 Olympus Boulevard	250,000 sf
3201 Olympus Boulevard	250,000 sf
Cytxera, Addison, TX	27,062 sf
Hilti North American Headquarters, Plano, TX	78,000 sf
Jones Day, Dallas, TX	135,000 sf
Louisiana Tech University, Joe Aillet Stadium Renovations, Ruston, LA	34,000 sf
Netherland Sewell & Associates, Dallas, TX	61,900 sf
Nexen, Calgary, Canada	474,000 sf
Shell, One Shell Square, New Orleans, LA	632,000 sf
Strategic Planning, The Hague, Netherlands	2.5 acres
Texas Instruments, Office Expansion, Santa Clara, CA	38,000 sf
The Star in Frisco, TX	
Dallas Cowboys World Headquarters	545,000 sf
The Ford Center	510,000 sf

DIVIDER 3

Firm Qualifications



AMIE KEENER, IIDA, CDT, LEED AP

Gensler

FF&E Specialist

For the Farmers Branch Library project, Amie will be tasked with producing furniture plans, specifications, material selection and schedules as needed.

Amie Keener is a registered Interior Designer with a valuable mix of skills and experience. She is a dedicated detail-oriented team player, who takes great pride in her work and her attention to client service.

During Amie’s career, she has worked on a number of commercial interiors projects for both energy companies and professional service firms. Recently, Amie has become very involved in furniture selection, specification, and coordination.

13 Years of Experience

Joined Gensler 2004

Background

- Bachelor of Interior Architecture, Kansas State University
- Registered Interior Designer, Texas
- Certified Construction Document Technologist
- Member, International Interior Design Association (IIDA)
- President, Texas/Oklahoma Chapter, IIDA, 2008-2009
- Board Member, Texas Association of Interior Design (TAID), 2010-Present
- Advisory Board Member, Art Institute of Dallas, 2005-Present
- Advisory Board Member, Kansas State University, Department of Interior Architecture, 2012

Selected Experience

Size

American Olean, Phoenix, AZ	
Azure Marketing Center, Dallas, TX	7,500 sf
Baker Botts, LLP, Dallas, TX	180,000 sf
Berry R. Cox, Inc., Dallas, TX	7,500 sf
Boston Consulting Group, Dallas, TX	55,000 sf
Bracewell & Giuliani	
Dallas, TX	100,000 sf
New York, NY	17,000 sf
Cenovus Corporate Headquarters, Calgary, Alberta	1,100,000 sf
Cozen O'Connor, Dallas, TX	22,900 sf
Dallas County, Dallas, TX	
Records Building Complex Renovations and Adaptive Reuse	320,000 sf
D Magazine, Dallas, TX	22,000 sf
Daltile, Showroom and Rollout Design, Multiple locations	varies
Devon Energy Headquarters, Oklahoma City, OK	2,100,000 sf
EDS Corporate Headquarters, Plano, TX	3,330,000 sf
Encana Corporation	
Headquarters, Calgary, Alberta	1,100,000 sf
Dallas, TX	125,000 sf
Hunt Oil Corporation Headquarters, Dallas, TX	360,000 sf
Jackson Walker	
Austin, TX	65,000 sf
Dallas, TX	60,000 sf
Fort Worth, TX	19,000 sf
Houston, TX	67,000 sf
Lincoln Centre, Dallas, TX	
Nokia Siemens Networks	
Campus Consolidation, Irving, TX	240,000 sf



EMILY LYNCH

Gensler

Brand Design and Wayfinding

With 12 years experience in brand design and management, Emily also holds a degree in Interior Architecture, combining the strength of graphic design with the beauty of the built environment.

Well versed in graphic design and illustration, Emily has worked to strengthen the aesthetics of global brands. Her passion for design has led her to involvement in a variety of project sizes, types and markets. Her international experience has given her the ability to approach design holistically through environmental, wayfinding, graphic and retail design.

12 Years of Experience

Joined Gensler 2016

Background

Bachelor of Interior Architecture, Honors, University of Brighton, UK

Selected Experience

	Size
400 S. Record Street Repositioning, Dallas, TX	80,000 sf
Alorica, Dallas, TX	
American Airlines	
HDQ Server Farm, Fort Worth, TX	
SRO Interior Renovation, Fort Worth, TX	160,000 sf
Aramark, City Line, Signage/Graphics, Richardson, TX	16,000 sf
Business Council for the Arts, Dallas, TX	
Confidential Consulting Client, Dallas, TX	31,000 sf
Confidential Corporate Headquarters, Fort Worth, TX	
Campus Master Plan	350 acres
Programming	1,100,000 sf
Corporate Interiors	1,100,000 sf
Connections Health Solutions, Phoenix, AZ	
Dallas County Records Building Repositioning, Dallas, TX	320,000 sf
Ethos, Irving, TX	
Expedia	
Chicago, IL	
Las Vegas, NV	6,000 sf
Frontier Communications, Dallas, TX	200,000 sf
Hilti	
North American Headquarters, Plano, TX	50,000 sf
Tulsa, OK	102,000 sf
Legacy West, Food Hall Interior, Plano, TX	48,000 sf
McKinsey & Company, Dallas, TX	
Music Factory, Irving, TX	16 acres
Project Galaxy, Irving, TX	
Kensington Roof Gardens, London*	
London Zoological Society, London*	
Alamo Drafthouse, Dallas, TX*	
Blackland Prairie Conservatory & Atelier School*	

* Experience prior to Gensler

DIVIDER 3

Firm Qualifications



ERICK DEL ANGEL, AIA

Gensler | Senior Associate, Design Realization Leader, Firmwide

Technical Director

In his Firmwide Design Realization leadership position, Erick spearheaded an improved Quality Control Process and System, which, in 2017, became the Firmwide standard for all projects done by Gensler. This is a testament to the expertise put to practice in all of our projects, and having this resource locally provides invaluable advantages in the documentation and successful delivery of the Farmers Branch New Public Library.

Erick has over 35 years of technical expertise handling highly complex projects with a multitude of design nuances in every sector.

With considerable experience in every industry—from commercial, to hospitality, and transportation—Erick elevates the technical quality in every studio and advises technical designers in Gensler’s South Central Region.

35 Years of Experience

Joined Gensler 2007-2008; Rejoined 2016

Background

Bachelor of Science, Architect/Engineer, Escuela Superior de Ingeniería y Arquitectura, Instituto Politécnico Nacional, (National Polytechnic Institute), Mexico City, Mexico
Construction Technician, Instituto Politécnico Nacional, (National Polytechnic Institute), Mexico City, Mexico
Colegio de Arquitectos de México
Asociación Nacional de Ingeniería Estructural
Member, American Institute of Architects
Registered Architect, Texas, Arizona, California, Mexico

Selected Experience

	Size
American Airlines, Fort Worth, TX	
Headquarter Buildings 1-4	1,129,250 sf
Building 6	327,570 sf
AmerisourceBergen Regional Headquarters, Carrollton, TX	300,000 sf
Confidential Discovery District, Dallas, TX	300,000 sf
Cypress Waters Office Buildings, Carrollton, TX	
3100 Olympus Blvd	250,000 sf
3201 Olympus Blvd	250,000 sf
Dallas County, Dallas, TX	
Records Building Complex Renovations and Adaptive Reuse	320,000 sf
First United Bank, Fredericksburg, TX	8,500 sf
Fletcher Jones Mercedes, Newport Beach, CA	170,000 sf
Jaguar Land Rover, Dallas, TX	42,852 sf
Knox Street Master Plan, Dallas, TX	1,400,000 sf
Mary Kay Headquarters, Dallas, TX	271,945 sf
Monroe Federal Building, Courthouse & Post Office,	
Capital Security and Courts Components, Monroe, LA	14,686 sf
Robert A. Young Federal Office Building,	
Design-Build Renovation, St. Louis, MO	20 floors / 1,004,784 sf
Sewell Lexus, Expansion Shop, Fort Worth, TX	20,000 sf
The Star, Frisco, TX	
Omni Hotel	284,157 sf
Dallas Cowboys World Headquarters	545,000 sf
The Crossing, Master Plan, Dallas, TX	722,000 sf
Texarkana U.S. Courthouse & Post Office, Texarkana, TX	100,800 sf
U.S. Citizenship & Immigration Services, Irving, TX	260,000 sf



CHRISTOPHER MUELLER, AIA

Gensler | Associate

Project Architect

Christopher's experience with technically-complex projects strengthens his architectural acuity.

His deep-rooted exposure to the science behind the built environment enhances his role as project architect. Christopher gravitates toward community-centric projects that provide places for individuals to learn, play, and live. From aviation, civic, and defense architecture to education, sports, and recreation centers, his architectural versatility and construction intelligence transform design ideas into tangible, rewarding results.

12 Years of Experience

Joined Gensler 2013

Background

Master of Architecture, The University of Texas at Arlington, 2009
 Bachelor of Architecture, The University of Texas at Arlington, 2006
 Minor in Business Administration, The University of Texas at Arlington, 2006
 Registered Architect, Texas, #22692, 2011
 Member, American Institute of Architects (AIA)
 Certified, National Council of Architectural Registration Boards (NCARB)

Selected Experience

Size

City of Dallas	
Fire Station No. 37*	13,500 sf
Fire Station No. 42*	12,000 sf
Collins Realty	
Digital Realty Data Center, Richardson, TX	13 Acres
Dallas County, Dallas, TX	
Records Building Complex Renovations and Adaptive Reuse	320,000 sf
Ewing Mercedes Benz and Buick GMC, Plano, TX	256,200 sf
ExxonMobil Global Services Co., Billings, MT	
ExxonMobil Billings Refinery Office Building and Lab	27,189 sf
Federal Aviation Administration (FAA), Fort Worth, TX	
Southwest Region Headquarters	357,214 sf
HarborChase of Prince Williams Commons, Woodbridge, VA	125,500 sf
Hunt Addison Hangar, Addison, TX	23,000 sf hangar/14,000 sf terminal
National Office Furniture Headquarters Renovation, Jasper, IN	46,750 sf
Silverstone Healthcare Development Company	
HarborChase of Prince Williams Commons, Woodbridge, VA	125,500 sf
Texarkana U.S. Courthouse and Post Office, Texarkana, TX	100,800 sf
The Star in Frisco, TX	
Dallas Cowboys World Headquarters	535,000 sf
Multi-Use Events Center and Sports Training Facility	25.6 acres
Omni Hotel	284,157 sf/300 keys
Parking Structure	887,000 sf/1500 cars
U.S. Army Corps of Engineers, Fort Hood, TX	
Volunteer Army Barracks and CEP Renovation, Phase I	1,175,000 sf
Volunteer Army Barracks and CEP Renovation, Phase IV	315,00 sf
U.S. General Services Administration, Region 7, Texas Zone IV	
Federal Motor Carrier Safety Administration Southern Border Program	
U.S. Naval Facilities Engineering Command, Marine Corps Base, Quantico, VA	
Bachelor Enlisted Quarters, Marine Helicopter Squadron 1	105,000 sf
Enlisted Dining Facility	9,000 sf

DIVIDER 3

Firm Qualifications



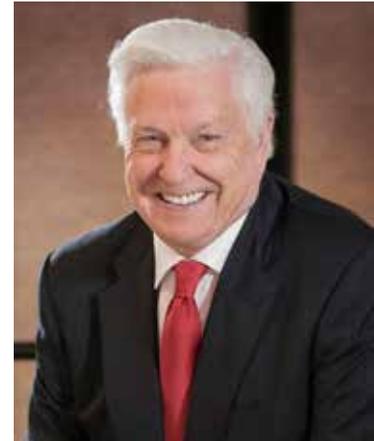
Thomas Taylor, P.E.

Principal Design Engineer

Education Bachelor of Science in Architectural Engineering
University of Texas 1959

Professional Registration
Texas 1963

Years of Experience/Firm: 58 years



Professional Experience

Mr. Taylor brings five decades of structural engineering experience. Thomas joined Frank Chappell & Associates, the predecessor firm of Datum, in 1959. By 1963, he assumed leadership of the company and incorporated the firm as Datum Engineers. Since that time, under his leadership, Datum has grown into one of the most respected structural engineering firms in Texas. He has worked as Principal Design Engineer on numerous cultural, municipal and library projects. His most recent completed library project was the new City of Austin library.

Project Experience:

Vickery Library
18,000 Sq. Ft. (in-design)
Dallas, Texas

New Central Library
250,000 Sq. Ft.
Austin, Texas

University of North Texas HSC library
5 - stories
Ft. Worth, Texas

Texas Woman's University Library
3-stories
Denton, Texas

J. Erik Jonsson Central Research Library
12-stories
Dallas, Texas

Brookhaven Community College Library
2-stories
Dallas, Texas

Southern Methodist University
Underwood Law Library
4-stories
Dallas, Texas

Fretz Park Library
20,000 Sq. Ft.
Farmers Branch, Texas

Cedar Valley College Library
3-stories
Dallas, Texas

UT Southwestern Medical Center
Florence Biomed Information Center
5-stories
Dallas, Texas

Dallas County Records Building
300,000 SF
Dallas, Texas



EXPERIENCE

31 Years
22 Years with Firm

EDUCATION

MS, Nuclear
Engineering, Naval
Nuclear Power School

BS, Civil Engineering,
Texas Tech University

**PROFESSIONAL
ENGINEER**

PE, TX No. 70090

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

STEVEN A. MARKUSSEN, PE

Principal

Steve joined Pacheco Koch in 1996 and is a Principal of the firm. He has more than 31 years of civil engineering experience in independent design, project management and departmental management. His duties at Pacheco Koch include oversight and direction of engineering designs, being a resource to project managers, leading team-oriented projects, and completing self-directed studies and design efforts.

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

PROJECT EXPERIENCE

- Irving Public Library, Irving, TX
- Fretz Park Library, Dallas, TX
- Arlington Southeast Branch Library, Arlington, TX
- Pleasant Grove Branch Library, Dallas, TX
- Polk Wisdom Branch Library, Dallas, TX
- Fire Station No. 50, LEED Gold Certified, Dallas, TX
- Fire Station No. 40, LEED Silver Certified, Dallas, TX
- Fire Station No. 27, Douglas at Northwest Highway, Dallas, TX
- Fire Station No. 37, Dallas, TX
- Las Colinas Federal Building, LEED Gold Certified, Irving, TX
- DPS Fleet Maintenance & Training Facility, LEED Silver Certified, Florence, TX
- McKinney Public Safety Complex, McKinney, TX
- Grapevine Public Safety Building, Grapevine, TX
- Decatur Fire Station, Decatur, TX
- Frisco Police Headquarters, Frisco, TX
- Polk County Jail Expansion, Livingston, TX
- FEMA Facility, Denton, TX
- NTMWD Maintenance Facility, Wylie, TX
- Carpenter Park Recreation Center, Plano, TX
- Plano Senior Center, Building & Parking Expansion, Plano, TX

DIVIDER 3

Firm Qualifications

Don Berry, P.E.

*Senior Mechanical/
Plumbing Engineer*



Education:

Louisiana State
University

BS Mechanical
Engineering

Registrations:

Professional Engineer
Texas #78006

Contact:

(972) 870-9060
2928 Story Rd. W Irving,
Texas 75038

Years with Firm:

11

Mr. Berry has more than 47 years of extensive experience as an engineer specializing in mechanical, plumbing, and fire protection engineering services. Don has been part of the MEPCE team for 10 years and is currently the senior engineer of the firm. Mr. Berry has a wide variety of experience in the market having completed a plethora of projects with varying scopes for multiple clients. Don's skills include but are not limited to; fire protection and fire alarm systems, HVAC, complex plumbing systems, chilled water systems & direct expansion A/C, heating water and steam, energy analysis studies, life cycle-cost benefit studies, equipment alternative studies, and commissioning. Mr. Berry has contributed to the design of numerous local libraries all ranging in scope and size, making him an expert in creating efficient designs and solving a range of problems.

Relative Experience:

Texas A&M University Medical Sciences Library- College Station, Texas

Senior Mechanical Engineer

44,000 SF; Extensive Renovation; The renovation work included demolition of all computer room, study area, and lobby furniture including all associated electrical and data feeds serving equipment in these areas. Demolition work also consisted of removal of all existing light fixtures and substantial ceiling revisions in the areas of renovation. MEPCE designed for all new electrical power and data cabling feeds to serve new furniture, computer, and vending equipment, as well as new lighting in the areas of renovation.

Texas A&M University West Campus Library- College Station, Texas

Senior Mechanical Engineer

15,710 SF; Renovation; The renovation work included demolition of all computer room, study area, lobby, and circulation desk area furniture including all associated electrical and data feeds serving equipment in these areas. Demolition work also consisted of removal of all existing light fixtures in the study and circulation desk areas.

Dallas County Law Library- Dallas, Texas

Senior Mechanical Engineer

\$500,000; 4,040 SF; Design Bid Build;

The firm performed completed renovations of all MEP systems throughout the building as well as renovations of shared areas including the kitchen, conference rooms, and lobbies. MEPCE gutted all parts of the building excluding the infrastructure.

City of Fort Worth New East Side Library- Fort Worth, Texas

Senior Mechanical Engineer

8,000 SF; New Construction; Single story; MEP services for a family library

**Adam Nemati, P.E.,
RCDD, LEED AP**
*Electrical Engineer and
Lead Technology /
Security Engineer*



Education:
University of Texas at
Arlington

BS Electrical Engineering

Registrations:
Professional Engineer
Texas #102287

Years with Firm:
17

Contact:
(972) 870-9060
2928 Story Rd. W Irving,
Texas 75038

Mr. Nemati is currently the lead technology engineer for MEPCE. He focuses his time on organizing, planning, and executing firm projects. He has been with the firm since its establishment 19 years ago and has contributed directly to the success of the business. His experiences include design and construction administration for a variety of projects such as; municipalities, recreational, educational facilities, transit facilities, industrial, highways, bridges, roadways, airports, retail, and health care facilities. Adam has been the electrical engineer and lead technology engineer for a wide range of similar projects and has a clear understanding of the needs and demands that these projects entail.

Relative Experience:

City of Dallas Bachman Lake Library-Dallas, Texas

Senior Electrical Engineer

New construction; \$3.5 M; 21,000 SF; New Silver LEED library with geothermal heating & cooling systems. MEPCE provided mechanical, electrical, plumbing, fire alarm, fire protection & commissioning services.

City of Dallas Lochwood Library- Dallas, Texas

Senior Electrical Engineer

\$4.4 Mil; 19,250 SF; New Silver LEED Library; The Library consists of meeting rooms, classrooms, children's area, computer stations, staff rooms & a media center. The approach for this project was to use water source heat pumps in conjunction with geothermal wells.

City of Dallas Walnut Hill- Dallas, Texas

Senior Mechanical Engineer

19,250 SF; New Silver LEED library; Designed a HVAC system consisting of fan coil units inside the building for multiple zone control. Each unit is independent & can provide separate heating & cooling. Heat pump units were configured in parallel & provided additional energy efficiency. Energy recovery ventilators were also used to save the energy used for outside air pre-conditioning. In addition, MEPCE specified energy efficient light fixtures throughout the facility & also specified low flow & flush water fixtures.

Angelo State University-Porter Henderson Library- San Angelo, Texas

Senior Electrical Engineer

\$7.5 M; 45,000 SF; New addition and Renovation; Mechanical, Electrical, Plumbing, Fire Protection Design and Construction Administration; MEPCE designed for the addition of 45,000 square feet to the existing library, and the renovation inside the existing 65,000 square foot facility.



BEN CATING LEED AP

SENIOR CONSULTANT - VP

I design technology to create high-touch environments with active engagement.

While I work with a variety of project types, the common challenge is in creating the experience. My role on design teams is to provide unique, custom solutions so that clients can create engagement in their context. Technology is the key to make that happen.

**Arboretum – A Tasteful Place
Charlotte and Donald Test Pavilion**
Dallas, TX USA

Ballpark of the Palm Beaches
West Palm Beach, FL USA

The Bowie
Austin, TX USA

CenturyLink Headquarters
Monroe, LA USA

Enterprise Center Arena
St. Louis, MO USA

Epic, Deep Space
Verona, WI USA

Haas Pavilion at UC Berkeley
Berkeley, CA USA

**Harvard University
Klarman Hall**
Cambridge, MA USA

Minute Maid Park
Houston, TX USA

**New World Center
Home of the New World Symphony**
Miami, FL USA

**Oman Convention &
Exhibition Center**
Muscat, Oman

**Southern Methodist University
Caruth Hall & Simmons Hall**
Dallas, TX USA

U.S. Bank Stadium
Minneapolis, MN USA

EXPERIENCE

- Specializes in projects where technology supports engagement.
- Ability to design for environments where audio, video, and data converge.
- Understands high-profile projects.

EDUCATION

BS in Electrical Engineering from Louisiana Tech

JOINED

2003

OFFICE

Dallas
15508 Wright Brothers Drive
Addison, TX USA 75001

CONTACT

bcating@idibri.com
972.239.1505



idibri.com | idibri.uk



COURTNEY SCHOEDEL LEED AP, INCE-USA **SENIOR CONSULTANT**

One of my favorite parts of being part of the team at Idibri is that theatre design and acoustic strategy is holistic and is created in real time with the client.

I trained in architecture and acoustics. Over the years, those skills have merged into a blended career in theatre design and acoustics. I love working with design teams to produce creative solutions that result in unique spaces with the ability to engage people in a shared experience.

**Arlington ISD
Performing Arts Center**
Arlington, TX USA

Broadway Theatre at Galaxy Macau
Macau, China

Dallas Holocaust Museum
Dallas, TX USA

District Live!
San Juan, Puerto Rico

Epic, Deep Space Auditorium
Verona, WI USA

Hollywood Park
Inglewood, CA USA

**Rockwall ISD
Heath PAC and Utley PAC**
Rockwall, TX USA

**Sullivan Performing Arts Center
Texarkana ISD**
Texarkana, TX USA

Theatre 166
Carrollton, TX USA

Watermark
Dallas, TX USA

EXPERIENCE

- Skilled theatre designer able to develop solutions rapidly in a collaborative environment.
- Known for "architecture-friendly" acoustics.
- Member of ASA, ASHRAE and INCE.

EDUCATION

M.Arch. and MS in Building Sciences with a concentration in Architectural Acoustics, Rensselaer Polytechnic Institute

BD in Architecture, University of Florida

JOINED

2006

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15508 Wright Brothers Drive
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CONTACT

cschoedel@idibri.com
469.726.4267



BILL CONLEY, RCI; RWC #007 | PRINCIPAL

Southlake, Texas | Founded Conley Group in February 1987

Mr. Conley has over 35 years of experience in all phases of building envelope design, renovation and repair for major roofing/waterproofing projects worldwide including: condition assessments, forensic testing, and design on over 90M SF of roof systems, 450 projects totaling over \$350M in construction in 31 states and 19 countries.



EDUCATION

BS - Industrial Engineering
1994, Georgia Tech University

CERTIFICATIONS

RCI - Roof Consultants Institute

RWC - Registered
Waterproofing Consultant
(#007)

CS - Construction
Specifications Institute

AWARDS

RCI Roof Design Competition
1997, 1998, 2001, 2003, 2005,
2007

Dallas Central Library – Dallas, Texas
Condition Assessment
Design Development & Construction
Documents
Bid Phase Support
Construction Administration
\$2.2 M Construction Value

**Morton H. Meyerson Symphony Center
– Dallas, Texas**
Roof and Wall Renovation Design,
Design and Administration of roof
replacement wall and waterproofing
restoration
\$2.2M Construction Value

**Tension Memorial Gates –
City of Dallas**
Planning, Landmark Approval, Design
and Management

Neiman Marcus – Nationwide
Asset Management
On Call Building Envelope Consultant

**Neiman Marcus/Bergdorf Goodman –
New York, NY**
Roof Replacement and Masonry
Repairs
5th Avenue, New York, NY

Phillip Morris USA – Nationwide
Roofing and Waterproofing Asset
Management, Database Development &
Oversight, Construction Management,
Roof Replacement and Design
*134 Roofs, 1.8M SF,
\$20M in Roof Replacements*

**Texas Department of Criminal Justice –
Multiple Units**
Evaluation and Remedial Design, Roof
Replacement, Window Replacement,
Glazing, Exterior Wall Remediation.
High Risk Facility

U.S. Department of State – Worldwide
Building Envelope Evaluation Program,
Asset Management, Contract
Administration/Project Management

**Dallas Fort Worth International Airport -
DFW Airport, Texas**
Asset Management Program

**General Motors de Mexico Plant –
Silao, Mexico**
Roof Asset Management Program
1.1M SF

American Airlines – Tulsa, Oklahoma
Asset Management, Roof Design and
Project Management
\$1.8M Construction Value, 600K SF

**Hunt Oil Corporate Headquarters –
Dallas, Texas**
Roof and Wall Envelope Consulting
*\$130M Construction Value,
15-Story Building*

**Berkeley Laboratories –
University of California**
Asset Management

TEAM RESUMES



PATRICK MARKHAM, CPP

Project Role: Principal-in-Charge

Firm Title: Regional Vice President

Patrick Markham brings more than 20 years of experience in security technology consulting and design experience to the team. Mr. Markham's experience with program development includes vulnerability analysis, risk assessment, development of policies and procedures, staffing analysis, conceptual planning, technology design, competitive procurement, and implementation oversight.

EDUCATION

- Bachelor of Science, Law Enforcement & Justice Administration with a Minor in Security Administration, Western Illinois University

PROFESSIONAL CERTIFICATIONS & AFFILIATIONS

- Certified Protection Professional, ASIS International
- Chemical-Terrorism Vulnerability Information, U.S. Department of Homeland Security
- ASIS International
- BICSI

STATE OF TEXAS REGISTRATION

- 02801201 (expiration 09/04/2020)

YEARS OF EXPERIENCE

- 20+

YEARS WITH GUIDEPOST

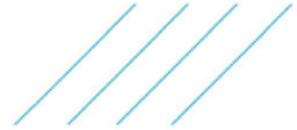
- 14

AREAS OF EXPERTISE

- Holistic Systems Design
- Global Security Operational Center Development (GSOC)
- Managed Services
- Security Operations
- Master Planning
- Project Management
- Threat, Risk & Vulnerability Assessments

PROJECT EXPERIENCE

- Arlington Independent School District | Arlington, Texas | 1 Junior High School 32,000 sq. ft.
- Irving Independent School District | Irving, Texas
- Dallas County Records Building | Dallas, Texas
- Dallas County North and South Complexes | Dallas, Texas | 120,000 sq. ft.
- Dallas County Elections Office/Warehouse | Dallas, Texas
- Dallas Police Department | Dallas, Texas | 21,000 sq. ft.
- Harris County Sheriff's Office | Houston, Texas | 46,549 sq. ft.
- Denton County Courthouse | Denton, Texas | 230,000 sq. ft.



Mark A. Cunningham

Project Controls Manager

Mark has 25 years of experience in cost estimating for all stages of design developments, budgeting and funding confirmation, and cost change controls for an extensive range of project types including municipal and government, petrochemical, aviation, light-rail transportation programs, infrastructure and, data centers, healthcare, medical and research laboratories.

Representative Experience

Emergency Services Center, Fort Hunter Liggett, CA: Cost Estimator. Performed as lead cost estimator on 4-day VE Study on a facility to consolidate emergency services at the base. Supported VE team members in identification of 30 alternatives for consideration for reduction of estimated construction cost. Performed for Louisville District, USACE. PA: \$21.5 million, 46,328 GSF Primary Facility.

GenSet Mitigation, UTMB, Galveston: Cost Estimator. Performed as electrical division estimator for complete replacement of MV site distribution feeders and primary power generators for the UTMB Galveston campus after damage from Hurricane Ike. Six buildings, \$10.7 million.

Medical Center Addition / Alteration, WRNMMC, Bethesda, MD: Cost Estimator, Mechanical. Performed quantity assessment and cost development for mechanical systems for 550 K/SF Addition and 119 K/SF Renovation P-114 Building C at WRNMMC. HDR Architecture. \$480 million.

Facilities Condition Assessment, 26 Sites, Various States: Project Manager & Divisional Estimator. Performed quantity assessments and cost development for condition assessments prepared by the A/E, Cromwell, for 26 Marine Corps Reserve Center (MCRC) facilities in 17 states to establish budgets for repairs and renovations. USACE Charleston District. Estimates ranged \$500 K to \$1.5 million

Certifications

Certified Professional Estimator
ASPE, 1.4 General Construction
Disciplines Member
American Society of Professional
Estimators
D/FW Chapter 43 Member
Association for the Advancement
of Cost Engineering (AACE
International)
Professional Real Estate
Inspector, Texas Real Estate
Commission, #21178

Software

Success Estimator & Success
Enterprise cost management
software
RIB iTWO 5D Cost &
Management software,
Condensed training
Micro Computer Aided Cost
Estimating System (MCACES),
USACE MII (MCACES for
Windows), USACE
RS Means Databases

Years of Experience

25

Years with Faithful+Gould

4





KEY PERSONNEL AND RESUMES

MARCELA ABADI RHOADS, FAIA, RAS, ADA Specialist, WBE, HUB- PRINCIPAL

Education:

University of Texas at Austin- Bachelor of Architecture 1991
CSI Construction Technologist Course 1998
Accessibility Academy 2001
APA ADA Specialist designation course 2016

Professional Registrations/Certifications:

Licensed Architect
State of Texas No. 16721
Registered Accessibility Specialist #240 with TDLR- 2001
Accessibility Plan Examiner- 2002
Accessibility Building Inspector-2003
Woman Owned Business Enterprise- 2004-present
Historically Underutilized Business- Texas -2005
Construction Documents Technologist from CSI- 1998

Biography:

Marcela Abadi Rhoads was born in Panama City Panama and has resided in Dallas, Texas since 1978. She received her Bachelor of Architecture at the University of Texas in Austin in 1991, received her license for architecture in 1999, and became a Registered Accessibility Specialist in 2001. She has been the owner of Abadi Accessibility since 2004.

Awards and Achievements:

AIA Fellow
Author of "ADA Companion Guide" and "Applying the ADA"
AIA Young Architect of the year- 1999 and 2006
AIA Public Relations Chair- 1999-Present
Accessibility Instructor for SSTL Codes- 2003- present
Fluent in Spanish and English

Professional Associations:

AIA National
American Institute of Architects Dallas
Texas Society of Architects
Accessibility Professionals Association



DIVIDER 3

Firm Qualifications

d. State of Texas Registration

Gensler is licensed to practice architecture in every state in the United States that requires a certificate of authorization to practice. Our Texas registration number is BR 397 and our certificate is included below.



THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that

M. ARTHUR GENSLE JR. & ASSOCIATES, INC.
DBA: Gensler

is duly registered and authorized in accordance with all
rules and regulations of the State of Texas

in testimony whereof this certificate has been issued
by the authority of this Board

Registration No. BR 397

Renewal of this registration is due on March 31, 2019

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Sub-Consultants

Structural Engineer

1. Firm Name: Datum Engineers
Lead Engineer: Thomas Taylor, PE
Structural Registration number: #22431
Date of Registration: 10/24/1963
Business Address: 6516 Forest Park Road, Dallas, TX 75235
Phone: 214.358.0174
Total number of jobs, responsible for engineering services with your firm: 36
Number of municipal projects in last five years: 100+

2. Firm Name: Walter P Moore
Lead Engineer: Jeffrey Kobes
Structural Registration number: # 116281
Date of Registration: 12/17/2013
Business Address: 1845 Woodall Rodgers Freeway, Ste. 1650, Dallas, TX 75201
Phone: 214.740.6200
Total number of jobs, responsible for engineering services with your firm: 426
Number of municipal projects in last five years: 1,250+

3. Firm Name: JQ
Lead Engineer: Stephen Lucy, PE
Structural Registration number: #62420
Date of Registration: 07/08/1987
Business Address: 100 Glass St., Dallas, TX 75207
Phone: 214.752.9098
Total number of jobs, responsible for engineering services with your firm: 54
Number of municipal projects in last five years: 250+

Mechanical/Plumbing Engineer

1. Firm Name: MEPCE
Lead Engineer: Adam Nemati, PE, RCDD, LEED-AP
Mechanical Registration number: #102287
Date of Registration: 12/19/2008
Business Address: 2928 Story Road, West Irving, TX 75038
Phone: 972.870.9060
Total number of jobs, responsible for engineering services with your firm: 8
Number of municipal projects in last five years: 200+

2. Firm Name: Schmidt & Stacy
Lead Engineer: David Schmidt
Mechanical Registration number: #56612
Date of Registration: 12/13/1984
Business Address: 2711 N. Haskell Ave., Dallas, TX 75204
Phone: 214.874.0200
Total number of jobs, responsible for engineering services with your firm: 106
Number of municipal projects in last five years: 22

3. Firm Name: DFW Consulting Group
Lead Engineer: Troy Skillern
Mechanical Registration number: #87049
Date of Registration: 07/21/2000
Business Address: 1616 Corporate Ct., Ste. 100, Irving, TX 75038
Phone: 972.929.1199
Total number of jobs, responsible for engineering services with your firm: 50
Number of municipal projects in last five years: 65

Electrical Engineer

1. Firm Name: MEPCE
Lead Engineer: Grant Claussen
Electrical Registration number: #118281
Date of Registration: 11/06/2014
Business Address: 2928 Story Road, West Irving, TX 75038
Phone: 972.870.9060
Total number of jobs, responsible for engineering services with your firm: 8
Number of municipal projects in last five years: 200+

2. Firm Name: Schmidt & Stacy
Lead Engineer: David Schmidt
Electrical Registration number: #56612
Date of Registration: 12/13/1984
Business Address: 2711 N. Haskell Ave., Dallas, TX 75204
Phone: 214.874.0200
Total number of jobs, responsible for engineering services with your firm: 106
Number of municipal projects in last five years: 22

DIVIDER 3

Firm Qualifications

3. Firm Name: Purdy-McGuire

Lead Engineer: Kip Hanzlicek

Electrical Registration number: #66794

Date of Registration: 12/08/1989

Business Address: 17300 Dallas Parkway, Ste. 3000, Dallas, TX 75248

Phone: 972.239.5357

Total number of jobs, responsible for engineering services with your firm: 108

Number of municipal projects in last five years: 150+

Civil Engineer

1. Firm Name: Pacheco Koch

Lead Engineer: Steve Markussen, PE

Registration number: #70090

Date of Registration: 06/28/1991

Business Address: 7557 Rambler Rd., Ste. 1400, Dallas, TX 75231

Phone: 972.235.3031

Total number of jobs, responsible for engineering services with your firm: 18

Number of municipal projects in last five years: 250+

2. Firm Name: JQ

Lead Engineer: Stephen Lucy

Registration number: #62420

Date of Registration: 07/08/1987

Business Address: 100 Glass St., Dallas, TX 75207

Phone: 214.752.9098

Total number of jobs, responsible for engineering services with your firm: 54

Number of municipal projects in last five years: 250+

3. Firm Name: RLG

Lead Engineer: Stephen Schwind

Registration number: #108868

Date of Registration: 05/25/2011

Business Address: 12001 N. Central Expressway, Ste. 300 Dallas, TX 75243

Phone: 214.739.8100

Total number of jobs, responsible for engineering services with your firm: 6

Number of municipal projects in last five years: 100+

Landscape Architect

1. Firm Name: la terra Studio

Landscape Architect: Brad Moulton, ASLA

Registration number: Texas #2393

Date of Registration: 5/2008

Business Address: 2712 Swiss Ave., Studio A, Dallas, TX 75204

Phone: 214.749.0333

Total number of jobs, responsible for Landscape Architectural services with your firm: 7

Number of municipal projects in last five years: 40+

*la Terra is exclusive to this team

Roofing Consultant

1. Firm Name: Conley Group

Contact: Bill Conley, RCI, RWC

Business Address: 5800 Campus Circle Drive East, Ste. 250, Irving, TX 75063

Phone: 972.444.9020

Total number of jobs, responsible for Roof Consulting services with your firm: 16

Number of municipal projects in last five years: 45+

2. Firm Name: Walter P Moore

Contact: Jeffrey Kobes

Business Address: 1845 Woodall Rodgers Freeway, Ste. 1650, Dallas, TX 75201

Phone: 214.740.6200

Total number of jobs, responsible for Roof Consulting services with your firm: 426

Number of municipal projects in last five years: 1,250+



Financial & Legal Status

DIVIDER 4
Financial & Legal Status

A Partner You can Trust

Gensler is an industry leader in A/E teams for the design, documentation, and delivery of projects such as described in the RFQ. Why is this important to you? Simply put, we have the bandwidth, resources, and position to serve the City of Farmers Branch, and our team will operate as a one-stop shop with clear expertise as partners to the City.

a. Firm Financial Capability

Firm Status concerning Sales, Acquisitions, Expansions. Gensler is not for sale and has no plans to merge with, or to be acquired by another business entity. Gensler's Dunn & Bradstreet Rating is 5A2.

From the beginning, Gensler has been managed on sound financial principles. Our billings have grown continually throughout our 54-year history and we have achieved this remarkable growth without incurring any long-term or short-term debt. We have maintained a positive relationship with the Bank of America for over 30 years. Ms. Carlin Walker, VP of Global Commercial Banking at Bank of America, certainly will attest to our strong financial position and capabilities:

Ms. Carlin Walker, VP Global Commercial Banking
carlin.walker@baml.com | p: 415.913.2829

Gensler is not default on any loan agreement or financing agreement with any bank, financial institution, or other entity.

b. Regulatory Agencies

Gensler is not and has not been involved in any actions taken by regulatory agencies, nor any of the Firm's employees.

c. Litigations & Claims

Gensler has performed literally tens of thousands of jobs throughout the United States and abroad, and we are very proud of our record and ability to resolve disputes quickly and amicably. Over the past five years, Gensler has been involved in a few cases as a defendant. None of these cases has had a material impact on Gensler's financial standing, and current pending litigation is being covered by insurance and will not have a material impact on Gensler's financial standing. The particulars of these cases are confidential.

d. Insurance Coverage

Gensler maintains a robust insurance program, including multiple coverage lines. From time to time, Gensler has filed claims against policies where appropriate. None of these claims has had a material impact on Gensler's coverage or financial standing. Gensler and its carriers consider the particulars of specific claims to be confidential. A copy of our COI is included in the next page.



CERTIFICATE OF LIABILITY INSURANCE

3/1/2019

DATE (MM/DD/YYYY)
3/29/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Zurich American Insurance Company		16535
INSURER B : Travelers Property Casualty Co of America		25674
INSURER C : Lloyds of London Co.		
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES GENSL01 CERTIFICATE NUMBER: 2865525 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N	N	GLO0081063	3/1/2018	3/1/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	BAP3707221	3/1/2018	3/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTIONS	N	N	ZUP51M96337	3/1/2018	3/1/2019	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N	N/A	WC0081062	3/1/2018	3/1/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	PROFESSIONAL LIABILITY	N	N	LDUSA1800176	4/1/2018	3/1/2019	\$2,000,000 PER CLAIM/ \$2,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER 2865525 GENSLER TWO LINCOLN CENTRE 5420 LBJ FREEWAY, SUITE 1100 DALLAS TX 75240	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Experience & References

DIVIDER 5
Experience &
References

IN CENTER

Our Government | Civic Practice

We are not driven by adding square footage, but by rethinking concepts of space and reshaping how a public building can best accommodate the needs of its staff, administrators, and community. We see design through a multidisciplinary lens, drawing from experience in government and related sectors including workplace design, hospitality, retail, and entertainment.

a. Experience with Government Agencies

Gensler helps Government clients rethink real estate; we are proud to carry out State and Federal government projects because they support critical public services and represent our society's most deeply cherished values. Government employees and visitors to government buildings deserve the highest performing and most healthful spaces that we are capable of designing, and the facilities themselves should benefit surrounding communities in aesthetic and functional manners.

Today, governments at all levels are under unfathomable pressure to improve services and reduce spending. As in other sectors, real estate is now regarded as an enabler of better performance. At the same time, the size and cost of real estate portfolios are subject to intense scrutiny. Gensler's strategy, analysis, and design solutions aim to improve both the functional effectiveness and the economic efficiency of federal, state, county, and city facilities.

Gensler understands the challenges government agencies face. Our practice possesses deep experience with the factors that dictate government real estate investment, from unique agency requirements and budget constraints, to fiscal and acquisition policies, to security concerns.

We have a proven track record of helping government clients rethink their real estate strategies and reduce their footprints, while simultaneously improving design quality and workplace performance. Our government practice prides itself on producing high quality public design and thought leadership that promotes the public good and helps government agencies operate as efficiently as possible.



DIVIDER 5

Experience & References

What do Government Clients Want?

- A firm that understands how their staff operations internally and provide services for their citizens externally.
- Point of contact with experience in Government + Municipal Architecture, from renovation to new construction.
- Design solutions that reflect their goals, schedule, and budget.
- Close proximity and rapid response to on-call services requests.
- A firm that can relate to their staff with an understanding of virtually every workplace environment.

How can Gensler help?

- Professional design services and budget conscious solutions for interim and/or long term needs.
- Extensive experience in identifying repositioning trends.
- Thoughtful space planning.
- We can provide solutions that can refresh, revitalize and transform your workplace.
- The Gensler team will bring extraordinary talent to deliver a collaborative and interactive approach to design.
- An understanding of the strategic focus and operational objectives required on public projects.
- Large firm resources with local community team members.

63
million sqft

of planning and design
completed for federal, state,
and municipal clients

350
strategic
studies

and design projects completed
for all levels of government

Gensler's continued engagements with over 100 local, state, and federal government agencies have given the firm a comprehensive understanding of regulated processes and expectations. Our team's experience covers the full spectrum of civic building types. A select client list is provided below:

State Agency Clients

Commonwealth of Massachusetts
Nebraska Dept of Economic
Development
New York State Office of General Svcs
State of Florida Dept of Mgmt. Services
State of South Carolina Dept of
Administration
Texas Dept of Transportation
Texas Facilities Commission
Texas Historical Commission
Tennessee Valley Authority
Washington State Office of the A.G.

Federal Agency Clients

Air National Guard
Federal Aviation Administration
Federal Bureau of Investigation
Jet Propulsion Laboratory-NASA
Naval Facilities Engineering Command
Office of the Comptroller of the
Currency
Transportation Security Administration
U.S. Army Corps of Engineers
U.S. Dept of Agriculture
U.S. Dept of Commerce
U.S. Dept of Defense
U.S. Dept of Education
U.S. Dept of Health and Human Services
U.S. Dept of Homeland Security
U.S. Dept of Housing and Urban
Development
U.S. Drug Enforcement Administration
U.S. Fish and Wildlife Service
U.S. General Services Administration
U.S. Marshals Service
U.S. Patent and Trademark Office
Public Authorities

Metropolitan Pier Authority
New Jersey Housing Authority
North Texas Tollway Authority
The Port Authority of New York
The Port of Long Beach
The Port of Los Angeles

City & County Agency Clients

City of Alexandria, VA
City of Aurora, CO
City of Austin, TX
City of Bakersfield, CA
City of Casa Grande, AZ
City of Dallas, TX
City of Frisco, TX
City of Goodyear, AZ
City of Irving, TX
City of Long Beach, CA
City of McKinney, TX
City of Cedar Park, TX
City of Maricopa, AZ
City of Mesa, AZ
City of Miami, FL
City of Los Angeles, CA
City of New York, NY
City of Phoenix, AZ
City of Portland, ME
City of San Antonio, TX
City of San Diego, CA
Clark County, NV
County of Dallas, TX
County of Henrico, VA
County of Los Angeles, CA
County of San Diego, CA
County of Santa Clara, CA
County of Sonoma, CA
Maricopa County, AZ
Morristown Planning Board, NJ

b. Representative Projects

i. Project Name and Location

Dallas County Records Building Complex Renovation & Adaptive Reuse

Dallas, TX

The historic location of Jack Ruby's trial, the Dallas County Records building has a long and colorful history rife with equally colorful characters and stories. Gensler was tasked with the challenge of unifying all three buildings as the new offices for the Dallas County departments.

iii. Project Description

In addition to balancing the preservation of existing architecture and curating displays of significant artifacts, this was also an opportunity to create an efficient, effective, and modernized workplace for County staff members.

The team re-examined how the public interacts with county records, and focused on providing a more open and accessible approach to government and county services. We restacked the building to consolidate the most public services at ground level, and a café open to the public will be located in a historic courtroom that the design team will preserve, drawing the public into the heart of their city's history.

The team goal of achieving LEED Gold rating and WELL certification is a unique challenge in a project with such an important historic preservation component.

Methods used to achieve this status will include the replacement of all windows with energy compliant glass which maintain the building's character, replacement of centralized mechanical systems for efficiency and energy conservation, and maximizing daylight to staff spaces.



DIVIDER 5

Experience & References

Size

320,000 sq ft

ii. Year Completed

Est. September 2020

iv. Client Contact

Jonathon Bazan
Assistant County Administrator
214.653.6490
jonathon.bazan@dallascounty.org

v. General Contractor

Thos S. Byrne
Benjamin Robertson
817.665.1942

vi. Cost Data

Initial Construction Budget
\$138 million
Final Construction Cost
TBD

vi. Schedule

Project is under construction

Services Provided

Architectural Design
Interior Architectural Design
LEED Consulting
FF&E
Brand Design
Signage & Wayfinding
Exhibit Design
Historical Preservation
Programming

Principal in Charge

Paul Manno



Project Manager

Brian Nicodemus



DIVIDER 5

Experience & References

i. Project Name and Location

City of McKinney Public Safety Building Retrofit

McKinney, TX

This Needs Assessment and programming effort was conducted in support of a 15 year and 30 year period. With the aggressive growth in McKinney over the last decade, the facility has required both additional programmatic space as well as upgrades to compliment current operations.

iii. Project Description

The McKinney Public Safety Building is a Police and Fire Administration Building with phase I construction completed in 2006. The main building includes an emergency operations center with on site crime lab, holding, K-9, SWAT, crime labs, and fuel station for city fleet. Brian Nicodemus served as the Project Manager of this project while employed at PGAL and has continuously served this client through the transition to his employment at Gensler. While at Gensler, Brian Nicodemus has earned this repeat business with current programming and space plan updates. Currently, Pogue Construction has received Notice To Proceed on the construction of a retrofit project re-programming current space while adding a new entrance for press and the CID department.

Future phases being programmed will include parking decks and a maximization of the potential footprint of the building on the project site. Throughout the years of upgrades, ever-evolving changes to the building code have been considered to ensure the safety of the people in this facility. Ongoing projects at this facility have been conducted under multiple delivery formats including Design-Bid-Build and CMaR. Gensler's most recent retro fit design came in under budget allowing the City of McKinney to truly maximize their budget and plan for future needed upgrades

Size

83,000 sq ft + 16,000 sq ft retrofit

ii. Year Completed

Estimated 2020

iv. Client Contact

Patricia Jackson, PE, RAS
Facilities Construction
Manager
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069
972.547.7439

v. General Contractor

Sam Adams
Pogue Construction;
972.529.9401

vi. Cost Data

Initial Construction Budget
\$18 + 2.45 million
Final Construction Cost
TBD

vi. Schedule

Construction for retrofit:
current to 7/2019

Services Provided

Architectural Design
Interior Architectural Design

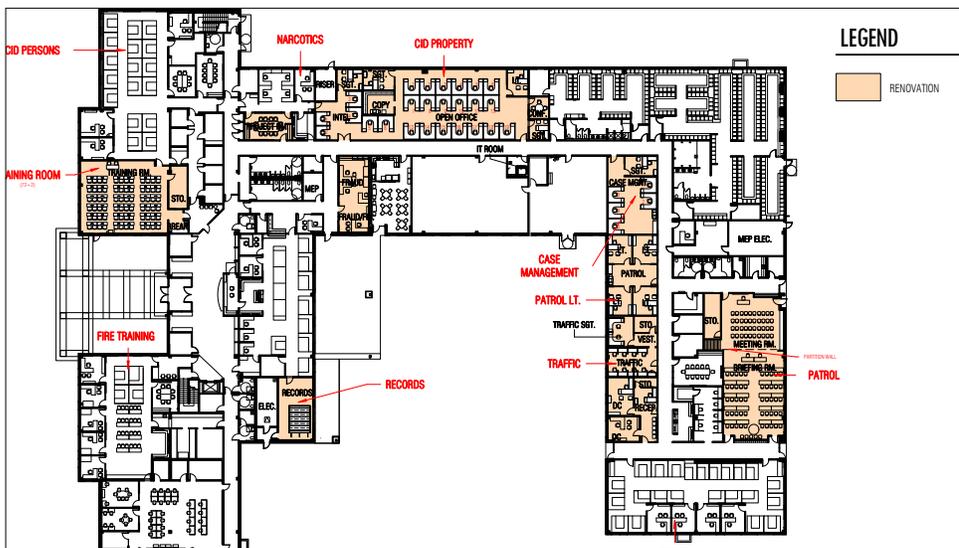
Principal in Charge

Paul Manno



Project Manager

Brian Nicodemus





December 4, 2018

Re: **Professional Recommendation for Gensler**

To Whom It May Concern:

This letter is written to provide a professional recommendation for Gensler, a design and architecture firm with offices in Dallas, Texas. I have worked with Brian Nicodemus, AIA on multiple projects for the City of McKinney and have always found him to provide excellent architectural services. From the beginning of project programming through the end of construction administration, he is extremely responsive and very customer oriented.

The first project on which I had the pleasure of working with Brian Nicodemus was a few years ago for the design and construction of the City's Public Safety Facility. This is a beautiful, two-story, 83,000 square foot facility located in the geographic center of McKinney. Mr. Nicodemus and the Gensler team are now working on the renovation and retrofit of approximately 16,000 square feet of that same facility and are doing a great job working with the City's selected construction manager at risk to integrate new spaces within the existing facility with phasing options for minimal disruptions to ongoing operations.

Mr. Nicodemus and the Gensler team are also currently working on a large expansion to the existing 80,000 square foot McKinney StarCenter Ice Hockey facility with a 45,000 square foot addition. The new space includes an amazing arena experience with an additional national hockey league sheet of ice, team and public locker rooms as well as other public spaces. Gensler was instrumental in providing multiple options and designing the addition in such a way that the Dallas Stars and the City of McKinney determined that the project was feasible.

In addition to providing outstanding service on the specific projects for which they were chosen using a qualifications based selection process; Gensler was also recently selected to provide on-call A/E services for the City for the next several years. The City of McKinney has a high level of confidence in Gensler for providing professional architectural services. Their capabilities have been well demonstrated in the variety of successful and quality projects with cost effective design solutions developed to meet the City's needs and expectations.

Based upon our very positive experiences, I am happy to recommend Gensler for the design of your facilities. Please call me at 972-547-7439 if I can provide additional information or answer any specific questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia L. Jackson".

Patricia L. Jackson, PE, RAS
Facilities Construction Manager

City of McKinney, Texas • PO Box 517 • McKinney, Texas 75070 • 972-547-7500 • www.mckinneytexas.org

DIVIDER 5

Experience & References

i. Project Name and Location

City of Dallas Fretz Park Branch Library*

Dallas, TX

The City of Dallas’ 2006 Bond listed 11 libraries to receive upgrades and additions to fit the current service model of the Dallas Branch Libraries.

iii. Project Description

The library, located at Belt Line and Hillcrest in Dallas, was geometrically confined for additions on all sides. The solution that Brian Nicodemus designed, while employed at PGAL, included “infilling” the leftover corners created by the existing X plan.

This allowed the required square footage to be added without encroaching on existing easements, parking, and adjacent bike trails.

**Experience of Brian Nicodemus prior to Gensler*



Image from dallaslibrary2.org/branch/fretz

Size

5,000 sq ft

ii. Year Completed

2015

iv. Client Contact

Mary Jo Giudice
Director of Libraries
City of Dallas Library
1515 Young Street
Dallas, TX 75201
214.670.7803

v. General Contractor

Darrell Lindsay
Core Construction
214.551.7409

vi. Cost Data

Original Budget
Final CC \$3.4 Million

vi. Schedule

Completed on schedule

Services Provided

Architectural Design
Interior Architectural Design
LEED Services
FF&E
Branding, Wayfinding

Project Manager

Brian Nicodemus



*Completed by Brian Nicodemus (serving as Project Manager) while employed at PGAL, and prior to joining Gensler



September 24, 2015

RE: Recommendation Brian Nicodemus

To Whom It May Concern:

It is with pleasure that I write this recommendation for Brian Nicodemus. I first met Brian three years ago when I took over the lead on the Fretz Park Branch renovation and expansion for the Dallas Public Library. This was a unique project as it had been tabled for a few years due to lack of funding so the designs got re-designed more than once. This might have caused another architect to have a bad attitude but Brian was positive and encouraging. He eagerly brought me up to speed, listened to my concerns and wishes and was willing to discuss ideas with me instead of dismissing me.

His commitment did not stop there. He actively worked with me to keep the communication lines open when I was struggling with some of the other professionals on the project team. He was willing to meet with me multiple times to when value engineering was needed to be sure my vision was maintained and the integrity of the project upheld. During the construction Brian never lost his patience, was readily available by phone to address any concerns and was proactive while working with the general contractor.

It was a pleasure to work on the Fretz Park Branch Library with Brian Nicodemus as his focus, professionalism and pleasant demeanor were unparalleled. I would recommend him with the highest regard for any project.

Sincerely,

A handwritten signature in blue ink that reads "Jo Giudice".

Jo Giudice, MLIS

Director of Libraries

City of Dallas

Maryjo.Giudice@dallascityhall.com

1515 Young Street, Dallas, TX 75201

DIVIDER 5

Experience & References

i. Project Name and Location

City of Dallas Hall of State at Fair Park

Dallas, TX

The Hall of State is one of the most significant cultural buildings in the City of Dallas.

iii. Project Description

Housed at Fair Park and incorporated into the City of Dallas inventory in 1937, not only is the building a part of Dallas' history but the building houses historic artifacts such as Sam Houston's handwritten account of the battle of San Jacinto. This building's renovation includes upgrading the mechanical systems to provide the correct humidification values for storage of artifacts, electrical upgrades to current standards, and restoration of the building's envelope.

This project required careful tracking of anticipated construction costs. First, Gensler was tasked with creating an assessment report generating a priority matrix to help the City maximize their budget.

The outcome of the assessment report essentially generated the project scope for the design team. Costs are tracked on a regular basis to ensure there aren't any surprises. This project has the potential to face high public scrutiny. For this reason, Gensler has provided all required documentation and backup to support every decision made by the stakeholders. Consensus building has occurred as a direct result of this team's ability to present the facts in a clear and concise manner.

Size

50,000 sq ft

ii. Year Completed

Est. Completion Fall 2019

iv. Client Contact

Stefan Kesler, RA, LEED AP
Senior Architect, Project
Manager
City of Dallas
Dallas Park and Recreation
Department
1500 Marilla, Room 6FS
Dallas, TX 75201
214.670.4109

v. General Contractor

TBD, Project is currently in
Assessment Phase

vi. Cost Data

Initial Construction Budget
\$10 million
Final Construction Cost
TBD

vi. Schedule

Design schedule was reduced
by 6 months

Services Provided

Architectural Design
Interior Architecture
Historic Preservation
Dallas Green Code
LEED Services

Project Manager

Brian Nicodemus



i. Project Name and Location

Dallas Police Department HQ and Substations Security Upgrades

Dallas, TX

This project included improvements to the Jack Evans Police Headquarters and all Police Substations to provide improved control and security at these facilities.

iii. Project Description

Changes to the existing facilities provided level 7 ballistic barrier around the public lobbies and replacement of existing windows with level 7 ballistic windows. Changes at the headquarters building also involved re-design of the main lobby and desk; upgrades were performed throughout the building for modernization of access control systems.



Size

10,000 sq ft aggregate

ii. Year Completed

2018

iv. Client Contact

Paul M. Schuster, 4931
Senior Corporal / Facilities
City of Dallas
Dallas Police Department
Personnel Division / 1400 S.
Lamar Street
Dallas, TX 75215
C: 214-213-8839
paul.schuster@dpc.ci.dallas.
tx.us

v. General Contractor

Turner Construction
Doug Karr
972.670.6450

vi. Cost Data

Initial Construction Budget
\$1.9 million + \$235K FF&E

vi. Schedule

Completed on schedule even
with reduced funding

Services Provided

Interior Architectural Design
Security Design
Construction Administration

Principal in Charge

Paul Manno



Project Manager

Brian Nicodemus



DIVIDER 5

Experience & References

i. Project Name and Location

Collin County Courthouse* Renovation & Expansion

McKinney, TX

Designed in the neo-classical architectural style, this 300,000,-square-foot courthouse includes 13 courtrooms and two hearing rooms.

iii. Project Description

This two-phase courthouse design responds to a master plan also prepared by PGAL. Phase 1 houses operations for the district courts, district attorney, and clerk of courts.

Phase 2 added 175,000 square feet, including 10 new courtrooms, enhanced technology in two existing courtrooms, and expansions to jury assembly, district attorney, and clerk spaces.

**Experience of Brian Nicodemus prior to Gensler*



**Project completed by Brian Nicodemus as Project Manager previously to joining Gensler*

Size

300,000 sq ft + 175,000 sq ft

ii. Year Completed

2006 + 2009

iv. Client Contact

Client Contact (change):
Brad Harris
4600 Community Avenue
McKinney, Texas 75071
972.547.5492

v. General Contractor

Hunt Construction + Turner
Construction

vi. Cost Data

Initial Construction Budget
\$42 million + 26 million

vi. Schedule

Both projects delivered on schedule

Services Provided

Architectural Design
Interior Architectural Design
Security Design
Courtroom Design
FF&E

Project Manager

Brian Nicodemus



*Completed by Brian Nicodemus (serving as Project Manager) while employed at PGAL, and prior to joining Gensler



COLLIN COUNTY

Construction & Projects
4600 Community Ave.
McKinney, Texas 75071
Phone: 972-547-5492
FAX: 972-547-5385

September 21, 2009

Re: Collin County Master Plan, Collin County Courthouse, Jack Hatchell Administration Building and the Collin County Courthouse Addition and Renovation

To Whom it May Concern,

Collin County has had an exceptional relationship with PGAL for more than five years. To date, PGAL has completed the Collin County Master Plan, Courthouse and the Jack Hatchell Administration Building. Most recently, PGAL completed the design to the Courthouse Addition/Renovation and the Central Plant Upgrade projects. I have personally found PGAL to consistently bring solutions to the many challenges and issues that arise, even well beyond the project closeout and warranty period.

For example, on the Jack Hatchell Administration Building, PGAL was there to assist us towards the end of construction when the general contractor was struggling to meet their schedule. Brian Nicodemus (Project Manager) put in a significant amount of overtime to work with the County to make sure that we had a detailed punch list, which he then followed up with the general contractor until the building was complete. The level of quality control we received from Brian's team went above and beyond the call of duty. Brian worked closely with me to ensure that every detail in the design was delivered and that Collin County ultimately received the best value for our dollar. This particular project came in under budget and on time.

PGAL has demonstrated a unique ability to listen to the County's needs and continues to provide design solutions to our challenges. Brian's team continuously demonstrates a commitment to the County's goals and consistently exceeds our expectations. Their attention to detail and adherence to budgets and schedules has been a hallmark of our projects.

In summary, I would recommend PGAL on any design project and I look forward to working with them again. Should you need additional information please do not hesitate to contact me at 214.205.7322 or bjharris@co.collin.tx.us.

Sincerely,

Brad Harris

Brad Harris
Project Coordinator
Collin County Construction



DIVIDER 5

Experience & References

c. List of Current Contracted Projects

Gensler has nearly 4,000 active clients. Below is a select list of notable projects currently under contract with Gensler's Dallas office:

- American Airlines Campus, Fort Worth, TX
- Toyota Music Factory, Irving, TX
- Energy Square Repositioning, Dallas, TX
- Dallas County Records Building, Dallas, TX
- City of Dallas, Hall of State
- City of McKinney Public Safety Building Police Retro Fit, McKinney, TX
- US Citizenship & Immigration Services, Irving, TX
- GreenStreet Repositioning, Houston, TX





Management Approach

DIVIDER 6
Management
Approach

A Community-driven Result

We are not driven by adding square footage, but by rethinking concepts of space and reshaping how a public building can best accommodate the needs of its staff, administrators, and community.

a. Project Understanding

Gensler understands that the City of Farmers Branch faces a unique opportunity in meeting the current and potential needs of its rapidly growing city, as well as the demands of the 21st century library. The library seeks to re-frame its purpose to serve as a hub of citizen-focused services, providing equal accessibility to knowledge, and we expect to see more of this diverse use in the future.

As the City of Farmers Branch prepares for this next evolution, we will leverage our experience with community engagement to develop and implement a program that invites and encourages the Farmers Branch community to actively participate and shape the vision for the new Public Library. Using past experience, research, and a community-engaged methodology, Gensler will approach the service design and strategic plan using the activities outlined in the following pages.

b. Organization

Our team proposes a work plan organized around the activities of Discover, Engage, Define and Deliver.

DISCOVER: Research and Site survey

- Understand findings and goals from past and current strategic plans, if applicable.
- Visit existing library to understand current conditions, uses, and offerings.
- Understand the existing library's user profiles, current library data and demographics.
- Provide insight into best practices, critical thinking and emerging trends related to the future of community libraries.
- Identify elevated level of opportunities and challenges for the near and long-term.

ENGAGE: Service Design, Community Activation & Engagement

- Engage City of Farmers Branch Library leadership via interviews, workshops and town halls to solicit their thoughts and points of view.
- Understand the foundational vision, values, and goals that will serve as guideposts throughout the design effort.
- Provide insight into the role of the library and how it can evolve with the overall growth and evolution of Farmers Branch.

DEFINE: Findings & New Opportunities

- Share what we learned with steering committee. Confirm and align expectations based on these findings.
- Deliver the initial needs and opportunities report for The City of Farmers Branch.

DELIVER: Final Needs Assessment Report

- Present the results of the Needs Assessment report to the Library stakeholder groups and City of Farmers Branch
- Provide the local community with ideas to implement based on the Needs Assessment report.

c. Stakeholder Input

Gensler will engage our consultant and internal experts to connect with all stakeholder and visionaries in a kick-off meeting to share initial ideas, get to know each other, and discuss how to get the most out of the design and programming effort for this new library and park connection. We see the library as a programming and assessment as an internal focus, but with an external focus to tie the library in with the park in a seamless manner. We see the park as a continuation of the great

DIVIDER 6

Management Approach

Farmers Branch parks coupled with a relationship to the library program and citizen involvement. Gensler will host focus groups with our experts to discuss the overarching goals of the project. Through regular design meetings, we have found that these teams of consultants and clients start to hit their stride by the third meeting. This is where we start to introduce concepts and keep the momentum moving forward. After each meeting, Gensler will analyze the data from the meetings to provide updates and design solutions in real time.

d. Project Controls

The success of Gensler's approach ultimately depends on our ability to control the process. Our experience in managing projects has taught us to develop systems for monitoring decisions, schedules and cost.

- Schedule, budget and quality control are all management tasks which benefit from collaboration, communication, and close partnership between Gensler and clients.
- We utilize Project Plans and our Genisys database, including the PM Dashboard, to develop, refine and monitor fees throughout projects.
- Gensler brings clients an extensive knowledge of construction methods, materials and alternatives in order to develop options that let you achieve workplace goals within the budget that suits your organization.
- Critical path scheduling helps us anticipate potentially derailing issues and develop solutions.
- Quality assurance at Gensler is owned by the project team, not just a quality manager, and is a process that is integrated into every project phase.
- Every project maintains a Project Quality Manual which uses a series of checklists to review quality at steps throughout a project.
- Milestone quality reviews by senior staff outside the project team ensure an objective review.

e. Client Communications

Gensler will streamline communications with both the City and Construction Manager. We will meet and determine the preferred communication methods for all parties and will discuss different possible scenarios to test the protocol. When agreed upon, Gensler will document the communication protocol and distribute for team use. The communication protocol must identify key relationships based on the types of decisions each member will be making and preserve those relationships on the organizational chart. For example, on previous projects we have established what we call the Executive Committee. This group is populated by the key leadership from each contracting party. These decisions are sometimes passed along to the main project contacts for implementation. Every meeting will be documented with minutes, sent out no later than two days after the meeting. The tracking in these minutes will show areas where improvement may be needed and resources should be placed to keep the schedule intact.

f. Code Adherence

Gensler is required, by firmwide protocol, to document and satisfy, without a shred of doubt, all code requirements. Our technical director in the Dallas office created the documentation protocol that is now used firmwide. In that protocol, our project architect is the single point of contact between the design team and all authorities having jurisdiction. We are required to take a proactive approach to both understanding and satisfying the code requirements. We will set meetings to share code language and interpretations with the AHJ to ensure we understand the correct code interpretations and also be sure that the AHJ understands the goals of the project. From there, we will not change any nomenclature in the documentation during any phases so that we avoid any confusion on either party's basis. At each phase, Gensler documents the agreed upon methods for meeting code needs. We will share that information with the client for record purposes.



Visuals

Here's an idea... **LEaP** into the Future!

We would love to engage with the community, the library board, and city staff to expand, evolve, and develop this idea into the future signature library in the region. The parts are all there, a great park like site centrally located in the city, ample room to accomplish the program indoors and outdoors, trail connections, a forward thinking city leadership. This design team is the one that can put them all together and develop a response the community will be proud of.



Finding Inspiration

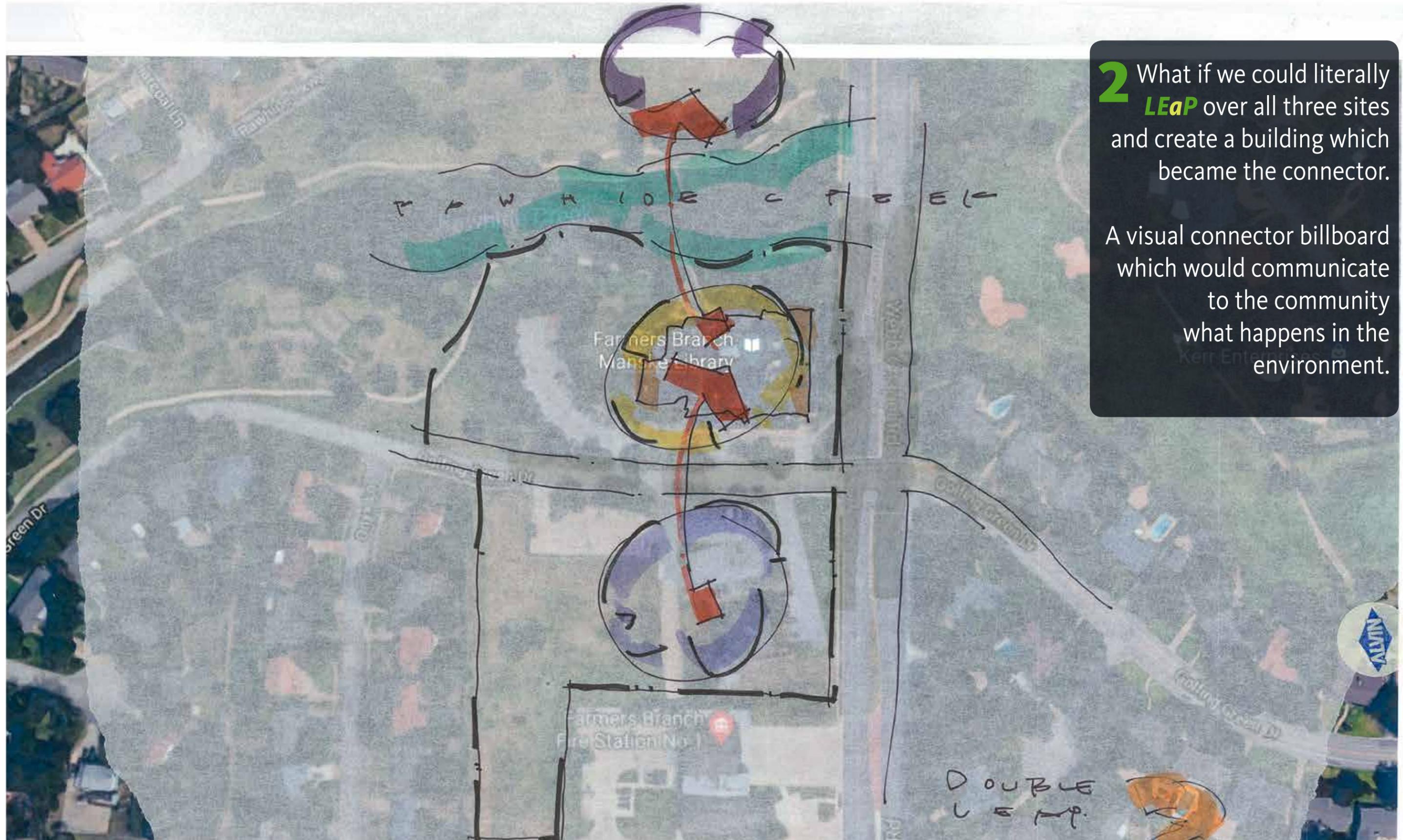
In the following pages, we present a preliminary concept for the New Farmers Branch Public Library. We understand this project to be a community hub, welcoming and efficient, integrated into its context and flexible in its functions. We hope our enthusiasm, energy, and technical capabilities are reflected in these conceptual images.





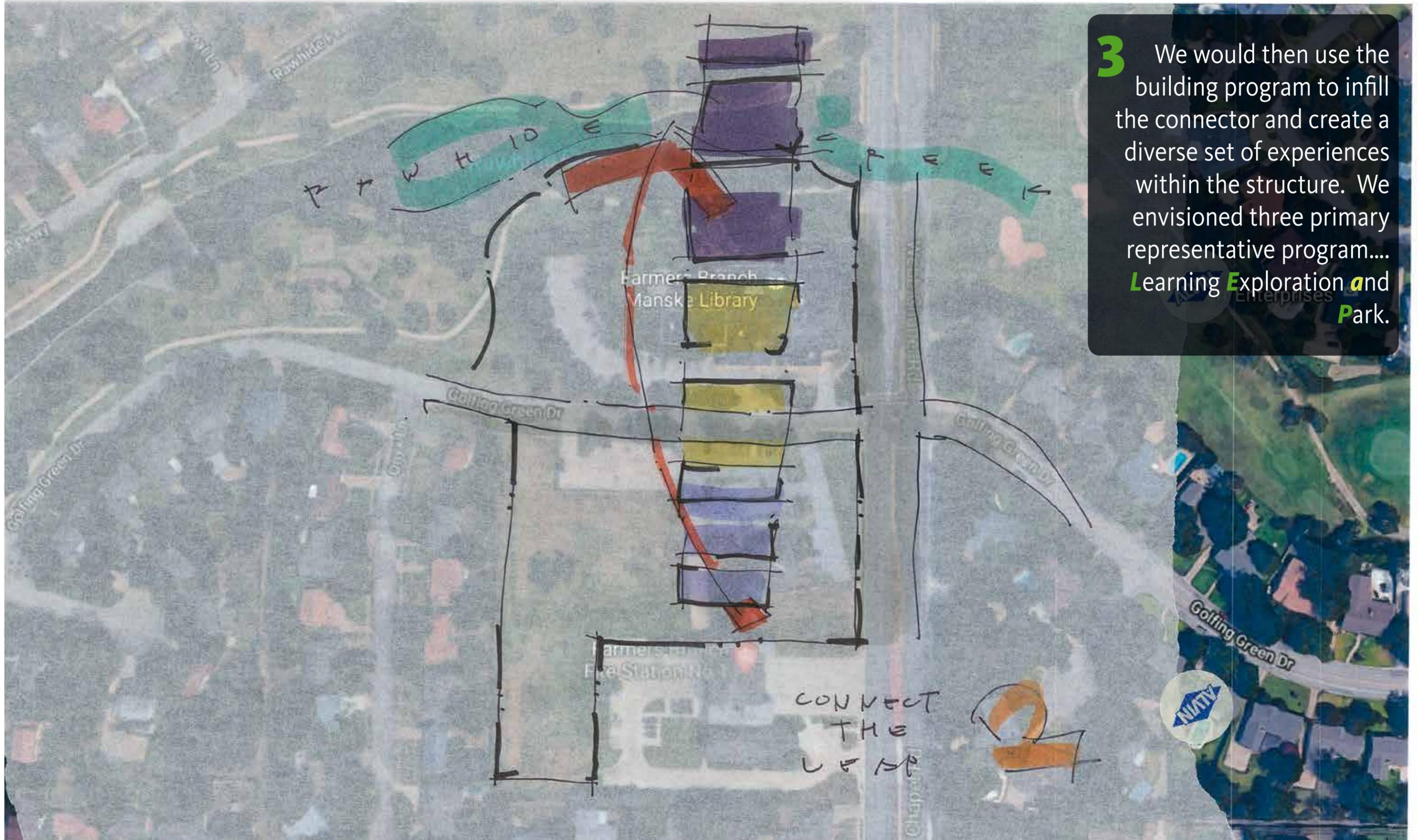
1 In our thinking, there are three sites which are currently disconnected from each other. A missed opportunity to engage Building, Park and Community.

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2 What if we could literally **LEaP** over all three sites and create a building which became the connector. A visual connector billboard which would communicate to the community what happens in the environment.

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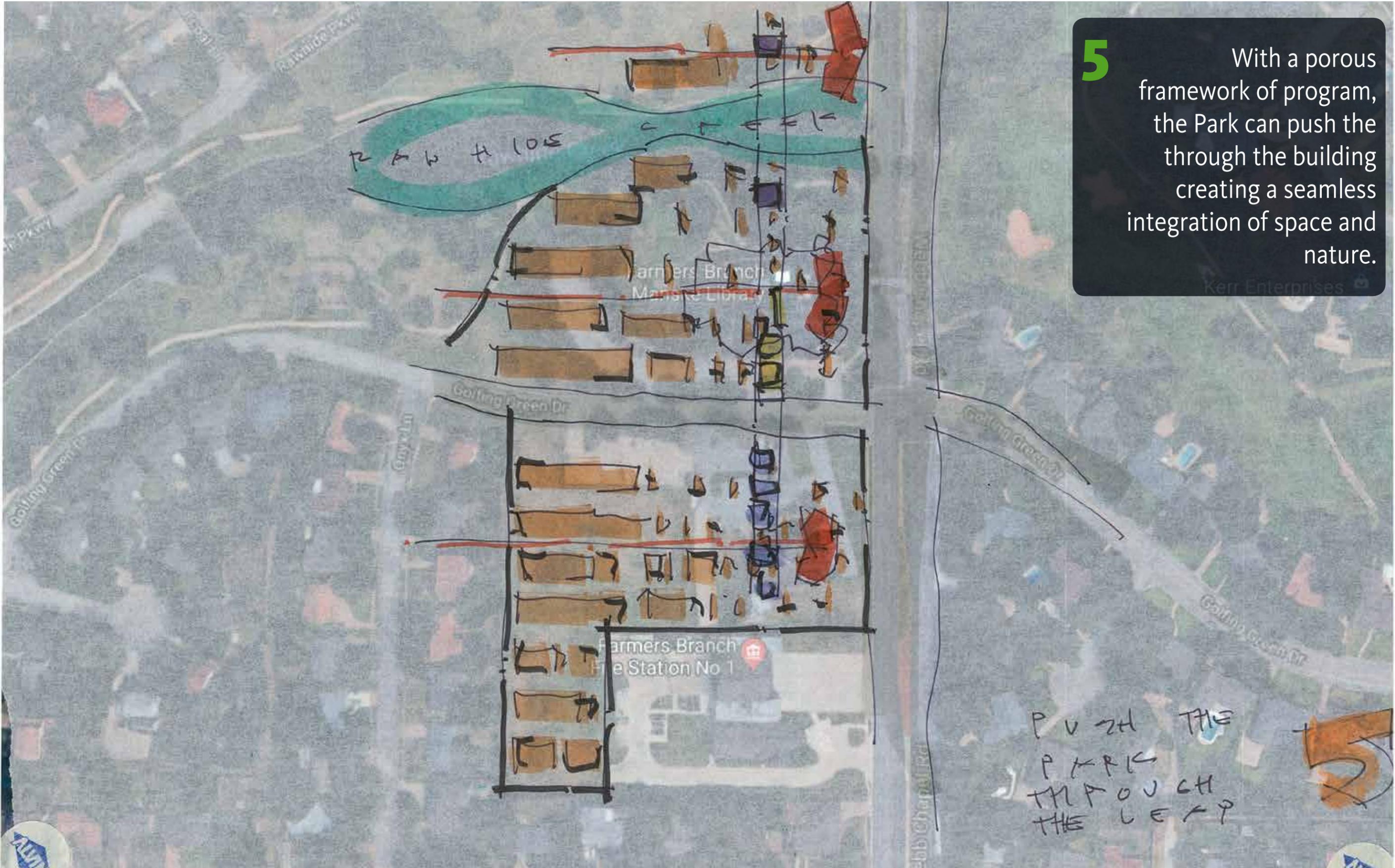
3 We would then use the building program to infill the connector and create a diverse set of experiences within the structure. We envisioned three primary representative program... **L**earning **E**xploration **a**nd **P**ark.

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4 Then, we stretched the **LEaP**, to distribute the program along the length of architecture. Creating dynamic spaces and identity for each program element which enhances the visibility of the community billboard.

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5 With a porous framework of program, the Park can push the through the building creating a seamless integration of space and nature.

PUSH THE
PARK
THROUGH
THE LEAP

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6

LEaP: A Library in the Park
Gensler

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7
LEaP: A Library in the Park
Gensler

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8
LEaP: A Library in the Park
Gensler

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