



**FARMERS
BRANCH**

City of Farmers Branch
13000 William Dodson Parkway
Farmers Branch, Texas 75234

**ADDENDUM #1
TO
Request for Qualifications (RFQ) for Architectural Services
for
Farmers Branch Public Library**

The Submittal Closing Date and Time for this RFQ has been **CHANGED**. Please note that the **NEW DATE & TIME** for submittals to be received by **3:00 P.M. ON FRIDAY, JANUARY 25, 2019.**

SUBMITTALS NOW DUE PRIOR TO January 25, 2019 at 3:00 p.m.

PREPARED BY:

Lee Hammock, C.P.M., A.P.P.
Purchasing Agent
City of Farmers Branch

DATE: January 3, 2019

Vendor's authorized representative should acknowledge receipt of Addendum #1 below and return this form along with the submittal to the Office of the Purchasing Agent at the address designated on the Request for Qualifications.

Company Name: LRK Inc.

Acknowledged by (Signature): 

Printed Name: Craig J. Henry, AIA

Title: Principal

Date: 1-25-19

**REQUEST FOR QUALIFICATIONS
FOR ARCHITECTURAL SERVICES**

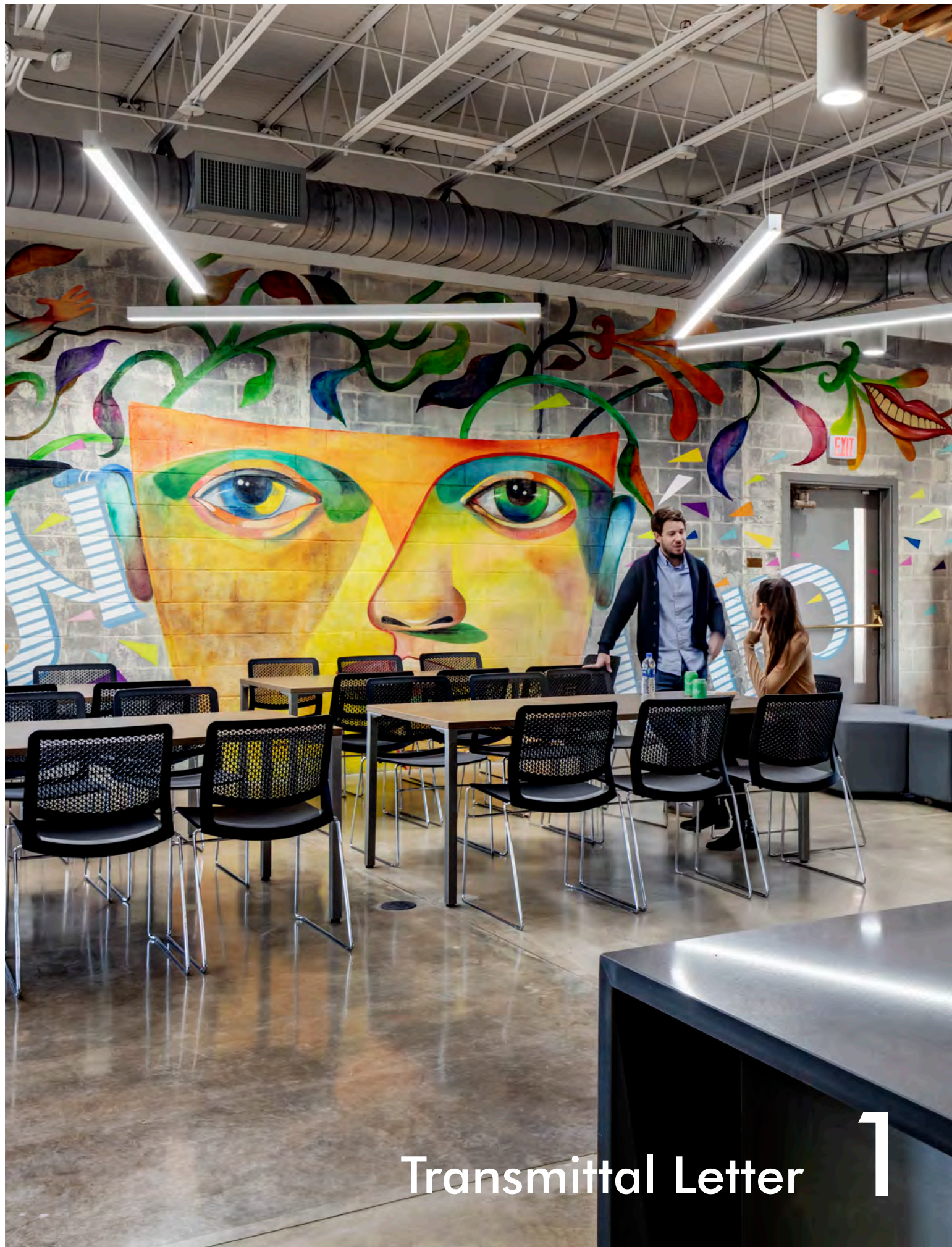


**FARMERS BRANCH PUBLIC LIBRARY
CITY OF FARMERS BRANCH**

**SUBMITTED BY
LRK INC.
JANUARY 25, 2019**

TABLE OF CONTENTS

1. Transmittal Letter	5
2. Firm Information	8
3. History & Qualifications	13
4. Financial & Legal Status	31
5. Experience & References	34
6. Management Approach	59
7. Visuals	65



Transmittal Letter 1



January 25, 2019

Lee Hammock
Purchasing Agent
City of Farmers Branch
13000 William Dodson Pkwy.
Farmers Branch, TX 75234

RE: RFQ for Architectural Services for Farmers Branch Public Library

Dear Lee:

LRK is delighted to present our team's qualifications for design services for the new Farmers Branch Public Library. LRK is a nationally recognized full-service architectural, planning, and interior design firm. We believe our team is exceptionally qualified to help lead this project because of our specific experience with civic and cultural institutions, including libraries such as the Benjamin L. Hooks Central Library in Memphis, West Osceola Branch Library in Orlando, and the Rouzan Branch Library in Baton Rouge. Our extensive portfolio also includes schools, training/conference centers, art museums, facilities with maker space, corporate offices, and data intensive facilities.

Our approach, designing from the inside-out, means that the real and complex planning issues that make a building work—for the staff as well as for the user—are translated into solutions which are creative and flexible. Our concepts develop from a clear understanding of the programmatic and functional requirements which define the building floor plate and ultimately influence the shape of the building.

For all of our projects, we put a special emphasis on placemaking, seeking to improve the human condition while creating environments for people to grow and interact. LRK has designed multiple youth-oriented spaces, such as Cloud901, which transformed 8,300 square feet on two levels of an existing central library into a highly flexible, technology-rich teen learning lab. LRK also designed the recently completed Fannie C. Harris Youth Center to support homeless teens and young adults by offering modern, comfortable communal space for a range of activities.

LRK has also worked on a variety of projects that have successfully integrated public art, including the Benjamin L. Hooks Central Library. As an exploration of the impact art can make in public spaces, LRK worked closely with a dozen different artists to create an unparalleled experience. The library was one of the first projects in Memphis to incorporate public art, and this partnership helped launch the Urban Arts Commission. From art selection to commissioned works; from overseeing fabrication to installation, we are able to weave art into the fabric of the design versus placing it abstractly into the finished space.

LRK's projects reflect a commitment to preserving our resources and ensuring the needs of future generations. Crafting a customized strategy for each project, LRK's green practices range from the use of environmentally friendly products and smart growth design principles to LEED certification. LRK has completed \$450 million worth of LEED, Energy Star, and NGBS green certified projects. Our sustainable expertise also includes the green home improvement store TreeHouse, located in Dallas' newly renovated The Hill Shopping Center. TreeHouse is net-positive, meaning that it produces more energy than it uses, a first for big-box retail in Texas.

Our team also includes Denelle C. Wrightson, who has specialized in library planning and design throughout her 35-year career. With a unique understanding of user needs, her experience includes more than 250 library facilities, ranging in size from 1,000-square-foot additions to design and construction of new libraries of more than 160,000 square feet. Denelle is a frequent speaker at library association meetings at the local, state, and national level, and she is known for her ability to bring consensus of opinion to groups of all sizes.



In addition, Studio Outside will be providing landscape architecture for our team. We believe the library's location within Rawhide Park provides a unique opportunity to integrate the library within the park setting and having Studio Outside on our team will help us to maximize this relationship. Studio Outside is passionate about creating artful places through design with thoughtful intent – by thinking critically about the context they are working in, by envisioning the highest use of a place, and by realizing that a successful landscape is as poetic as it is practical.

LRK is built upon the fundamental strength of our ability to collaborate with our clients, listen to both their spoken and implied language, and respond with designs that are not only physical manifestations of their vision, but that also possess the qualities of timelessness in aesthetic, durability, and ease of maintenance. Our reputation is one of creativity and integrity, diligence, reliability, and the strength of experience to successfully navigate projects through complex and challenging team structures, budget parameters, and mission critical completion schedules.

We would be honored to collaborate with you to realize your vision for the future of the Farmers Branch Library. Our team is fully available and committed to assist with senior level expertise in design and technical professional services. Our Dallas-based team has extensive experience in local building practices and is ideally located to provide dedicated day-to-day service throughout all project phases. We are accustomed to working under tight schedules and we have first-hand knowledge of the many variables that must be coordinated to ensure on-time delivery.

We look forward to meeting with you in person to provide additional details on our design approach and to answer any questions you may have about our experience and capabilities. Please feel free to contact me at 214.389.3816 or by email (chenry@lrk.com) should you have questions or need additional information. The contents of our RFQ response will remain effective for a period of 90 calendar days. Thank you again for the opportunity to share our qualifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Henry', written over a horizontal line.

Craig J. Henry, AIA
Principal



Firm Information 2

Firm Information

a. Firm name, addresses, and telephone numbers of all firm offices.

LRK Inc.

150 Turtle Creek Blvd., Suite 104D
Dallas, TX 75207
214.389.3816

1680 Lobdell Ave., Suite E
Baton Rouge, LA 70806
225.928.4905

671 Front St., Suite 220
Celebration, FL 34747
407.566.2575

319 President Clinton Ave., Suite 201
Little Rock, AR 72201
501.246.3950

175 Toyota Plaza, Suite 500
Memphis, TN 38103
901.521.1440

643 Magazine St., Suite 102
New Orleans, LA 70130
504.558.1885

217 Nassau Street
Princeton, NJ 08542
609.683.3600

Public Ledger Building, Suite 756
150 S. Independence Mall West
Philadelphia, PA 19106
267.804.7040

b. Structure of firm, i.e., sole proprietorship, partnership, corporation, and size of firm.

LRK is a corporation with 115 employees.

c. Years firm has been in business.

35 years

d. Names of principals in firm.

J. Carson Looney, FAIA
Frank Ricks, FAIA, LEED AP
Damon Brider, AIA
Victor Buchholz, AIA
Jim Constantine, PP
Rebecca Courtney, ASID, IIDA
Elaine Covin, CPA
Craig Henry, AIA
Mark Jones, AIA
Nando Micale, FAIA, AICP, PP
Rob Norcross, AIA, LEED AP
Tony Pellicciotti, AIA, CDT, LEED AP



Benjamin L. Hooks Central Library

Amy Smith
Mike Sullivan, AIA
Scott Van Der Jagt, AIA

e. Primary contact.

Craig Henry, AIA - Principal in Charge
LRK Inc.
150 Turtle Creek Blvd., Suite 104D
Dallas, TX 75207
214.389.3816
chenry@lrk.com

f. Organizational description.

LRK is a nationally recognized architectural, planning, and interior design firm. With offices in Dallas, Baton Rouge, Little Rock, Memphis, New Orleans, Philadelphia, Princeton, and Celebration, FL, LRK is intent upon creating places that make a difference in people’s lives. LRK has a staff of 115 in eight offices, making us one of the largest full-service design firms in the eastern United States. Our size means we have the available resources to address the various issues that can arise in complex projects and still meet our clients’ critical deadlines. LRK has a deep bench of talent, and we are committed to giving our best effort and talent to your project from beginning to end.

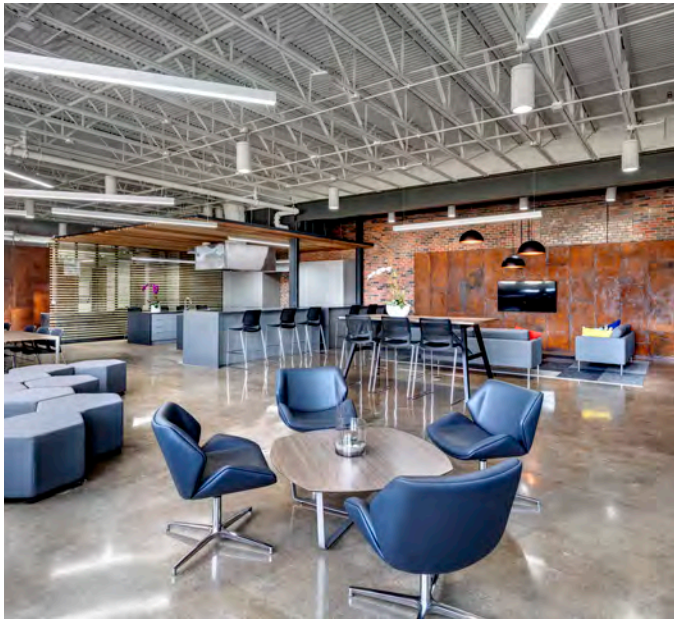
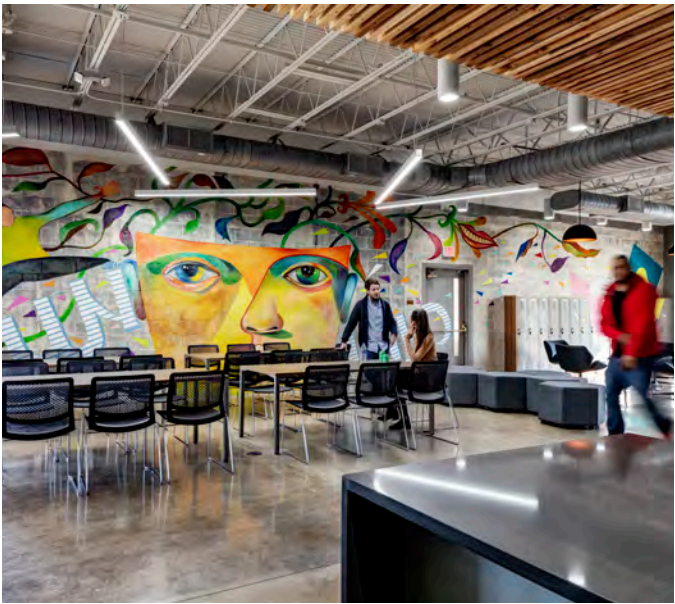
Personnel Breakdown

Principal	15
Architect	30
Interior Designer	10
Planner	5
Intern Architect	37
Construction Admin.	2
Graphics	1
Accounting	4
Information Services	2
Administration	9
Total	115

g. Description of firm’s philosophy.

Every project starts and ends the same way: We listen. We believe that each project will generate a specific solution that is a product of careful research, analysis, creativity and interaction with our clients. Great design evolves from a clear understanding of our clients’ real needs and goals within the boundaries of cost and time.

Understanding the user and their experiences - Our buildings shape and influence us — the way we live, learn, work, and play. It is this interaction, this continual exchange with our environment, that drives LRK to design better places at any scale, at any budget. Our creative design solutions consider both the user and context in order to achieve meaning, value, purpose and longevity. Architecture should be beautiful in form, proportion and material — and it should enhance our lives.



Fannie C. Harris Youth Center

Collaborating for results - Integration and collaboration with clients, stakeholders, engineers, specialty consultants, and contractors generate greater value for a project. We provide optimum design solutions that exceed expectations by seeking out diverse perspectives and expertise. At LRK, our projects undergo intensive critique and refinement through an open review process. We invite clients to actively participate in the process, contributing to a more holistic solution. This open culture throughout the firm reflects the collaborative spirit of the founding principals.

Conducting project research - LRK approaches project research from multiple levels. We immerse ourselves in our clients' mission, purpose, culture and vision. We listen to how you talk about who you are and who you aspire to be in the future. We listen between the lines of speech. We listen to what others say about you. Through interviews, discussion, imagery and workshops we come to know you. We observe your current environment and we dream with you. We do our best to put ourselves in your place, to walk in your shoes and anticipate your needs. We bring our wealth of experience and collective skill sets with the sole intention of raising the bar for you, of making your library more than you ever dreamed it could be.

Creating consensus through participatory design - Our participatory design approach follows a process of exploring programming and design alternatives via the charrette process, a format that fosters creative and collective brainstorming. A problem cannot be solved until it is defined; therefore we believe in an integrated process from the outset and invite the client, project stakeholders, and end users to collectively examine the driving factors facing each user group – from reinforcing the mission and goals of the client to achieving increased building efficiency. Furthermore, by drawing on a local consultant team of experts, we can evaluate all design decisions from the perspective of each constituent in an attempt to achieve an overall balanced design solution.

Creating a strong sense of place - Every day we come to work with a mission: to create special places. From a collaborative library experience to the flexibility of an interior workspace to the identity created by a town square, we put our passion and energy into creating places that will make a difference in people's lives. Each project is an opportunity to improve, complement and, in some cases, complete the fabric of the surrounding environment with sustainable, creative design solutions that support and enhance quality of life.

Details - The sensitive expression of details—whether the careful placement of glass to artfully transmit daylight, the orientation of a stairway to seamlessly connect architecture and the intuitive path of travel, or the rational transition of finishes—can make one's experience of a building memorable. The design and execution of details brings the building to a human scale, encouraging interaction between individual and structure, and enables the user to experience the spirit of the place—both consciously



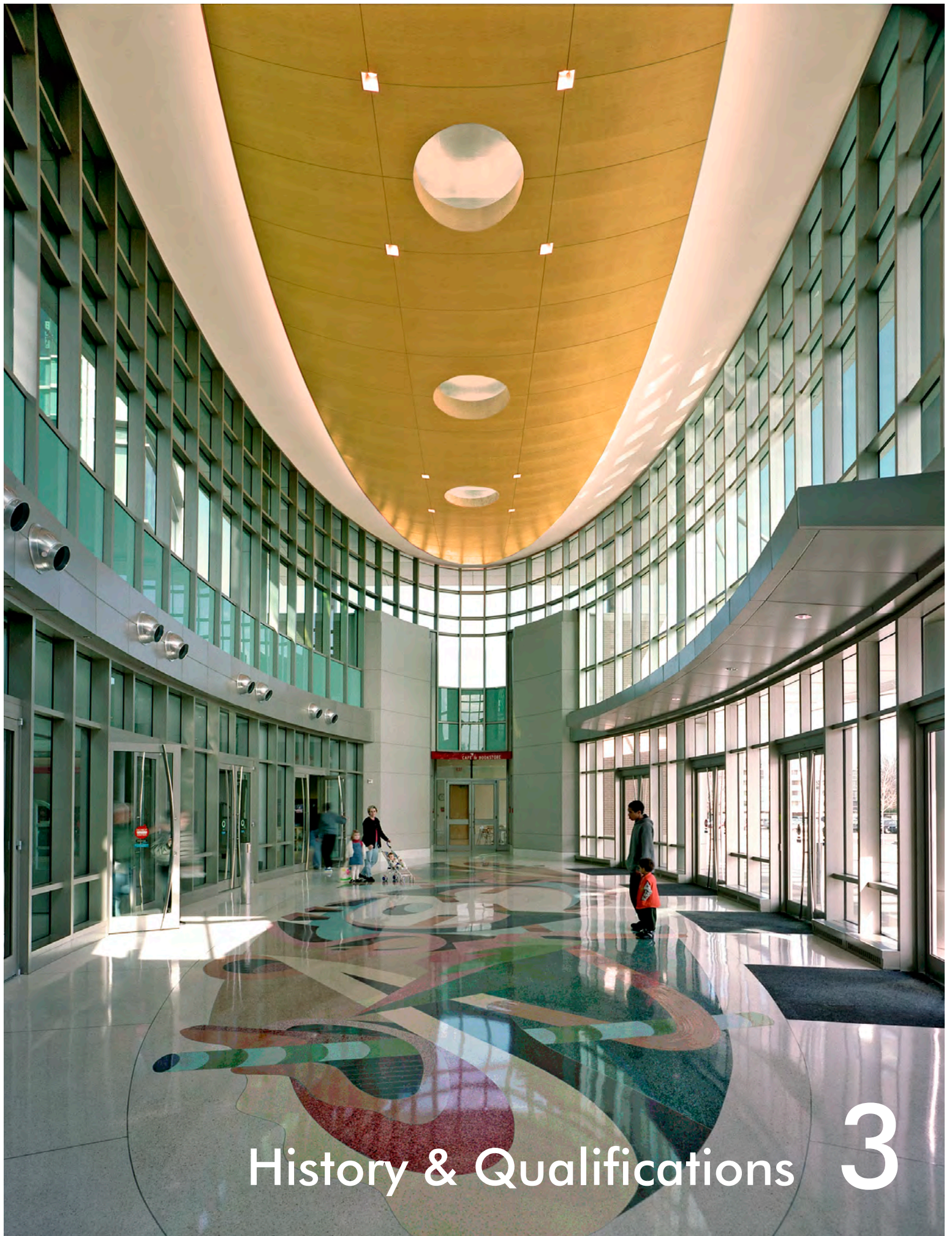
Cloud901 Teen Learning Lab

and subconsciously. We integrate each material, surface, building system and component to create a whole that not only conveys the client's stature and mission but also invites each user into an environment that is aesthetically pleasing and efficient.

Cost effective design - LRK consistently demonstrates that cost effectiveness and good design work hand in hand. LRK takes pride in our ability to meet project budgets with creative, functional, beautiful solutions. We know the questions to ask, when to ask them, and of whom to ask them. We have strong rapport with our consultants and general contractors; we value their expertise and experience, and they know it. We understand how to work together to test ideas for effectiveness, impact and cost. Our team's breadth of project experience is unparalleled, and we have a long list of dedicated clients who attest to our ability to listen well, understand an organization's mission and culture, and deliver appealing, functional, enduring spaces.



West Osceola Branch Library



History & Qualifications 3

General Company History & Qualifications

a. A brief history of the Architect and the services routinely provided in-house on municipal (or related) building projects.

LRK Inc.

LRK is a nationally recognized full-service architectural, planning, and interior design firm. With offices in Dallas, Baton Rouge, New Orleans, Little Rock, Memphis, Philadelphia, Princeton, and Celebration, FL, LRK is intent upon creating places that make a difference in people's lives. The services we offer are unconventionally comprehensive, ranging from master planning and feasibility studies, to visioning and programming, to project management and post-occupancy evaluation. We offer this array of services in an effort to fulfill the varying needs of each client. Our goal is to assist the client throughout a project from conception to move-in and through years of continued operation, if so desired.

Working in the public realm is an honor and a responsibility. LRK is pleased to have had the opportunity to design civic structures and cultural institutions that shape the built environment and create lasting value for the communities we serve. We have a depth of experience with a variety of relevant project types: libraries (e.g., the Benjamin L. Hooks Central Library in Memphis, West Osceola Branch Library in Orlando, and the Rouzan Branch Library in Baton Rouge), educational facilities, training/conference centers, art museums, facilities with maker space, corporate offices, and data intensive facilities. We know and understand the technologies and issues of libraries to properly communicate with and support the library staff throughout this process.

LRK is built on the premise that good design is inherently sustainable and that a key component of good design is the efficient use of energy resources at all levels. Beginning with understanding the client's development goals, LRK crafts a strategy that provides the greatest value to the client. We investigate and test new technologies, incorporating only the aspects that meet our client's needs. LRK has completed \$450 million worth of LEED, Energy Star, and NGBS green certified projects, and we have more than \$200 million of projects under construction that are currently pursuing green building certification.

LRK always looks for creative ways to maximize the long-term value of a project. Our fundamental philosophy identifies the client's goals, objectives, needs and expectations and applies principles of good design to each aspect of a project in a manner appropriate to the project and client. No two projects are alike – and we offer no rote solutions. We believe in tailoring our project approach to offer the perfect expertise for each project.

Denelle C. Wrightson, AIA, NCARB

LRK will be teaming with Denelle C. Wrightson, AIA, NCARB, a nationally recognized library planning and design consultant based in Dallas. Denelle has specialized in the planning and design of libraries throughout her career. As a recognized library design specialist, her experience includes more than 250 library facilities, ranging in size from 1,000-square-foot additions to design and construction of new libraries of more than 160,000 square feet. Her greater than 35 years experience, coupled with six years of employment in libraries has provided her with a unique understanding of user needs and a sensitivity to design. Denelle is a frequent speaker at library association meetings at the local, state and national level. She is currently the ALA BES representative for IFLA. She is highly regarded by her clients for her ability to bring consensus of opinion to groups of all sizes.

Studio Outside

Our team also includes Dallas-based Studio Outside for landscape architecture. We believe the library's location within Rawhide Park provides a unique opportunity to integrate the library within the park and having Studio Outside on our team will help us to maximize this relationship. Established in 2010, Studio Outside thrives on the challenge of projects which demand a comprehensive intellectual, artistic and collaborative design process. Passionate about all facets of landscape architecture, their studio has completed projects of many types and locations around the world, ranging widely from high-profile public spaces to high-end residential properties. They care about creating artful places through design with thoughtful intent – by thinking critically about the context they are working in, by envisioning the highest use of a place, and by realizing that a successful landscape is as poetic as it is practical. In doing so, they aim to inspire. They seek to uncover the potential that comes in the diversity of sites. No two places are the same, and in expressing their unique qualities, Studio Outside's work becomes meaningful. They aim to achieve a balance, using their experience to guide the process while remaining flexible towards discovery.

There are a number of local sub-consultants with whom we have experience in projects of this type and scale. Please see our list of preferred sub-consultants on the following page. All of these firms, like LRK, are committed to designing cost effective, creative and sustainable buildings.

Sub-Consultants - List up to three firms in each discipline you normally associate with. Rank in order of preference.

Structural Engineer

Firm Name: Hunt & Joiner, Inc.

Firm Registration: F-2423

Lead Engineer: Stephen Dial, PE

Lead Structural Engineer Registration number: 57163 (and 48 other states)

Date of Registration: 03-27-1985

Business Address: 1825 Market Center Blvd. Suite 620, Dallas, Texas 75207

Phone: 214.760.7000

Total number of jobs, responsible for engineering services with your firm: 5

Number of municipal projects in last five years: 6

Firm Name: L.A. Fuess Partners Inc.

Firm Registration: F-537

Lead Engineer: Travis Piesker, PE, LEED AP

Lead Structural Engineer Registration number: 95845

Date of Registration: 06-02-2005

Business Address: 3333 Lee Parkway, Suite 300, Dallas, Texas 75219

Phone: 214.871.7010

Total number of jobs, responsible for engineering services with your firm: Principal Craig Henry has previous experience working with L.A. Fuess

Number of municipal projects in last five years: 38

Firm Name: Brockette/Davis/Drake, Inc.

Firm Registration: F-841

Lead Engineer: Cody B. Campbell, PE, SE

Lead Structural Engineer Registration number: 93713

Date of Registration: Granted 06-02-2004

Business Address: 4144 N. Central Expressway, Suite 1100, Dallas, TX 75204

Phone: 214.824.3647

Total number of jobs, responsible for engineering services with your firm: 1

Number of municipal projects in last five years: 25

Mechanical/Electrical/Plumbing Engineer

Firm Name: IMEG

Firm Registration: 18632

Lead Mechanical Engineer: Collin Upham

Lead Mechanical Engineer Registration number: 95928

Date of Registration: 06-02-2005

Lead Electrical Engineer: Charles M. Culbertson

Lead Electrical Engineer Registration number: 87678

Date of Registration: 02-09-2001

Business Address: 14755 Preston Rd., Suite 845, Dallas, TX 75254

Phone: 972.239.6100

Total number of jobs, responsible for engineering services with your firm: 2

Number of municipal projects in last five years: more than 300

Firm Name: Teliosity

Firm Registration: F-11935

Lead Engineer: Nicholas Davis

Lead Mechanical Engineer Registration number: 120311

Lead Electrical Engineer Registration number: 120311

Date of Registration: 05-26-2015

Business Address: 146 Payne Street, Dallas, TX 75207

Phone: 214.744.6199

Total number of jobs, responsible for engineering services with your firm: Principal Craig Henry has previous experience working with Teliosity

Number of municipal projects in last five years: 8

Firm Name: Jordan & Skala Engineers, Inc.
Firm Registration: F-4990
Lead Mechanical Engineer: Andrew Howard Smith
Lead Mechanical Engineer Registration number: 89858
Approved Date of Registration: May 2002
Lead Electrical Engineer: Mark Neal Bigbie
Lead Electrical Engineer Registration number: 83876
Date of Registration: Prior to 2000
Business Address: 17855 North Dallas Pkwy., Ste 320, Dallas, TX 75287
Phone: 469.385.1616
Total number of jobs, responsible for engineering services with your firm: 9
Number of municipal projects in last five years: 42

Civil Engineer

Firm Name: Kimley-Horn and Associates, Inc.
Firm Registration: F-000928
Lead Engineer: Brad Moss, PE, LEED AP
Lead Civil Engineer Registration number: 96631 (also registered in Oklahoma and North Carolina)
Date of Registration: December 2005
Business Address: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Phone: 972.770.1300
Total number of jobs, responsible for engineering services with your firm: 2
Number of municipal projects in last five years: Kimley-Horn has provided services on over 150 municipal jobs in Texas over the past 5 years

Firm Name: Freeland and Kauffman, Inc.
Firm Registration: F-8891
Lead Engineer: Charles A. Garcia, PE
Lead Civil Engineer Registration number: 95181
Date of Registration: 02-10-2005
Business Address: 400 West Main Street, Suite 211, Round Rock, TX 78664
Phone: 512.487.5087
Total number of jobs, responsible for engineering services with your firm: Principal Craig Henry has previous experience working with Freeland and Kauffman
Number of municipal projects in last five years: 4

Firm Name: Pacheco Koch Consulting Engineers, Inc.
Firm Registration: 75-2317110
Lead Engineer: Steve A. Markussen, PE
Lead Civil Engineer Registration number: 70090
Date of Registration: 06-28-91
Business Address: 7557 Rambler Rd., Suite 1400, Dallas, TX 75231
Phone: 972.235.3031
Total number of jobs, responsible for engineering services with your firm: 1
Number of municipal projects in last five years: 23

Landscape Architect

Firm Name: Studio Outside, LLC
Firm Registration: BR 2166
Landscape Architect: Mike Frazee
Landscape Architect Registration number: 2028
Date of Registration: 09-22-00
Business Address: 824 Exposition Ave suite 5 Dallas, Texas 75226
Phone: 214.954.7160
Total number of jobs, responsible for Landscape Architectural services with your firm: 4
Number of municipal projects in last five years: 20

Firm Name: TBG Partners
Firm Registration: BR 120
Landscape Architect: Jim Manskey
Landscape Architect Registration number: 919
Date of Registration: Renewed 6-30-2018
Business Address: 1306 May St, Ste 200, Fort Worth, TX 76014
Phone: 817.870.9848
Total number of jobs, responsible for Landscape Architectural services with your firm: 12
Number of municipal projects in last five years: 100+

Firm Name: Talley Associates
Firm Registration: BR 1513
Landscape Architect: Coy Talley, ASLA
Landscape Architect Registration number: 1607
Date of Registration: 09-15-1989
Business Address: 1925 San Jacinto Avenue, Suite 400, Dallas, Texas 75201
Phone: 214.871.7900
Total number of jobs, responsible for Landscape Architectural services with your firm: 1
Number of municipal projects in last five years: 10-15

Roofing Consultant

Firm Name: Wiss, Janney, Elstner Associates, Inc.
Contact: Bruce McMahon
Business Address: 6363 N. State Highway 161, Suite 550, Irving, TX 75038
Phone: 972.550.7777
Total number of jobs, responsible for Roof Consulting services with your firm: 2
Number of municipal projects in last five years: 43

AV Consultant

Firm Name: WJHW – Wrightson, Johnson, Haddon & Williams
Contact: Nick Dornford
Business Address: 3424 Midcourt Road, Suite 124, Carrollton, TX 75006
Phone: 972.934.3700
Total number of jobs, responsible for AV Consulting services with your firm: 1

Library Planning & Design Consultant

Firm Name: Denelle C. Wrightson Library Planning & Design
Architect: Denelle C Wrightson, Principal
Architect Registration number: 11131
Date of Registration: September 1985
Business Address: 7920 Deer Trail Dr., Dallas, TX 75238
Phone: 972.898.1277
Total number of jobs, responsible for Library Planning & Design Consulting services with your firm: Principal Craig Henry has previous experience working with Denelle C Wrightson
Number of municipal library projects in last five years: 36

b. An organization chart that explains team member responsibilities.

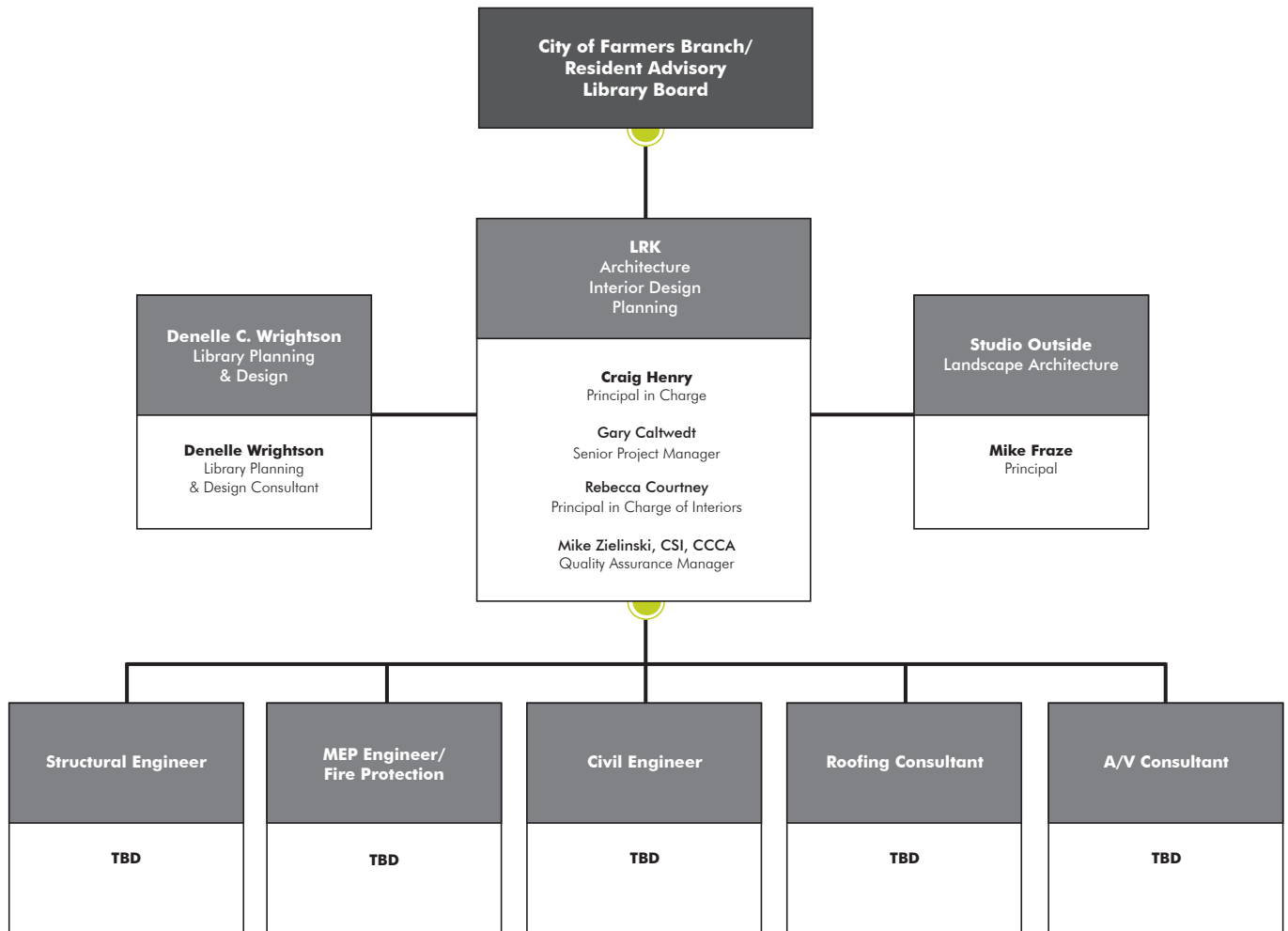
Please see the following pages for an organization chart that details team member responsibilities.

c. The resumes of all persons to be assigned to the project with their prospective roles identified.

Please see the following pages for the resumes of our project team.

d. Documentation that the firms on the Architect's team (architects and engineers) are registered in the State of Texas.

Please see the following pages for documentation that our project team is registered in the State of Texas.



Craig J. Henry, AIA *Principal*



Selected Professional Organizations/ Civic Activities

American Institute of Architects, Member
Urban Land Institute (ULI), Member
Leadership Memphis, Class of 2016
Texas Society of Architects (TSA), Member

Qualifications/Education

Bachelor of Architecture, University of Kansas
Athena Barr-Kumar Award for Outstanding
Design Student

Licenses/Registrations

Architect – Texas

Selected Honors/Awards

TSA Design Award for the Oak Lawn Library
TSA Design Award for TreeHouse
Greater Dallas Planning Association Urban
Design Awards, Honorable Mention for the Hill
Topping-Out Award in 2006, 2008, & 2009 for
Frontiers of Flight Museum, Cirque at Victory
Park, and 1900 McKinney
Golden Nugget Award in 2009 & 2010 for
Outstanding High-Rise

Craig brings over 20 years of design experience to his role as director of LRK's Dallas office. He has completed a number of award-winning projects of varying types and sizes, including civic, education, corporate, and multifamily residential. Craig served as principal in charge of the recently completed Fannie C. Harris Youth Center, designed to support homeless teens and young adults, and prior to joining LRK, he designed the 13,000-square-foot Oak Lawn Public Library, a flexible building planned to accommodate rapidly evolving library services.

Representative Project Experience

Fannie C. Harris Youth Center, Dallas, Texas – The Fannie C. Harris Youth Center is designed to support Dallas-area homeless teens and young adults. Located in a former elementary school, the first phase offers a “drop-in” center with access to meals, showers, computer lab, laundry, and counselors who provide mentorship and medical and mental health referrals, as needed. The space has a modern, comfortable feel with plenty of communal space for dining, working on homework, collaborating, or relaxing. A second phase to be completed in spring 2019 will feature a 35-bed residential wing for emergency and transitional living.

Oak Lawn Public Library, Dallas, Texas* – As a 13,000 sf replacement branch for an established Dallas neighborhood, the client wanted a flexible building to accommodate rapidly evolving library services. Although the open plan, curtain-walled reading room is currently home to a range of books, bays of work carrels with electronic media can be connected to under floor duct banks at any time in the future. The transparency of the glass box also serves to “market” the library to its bustling urban neighborhood. The library was delivered through a cooperative venture, with Kroger Stores funding the project for the City of Dallas in return for use of a common parking lot on city property. The parking lot partnership necessitated a unified project. The library was the recipient of a TSA Design Award.

Akiba Yavneh Academy, Dallas, Texas* – the design goal was to create a timeless campus environment which embodies the ideals of Modernist Orthodox Judaism for 550 students and a faculty of 100. The 8.4-acre campus consists of seven buildings for grades Pre-K through 12th.

The Hamilton, Dallas, Texas – This 26-story mixed-use tower sits in the Deep Ellum entertainment and art district near downtown Dallas. The Hamilton is 625,000 sf, including 25,000 sf retail, 11,000 sf of amenities, a 457-car parking garage with controlled access, and 310 residential units. The seventh floor amenity building includes a lounge, makers room and workout facility. The rooftop pool deck is oriented to take full advantage of panoramic views of downtown Dallas.

The Hill, Dallas, Texas – The Hill Shopping Center (1977) is undergoing a dramatic renovation after being vacant for over 40 years. The 236,050 sf mixed-use building will be redesigned to meet the growing demand for retail and restaurant experience that provide a sense of place for the Lake Highlands neighborhood. Anchoring the development is the Austin-based TreeHouse green home improvement store, which spans 25,000 sf. The Hill was the recipient of a Greater Dallas Planning Association Urban Design Award.

Fire Station 37, Dallas, Texas* – Station 37's modern design fits the growing, densely populated northeast Dallas community it serves. The building is designed to meet LEED Gold® standards and includes a solar water heating system and geothermal heating and cooling.

**Experience Prior to Joining LRK*

Gary Caltwedt, RA
Senior Project Manager**Qualifications/Education**

Bachelor of Architecture, Texas Tech U

Licenses/Registrations

Architect – Texas

Joining LRK in the summer of 2017, Gary brings more than 44 years of architectural experience to the Dallas office. Throughout his career, Gary has been involved with a variety of project types and sizes including athletic facilities, corporate headquarters, highrise apartments, retail centers, schools, and adaptive reuse projects. His expertise in the technical aspects of architecture, meticulous project planning, and careful eye in reviewing projects and code analysis, make Gary an essential part of the LRK team.

Representative Project Experience**Civic**

George Bush Presidential Library, College Station, TX*
Fine Arts Complex, Tarleton State University, Stephenville, TX*
NTSU HYPER Building, Denton, TX*
Texas Tech Recreation Center, Lubbock, TX*
NTSU Athletic Facility II, Denton, TX*
Richland Community College Additions, Dallas, TX*

Education

W.H.L. Wells Elementary School – PISD, Plano, TX*
Brentfield Elementary School Addition – RISD, Dallas, TX*
R.C. Clark 9/10 High School – PISD, Plano, TX*
Parkhill Junior High School – RISD, Dallas, TX*
A.M. Aiken Elementary School - RISD, Dallas, TX*
Lincoln High School – DISD, Dallas, TX*

Corporate Campus Expansion

Ericsson Plano Headquarters, Plano, TX*
Shaw Communications, Calgary, Alberta, Canada*
Project W (Walmart Corporate Headquarters Prototype), Bentonville, AR*
Hunt Oil Skybridge, Dallas, TX*
Frisco Cowboys Headquarters and Practice Facility (The Star), Frisco, TX*
Thanksgiving Tower Repositioning, Dallas, TX*
400 South Record Repositioning (Belo Building), Dallas, TX*
3500 Maple Repositioning, Dallas, TX*
Fountain Place Garage/Retail, Dallas, TX*
Citymark Tower Repositioning, Dallas, TX*

Corporate Headquarters

Perot Systems Headquarters – Master Plan Schematic, Richardson/Garland, TX*
Westcott Communications/Primedia Workplace Learning, Carrollton, TX*
Yahoo/Deep Ellum Development (not built), Dallas, TX*

Highrise Apartments/Condominiums

Epic Tower, Dallas, TX
Oak Cliff Loft Condos, Dallas, TX*
The Excelsior of Turtle Creek, Dallas, TX*
2020 Memorial Parkway, Houston, TX*

Mixed Use/Retail

The Hill, Dallas, TX
Preston Hollow, Village Dallas, TX*
Irving Music Factory Irving, TX*
Bishop Arts Phase 2 - Mixed Use, Dallas, TX*

**Experience Prior to Joining LRK*

Rebecca L. Courtney,
ASID, IIDA
Principal, Interiors/ Graphic Design



**Selected Professional
Organizations/Civic Activities**

International Interior Design Association
American Society of Interior Designers
International Council of Shopping Centers
Society of Environmental Graphic Design
Leadership Memphis, Class of 2004

Qualifications/Education

Rebecca is a graduate of University of
Tennessee, Knoxville, Bachelor of Science
with High Honors, Interior Design

Licenses/Registrations

TN Registered Interior Designer, Certificate
No. 486
NCIDQ Certificate No. 020293

Rebecca is directly responsible for overall leadership of and design direction for the interiors and graphic design studios. She has a commitment to the collaborative process of program identification and resolution by the client, designer, engineering and specialty consultants, contractor, user group and other stakeholders. Rebecca also believes design should express the purpose of the place, the vision and values of the people who use it, and the way the place interacts with or presents itself to the community.

Representative Project Experience

Benjamin L. Hooks Central Library, Memphis, TN

Cloud901 Teen Learning Lab, Benjamin L. Hooks Central Library,
Memphis, TN

FedEx Institute of Technology, University of Memphis, Memphis, TN

Southwest Tennessee Community College New Academic Building
Memphis, TN

Soulsville Charter School and Multipurpose Building, Memphis, TN

STAX Museum of American Soul Music, Memphis, TN

STAX Music Academy and Performing Arts Center, Memphis, TN

National Civil Rights Museum Expansion, Memphis, TN

National Civil Rights Museum Administration Building, Memphis, TN

Crosstown Concourse, Memphis, TN (LEED CS v2009: Platinum)

Crosstown Concourse Theatre, Memphis, TN

Memphis Cook Convention Center Renovation, Memphis, TN

FedExForum (NBA Arena) and FedEx Suite, Memphis, TN

AutoZone Park (Triple-A Ballpark), Memphis, TN

University of Memphis, Laurie-Walton Family Basketball Center,
Memphis, TN

Delta School, Wilson, AR

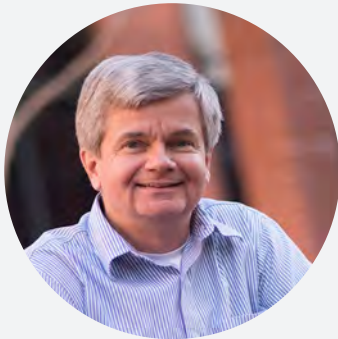
FedExFamilyHouse (LEED NC v2.2: Gold)

Smith & Nephew, Ft. Worth, TX

Southern Sun, Hickman Building, Memphis, TN

FedEx World Technology Center, Collierville, TN

FedEx World Headquarters Building I, Memphis, TN (LEED EB v3: Gold
and ENERGY STAR certified)

Mike Zielinski, CSI, CCCA
Quality Assurance Manager**Selected Professional Organizations/Civic Activities**

Construction Specifications Institute,
Member

Qualifications/Education

Mike is a graduate of New York Institute of Technology with a Bachelor of Science, Architectural Technology, 1979.

Licenses/Registrations

Certified Construction Contract Administrator,
Certificate Holder

Mike joined LRK in 2007 with more than 25 years of experience in the commercial, multifamily residential, and retail arena. With extensive experience in construction management working for contractors, developers and architects, Mike understands the process, focus and detail necessary to successfully deliver projects from conception to tenant move in. Experience gained as the owner's representative for projects such as the National Civil Rights Museum, Harbor Town River Inn, and Harbor Town Landing, afford Mike the perspective necessary to balance objectives and understand and achieve our client's goals. He is skilled at managing the process of project delivery, recognizing that each client and project differ and that the appropriate design of the delivery process is essential to the successful completion of each project. With extensive expertise in CPM scheduling and claims analysis, Mike understands well the importance of listening to the client, producing clear documentation and striving to insure that all members of the team follow through completely and on schedule. Mike's recent work includes serving as quality control manager of two of LRK's largest and most complicated projects – the Crosstown Concourse historic rehabilitation, as well as Gables West Ave, a 1.3-million-square-foot, eight-story, mixed-use development comprised of 400 luxury rental residences, offices, restaurants, retail, and structured parking in Houston.

Representative Project Experience

The Hill, Dallas, TX

National Civil Rights Museum Owner's Representative, Memphis, TN

University of Memphis, Men's Basketball Training Center, Memphis, TN

The McKenzie, Dallas, TX

Crosstown Concourse Theatre, Memphis, TN

Crosstown Concourse, Memphis, TN (LEED Platinum certified)

Old Dominick Distillery, Memphis, TN

ServiceMaster Headquarters, Peabody Place Adaptive Reuse, Memphis, TN

LIFT Wellness Center, Jackson, TN

Church Health, Memphis, TN

The Chisca at Main, Memphis, TN

Post Centennial Park, Atlanta, GA

Central Station, Memphis, TN

South Junction, Memphis, TN

The Paramount, Orlando, FL

Gables West Ave, Houston, TX

Denelle C. Wrightson, AIA, NCARB

**Library Planning & Design
Consultant**



Selected Professional Organizations/Civic Activities

NCARB
LEED Accredited Professional
American Institute of Architects
Texas Society of Architects
American Library Association
Public Library Association
Texas Library Association
Dallas Chapter AIA
Texas Library Association Program Committee
LAMA Architecture for Public Libraries
Committee
ALA LAMA Functional Space
Requirements Past Committee Chair
ALA LAMA BES Executive Committee
ALA LAMA Library Interiors & Furniture
Committee & Chair 2011- Present
IFLA - ALA BES Representative 2015-2019

Qualifications/Education

Master of Architecture, University of
Wisconsin in Milwaukee, 1981
Bachelor of Arts, Kalamazoo College, 1978
Public Libraries Planning and Design, Harvard
Graduate School of Design, 1999
The Library of the Future, LAMA Institute,
2000

Licenses/Registrations

Registered Architect: Texas, Louisiana,
Michigan, Virginia, and Georgia
Registered Interior Designer: Texas

Throughout her career, Ms. Wrightson has specialized in the planning and design of libraries. As a recognized library design specialist, her experience includes more than 250 library facilities, ranging in size from 1,000 square foot additions to design and construction of new libraries of more than 160,000 square feet. Her greater than 35 years experience, coupled with six years of employment in libraries has provided her with a unique understanding of user needs and a sensitivity to design. Denelle is a frequent speaker at library association meetings at the local, state and national level. She is currently is the ALA BES representative for IFLA. She is highly regarded by her clients for her ability to bring consensus of opinion to groups of all sizes.

Public & Academic Library Experience

Bulverde Library Master Plan & Expansion, TX

Alpine Library Master Plan, TX

Reeves County Library, Pecos, TX

Midland Downtown Library Renovation, TX

Patrick Heath Library Teen Area Boerne, TX

Grambling State University Library, LA

Plano Haggard Library – Recarpet/furniture, TX

Shreve Memorial Library Expansion Plans, LA

Library Design & Planning while at Dewberry

Arlington Public Library System, Arlington, TX
Central Library and Council Chambers / Meeting Facility

Bethany Public Library, Bethany, OK

Main Library at Goodwood Park, Baton Rouge, LA

University Park Library, TX (part of mixed use development)

Buda Library, Buda, TX

Val Verde County Library, Del Rio, TX

Midland Centennial Library, Midland TX

Roanoke Public Library, VA – Master Plan and Phase I

County of Henrico Library System, Richmond, VA

Glen Allen Library; Tuckahoe Library; Twin Hickory Library VA

Williamsburg Regional Library Study Williamsburg, VA

Kernersville Library, Forsyth County, NC

Denelle C. Wrightson,
AIA, NCARB
Library Planning & Design
Consultant

Selected Lectures/Presentations/ Publications

TLA 2017 – From Cutting Edge to Common Ground
ALA 2017 – Preconference Furniture Showroom & Factory Tour
ALA 2017 – Boutique Aesthetics with Prison Grade Durability
ALA LAMA Best Furniture of 2013 Program Chair 2015
Texas College and University Facilities (TCUF) 2014 - Managing Metamorphosis, Building for Change
Feg Shui Your Library: RePurposing and Updating Without Breaking the Bank 2012
ALA - LAMA Best Furniture of 2013 Program Chair 2013
Redesign on a Dime - OLA Conference 2012
ALA - LAMA Pre-Conference Chair & Presenter, "So How much space do you need?" New Orleans, 2011
ALA – ALCTS – ALA Midwinter symposium presenter, "Beams & Bytes: Constructing the future Library – Architectural & Digital considerations," San Diego, 2011
ALA –LAMA Annual Conference program presenter, "Capturing Kapow; Transforming your teens space to transform your teens;" Washington, 2010
Virginia Library Association 2009 "Extreme makeover: New ideas for older libraries"
ALA - LAMA Pre-Conference Chair and Presenter, Building Blocks 101, Chicago, IL, 2009
Library Journal Design Institute presenter, 2006, 2007, 2011, 2013
Virginia Library Association 2008
"Great Customer Service" Library Journal Design Institute 2008 Presenter "Going Green," San Francisco, California
Public Library Association, Conference 2008
Panel Member "Creating Environments for Tots to Teens" Louisiana Administrator Librarian Conference 2007 "Space planning for Technology"
Texas Library Association, "Reimagining your Library," 2006

Library Design & Planning while at Dewberry

Alamo Research Center Renovation, San Antonio, TX

Breaux Bridge Library, St. Martin Parish, LA

San Marcos Public Library Master Plan, San Marcos, TX

Flower Mound Public Library Master Plan, Flower Mound, TX

Campus Libraries Master Plan - University of North Texas, Denton, TX

Irving Public Library, Valley Ranch Branch Library, Irving, TX

William T. Cozby Public Library Renovation, Coppell, TX

Keller Public Library, Keller, TX

Jackson Parish Library System, Chatham, LA
Chatham Branch Library Renovation
Jackson Parish Main Library

Beaumont Library Master Plan, Beaumont, CA

Deer Park Public Library Addition, Deer Park, TX

Rockwall County Library, Rockwall, TX

Queen Creek Library, Queen Creek, AZ

Thurmont Library, Frederick County, MD

Timberglen Library, Dallas, TX

Madisonville Library, Madisonville, LA

Tesson Parish Public Library, St. Louis, MO

Cameron Parish Library, Cameron Parish, LA

Jefferson Davis Parish Master Plan, Jennings, LA

Irving Public Library, Valley Ranch Branch Library, Irving, TX

Grapevine Public Library, Grapevine, TX (renovation and expansion)

Newport News Needs Assessment & Master Plan, VA

C Williamsburg Regional Library Study Williamsburg, VA

Concordia Parish Library System, Ferriday, LA
Vidalia Branch
Concordia Parish Public Library

Shreve Parish Library System Consulting, Shreve Memorial Library, Shreveport, LA

Denelle C. Wrightson, AIA, NCARB

**Library Planning & Design
Consultant**

Selected Lectures/Presentations/ Publications

American Library Association Annual
Conference, Panel Member,
"Changing Technology, Changing Services,
Changing Design," 2005
University of North Texas School of Library
and Information Sciences "Library Buildings"
Course, 2005
Virginia Library Association Conference "30
Tips for Creating a Dynamic and Successful
Library," 2004
Virginia Library Association Conference
"Extreme Makeover, New Ideas for Old
Libraries," 2004
University of North Texas School of Library
and Information Sciences "Library Buildings"
Course, 2004
Louisiana Library Association Conference
"Review, Renew & Reinvent: New Ideas for
Old Libraries," 2004
Illinois Library Association Conference
"Creating Thematic Environments in Your
Library," 2004
Virginia Library Association Conference
"Creating Thematic Environments in Your
Library," 2003
Louisiana Library Association Fall
Administrative Conference "Thirty Tips for
Maintaining Your Sanity During a Library
Construction Project," 2003
ALA Conference, Atlanta "Don't Be Floored
By Flooring" 2002
PLA Conference, Phoenix "The Library of the
Future," 2002
Washington University, St. Louis Lecture 2001
PLA Spring Symposium - The Library of The
Future, 2001
Texas Library Association - Ergonomics and
Space Do's and Do Not's, 2000
PLA Spring Symposium - Planning, Designing
and Building the Perfect Library 1999
"Library High Tec" Volume 17, Number 4,
1999 Acoustic Considerations in Planning &
Design of Library Facilities
PLA Spring Symposium - Beyond 2000
"Planning for Libraries of the Future," 1997

Library Design & Planning while at Dewberry

Sabine Parish Library Study, Many, LA

Palestine Library Study, Palestine, TX

Southfield Public Library, Southfield, MI

Terrebonne Parish Library, Houma, LA

Martin Luther King, Jr. Memorial Library Study, Washington, D.C.

William T. Cozby Public Library, Coppell, TX

Lincoln Parish Library, Ruston, LA

Loudoun County Public Libraries, Ashburn, VA

Richardson Public Library, Richardson, TX
Library Master Plan and Renovation
Phase I Implementation

Utica Public Library Study, Utica, NY

Cedar Park Public Library, Cedar Park, TX

Lancaster Veterans Memorial Library, Lancaster, TX

Lake Ridge Academy Community Resource Center,
North Ridgeville, OH

Palo Alto Library Study, Palo Alto, CA

Fremont Public Library, Mundelein, IL

Desoto Parish Library System, Mansfield, LA
Stonewall Branch Library
Pelican Branch Library
Main Library
Logansport Branch Library

Ardmore Public Library, Ardmore, OK

Sulphur Springs Public Library, Sulphur Springs, TX

Downers Grove Public Library, Downers Grove, IL

Decatur Public Library, Decatur, IL

Cedar Creek Library, Seven Points, TX

Crandall Combine School Library And Community Center,
Crandall, TX

Everman Public Library, Everman, TX

Mike Frazee, ASLA *Principal*



Selected Professional Organizations/ Civic Activities

American Society of Landscape Architects (ASLA)
The Texas Recreation and Park Society (TRAPS)
American Camping Association (ACA)
Christian Camp and Conference Association (CCCA)
Association of Nature Center Administrators (ANCA)

Qualifications/Education

Ball State University, Bachelor of Landscape Architecture, 1993

Licenses/Registrations

Texas State Registration: 2028
Date of Registration: 09/22/00

Honors/Awards

2018 Honor Award, McKinney Avenue Residences - Texas Chapter ASLA
2017 Award of Excellence, Galveston Island State Park - National ASLA
2014 Preservation Dallas Historic Achievement Award, Reverchon Park
2013 Honor Award, Forest Preserve District of Cook County Camping Master Plan | Planning and Analysis - Texas Chapter ASLA
2012 Honor Award, Galveston Island State Park Master Plan | Planning and Analysis - Texas Chapter ASLA
2010 Honor Award, Muskoseepi Park - Texas Chapter ASLA
2010 Excellence Award, Irving Veterans Memorial Park - Texas Chapter ASLA
2009 Honor Award, Erwin Park Master Plan - Texas Chapter ASLA
2005 Merit Award, Centennial Civic Open Space District - TX ASLA

Mike Frazee is one of the founding principals of Studio Outside. Drawing inspiration from his children, as well as his own childhood, Mike's work creates both physical and cognitive bonds between people and their surrounding environment. He develops his projects as sequences of experiences rather than solely two-dimensional compositional studies.

Prior to founding Studio Outside, Mike oversaw the development of mesa's environmental education and parks studio from 1996 to 2010. Mike expanded the firm's depth of work through an approach to site planning that emphasized the blending of ecology, culture, and perspective into regionally unique and educational experiences. In addition to his environmental work, Mike has lead several civic planning efforts throughout the state and the metroplex. His work has focused on the creation of place as it relates to social and economic values.

Representative Project Experience

Frisco Station Park + Open Space, Frisco, TX

Frisco Station Entries Design & HUB, Frisco, TX

Frisco ST Landscape Design Guidelines, Frisco, TX

Dart Telecom Corridor & Trail, Richardson, TX

Dart Telecom Streetscape Vision, Richardson, TX

U.S. 75 Telecom Corridor Design, Richardson, TX

Grapevine Town Center, GrapevineTX

Deep Elm Initiatives Masterplan, DallasTX

Allen Streetscape & Trails MP, Allen, TX

Historic TX Courthouse Ellis, Gray, Johnson & Lamar Kyle
Open Space Plan, Kyle, TX

Midlothian Trail System MP, Midlothian, TX

Centennial Park District, Irving, TX

Erwin Park Master Plan, McKinney, TX

Reverchon Park, Dallas, TX

Fontana Parks Master Plan, Fontana, TX

Tom Muhlenbeck Aquatic Center, Plano, TX

Southeast Recreation Center, Arlington, TX

Argyle Park System & Trail MP, Argyle, TX



THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that

LRK INC.

DBA: Looney Ricks Kiss, Inc.

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 68

Renewal of this registration is due on December 31, 2019



THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

DENELLE COLE WRIGHTSON
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 11131

Renewal of this registration is due September 30, 2019



THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that

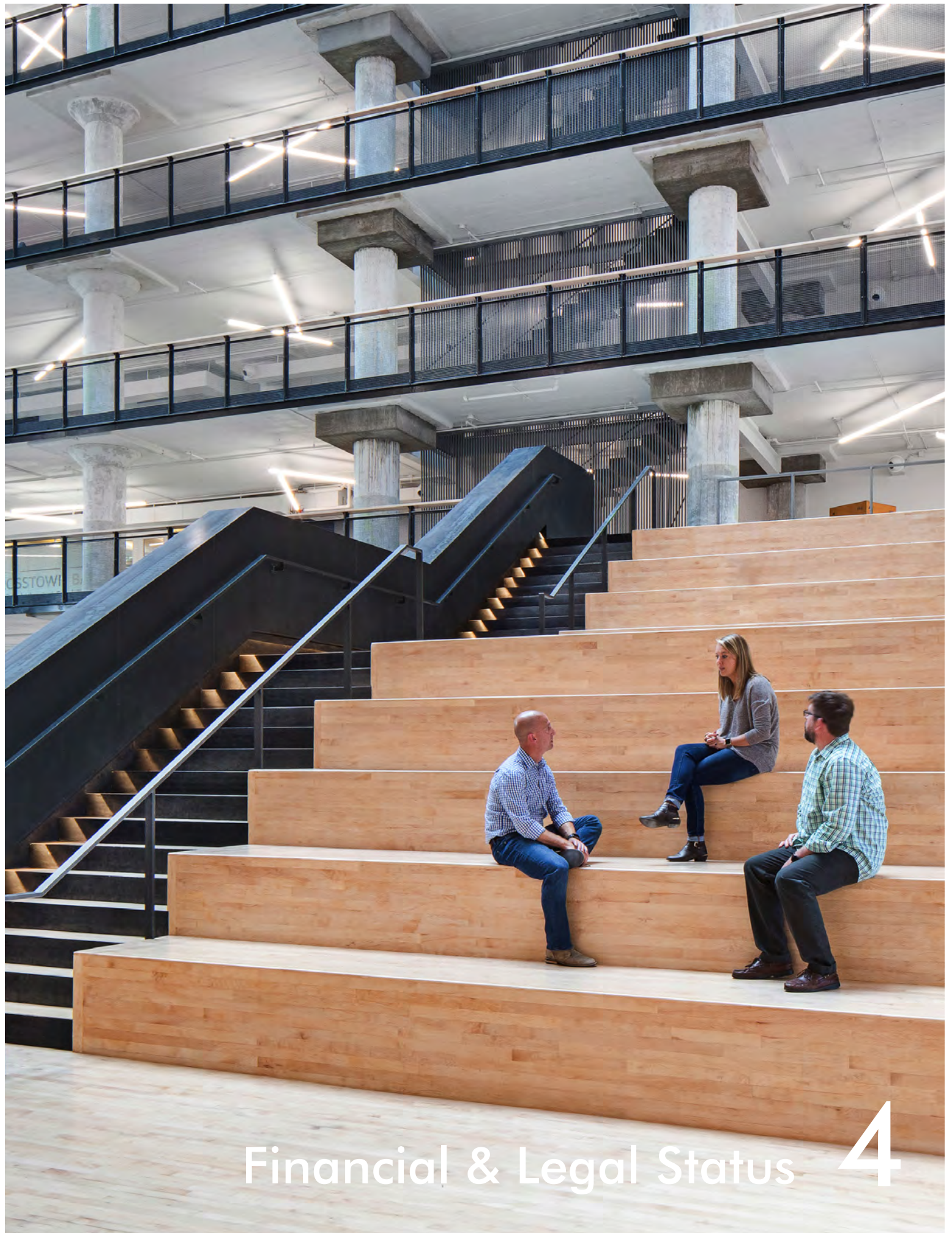
STUDIO OUTSIDE, LLC

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 2166

Renewal of this registration is due on September 30, 2019



Financial & Legal Status 4

Financial & Legal Status

a. Describe the general financial capability of the Respondent. If requested during the selection or negotiation process a financial statement and balance sheet may be required.

Now celebrating our 35th anniversary, LRK is financially stable, viable and supported by the same individual banker who has been with us for over twenty years. With a current staff of 115 in eight offices (Dallas, Baton Rouge, Little Rock, Memphis, New Orleans, Philadelphia, Princeton, and Celebration, FL), LRK is one of the largest design firms in the eastern United States and is here to continue to serve our clients for the next 35 years. For the past five years, LRK has been recognized by PSMJ Resources as one of the nation's best managed architecture firms with a strong financial foundation. Well over 50% of LRK's revenues come from repeat clients.

Annual Gross Revenue for Last Five Years

2017 - \$28.4 million

2016 - \$24.3 million

2015 - \$20.4 million

2014 - \$16.7 million

2013 - \$19.1 million

b. List any actions taken by any regulatory agency against or involving the firm or its agents or employees with respect to any work performed.

There have also been no actions taken by any regulatory agency against or involving the firm or its agents or employees with respect to any work performed.

c. List all litigation against or involving the firm or its agents or employees with respect to any work performed.

Due to our commitment to client service and quality assurance, LRK has an excellent track record with regard to professional liability. There are no pending, filed, or threatened legal actions against our company.

d. All insurance coverage that the firm has which would be applicable to the work.

Please see the following page for LRK's current Certificate of Liability Insurance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/18/2018

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 Hall & Company 19660 10th Ave NE Poulsbo WA 98370	CONTACT NAME: Allison Barga PHONE (A/C, No, Ext): 360-626-2007 E-MAIL ADDRESS: abarga@hallandcompany.com FAX (A/C, No): 360-598-3703
INSURED LRK Inc 175 Toyota Plaza Suite 500 Memphis TN 38103	INSURER(S) AFFORDING COVERAGE INSURER A: RLI INSURANCE COMPANY INSURER B: Lexington Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
LRKINC0-01	NAIC # 13056 19437

COVERAGES**CERTIFICATE NUMBER:** 107478406**REVISION NUMBER:**

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.

NSR 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 <input checked="" type="checkbox"/> Separation Instds <input checked="" type="checkbox"/> OCP/XCU/BFPD GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PSB0004097	5/24/2018	5/24/2019	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 - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			PSA0001775	5/24/2018	5/24/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			PSE0003155	5/24/2018	5/24/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	PSW0002608	5/24/2018	5/24/2019	<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
B	Professional Liability			013001637	5/24/2018	5/24/2019	\$1,000,000 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**CANCELLATION**

For Information Only

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



Experience & References

5

Experience & References

a. Discussion of Architect's experience in working with Government Agencies.

LRK has often worked with state and local governments, universities, and companies such as FedEx, AutoZone, Smith & Nephew, and St. Jude Children's Research Hospital that have rigorous design and construction standards, specification requirements, and strict budget and schedule expectations. These requirements are reviewed by the principal, senior designer, and project manager at the outset of work. Each of these individuals is personally and collectively charged with upholding the client's standards and expectations. The following is a partial list of the municipal and governmental agencies with which LRK has project experience over the past five years:

Borough of Highland Park, New Jersey	Historic Kennett Square, Pennsylvania
Borough of Metuchen, New Jersey	Houston-Galveston Area Council (HGAC), Houston, Texas
City of Bryan, Texas	Jackson Housing Authority, Jackson, Tennessee
City of Germantown, Tennessee	Memphis and Shelby County Office of Sustainability
City of Jackson, Tennessee	Municipality of Princeton, New Jersey
City of Memphis, Tennessee	New Jersey Transit
City of Thomasville, Georgia	Princeton Future, Princeton, New Jersey
City of Tyronza, Arkansas	Shelby Farms Park Conservancy, Memphis, Tennessee
City of West Memphis, Arkansas	State of Tennessee Department of Finance and Administration
Community Development Council of Greater Memphis	Town of Fairview, New Jersey
Community Redevelopment Agency, Pensacola, Florida	West Memphis School District, Arkansas
Hardeman County, Tennessee	West Osceola County, Florida

b. List of all representative Municipal (and Governmental) projects, whether ongoing or completed, including references. Please begin with projects in Texas. For each, please provide:

- Project name and location
- Year completed
- Short description of project
- Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project.
- Names, addresses and telephone numbers of general contractor and engineer
- Design and construction cost and whether or not it was within the project budget.
- Construction time and whether or not it was completed on time.

Please see examples of LRK's experience on the following pages. While not every project meets the criteria of municipal and governmental/Texas experience, they are an important part of LRK's relevant design expertise.

c. List of all projects currently under contract.

LRK is a nationally recognized full-service architectural, planning, and interior design firm with offices in Dallas, Baton Rouge, Little Rock, Memphis, New Orleans, Philadelphia, Princeton, and Celebration, FL. LRK's work is typically spread across the eastern two-thirds of the country, and we work on an average of 200 projects annually. The diversity of our clients and project types requires us to work on multiple projects in various locations on a daily basis. Participating in a project like the proposed new Farmers Branch Public Library would be a pleasure for us. We will use the skills and tools we have developed to manage major projects around the country to manage this project right here in the Dallas area. LRK has a staff of 115, making us one of the largest full-service design firms in the region. Our size means we have the available resources and expertise to address the various issues that can arise in complex projects and still meet our clients' critical deadlines. LRK has a deep bench of talent to further support this project; we are committed to giving our best effort and talent to your project from beginning to end. Members of the LRK project team are currently completing the following projects with the support of their studio base:

Project Name	Status of Project	Type of Service Provided
Embrey Partners-7600 Broadway	Schematic Design; 100% completion	Architectural Services
Streetlights-Deep Ellum-Union Bank	Construction Administration; 42% completion	Architectural Services
Validus-Normandy Flats	Construction Documents; 65% completion	Architectural Services
Fairfield Residential-South Lamar MF	Construction Documents; 97% completion	Architectural Services
Transition-Boardwalk Allen Ridge	Design Development; 42% completion	Architectural Services
CONFIDENTIAL-Orion Fed Credit Union HQ	Construction Administration; 60% completion	Architectural & Interior Design Services
Indigo-Toyota Plaza-Programming	Programming; 100% completion	Interior Services
Indigo-Indigo Plaza Renovations	Construction Documents; 25% completion	Interior Services
Hillwood-Union Park-Amenity Bldg	Construction Documents; 100% completion	Architectural Services

Benjamin L. Hooks Central Library

Location:

Memphis, Tennessee

Year of completion:

2001

Short description of the project:

Envisioned as an “information town hall” rather than a traditional depository for books and archives, the Benjamin L. Hooks Central Library is designed to function as a public Internet café, gathering place, and community center. Open floor plans accommodate changing technologies and provide maximum efficiency for future needs. Collections, reading rooms and services with the highest traffic are located on the first floor; research-oriented functions and archives are located on upper floors. The design team collaborated with artists to integrate 11 public art installations throughout the project. This partnership helped to launch the Urban Arts Commission. LRK was integrally involved in the process and was directly responsible for raising \$2 million toward funding the \$10 million art budget. LRK continues to work with the Memphis/ Shelby County Library, most recently completing the Cloud901 Teen Learning Lab for them in 2015.

LRK was the Executive Designer, Architect of Record, and Interior Designer in association with Shepley Bulfinch Richardson & Abbot, who provided specialty consulting/expertise regarding library operations

Design and construction cost and whether or not it was completed within the project budget:

Architect's fees:

\$4,837,173

Final construction cost:

\$59 million (within budget)

Construction time and whether or not it was completed on time:

Completed on time



**Benjamin L. Hooks
Central Library**

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Memphis Shelby County Public Library
3030 Poplar Avenue
Memphis, TN 38111

Judith Drescher, Director - retired
Memphis/Shelby County Public Library
901.276.0104

Keenon McCloy, current Director
901.415.2700

Names, addresses, and telephone numbers of general contactor and engineer:

Contractor:

Hunt Construction Group (now AECOM Hunt)
contact information for project manager unavailable

Engineers:

Mechanical & Electrical Engineering:
Jim Prillaman
OGCB, Inc.
3485 Poplar Ave # 200
Memphis, TN 38111
901.452.6283

Structural & Civil Engineering:
Gargi Talati
Burr & Cole Consulting Engineers
3485 Poplar Ave # 200
Memphis, TN 38111
901.452.9676

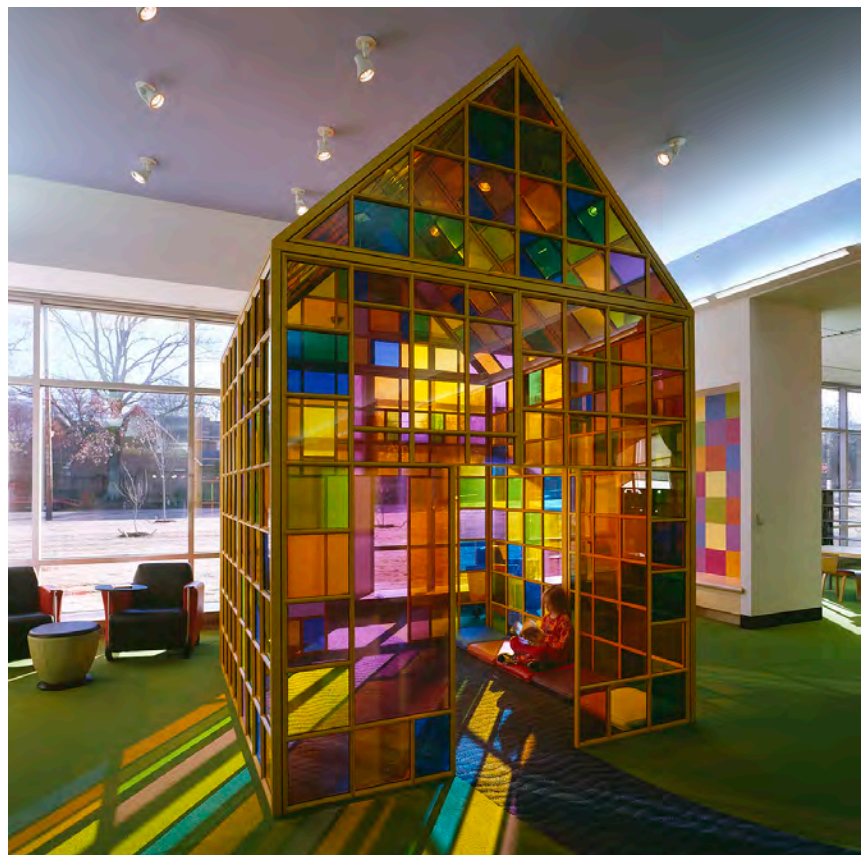
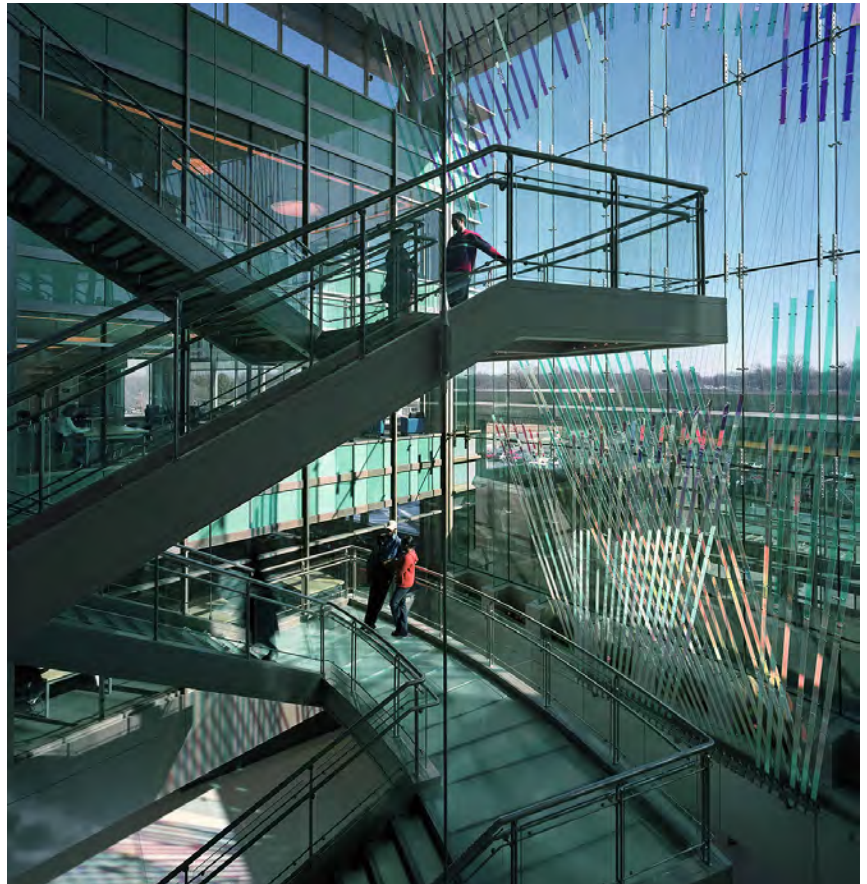
Awards:

Gale Cengage Beautiful Library
Competition, Best in Show

Building Better Communities Awards,
Finalist

Buildings New Construction Awards,
Winner, Public/Government Category

National Commercial Builders Council
Awards of Excellence - NAHB, Grand
Award



Cloud901 Teen Learning Lab

Location:

Benjamin L. Hooks Central Library,
Memphis, Tennessee

Year of completion:

2015

Short description of the project:

Designed specifically for teens, Cloud901 is a media-rich learning environment aimed at developing 21st century skills, including innovation, collaboration, critical thinking, and problem solving. The learning lab provides top-of-the-line technology and training in a Memphis-centric environment and directly connects teens with market-leading experts, talented mentors, and invested educators. The lab is designed to be ever-evolving and includes audio and video production labs; makerspace; collaboration, brainstorming, and homework/tutoring/college prep areas; art studio and gallery; performance stage; HiTech treehouse; and dream catcher space.

LRK was the Design Architect/Interior Designer; Margaret Sullivan Studio was the Library Planning Consultant

Design and construction cost and whether or not it was completed within the project budget:

Design fee:

Final construction cost:

\$995,019 (completed within project budget); design fee - \$144,625 (included Margaret Sullivan Studio, Library Planning Consultant)

Construction time and whether or not it was completed on time:
completed on time



Cloud901 Teen Learning Lab

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Keenon McCloy
Director
Memphis Public Library
and Information Center
3030 Poplar Avenue
Memphis, TN 38111
901.415.2700

or
Diane Jaffon, Former Director of
Memphis Library Foundation
901.870.3264

Names, addresses, and telephone numbers of general contactor and engineer:

Contractor:
Brett Grinder, Vice President
Grinder, Taber & Grinder
1919 Lynnfield Rd B
Memphis, TN 38119
901.767.2400

Engineers:

Mechanical & Electrical Engineering:
Jim Prillaman
OGCB, Inc.
3485 Poplar Ave # 200
Memphis, TN 38111
901.452.6283

Structural & Civil Engineering:
Gargi Talati
Burr & Cole Consulting Engineers
3485 Poplar Ave # 200
Memphis, TN 38111
901.452.9676

Awards:

IIDA Tennessee Award, Education
Category



Fannie C. Harris Youth Center

Location:
Dallas, Texas

Year of completion:
2018

Short description of the project:

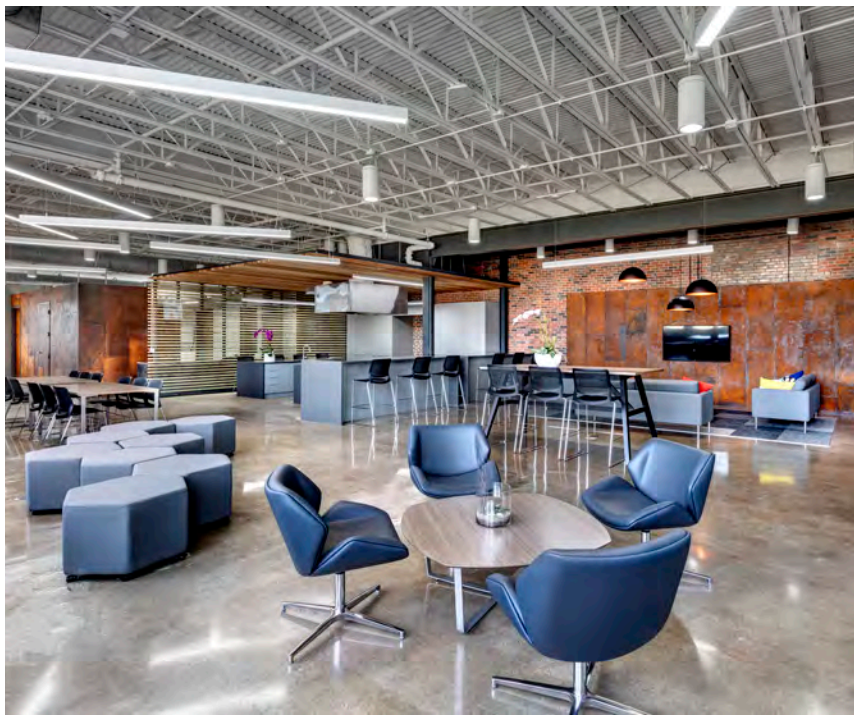
With an estimated 4,000 students in the Dallas Independent School District considered homeless, the Fannie C. Harris Youth Center was designed to support homeless teens and young adults in the Fair Park neighborhood. Located in a former elementary school, the first phase offers a “drop-in” center with access to meals, showers, computer lab, laundry, and counselors who provide mentorship and medical and mental health referrals, as needed. The space, graced by a mural designed by Cuban-born Dallas artist, Rolando Diaz, has a modern, comfortable feel with plenty of communal space for dining, working on homework, collaborating, or relaxing. A second phase to be completed in spring 2019 will feature a 35-bed residential wing for emergency and transitional living.

Design and construction cost and whether or not it was completed within the project budget:

Architect’s fees:
\$160,000

Final construction cost:
\$2 million (Phase 1 and 2) - within budget

Construction time and whether or not it was completed on time:
5 months - completed on time



Fannie C. Harris Youth Center

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Hillary Evans
Executive Director
After8 To Educate
12900 Preston Road, Suite 1220
Dallas, TX 75230
214.855.5520

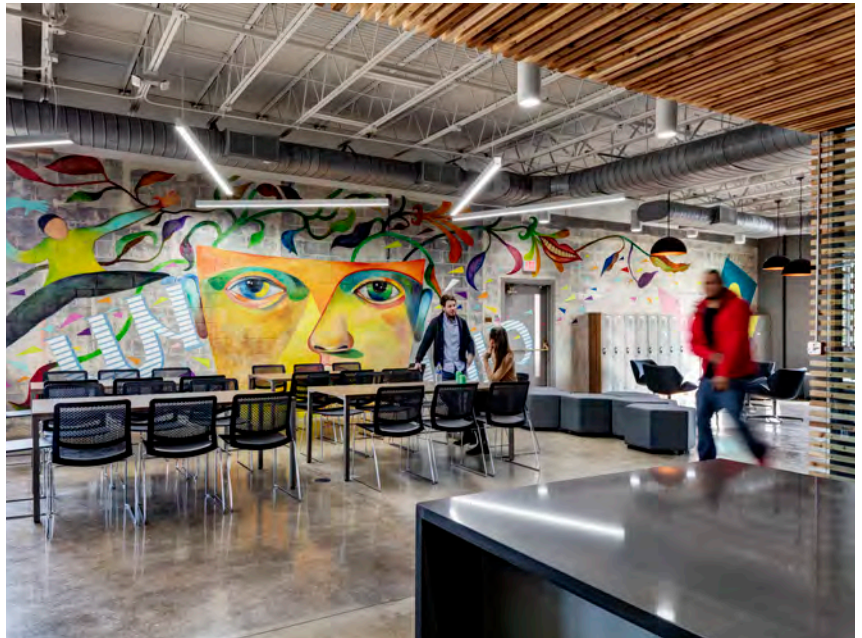
Names, addresses, and telephone numbers of general contractor and engineer:

Contractor:

Abel Lopez
Sky Contracting
3502 Singleton Blvd.
Dallas, TX 75212
469.309.1892

Engineers:

MEP Engineer:
Mohammed A. Waheed
Waheed Consulting, LLC
420 Parkside Ct
Murphy, TX 75094
817.793.2010



West Osceola Branch Library

Location:

Celebration, Florida

Year of completion:

2013

Short description of the project:

The contemporary design features a series of edited rectilinear forms highlighted by large expanses of glass to frame the views and bring the exterior inside. The front entry porch provides a beacon to the community while providing an elevated stage for performances on the front lawn.

The building is organized around a central information spine flanked by the public spaces. Work spaces are placed along the north and east to provide a buffer from the busy interstate and exterior services spaces. Large storefront openings on the south and west facades of the main collections provide framed views to the front lawn and adjacent golf course. The open structure and tall roof allow for abundant natural light to filter throughout the building. As the library archetype transitions into the 21st century, the open plan integrates both printed books and digital media while providing the flexibility to adapt to the changing needs of the community.

Design and construction cost and whether or not it was completed within the project budget:

Final design and construction cost:

\$2.7 million (within budget)

Construction time and whether or not it was completed on time:

10 months of construction, completed on time



West Osceola Branch Library

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Jacqueline Laracuente, CPM
Project Manager
Osceola County Government
Construction Management Office
407.742.0537

Names, addresses, and telephone numbers of general contactor and engineer:

Contractor:

Richard Rodriguez
Previous Project Director with Welbro
Building Corporation (currently Director
of Operations with Pirtly Construction)
6150 Metrowest Blvd. Ste 302
Orlando, FL 32835
954.797.0410

Engineers:

Structural/MEP Engineer:
James Wamsley
TLC Engineering for Architecture, Inc.
874 Dixon Blvd.
Cocoa, FL 32922
321.636.0274

Awards:

ASID Tennessee Chapter, First Place,
Commercial over 5,000 SF



FedEx Institute of Technology

Location:

Memphis, Tennessee

Year of completion:

2003

Short description of the project:

Created through the joint vision of the FedEx Corporation and the University of Memphis, the Institute provides the infrastructure for IT development and fosters an environment for interdisciplinary research. The 93,000-square-foot facility is adaptable to meet changing technologies and educational needs. Throughout the planning, research addressed the functions and aesthetics of work environments and interior furnishings to ensure long-term suitability and flexibility for the facility.

Design and construction cost and whether or not it was completed within the project budget:

Construction cost \$23 million (within budget)

Construction time and whether or not it was completed on time:

Completed on time



FedEx Institute of Technology

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Tony Poeteet
Assistant Vice President
University of Memphis
309 Ray L. Herzog Building
Memphis, TN 38152
901.678.2619

Names, addresses, and telephone numbers of general contractor and engineer:

Contractor:

Kevin Moyes
Executive Vice President/President,
South Central Region
Flintco Construction
2179 Hillshire Circle
Memphis, TN 38133
901.372.9600

Engineers:

Structural Engineer:
Ellers, Oakley, Chester & Rike (now
Smith Seckman Reid, Inc. - SSR)
contact information for project manager
unavailable

Mechanical/Electrical Engineer:
Kenneth L. Shappley
Shappley Design Consultants
3235 Shea Rd
Collierville, Tennessee 38017
901.485.2157

Awards:

Buildings New Construction Awards,
Winner, Public/Government Category

AIA Tennessee, Award of Merit

Associated Builders and Contractors,
West Tennessee Chapter, Excellence
in Construction Award for New Public
Sector Construction



TreeHouse

Location:

Dallas, Texas

Year of completion:

2017

Short description of the project:

The anchor tenant of the newly renovated shopping center, The Hill, TreeHouse is a green home improvement store offering products and services that promote healthful and sustainable living spaces. TreeHouse is net-positive, meaning that it produces more energy than it uses, a first for big-box retail in Texas, as well as for home improvement stores nationwide. Designed to wrap a large legacy oak, a sloped roof and wide porch shade the façade during the summer months, while north-facing clerestory windows provide daylight, reducing the building's energy consumption by 75 percent. Pushing the limits of what's possible in high performance buildings, TreeHouse is powered by 539 roof-top solar panels and stored energy from two Tesla power pack battery systems, with any excess energy given back to the grid for others to use.

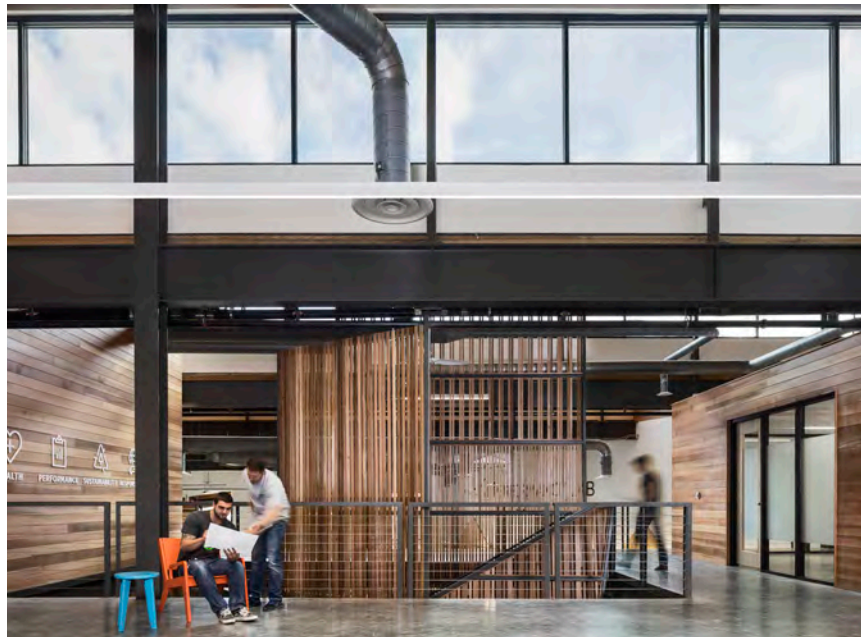
TreeHouse was designed by Lake|Flato with LRK

Design and construction cost and whether or not it was completed within the project budget:

\$3.3 million

Construction time and whether or not it was completed on time:

Completed on time



TreeHouse

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Kirk Williams
Managing Director
Cypress Equities
8343 Douglas Avenue, Suite 200
Dallas, TX 75225
214.561.8838

Names, addresses, and telephone numbers of general contractor and engineer:

Contractor:

Sterling King
Core Construction
10625 North County Rd.
Frisco, TX 75033
972.668.9340

Engineers:

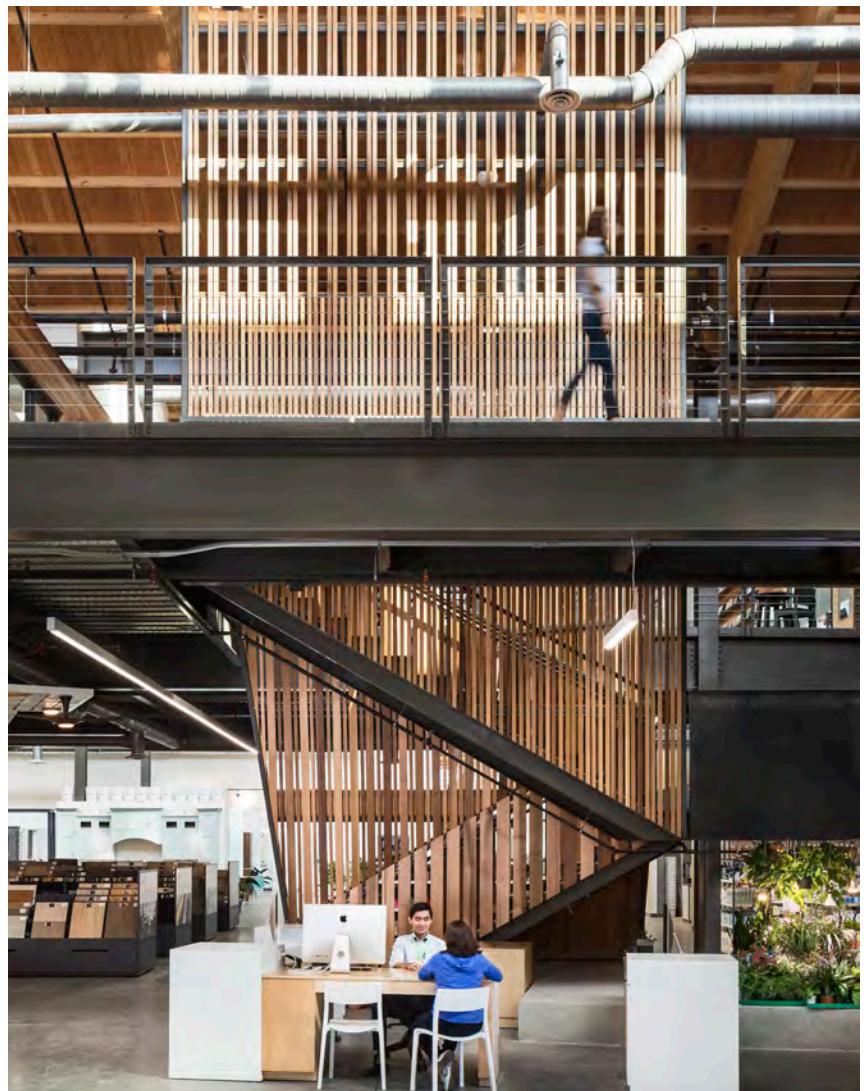
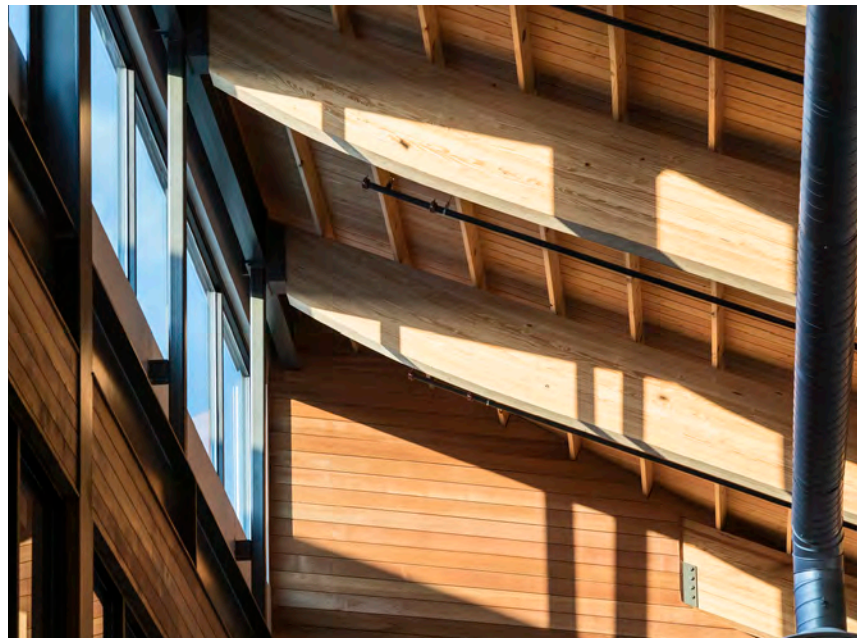
Structral Engineer:
Stephen Dial, PE
Hunt & Joiner, Inc.
1825 Market Center Blvd. Suite 620
Dallas, Texas 75207
214.760.7000

Civil Engineer/Landscape Architect:
Steve A. Markussen, PE
Pacheco Koch Consulting Engineers
7557 Rambler Rd., Suite 1400
Dallas, TX 75231
972.235.3031

MEP Engineer:
Dave Matthews
Joradan & Skala Engineers
17855 North Dallas Pkwy., Ste 320
Dallas, TX 75287
469.385.1616

Awards:

TxA Design Award



George W. Hawkes Central Library

Location:
Arlington, Texas

Year of completion:
2018

Short description of the project:

Opened in mid June, the new 80,000-square-foot George W. Hawkes Central Library, seeking LEED certification, will become a civic icon that embodies Arlington's commitment to a sustainable future while serving the community's needs for literacy, information and knowledge in the 21st century. The new Library will serve as the primary node in a downtown revitalization project which also includes a new pedestrian plaza and 6,500-square-foot City Council Chamber addition. The following components are reflected in the new Central Library facility:

- An Interactive Center of Learning for Children is the centerpiece of the new library.
- A teens area features a Real World Laboratory offering programming that will prepare them for college or the workforce.
- A Center for Literacy and Workforce Development ensures all adults and families have access to learning resources that lead to economic self-sufficiency and fulfillment of personal goals.
- Resources for local history and culture ensures that Arlington citizens have access to information about where we've been and can appreciate Arlington's cultural diversity.

Design and construction cost and whether or not it was completed within the project budget:
\$28,000,000 (within project budget)

Construction time and whether or not it was completed on time:
Completed on time



Denelle C. Wrightson
Library Planning & Design

George W. Hawkes
Central Library

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Yoko Matsumoto
Library Director
817.459.6916
Yoko.matsumoto@arlingtontx.gov

Alf Bumgardner
City Project Manager
817.459.6558
Alf.bumgardner@arlingtontx.gov



Centennial Library

Location:

Midland County, Texas

Year of completion:

2013

Short description of the project:

Midland County purchased an empty stand-alone retail building with intent to adaptively reuse it as a modern public library. Some of the features that were incorporated include:

- To address the lack of daylight in the existing building and to accommodate plans to preserve the existing building envelope, four steel trees and simulated landscape were constructed. A highlighted path with moving projections and sounds of nature reflecting the natural Midland environment is broadcasted throughout the space.
- Technology is being used extensively and will include an interactive work wall, an interactive floor, and video projections in the children's and teen's areas.
- An acoustically sound-proofed media lab was constructed housing Apple laptops, iPads and iPods used to create videos and music. Green screen technology, drum kits and electronic equipment are also utilized.
- A variety of seating and space options were provided. Collections are housed on lower merchandising shelving.

The goal of the design is to provide a flexible, vibrant space that offers opportunities for exploration and discovery on many different levels. It is designed to be the living room of the community. Denelle Served as Project Manager, providing programming, library planning and design, and FFE.



Centennial Library

Design and construction cost and whether or not it was completed within the project budget:

Construction Cost: \$3,478,987

Project Cost: \$8,000,000

Construction time and whether or not it was completed on time:

Completed on time

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

John Trischitti, III

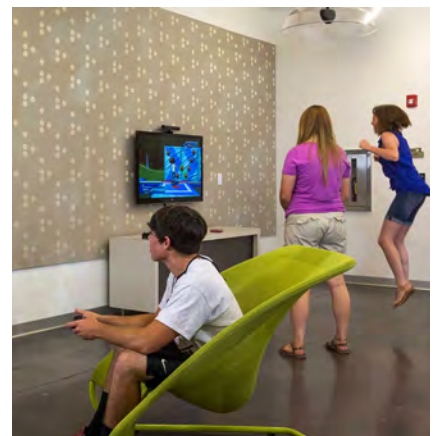
Library Director

432.688.4333

John_trischitti@co.midland.tx.us

Awards:

ALA/IIDA Best Public Library over
30,000 Square Feet



Teen Quad - Schaumburg Township District Library

Location:
Schaumburg, Illinois

Year of completion:
2013

Short description of the project:

Dewberry and Denelle Wrightson designed the new 160,000-square-foot Schaumburg Library in 1998 with a small unstaffed teen area. In 2013 the Schaumburg Township Main Library wanted to create the most technologically advanced, state-of-the-art teen space, with built-in flexibility. The idea of a Teen Quad, where teens could relax, study, and socialize, was the result of a brainstorming session with teen focus groups. The Dewberry team met with library staff and the teen group again to generate ideas. The key features include:

- In the video production/technology room Apple laptops, ipads and ipods are used to create videos and music. Green screen technology, drum kits and electronic equipment are utilized. The room is acoustically sound-proofed inside and the outer wall is clad with undulating acrylic panels back-lit with programmable LED lighting.
- The study area is separated from the activity area by a full height all glass storefront to dampen sound yet provide visual continuity. The service desks are split by the wall, the outside desk provides assistance for researching materials, the inside desk for check out of electronic devices.
- The program room can be used as a meeting room, computer lab, craft room, and a secondary quiet study area. A folding glass wall, descending from the ceiling separates the program room from the main area. When not used as a separate space, the program room is considered an extension of the main space and opens to it.



Teen Quad - Schaumburg Township District Library

The program room has a small stage area with lighting, an interactive video wall that responds to the movement of people and objects that block its projection, and four “digital den” seating areas with 60” video monitors and video gaming equipment.

- The main area has comfortable lounge furniture for listening to music, collaborative video tables for group interaction, power post stations to recharge devices, a quick print station, digital white boards and portable marker boards, game tables, a vending area and café, and a separate dedicated sound system.

Design and construction cost and whether or not it was completed within the project budget:
\$1,200,000

Construction time and whether or not it was completed on time:
Completed on time

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Monica Harris
District Library Director
847-985-3200
mharris@stdl.org

Awards:
ALA/IIDA Single Space Design –
Honorable Mention



**Main Library at Goodwood
East Baton Rouge
Parish Library**

Location:

Baton Rouge, Louisiana

Year of completion:

2014

Short description of the project:

Dewberry, as part of The Design Collaborative, was selected to design the new Main Library for the City and Parish of East Baton Rouge. Denelle Wrightson led the design team including library planning and programming, interior design and the FFE for this new 125,576-square-foot library.

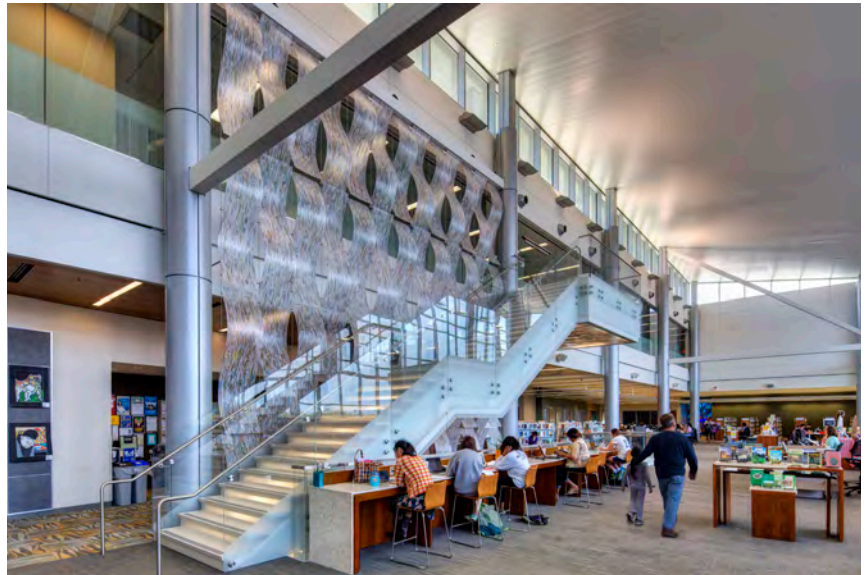
It was designed to serve as a destination for lifelong learning, from the expansive children's area with its emphasis on early literacy through reading development, to the teen room with its flexible program space, social area, study area, and three collaborative study rooms, one of which is designed as a "twilight" room. The community's diversity is illustrated throughout its spaces, and the local history and genealogy area provides a variety of areas for research and study.

Design and construction cost and whether or not it was completed within the project budget:

\$37,600,000 (within budget)

Construction time and whether or not it was completed on time:

Completed on time



**Main Library at Goodwood
East Baton Rouge
Parish Library**

Names, addresses, and phone
numbers of owner and contact
person tasked with daily
responsibilities of project:

Mary H. Stein
Assistant Library Director
225.231.3710
mstein@ebrpl.com

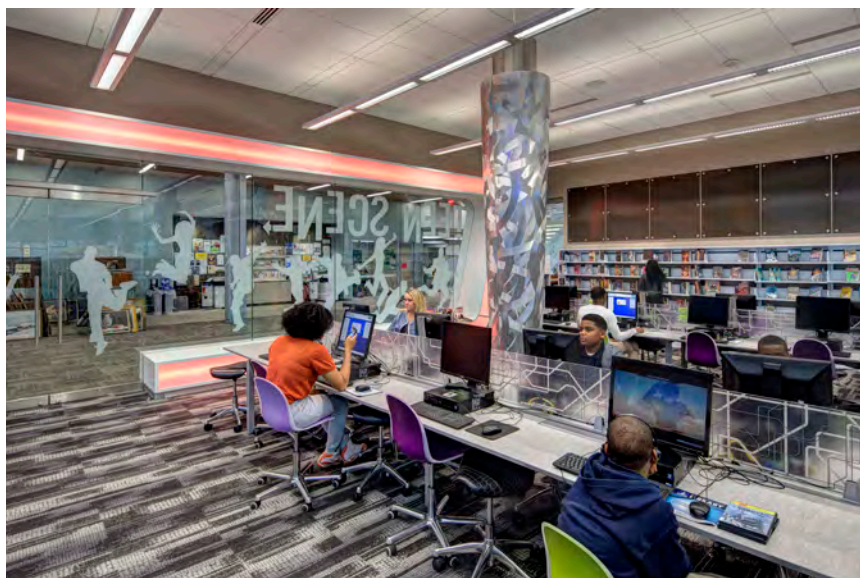
Awards:

Library Journal 2015 Landmark Library

AIA Rose Award for Outstanding Design
and Function

Engineering News-Record Best
Government/Public Building

Engineering News-Record Best Overall
Project of the Year for 5 State Area



The New Parkland

Location: Dallas, Texas

Year of completion: 2014

Short description of the project:

The New Parkland Hospital is renovating its campus by adding over 1.5 million square feet of additional space with the goal of creating a world-class, high performance, patient-centered facility and site. As a joint venture with Ten Eyck Landscape Architects, Studio Outside has envisioned a restorative, nature-centered campus with sustainable practices at the heart of its efforts. The team focused on designing a site plan that was centered around two major design elements. The first is a large, centrally-located park designed to provide access to green space from the hospital dining facilities and give patients the ability to walk within nature directly from the building. The second is a long, linear park, designed to link the perimeter parking lots and entrances physically and symbolically to the main hospital entrances and circulation spaces.

Design and construction cost and whether or not it was completed within the project budget:

\$7.38 million

Construction time and whether or not it was completed on time:

completed on time

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Walter Jones
Former Senior VP Facilities Planning & Development at Parkland
MetroHealth
2500 MetroHealth Drive
Cleveland, OH 44109
216.778.2705



The Epic Grand Prairie

Location: Grand Prairie, Texas

Year of completion: 2018

Short description of the project:

Atop a grassy amphitheater within the Grand Central Park, sits the The Epic recreation center. Providing world class recreational opportunities, its diverse list of amenities include: multi-purpose courts with built-in seating, a grand atrium with hightech library, theater, recording studio, large fitness center, second-floor adventure track, artist studio, culinary arts room, culinary arts theater, youth game room, and indoor lap and resistance pools. This complex was sited to be an anchor to the 172-acre Grand Central Park and connects to most of the amenities found within the park. Adjacent to the recreation center is Epic Waters, an 80,000-square-foot indoor/outdoor water experience open year-round and sheltered by a dynamic retractable roof. An 83-foot tall slide tower originates nine waterslides, some are the first of their kind. Using the landscape as an integrated extension of these two feature buildings, the City of Grand Prairie has developed an all season amenity for its residents.

Design and construction cost and whether or not it was completed within the project budget:

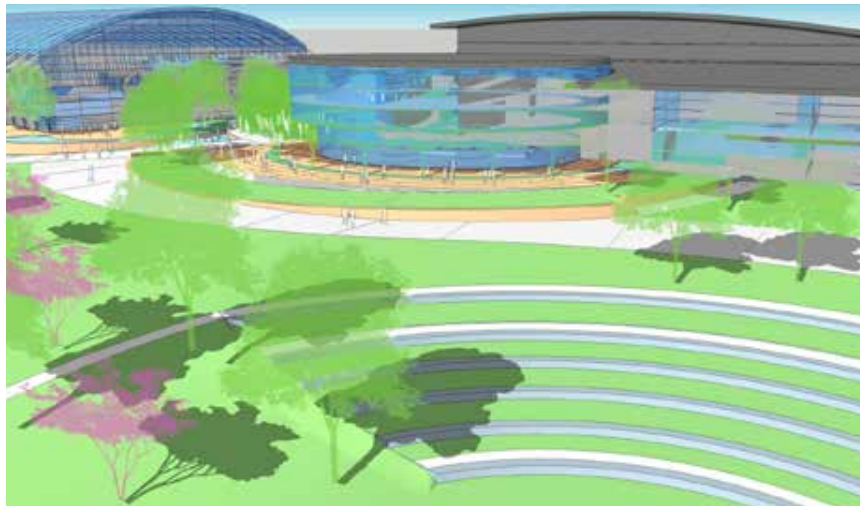
\$2.5 million

Construction time and whether or not it was completed on time:

No, due to the budget of the rec center, not the landscape or the waterpark.

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Rick Herold
Director of Parks and Recreation
400 College St.
Grand Prairie Texas 75050
972.237.8100



Experience of Kent Mendenhall while a Principal at TBG Partners.

Durham Park

Location: Dallas, Texas

Year of completion: 2013

Short description of the project:

Identified in the city's park system master plan as an underserved area of the community, this project injects an open space into the midst of one of the first neighborhoods developed in the 1950's. The city purchased and demolished four residences, creating a one-acre pocket park. The design respects the 50's mid-century modern aesthetic and streetscape feel, and re-purposes the old driveway and front yard "sidewalk" geometry as new entry points to the park. Salvaged brick is utilized in the pavilion construction and celebrates the four residences that were demolished. A butterfly garden rounds out a program of playground and casual open play lawns. Significant pecan and other trees on site were also preserved.

Design and construction cost and whether or not it was completed within the project budget:

\$1.5 million

Construction time and whether or not it was completed on time:

completed on time

Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project:

Kurt Beilharz
Superintendent of Park Planning
City of Richardson
411 W. Arapaho Road, Suite 208
Richardson, Texas 75080
972.744.4307





Management Approach 6

Management and Organizational Approach

On two pages or less, please describe your management and organization approach to the project. The following should be addressed within this description:

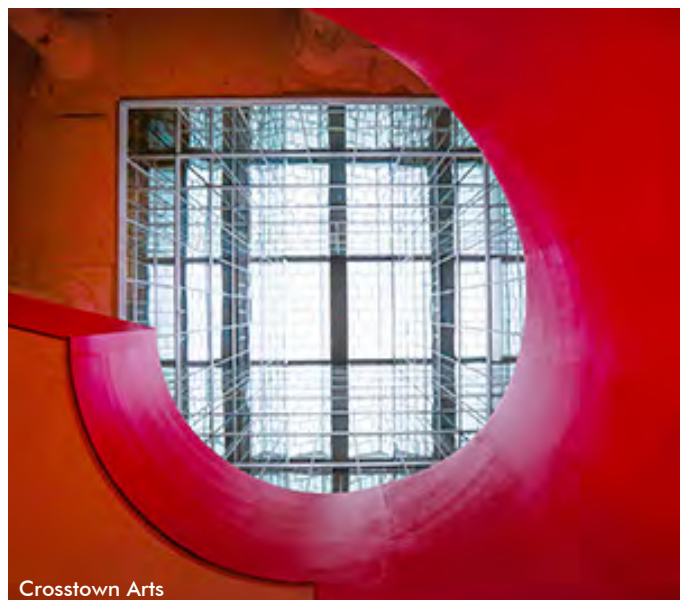
- Please describe your firm's understanding of the project.
- Describe how the firm will organize to perform the services.
- Describe how the firm will solicit in the programming and design phases the interested stakeholders. This includes community residents, city council, staff and users.
- Provide procedures for assisting in the development of project scheduling, coordination of consultants, quality and cost control.
- Describe the architectural team's approach to communication with the City and Construction Manager.
- Description of Architect's approach to code analysis and jurisdictional approvals.

Traditionally, architecture strives to be an expression of artistic and sculptural merit. Too often, however, this drive for aesthetic significance has ignored the need for practicality, efficiency, and value that makes a building project viable. Good design takes all these elements into consideration and brings together solutions which recognize the inseparability of aesthetic, functional, and economic concerns.

Our approach, designing from the inside-out, means that the real and complex planning issues that make a building work—for the staff as well as for the user—are translated into solutions which are appropriate and uplifting. Our concepts develop from a clear understanding of real, programmatic, and functional requirements which define the building floor plate and ultimately influence the shape of the building. This inside-out orientation is a natural outgrowth of our roots in interior architecture and planning.

We follow a five-step process in all our design work: analysis, options, concept development, evaluation, and final design. Analysis involves reviewing policy issues, goals, client needs (program, marketing, etc.), and physical parameters. This phase concludes with the agreed-upon design and development principles that establish the rationale for the overall scheme and the guide for the rest of the work. Work is based on these principles and involves generating multiple alternatives that satisfy various combinations of goals and principles. The preferred option is developed into a concept that, by consensus, seems most appropriate. This concept is evaluated and fine-tuned and becomes the basis for the final design.

Value engineering is a phrase that is much in use today. Unfortunately, it has come to be euphemism for indiscriminate cost cutting to achieve a budget. It has very little to do with engineering and even less to do with value. We believe in the



process of value engineering—but in its original form. When value engineering was introduced to the construction industry, it meant the selection of materials and building systems based on their performance and long-term maintenance costs over the projected ownership cycle of the property. We continue to practice value engineering in its original form; and more importantly, we practice it throughout the design process. This means that while various design ideas are still in the conceptual discussion stage, we test them with the Construction Manager to understand their impact on cost, schedule, and ease of construction. We are committed to giving our clients the highest level of design available within the project budget. We recognize, however, that it is not in anyone’s best interest to pursue concepts which are not appropriate for the budget or the schedule. Utilizing the Construction Manager within the design process allows us to avoid many potential pitfalls.

How can the Farmers Branch Public Library know that the LRK design will be a spectacular success?

We Listen

But a public library client can speak with many voices. Our job is to orchestrate the design process to achieve not just consensus but delight. A key to this is getting everyone’s agenda on the table at the beginning of the project. Predictably, this will point up areas of potential conflict, but it will also identify common goals, direction, and areas of concern. We find that if we endeavor immediately to resolve all the conflicts, the whole design process can become bogged down in disagreements. If, however, we build on the areas of agreement, we find that the problems most often resolve themselves and consensus is achieved. The result is a project in which everyone has a vested sense of ownership.

Communication

To facilitate this extraordinary design effort, we’ve assembled an expert team of consultants with an ideal combination of technical skills and resources and unique local knowledge and experience.

At the onset of the project, our team will establish a clear understanding of the City of Farmers Branch’s goals. Building on that knowledge, we will develop a mutually agreeable method of program confirmation and verification. This information should be identified and communicated through a single contact on the core team. In this way, proper communication and coordination with all team members can be achieved efficiently and effectively.

Periodic team scheduling and coordination meetings will be held throughout the duration of the project. These meetings will be chaired by the project manager for the purpose of reviewing the approved project schedule and budget, and for communication among all team members.

Participation and Collaboration

Participation and collaboration are fundamental to our design process and we believe critical to a successful project. For the Farmers Branch Public Library, we propose design



Community Engagement

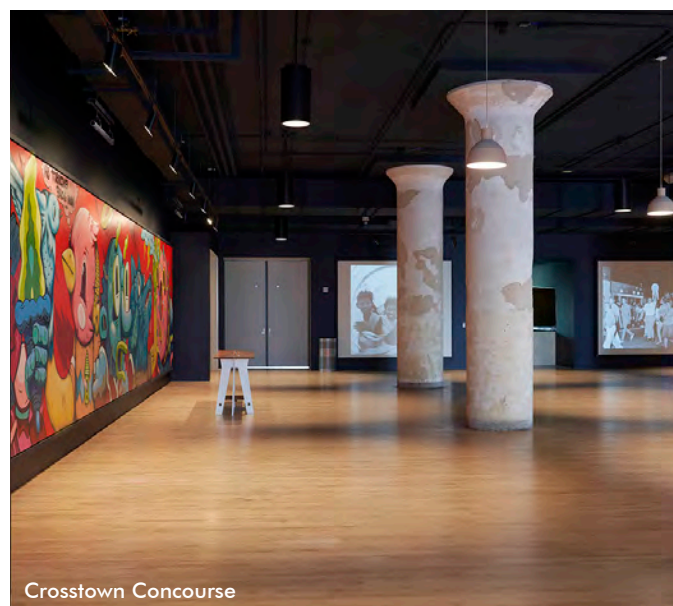
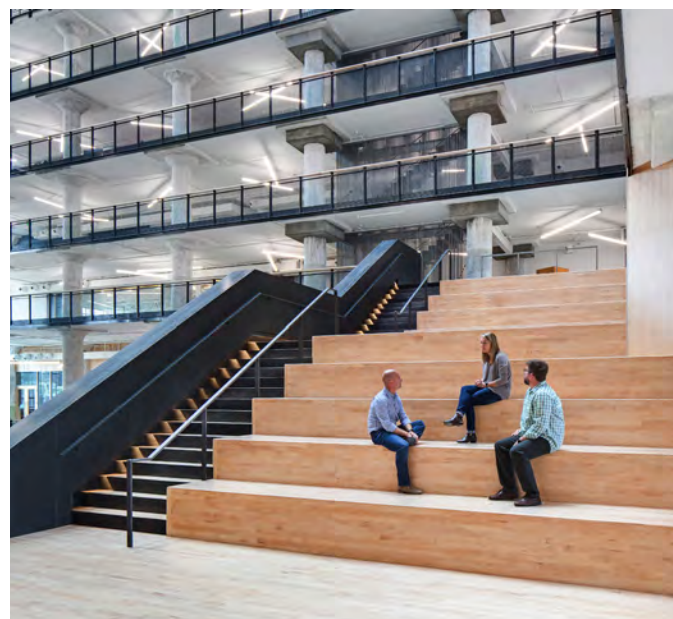
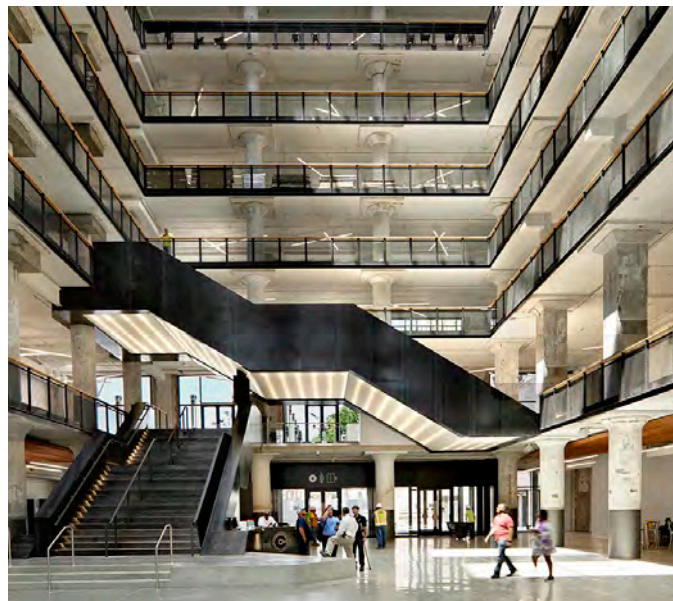
sessions, or charrettes, as one means of establishing the direction for the project. We propose to conduct as many design charrettes as necessary at your existing facility. These charrettes would last from one to two days each and would involve the City of Farmers Branch, the Resident Advisory Library Board, engineers, specialty consultants, contractor, and other identified stakeholders. The result of this hands-on, collaborative effort would be an enhanced sense of authorship by the various staff/users. Also, the design process would be expedited, since these problem-solving sessions would be highly focused.

We will have solution-finding work sessions with you. Our working style is not to have presentations that spill out information to you but to engage you in two-way dialogues that lead to solutions. We know that interaction can be one of the most creative things that can happen with a client during a project. We establish a framework that is both stable and receptive to change.

Cost Control

We believe cost control is most effective as a collaborative effort. Before design begins, we will want to thoroughly understand the budget and funding constraints for this project. The budget will immediately become part of our design process. Most of our projects include collaborating with a Construction Manager or General Contractor at Risk. As the design progresses, the budget is updated to incorporate the latest information available. We always make sure that any changes, whether client or design team initiated, are immediately tested against the most current budget. During the selection of systems, materials and finishes, special attention is paid to the life cycle cost. Operating cost is of equal concern. The bottom line is that the project team has not blown a budget when given the responsibility and authority to control costs.

The Benjamin L. Hooks Central Library is an excellent example of LRK's approach to cost control. The replacement of Memphis' main library had been contemplated for years. The project had been extensively programmed for almost a decade in advance of getting the project approved by the City and County. LRK, in collaboration with Shepley Bulfinch as its library design consultant, was selected to design the most public of all public buildings. Using the detailed program and project budget established by the City, we designed a facility which was approved. Subsequently, the City Council approved a budget that was approximately 30% less than the projected cost. The Library Director refused to reduce the program, saying, "You just have to find a way!" LRK led a two-day work session with the client and cost consultant which resulted in creative responses to achieve the reduced construction cost, yet still provide the Director with a facility that met her operational goals, met her vision, and allowed for future expansion/densification. The project was hard bid and came in slightly under the cost target of approximately \$59 million. Over the course of construction, the project incurred only ½ of 1% increase in construction costs due to change orders. Approximately 90% of the change order costs were



Crosstown Concourse

owner-requested changes in scope of work. The Benjamin L. Hooks Central Library and LRK-designed FedExForum are the only large public facility projects in the City of Memphis' recent history that have not gone significantly over budget.

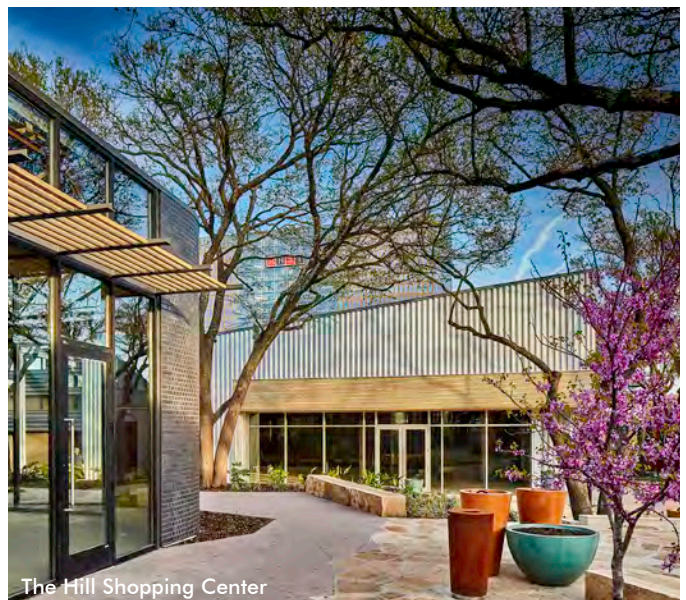
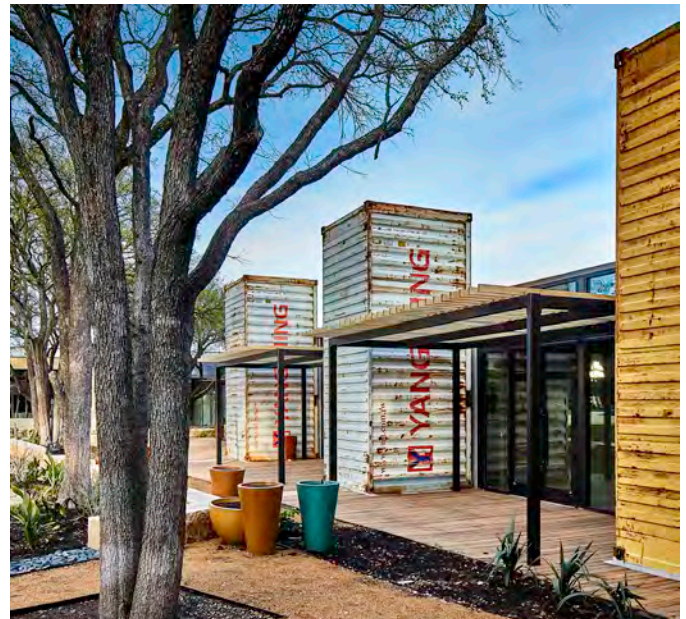
The Benjamin L. Hooks Central Library also has the distinction of being the first Memphis project to have a major public art component as part of the planning and design process. With a budget of \$10 million, LRK was instrumental in developing the integrated public art component, having recently worked with Church Health on a similar effort for its private facilities. LRK funded and guided the development of the contracts between the artists and the City. The firm also participated in the founding of the Urban Art Commission and then collaborated in the artist selection process. LRK raised \$2,000,000 of the \$10,000,000 budget. The Benjamin L. Hooks Central Library is considered one of the best libraries in the country.

Schedule

Like cost, schedule control is also collaborative. We are committed to on-time delivery of your project, just as you are, and will work closely with you and other team members to achieve it. We have an excellent track record in schedule control that we maintain by keeping timing issues at the forefront of the design process, by resolving key issues at the appropriate times and then keeping changes to a minimum, and by predicting where changes may be likely to occur.

We have developed systems and programs that have been refined over time to keep us on track, regardless of how complex the assignment. At project beginning, we develop a work plan with a detailed schedule for accomplishing design activities and meeting deadlines for design and construction documents. The architect, consultants, construction manager, and owner's representative work together to develop the pre-construction and construction schedule based on the milestones and critical path for all disciplines; and the key project control dates are confirmed by the entire team. Once approved, the schedule becomes the baseline for the delivery of the project. All team members, including the representatives from the City of Farmers Branch and the Resident Advisory Library Board, will be present at the initial scheduling of this project. From this meeting, we will prepare a master project schedule based on task-by-task analysis of the design and documentation work to be accomplished. Key dates and milestones will overlay this schedule.

LRK's history of successful schedule control is exemplified in the Fannie C. Harris Youth Center story. Delivery of the first phase was compressed, because the sooner the doors could open, the sooner fundraising for the second phase could begin. LRK worked hand and hand with the After8toEducate staff to ensure the center was delivered both successfully and quickly. The facility is currently serving hundreds of homeless teens and young adults, giving them access to meals, showers, a computer lab, laundry, and counselors who



provide mentorship and medical and mental health referrals, as needed. Teen-focused communal space features areas for dining, working on homework, collaborating, and relaxing.

Code Analysis and Jurisdictional Approvals

We have also completed numerous high-profile Dallas-area projects. We have developed critical relationships and have an intimate knowledge of local codes and regulatory hurdles, enabling us to work both quickly and efficiently to deliver the new Farmers Branch Public Library.

QA/QC

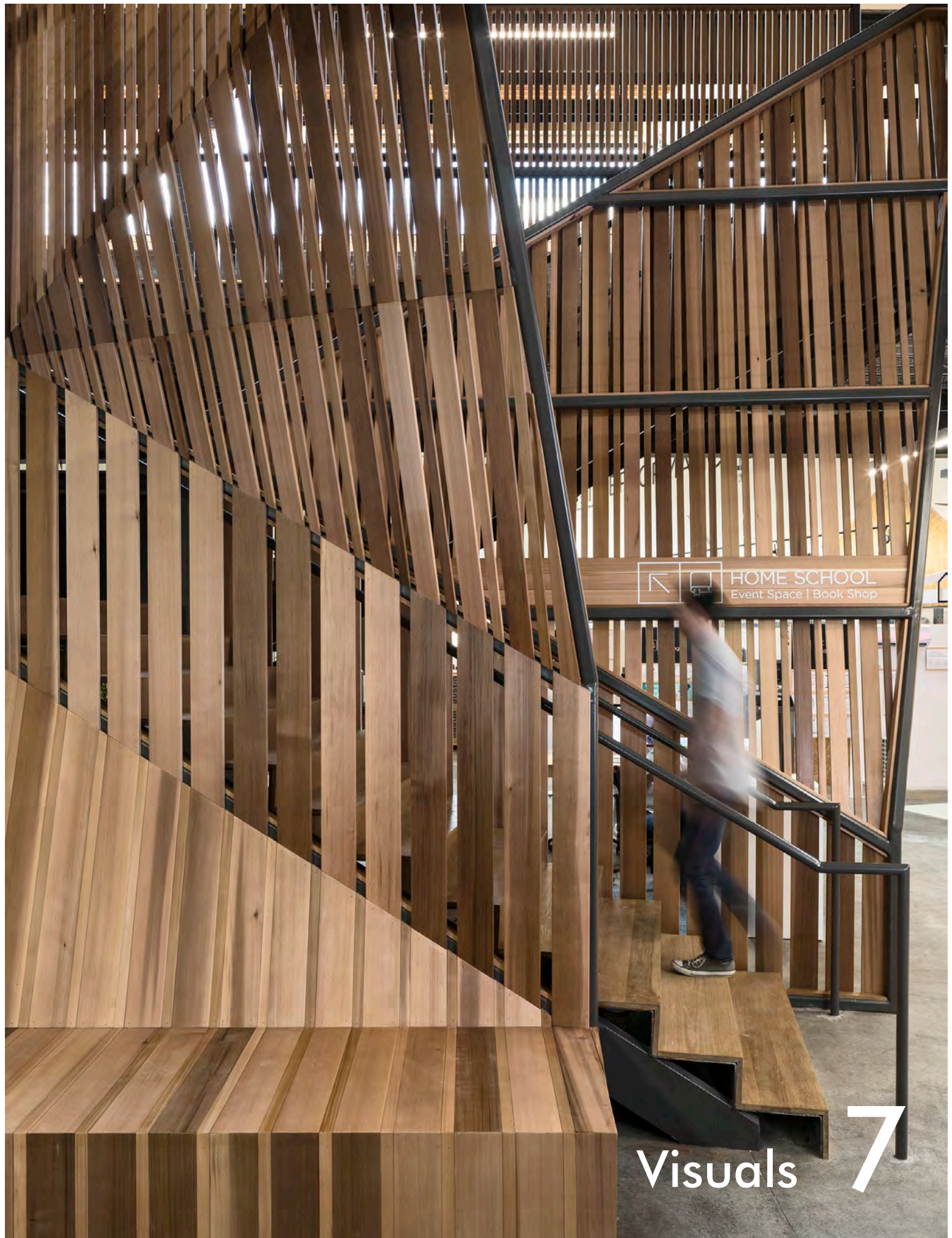
For LRK, Quality Assurance/Quality Control (QA/QC) is not a milestone or the latest trendy program. QA/QC is a continual, personal effort by each and every team member. Our team members follow their projects from conception through construction to project close-out. As a result, they take 100% personal responsibility to insure quality. They realize that rather than handing the issue off to a separate department, they are responsible. This process incentivizes the early identification of issues and aggressive resolution. In addition, each project documentation milestone triggers a comprehensive, third-party review by our senior technical staff. Senior technical staff who are independent of the project provide a fresh pair of eyes to review each architectural and consultant drawing sheet for design integrity, coordination and technical accuracy. This review process is based on the RediCheck program developed by the U.S. Navy.

LRK began using Building Information Modeling (BIM) before it was known as BIM and as the software tools have become more advanced, we have accelerated our use of BIM to streamline our design process. We have had great success utilizing Autodesk's Revit, and today most of our projects are completed using Revit. By using a single intelligent BIM model from which all documentation is generated, there is a single source of information; data generation, construction documents, interface checking, and reporting are all accomplished using BIM. As a result of our Revit experience on projects as complex as Crosstown Concourse, LRK staff members have been enlisted by the software manufacturers to help improve the software's collaborative aspects.

LRK also believes that appointing a quality assurance manager at project initiation is an effective tool in ensuring a project reaches its full potential. Michael Zielinski will be the quality assurance manager for the new Farmers Branch Public Library. Mike joined LRK in 2007 with decades of prior experience in construction, architecture, CPM scheduling, and claims evaluation. Mike's experience as contractor, architect, expert witness, and claims analyst provides the client an unparalleled ability to foresee and head off potential problems. Informed by his problem-solving background, Mike meticulously plans his projects and aggressively addresses even the smallest challenges as soon as they arise.



Waterset Community Building



HOME SCHOOL
Event Space | Book Shop

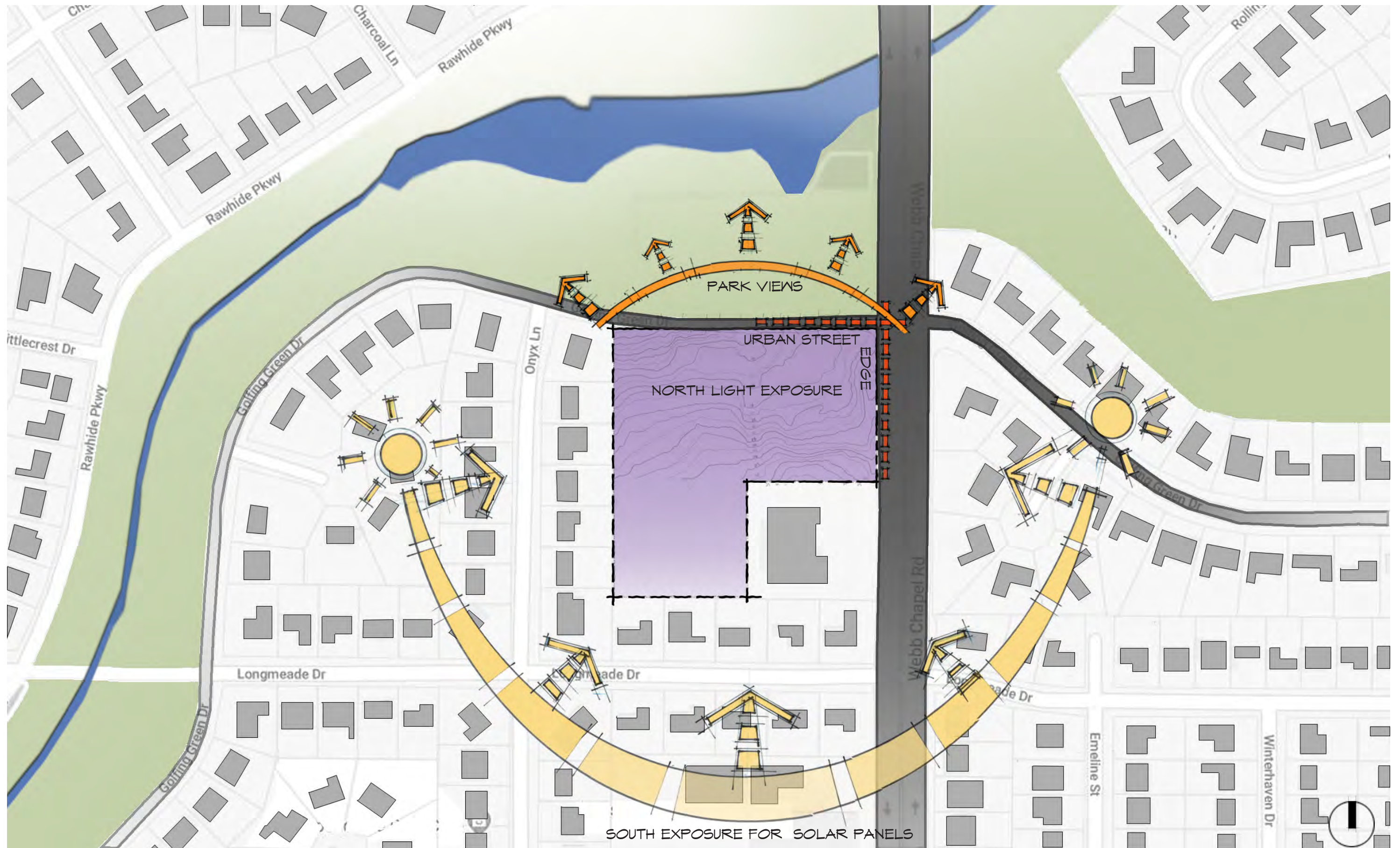
Visuals 7

Visuals

Concept plans, conceptual renderings, space planning, concept and design concepts that bring your firm's qualifications to life through your unique vision for the future Farmers Branch Library in relation to Section V: New Library Features/Expectations.

- a. Show how non critical components such as art would be integrated into the Library.
- b. Show park integration and the overall energy that your concept would create.
- c. Show how the Library would sit on the property and look from the street, park, and neighborhood.
- d. Show any looks that highlight how your firm would implement the features and expectations for a new Library in Section V.

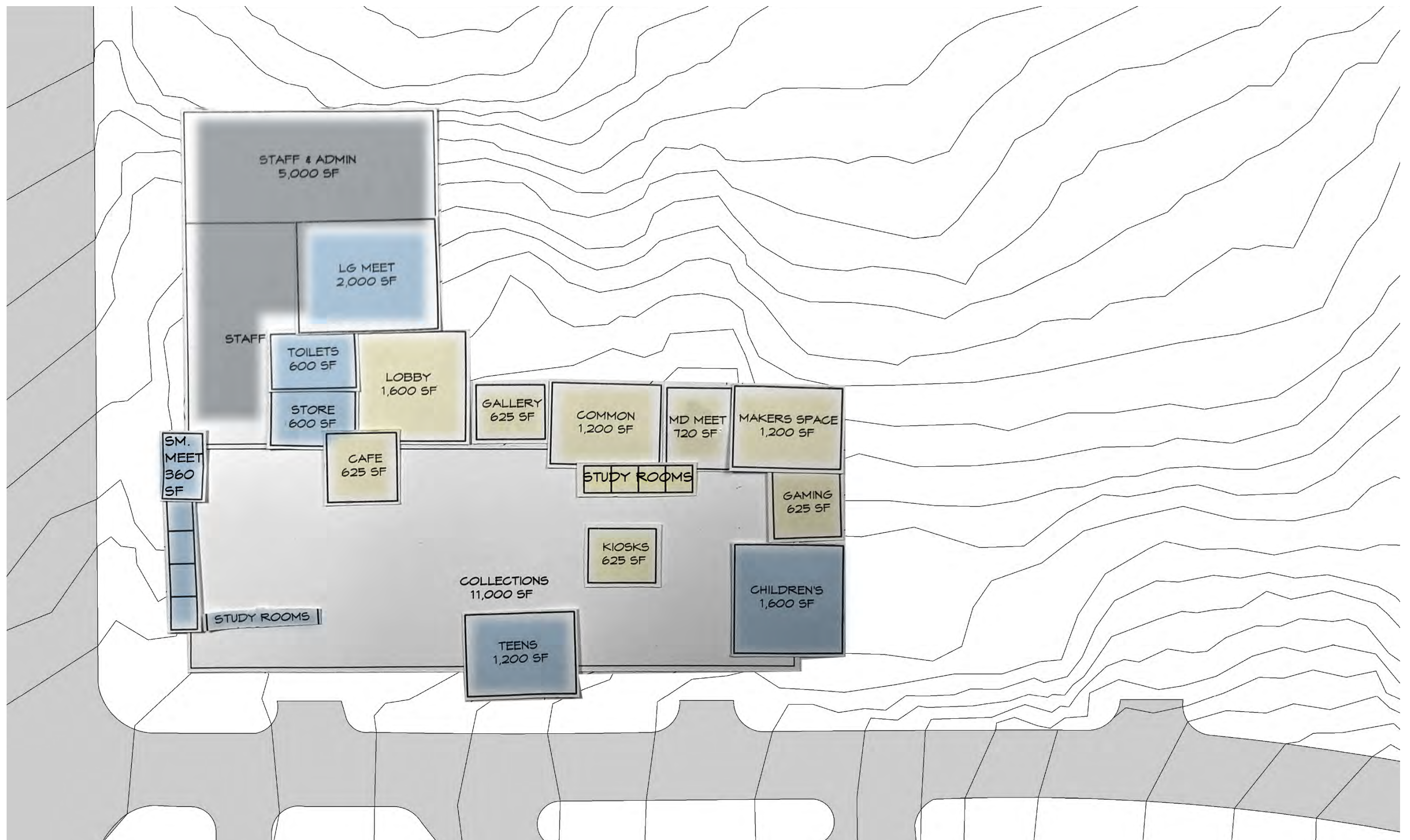
Please see examples of LRK's conceptual designs for the new Farmers Branch Library on the following pages.



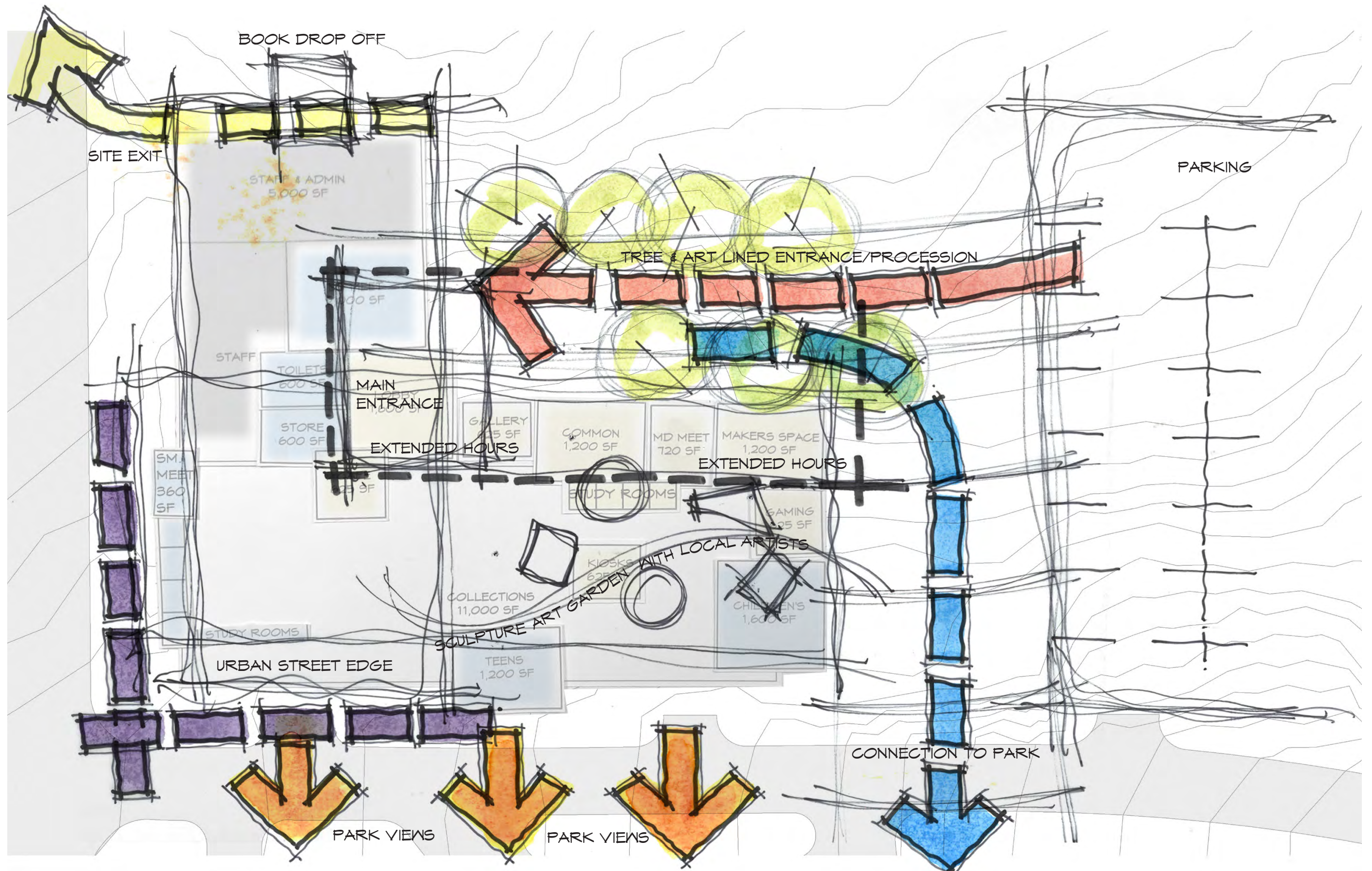
SITE ANALYSIS

"LIBRARY IN THE PARK"

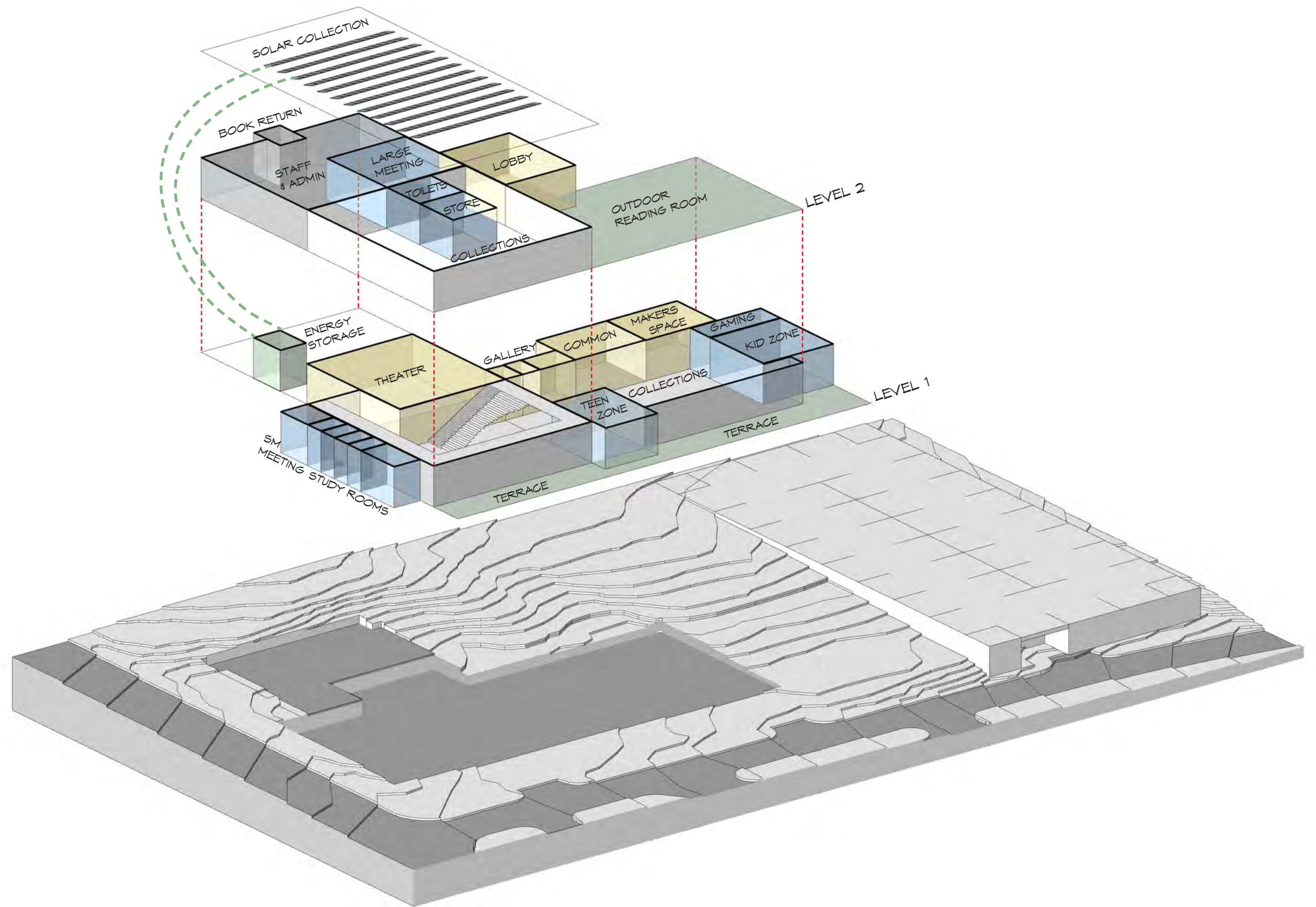
NORTH



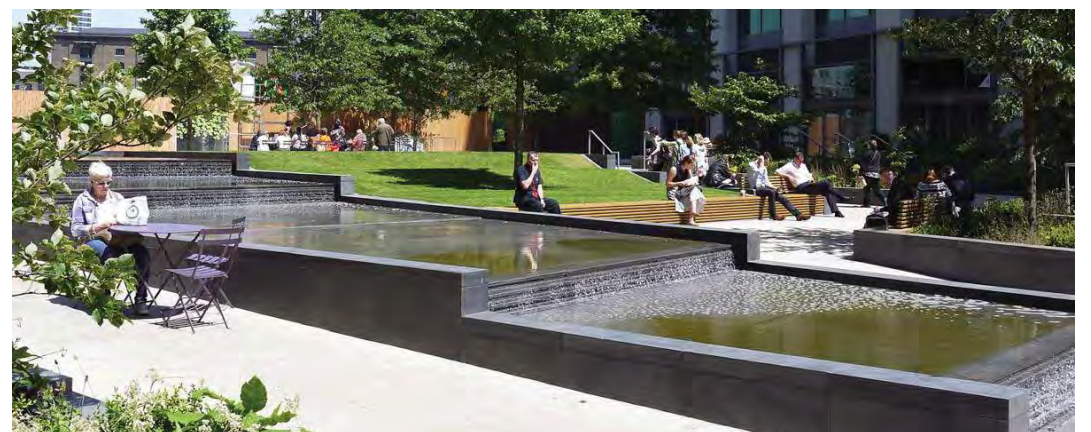
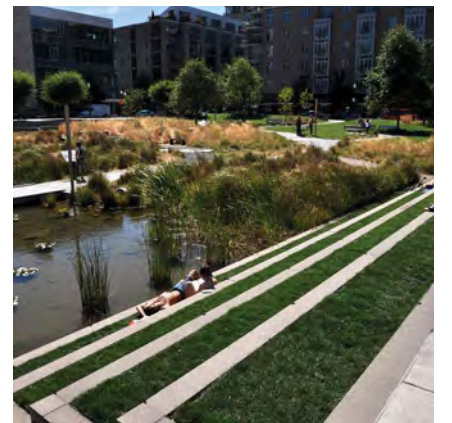
PROGRAMMING WITH STAFF



SITE PROGRAMMING



SPACE PLAN DIAGRAM

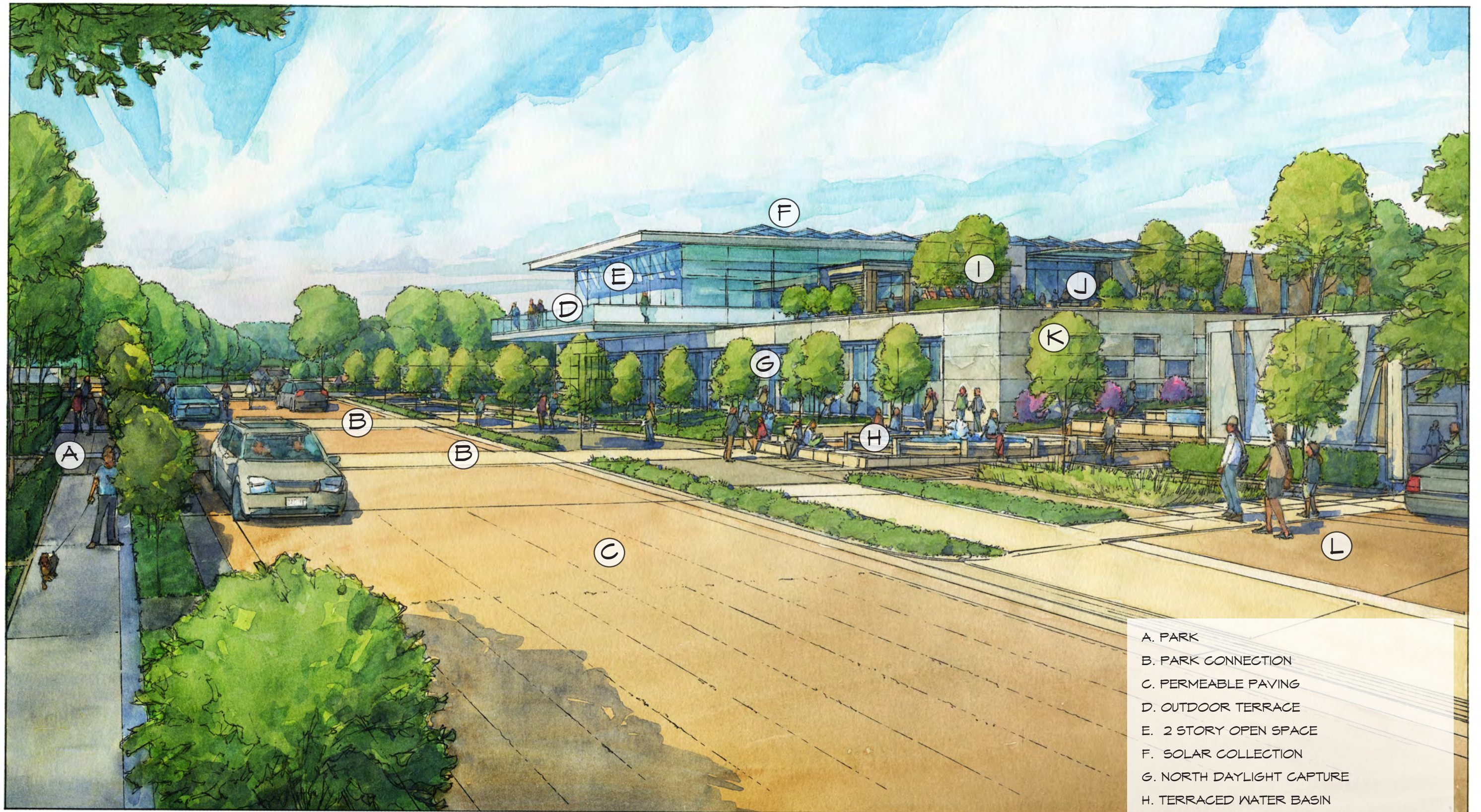






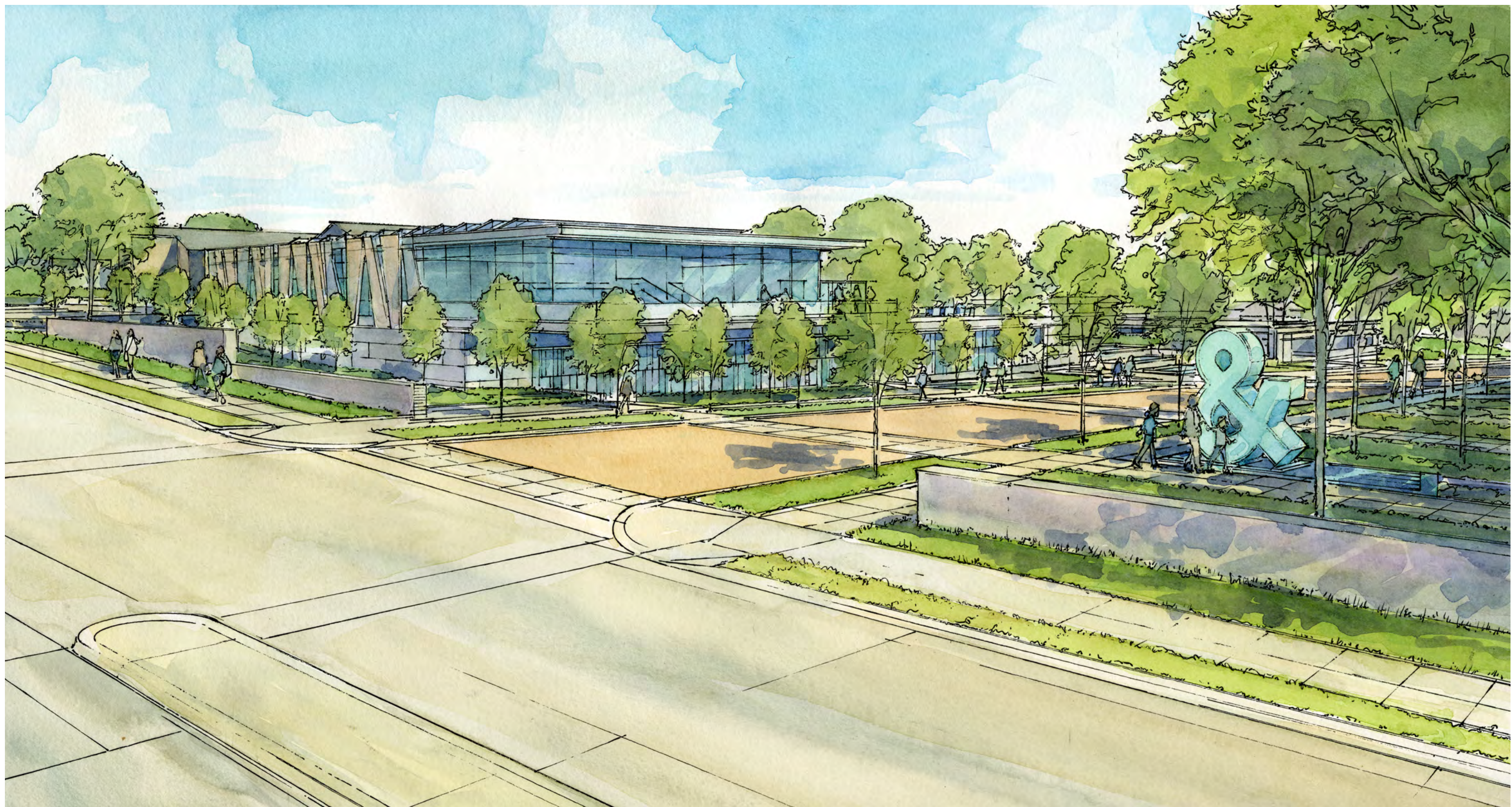
AERIAL PARK INTEGRATION





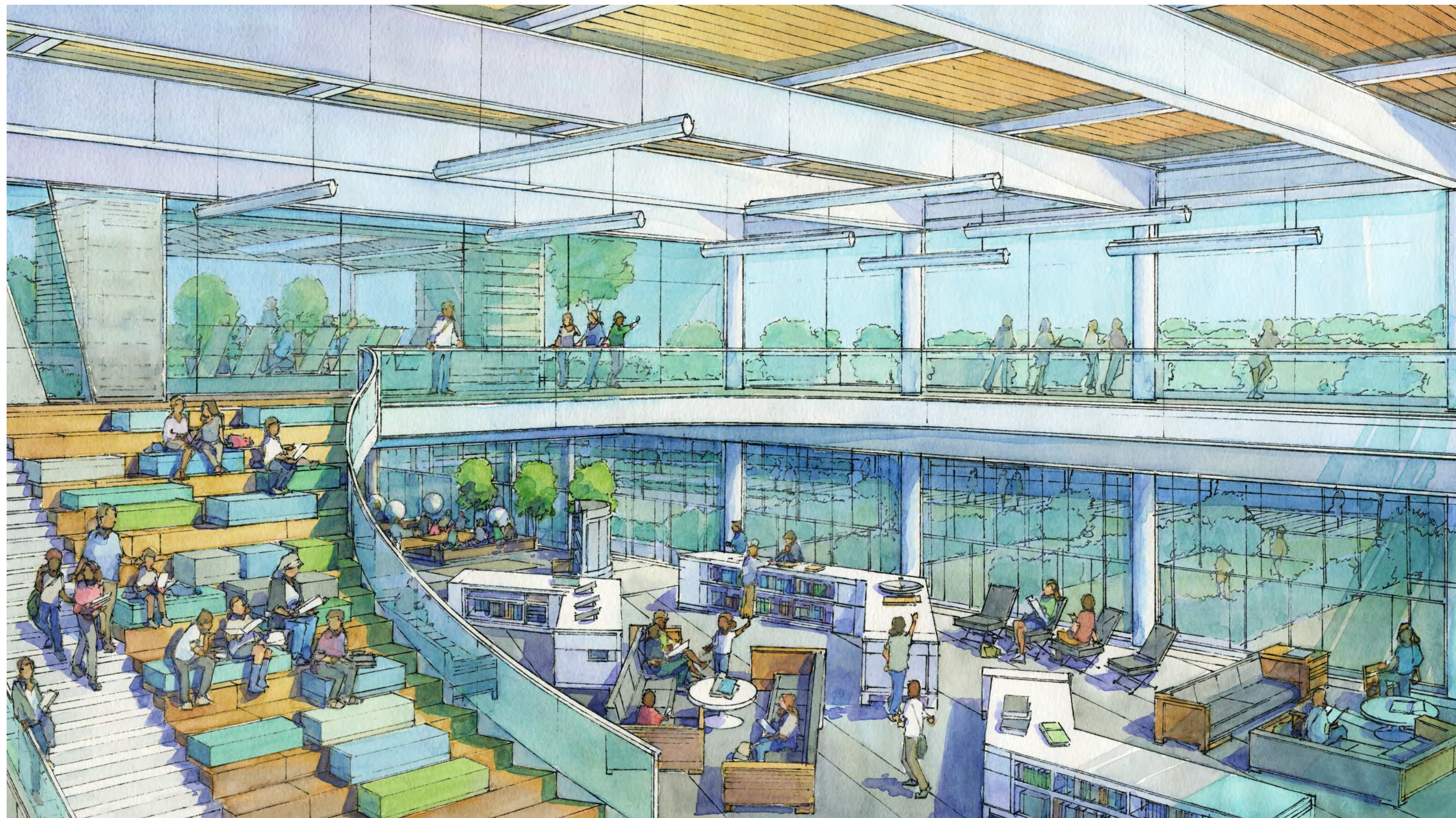
- A. PARK
- B. PARK CONNECTION
- C. PERMEABLE PAVING
- D. OUTDOOR TERRACE
- E. 2 STORY OPEN SPACE
- F. SOLAR COLLECTION
- G. NORTH DAYLIGHT CAPTURE
- H. TERRACED WATER BASIN
- I. SCULPTURE/ ART ROOF GARDEN
- J. MAIN ENTRANCE
- K. CHILDREN'S AREA WINDOWS
- L. LOWER GARAGE ENTRANCE

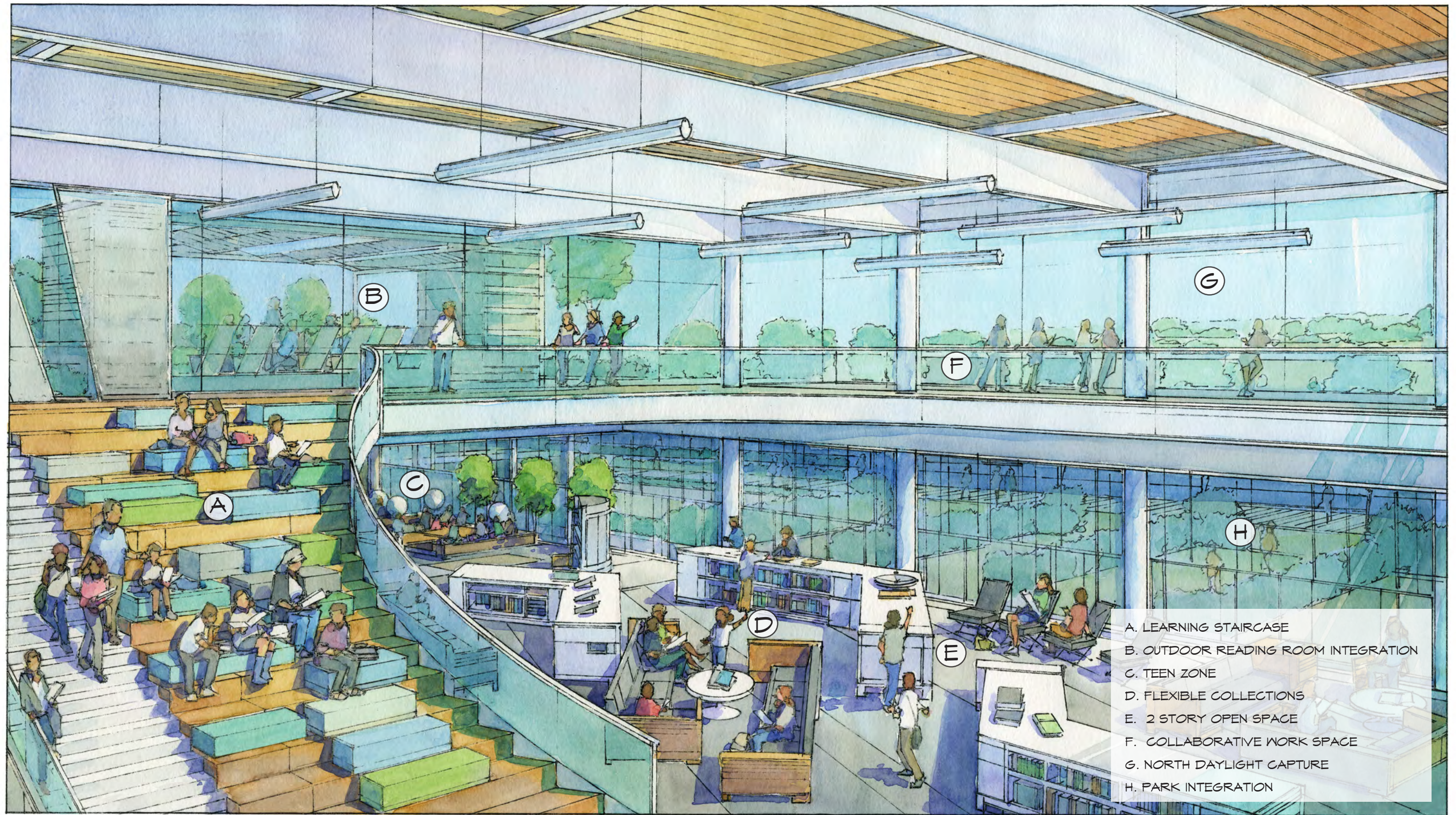
LIBRARY IN THE PARK





URBAN STREET EDGE





- A. LEARNING STAIRCASE
- B. OUTDOOR READING ROOM INTEGRATION
- C. TEEN ZONE
- D. FLEXIBLE COLLECTIONS
- E. 2 STORY OPEN SPACE
- F. COLLABORATIVE WORK SPACE
- G. NORTH DAYLIGHT CAPTURE
- H. PARK INTEGRATION

OPEN COLLABORATIVE GATHERING SPACE