



**International Leadership  
of Texas**  
K-8 School  
Buildings Project



**International Leadership of Texas  
NOTICE OF REQUEST FOR QUALIFICATIONS**

**RFQ 21-002 FOR ARCHITECTURAL SERVICES**

**Closing Date & Time:**  
April 30, 2021  
2:00PM

**Contact Information:**  
**Charles Klein**  
Email: [cklein@iltexas.org](mailto:cklein@iltexas.org);  
[construction@iltexas.org](mailto:construction@iltexas.org)

**Request Issued By:**  
International Leadership  
of Texas  
(The School)

**Contract Period:**  
Not Applicable  
Submittals will be  
evaluated after receipt.

Tel: (972) 479-9078  
Fax: (972) 479-9129  
1651 N. Glenville Dr., Ste. 216  
Richardson, TX 75081

**Date of Publication:**  
April 23, 2021

**Purpose of Request for Qualifications**

Architectural services are required for three new K-8 school buildings for International Leadership of Texas. This RFQ will allow the School to select the most highly qualified firm for its **K-8 School Buildings Project**.

**The undersigned authorized representative of the proposing organization indicated below hereby acknowledges:**

1. That he/she is authorized to enter into contractual relationships on behalf of the proposing organization indicated below, and
2. That he/she has carefully examined this RFQ Invitation, the accompanying RFQ Forms, and all Terms and Conditions associated with this RFQ Invitation, and
3. That he/she proposes to supply any products or services submitted under this RFQ Invitation in strict compliance with the all Terms and Conditions associated with this RFQ Invitation, unless any exceptions are noted in writing with this Proposal response, and
4. That if any part of this RFQ is accepted, he/she will furnish all products or services awarded under this Proposal in strict compliance with all Terms and Conditions associated with this RFQ Invitation, unless any exceptions are noted in writing with this Proposal response, and
5. That the individual, firm and/or any principal of the firm on whose behalf this proposal is submitted is not listed on the Federal Government's "List of Parties Excluded from Federal Procurement and Non-procurement Programs" published by the U.S. General Services Administration (GSA) effective and compliance with the FCC "Red Light Rule" as of the date of opening of this proposal, and agrees to notify the School of any debarment inquiries or proceedings by any federal, state or local governmental entity that exist or may arise between the date of this submission and such time as an award has been made under this procurement action.
6. That the proposing organization in compliance with all federal, state, and local environmental codes, laws, and statutes.

Corgan Associates, Inc.

April 30, 2021

Name of Proposing Organization

Date

20 East Greenway Plaza, Suite 410



Address

Signature of Authorized Representative

Houston, Texas 77046

Eric Holtzman

City, State, Zip

Printed Name of Authorized Representative

832 652 3640

Principal

Telephone Number of Authorized Representative

Position or Title of Authorized Representative

N/A

Fax Number of Authorized Representative



# Table of Contents

1	Letter of Interest	10	Completed Projects/ Experience Profile
2	General Information	11	Current Workload
3	Disclosure and Other Forms	12	Professional Services Provided By Firm
4	Firm Background and Staff	13	Technology/ Electronic Data
5	Insurance Requirements	14	Signature Page
6	Claims		
7	Personnel Qualifications		
8	Organizational Chart		
9	Current Clients/ Projects		





# 1. Letter of Interest





April 30, 2021

Dear members of the selection committee:

We are inspired to create educational experience focused on the International Leadership of Texas goals and mission. We are passionate about creating outstanding learning experiences - the only standard for successful design is an inspired student and motivated staff.

We believe the following pillars not only differentiate our team, but will create a community-driven solution that sparks collaboration and ignites young minds.

**Committed to creating beautiful yet functional educational environments:** The learning experience, for both student and educator, is heightened in a well-designed space. Research-based data is balanced with empathetic understanding of the human needs of the space. Natural light, good air, comfort, and security are all key to our design process and creative exploration.

**Dedicated team of education experts:** This proposed team has completed multiple projects for charter schools in Texas and is looking to grow our experience with International Leadership of Texas in the Katy, Fulshear and Mansfield area. We understand current trends, and more importantly, how to design schools that will prepare students for their future workplace or higher education environment. Our experienced team will collaborate with International Leadership of Texas through the design process, from kickoff to project close, and every phase in-between. We believe in true partnership, now and for years to come.

**Client-focused process:** To us, taking a client through the process of creating architecture is an honor and a responsibility. We are passionate about education; going above and beyond is doing our job. We are careful stewards of your trust and resources, and will work hand-in-hand with you to deliver a thoughtful space within your dedicated resources. We are driven to be responsive, flexible and focused on you. We give everything we can to make the experience of working with our firm the best anywhere.

We believe that our continued success is based not only on our abilities, but on the collaborative relationships we develop with our clients and communities. Our team is committed to listening to your needs, designing to your standards and delivering a space that is focused on your vision to cultivate leaders. We would embrace the opportunity to develop a working relationship with International Leadership of Texas to enhance your mission and elevate your brand.

Sincerely,



AJ Sustaita  
Vice President



Eric Horsman  
Principal



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## 2. General Information





**A: Provide General information for your Firm.**

**Firm Name:** Corgan Associates, Inc. (dba Corgan)

**Address:** 20 East Greenway Plaza, Suite 410, Houston, Texas 77046

**Firm Office Locations:** Houston, Dallas, New York, Frisco, Austin, Phoenix, Flagstaff, Los Angeles, Chicago, Orlando, Atlanta, Singapore, London

**B: Contact Persons**

PROJECT MANAGER

**AJ Sustaita** AIA, LEED AP BD+C

CONTACT INFORMATION

Phone: 832 652 3645

E-mail: [aj.sustaita@corgan.com](mailto:aj.sustaita@corgan.com)



PRINCIPAL

**Eric Horstman** AIA, NCARB, LEED AP

CONTACT INFORMATION

Phone: 214 757 1638

E-mail: [eric.horstman@corgan.com](mailto:eric.horstman@corgan.com)



**C: Type of Organization**

**Type of Firm:** C-Corporation





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# 3. Disclosure and Other Forms





## Felony Conviction Disclosure Statement

State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (1), states “a person or business entity that enters into a contract with a school district must give advance notice to Compass Rose Public Schools if the person or an owner or operator has been convicted of a felony. A notice must include a general description of the conduct resulting in the conviction of a felony.

Subsection (b) states “a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract.

I, the undersigned agent for the firm named below, certify that the information concerning notification of felony conviction has been reviewed by me and the following information furnished is true to the best of my knowledge.

Corgan Associates, Inc.

Vendor’s Name

*Stephanie D. Garcia*

Signature of Authorized Company Official

Stephanie D. Garcia

Authorized Company Official’s Name (Please Print)

- My firm is a publicly held corporation; therefore, this reporting requirement is not applicable.
- My firm is not owned or operated by anyone who has been convicted of a felony.
- My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

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**CRIMINAL HISTORY REVIEW OF  
CONTRACTOR AND SUBCONTRACTOR EMPLOYEES**

Texas Education Code § 22.08341 requires contracting entities to obtain national criminal history record information, which may include fingerprints and photographs, on employees working on a project to design, construct, alter, or repair a public work.

**Definitions:**

*“Contracting Entity”*: An entity that contracts directly with Compass Rose Public Schools (the “School”) to provide engineering, architectural, or construction services to the School.

*“Subcontracting Entity”*: An entity that contracts with another entity that is not the School to provide engineering, architectural, or construction services to the School.

*“Covered Employee”*: A person who is not an applicant for or holder of a certificate under Subchapter B, Chapter 21, Texas Education Code and who is employed by a contracting entity or subcontracting entity on a project to design, construct, alter, or repair a public work if the person has or will have: (1) continuing duties related to the contracted services, and (2) the opportunity for direct contact with students in connection with the person’s continuing duties. The School retains the discretion to determine what constitutes direct contact with student in accordance with Texas Education Code § 22.08341(c).

*“Disqualifying Criminal History”*: Any conviction within the preceding 30 years for any of the following offenses, and the victim was under 18 years of age or was enrolled in a public school:

1. A felony offense under Title 5, Texas Penal Code;
2. An offense on conviction of which a defendant is required to register as a sex offender under Chapter 62, Texas Code of Criminal Procedure; or
3. An offense under the laws of another state or federal law that is equivalent to an offense under items (1) and (2) above where, at the time the offense occurred, the victim of the offense was under 18 years of age or was enrolled in a public school.

Any contractor interested in providing engineering, architectural, or construction services to the School relating to a public works contract must comply with the requirements of Texas Education Code § 22.08341 by working with the Texas Department of Public Safety to conduct name and/or fingerprint checks on employees prior to being awarded a contract. Contracting entities who fail to follow the fingerprint process will not be allowed to compete for School contracts.

**CERTIFICATION OF CRIMINAL HISTORY REVIEW**  
**PUBLIC WORKS CONTRACTORS**

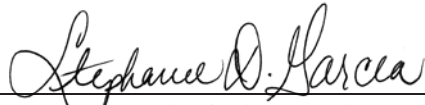
I, the undersigned agent for CORGAN ASSOCIATES, INC.  
("Contracting/Subcontracting/Subcontracting Entity"), certify that [check one]:

None of the employees of Contracting/Subcontracting Entity are "covered employees" as defined above. If this box is checked, I further certify that Contracting/Subcontracting Entity has taken precautions or imposed conditions to ensure that the employees of Contracting/Subcontracting Entity will not become covered employees. Contracting/Subcontracting Entity will maintain these precautions or conditions throughout the time the contracted serves are provided.

Some or all of the employees of Contracting/Subcontracting Entity are "covered employees." If this box is checked, I further certify that:

1. Contracting/Subcontracting Entity has received all criminal history record information regarding its covered employees through the Texas Department of Public Safety as required by law.
2. If Contracting/Subcontracting Entity receives information that a covered employee subsequently has a reported criminal history, Contracting/Subcontracting Entity will immediately remove the covered employee from contract duties and notify the School within three business days.
3. Upon request, Contracting/Subcontracting Entity will provide the School with the name and any other requested information regarding covered employees so that the School may obtain criminal history record information on the covered employees.
4. If the School objects to the assignment of a covered employee on the basis of the covered employee's criminal history record information, Contracting/Subcontracting Entity agrees to discontinue using that covered employee to provide services to the School.
5. Contracting/Subcontracting Entity has obtained written certifications and assurances from each of its subcontractors on the project in the same manner and form provided herein, and that the form of each subcontractor's certification shall be provided to the School.

I understand that non-compliance with this certification by Contracting/Subcontracting Entity may be grounds for contract termination and/or barring disqualified persons from performing the work.

  
\_\_\_\_\_  
Signature of Contracting/Subcontracting Entity Official

4/30/2021  
\_\_\_\_\_  
Date

<b>CONFLICT OF INTEREST QUESTIONNAIRE</b>		<b>FORM CIQ</b>
<b>For vendor doing business with local governmental entity</b>		
<p><b>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</b></p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<b>OFFICE USE ONLY</b>	
<p><b>1</b> <input type="checkbox"/> <b>Name of vendor who has a business relationship with local governmental entity.</b></p> <p style="padding-left: 40px;">CORGAN ASSOCIATES, INC.</p>	<p>Date Received</p>	
<p><b>2</b> <input type="checkbox"/> <b>Check this box if you are filing an update to a previously filed questionnaire.</b></p> <p>(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p><b>3</b> <input type="checkbox"/> <b>Name of local government officer about whom the information in this section is being disclosed.</b></p> <p style="padding-left: 40px;">NO CONFLICTS</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p> <p>This section (item 3 including subparts A, B, C, &amp; D) must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.</p> <p>A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="padding-left: 40px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?</p> <p style="padding-left: 40px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more?</p> <p style="padding-left: 40px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>D. Describe each employment or business and family relationship with the local government officer named in this section.</p>		
<p><b>4</b> <input type="checkbox"/></p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 60%;"> <p style="font-size: 1.5em; font-family: cursive; margin: 0;"><i>Stephane D. Garcia</i></p> <p style="margin: 0;">Signature of vendor doing business with the governmental entity</p> </div> <div style="width: 35%; text-align: center;"> <p style="font-size: 1.2em; margin: 0;">4/30/2021</p> <p style="margin: 0;">Date</p> </div> </div>		

### Out of State Certification

As defined by Texas House Bill 602, a “nonresident Proposer” means a Proposer whose principal place of business is not in Texas, but excludes a contractor whose ultimate parent company or majority owner has its principal place of business in Texas.

I certify that my company is a “Resident Proposer”:

Corgan Associates, Inc.  
Company Name (Please Print)

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I certify that my company qualifies as a “Nonresident Proposer”  
(NOTE: You must furnish the following information :)

Indicate the following information for your “Resident State”: (The state your principal place of business is located in)

Company Name \_\_\_\_\_ Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

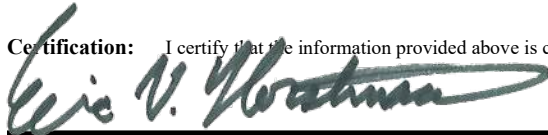
A. Does your “resident state” require Proposers whose principal place of business is in Texas to give preference to Proposers whose resident state is the same as yours by a prescribed amount or percentage to receive a comparable contract? (“Resident State” means the state in which the principal place of business is located.)

- Yes
- No

B. What is the prescribed amount or percentage? \$ \_\_\_\_\_ or \_\_\_\_\_ %

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**Certification:** I certify that the information provided above is correct.



Signature of Authorized Representative

Eric Horstman \_\_\_\_\_ Principal  
Name (Please Print) Title

RETURN THESE PAGES IN SEALED RFQ PACKAGE

## Contract Exceptions

Corgan appreciates the opportunity to review the proposed contract terms. We will review and come to agreeable terms upon project award.



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## 4. Firm Background and Staff







## Firm Background

**Year present firm established:** 1938

**Name of parent company, if any:** N/A

**Address:** 20 East Greenway Plaza, Suite 410 Houston, Texas 77046

**List of Principals of firm:**

- |                    |                   |                    |
|--------------------|-------------------|--------------------|
| — Scott Ruch       | — Josh Goldman    | — Matt McDonald    |
| — Steve Hulse      | — Mary Hart       | — Matt Mooney      |
| — Lindsay Wilson   | — Joe Haver       | — John Murphy      |
| — Chuck Armstrong  | — John Higgs      | — Ross Payton      |
| — Dawn Chisholm    | — Eric Horstman   | — Elizabeth Pierce |
| — Gabe Clark       | — Chris Johnson   | — Maureen Pollock  |
| — Jim Cober        | — Brent Kelley    | — Craig Randock    |
| — Mike Connell     | — Jay Liese       | — Brett Sumrow     |
| — Joyce Fownes     | — Jeff Mangels    | — Susan Smith      |
| — Stephanie Garcia | — Jonathan Massey | — AJ Thomas        |

**Former company names:**

- Corgan – dba acquired end of 2013, announcement made March 2014.
- Corgan Associates, Inc. (1974 - present)
- Design and Drafting, Inc. (1961 - 1974)
- Jack Corgan & Associates (1945 - 1961)
- Corgan & Moore Partners – (1938 - 1945)

**Number of employees in firm locally:**

19 employees

**Total number of employees:**

609 employees



A Leading  
Architecture +  
Design Firm

80+  
years in business,  
and growing

600+  
employees  
across 13 locations

92%  
repeat client  
business

**FOUR** ————— FIRM BACKGROUND AND STAFF

**Who will be your designated representative assigned to International Leadership of Texas Public**

**Schools?:**  
A.J. Sustaita

**Who is the senior member of the firm assigned to International Leadership of Texas Public**

**Schools?:**  
Eric Horstman

**Number of persons with the firm:**

- Architects: 179
- Draftsmen: 158
- Administrative: 118
- Other: 160



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# 5. Insurance Requirements



**a) International Leadership of Texas Public Schools requires all Consultants to carry professional liability, general liability, auto liability and umbrella liability, and worker’s compensation/employer’s liability insurance coverage. Professional liability insurance should remain in force during the term of contract and for one year following substantial completion of a project.**

Our professional liability insurance will remain during the term of contract and for one year following substantial completion. Please see the following pages for our insurance policies.

**b) Please state the policy limits, carrier, agent, amount, expiration date and length of time you have maintained coverage for professional liability, general liability, auto liability and umbrella liability, and worker’s compensation/employer’s liability insurance coverage. Provide a sample certificate of insurance.**

Corgan has maintained professional liability coverage through XL Insurance since 1994 and previous to that through DPIC Insurance. Corgan maintains professional coverage retroactively back to 1938. From March 1996 through present, Corgan has maintained continuous coverage for general liability, auto liability and workers compensation which includes employers liability coverage.

Our professional liability insurance for errors and omissions through XL Insurance has a policy limit of \$5,000,000 per claim and \$7,000,000 annual aggregate. Renewal of the policy will occur upon expiration on December 11, 2019.

Our limits for general, automotive and workers’ compensation are as outlined below. Renewal of the policy will occur upon expiration on January 1, 2020.

General Liability	\$2,000,000
Automotive Liability	\$1,000,000
Workers’ Compensation	Conforms to state statutory limits
Umbrella Coverage	\$9,000,000
Leased or Rented Equipment	\$25,000

**PROFESSIONAL LIABILITY INSURANCE**

Insurance Carrier: XL Specialty Insurance Company  
Limits of \$5,000,000 per claim and \$7,000,000 aggregate  
Maximum Coverage: \$3,000,000  
Deductible Amount: \$200,000

**AGENT**

Insurance Broker is Risk Strategies  
Agent: Joe Bryant, Managing Director  
Phone 214.323.4608  
jbryant@risk-strategies.com  
12801 North Central Expressway, Suite 1710, Dallas, Texas 75243



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/4/2020

**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).**

<b>PRODUCER</b> Risk Strategies 12801 North Central Expy. Suite 1710 Dallas, TX 75243	<b>CONTACT NAME:</b> Joe Bryant	
	<b>PHONE (A/C, No, Ext):</b> (214) 503-1212	<b>FAX (A/C, No):</b> (214) 503-8899
<b>E-MAIL ADDRESS:</b> certificatedallas@risk-strategies.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> XL Specialty Insurance Company		37885
<b>INSURER B:</b>		
<b>INSURER C:</b>		
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**INSURED**  
 Corgan Associates, Inc.  
 401 N Houston St.  
 Dallas TX 75202

**COVERAGES** **CERTIFICATE NUMBER: 58885171** **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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability		<input checked="" type="checkbox"/>	DPR9969712	12/11/2020	12/11/2021	Per claim \$5,000,000 Annual Aggregate \$5,000,000

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

The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of the certificate holder on all policies.

<b>CERTIFICATE HOLDER</b>  Master Certificate	<b>CANCELLATION</b>  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  Joe Bryant
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## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/21/2020

**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 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).**

<b>PRODUCER</b> CORE INSURANCE GROUP 4100 International Plaza Suite #150 Fort Worth TX 76109	<b>CONTACT NAME:</b> Michelle <b>PHONE (A/C, No. Ext):</b> 817-471-1807 <b>FAX (A/C, No.):</b> <b>E-MAIL ADDRESS:</b> michelle@coreins.us														
<b>INSURED</b> Corgan Associates, Inc. 401 North Houston Dallas TX 75202	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: Continental Insurance Company</td> <td style="text-align: center;">35289</td> </tr> <tr> <td>INSURER B: Valley Forge Insurance Company</td> <td style="text-align: center;">20508</td> </tr> <tr> <td>INSURER C: Continental Casualty Company</td> <td style="text-align: center;">20443</td> </tr> <tr> <td>INSURER D: Underwriters at Lloyd's</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Continental Insurance Company	35289	INSURER B: Valley Forge Insurance Company	20508	INSURER C: Continental Casualty Company	20443	INSURER D: Underwriters at Lloyd's		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Continental Insurance Company	35289														
INSURER B: Valley Forge Insurance Company	20508														
INSURER C: Continental Casualty Company	20443														
INSURER D: Underwriters at Lloyd's															
INSURER E:															
INSURER F:															

**COVERAGES      CERTIFICATE NUMBER: CL20122127854      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.**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			6076463587	1/1/2021	1/1/2022	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
A	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			6076463587	1/1/2021	1/1/2022	PERSONAL & ADV INJURY \$ 2,000,000
	<input checked="" type="checkbox"/> OTHER: SHORT TERM LEASED EQUIP						GENERAL AGGREGATE \$ 4,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY			6076417533	1/1/2021	1/1/2022	PRODUCTS - COMP/OP AGG \$ 4,000,000
	<input type="checkbox"/> ANY AUTO						Per Occurrence (Ded. \$1000) \$ 50,000
	<input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						BODILY INJURY (Per person) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			6076417550	1/1/2021	1/1/2022	BODILY INJURY (Per accident) \$
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			6076417600-California only	1/1/2021	1/1/2022	\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			6076417564-Other than CA	1/1/2021	1/1/2022	E.L. EACH ACCIDENT \$ 1,000,000
D	<input type="checkbox"/> CRIME			596644872	1/1/2021	1/1/2022	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
	<input type="checkbox"/> Cyber Insurance			INT167059	01/01/2021	1/1/2022	E.L. DISEASE - POLICY LIMIT \$ 1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 All entities named & requiring additional insured status in a written executed contract with named insured are included as additional insured with respects to general liability (on a Primary & noncontributory basis for completed & ongoing operations) auto liability (on a primary and noncontributory basis) and Umbrella liability with a Waiver of Subrogation (WOS) in their favor. WOS applies to Workers compensation policy as well. Policies include 30 day notice of cancellation if the policy cancels for any other reason than nonpayment of premium. Above applies as long as there is a DIRECT written executed contract with Named Insured requiring the coverage.

<b>CERTIFICATE HOLDER</b>  MASTER CERTIFICATE (If you need to be listed as certificate holder please provide your name, address and email address)	<b>CANCELLATION</b>  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  Jeff Jordan/MH
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ACORD 25 (2014/01)  
INS025 (201401)

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The background features a complex, abstract pattern of white dots on a yellow field. These dots are arranged to create a three-dimensional, funnel-like or hourglass-like structure that tapers towards the center. The dots are densely packed in some areas and more sparse in others, creating a sense of depth and movement. The overall effect is a dynamic, geometric composition.

## 6. Claims



**Identify all building projects within the past five (5) years on which Firm, or Firm’s agents, employees or consultants, have rendered professional services wherein a construction or design claim has been asserted. “Claim” means litigation, submission to a dispute resolution board, or the use of the other alternate dispute resolution such as mediation or arbitration. For each such project identified, please state the nature and description of the claim, including alleged claims for professional errors or omissions, contract extras, delay, disruption or impact claims, time extension claims, or other similar claims; including the identity of the owner, Firm or consultant, and contractor, whether Firm, or Firm’s agents, employees or consultants, was a party or alleged to have some responsibility for the claim, and the disposition of the matter.** Our entire international practice has no claims involving an education project in the last five years.

”

“I have represented over 900 architecture and engineering firms in Texas and Oklahoma and can state without reservation that Corgan’s experience record is one of the best in the industry.”

Pat McLaughlin (Ret.) for XL Specialty,  
Corgan’s E&O Insurance Agent for over  
25 years







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## 7. Personnel Qualifications



# A.J. Sustaita ——— AIA, LEED AP BD+C

## Project Manager



### SELECT EXPERIENCE

A.J. has 25 years of architectural experience focused heavily in the education sector. He has led design, documentation, and construction efforts on a wide range of project types including new construction, renovation, adaptive reuse, historical presentation, and sustainable design. Additionally, A.J. contributes to the profession by serving on the Board of Directors for AIA Houston as well as the Texas Society of Architects. As project manager, A.J. provides the day-to-day, hands on management of resources for all phases of the project. He will provide design direction as well as communication and documentation of decisions, with an emphasis on consultant coordination.

#### EDUCATION

Bachelor of Arts:  
University of Houston

#### REGISTRATION

Architect — Texas  
AIA  
LEED AP BD+C

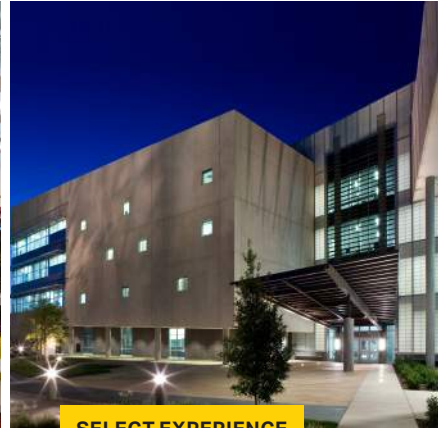


- IDEA Houston Spears
- IDEA Houston, Hardy
- IDEA Amber Creek
- IDEA Lake Houston
- IDEA Beltway 8
- IDEA Yukon
- IDEA Spears II
- IDEA Henry II
- IDEA Zeneta
- IDEA Treaschwig
- Barbara Jordan High School for Careers, Houston ISD
- New Fort Bend Net Zero Middle School, Fort Bend ISD
- A.P. Beutel Elementary School, Brazosport ISD
- Lanier Middle School Gymnasium, Brazosport ISD
- Facilities Evaluation and Renovations, Fort Bend ISD
- Clements High School/District Athletic Complex, Fort Bend ISD

# Eric Horstman

AIA, NCARB, LEED AP BD+C

## Principal-in-Charge



Eric has over 30 years of professional experience specializing in the design of educational facilities. Having completed over 100 projects, he has worked with budgets ranging from \$50,000 to \$150,000,000. His expertise provides clients with innovative yet functional learning environments, while maintaining student safety and flexibility for future growth. His primary responsibilities are to both maintain the client relationship and see that work is completed and delivered accurately and on time. He will be involved every day both in the office and on the job site, maintaining daily contact with staff.

### EDUCATION

Bachelor of Architecture:  
University of Kansas

### REGISTRATION

Architect — Texas  
AIA  
NCARB  
LEED AP BD+C



- IDEA Houston Spears
- IDEA Houston, Hardy
- IDEA San Antonio
- IDEA New Braunfels
- IDEA Beltway 8
- IDEA Odessa
- New Net Zero Middle School, Fort Bend ISD
- Alton Elementary School, Brenham ISD
- A.P. Beutel Elementary School, Brazosport ISD
- Brenham Middle School, Brenham ISD
- Audrey Lawson Middle School, Houston ISD
- Lanier Middle School Gymnasium, Brazosport ISD
- Barbara Jordan High School for Careers, Houston ISD
- Mickey Leland College Preparatory, Houston ISD
- District-wide Cafeteria Renovation and Additions, Ganado ISD
- Facilities Evaluation and Renovations, Fort Bend ISD
- Clements High School/District Athletic Complex, Fort Bend ISD

**Project Architect**

**Tina McKone** ————— AIA

Tina has five years of experience focusing in educational architecture. She will provide support for the design efforts. Her primary responsibilities will be to assist the project team and education studio with any and all tasks related to the project. She further serves her community by chairing the Justice and Equity committee for the Houston Chapter of the AIA.



**SELECT EXPERIENCE**

**Charter Schools**

- IDEA Houston Spears
- IDEA Houston, Hardy
- IDEA Amber Creek
- IDEA Lake Houston
- IDEA Beltway 8
- IDEA Ukon

**EDUCATION**

Bachelor of Architecture:  
Louisiana State University

**REGISTRATION**

Architect — Texas  
LEED Green Associate  
AIA

**Interior Designer**

**Malissa Jefferys**

Malissa is a talented interior designer with a passion for strategically balancing functionality and creative design to create interior spaces that actively engage their users. Her skills in communication coupled with her diverse experience and attention to detail make her an asset to any project team. Malissa will be responsible for the production and documentation of all project requirements as it relates to the interiors and coordination amongst team members.



**SELECT EXPERIENCE**

- Net Zero Middle School, Fort Bend ISD
- Non-Traditional Programs, Richardson ISD
- Training Room Modifications, Cleburne ISD
- Visual and Performing Arts STEM Academy, Fort Worth ISD
- Grand Prairie High School Field House and Gymnasium, Grand Prairie ISD
- Administration Annex, Richardson ISD
- Multi-Purpose Gymnasium Package, Humble ISD

**EDUCATION**

Bachelor of Interior Design:  
Texas Tech University

**REGISTRATION**

Interior Designer — Texas

**Project Architect**

## Tyler Dativeaux

Tyler will provide support for the overall design efforts. His primary responsibilities will be to assist the project team and education studio with any and all tasks related to the project. He has expertise with a particular focus on technical design of the building envelope and coordination with consultants. Additionally, as BIM Manager, Tyler will manage the process of virtually constructing a building and documenting the design contract documents accurately. This encompass managing production professionals from multiple disciplines and responsibility for the accuracy of documentation and submittals. He will also lead model management and BIM planning, collaboration and coordination.

**SELECT EXPERIENCE**

**Charter Schools**

- IDEA Houston Spears
- IDEA Houston, Hardy
- IDEA Amber Creek
- IDEA Lake Houston
- IDEA Beltway 8
- IDEA Yukon



**EDUCATION**

Bachelor of Architecture:  
Louisiana State University

**REGISTRATION**

Architect — Texas

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**Architectural Staff**

## Paige Russell

Paige will provide support for the overall design effort. Her primary responsibilities will be to assist the project team and education studio with any and all tasks related to the project.

**SELECT EXPERIENCE**

**Charter Schools**

- IDEA Houston Spears
- IDEA Houston, Hardy
- IDEA Amber Creek
- IDEA Lake Houston
- IDEA Beltway 8
- IDEA Yukon



**EDUCATION**

Master of Architecture:  
University of Michigan

Bachelor of Environmental  
Design:  
Texas A&M University

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# 8. Organizational Chart





Organizational chart, proposed schedule, and summary report reflecting the respondents approach and factors to be considered designing these projects.



**Eric Horstman**  
Principal-in-Charge



**A.J. Sustaita**  
Project Manager



**Tyler Detiveaux**  
Project Architect



**Tina McKone**  
Project Architect



**Malissa Jefferys**  
Interior Designer



**Paige Russell**  
Architectural Staff



Program Planning	1 month
Site Assessment	3 weeks
Schematic Design	1.5 months
Design Development	2 months
60% Construction Docs	3 months
100% Construction Docs	2.5 months
Permit/Bid	3 weeks
Execute Contract	2 weeks
Construction	14 months

## Schedule Compliance

Corgan develops a schedule for each project with a keen understanding of the issues and variables involved within each phase of the design and construction process. It is very important to understand the client’s general mode of operation for facilities and target dates for a project. The key to a successful schedule is developing a work plan which allows each of the players (owner, design team, and contractor) enough time to plan, price, and construct the project satisfactorily. Corgan has an excellent record of working with contractors and puts a high priority on expediting the paperwork flow of requests for information, submittals, and shop drawings.

### TASKS

#### Program Planning

- Visioning/PAT sessions
- Guiding principles
- Site assessment
- Programming
- Program review and approval
- International Leadership of Texas School work session

#### Schematic Design

- Building layout
- Exterior design concepts
- Interior design concepts
- Site planning
- Design presentation to International Leadership of Texas School and stakeholders
- Cost estimate

#### Design Development

- Design concept refinement
- Finalize HVAC design
- Finalize structural design
- Landscape planning
- Design presentation to International Leadership of Texas School and stakeholders
- Cost estimate

#### 60% Construction Documents

- Landscape review and approval
- Consultant coordination
- Cost estimate/review
- Phasing plan

#### 100% Construction Documents

- Final consultant coordination
- Complete specifications

- Select exterior and interior finishes
- Cost estimate/review
- Final design review

#### Execute Contract

- AHJ plan review
- Issue contract documents for CSP
- Pre-bid meeting
- Select contractor
- Review schedule of values

#### Construction

- Pre-con meeting
- Demolition
- Construction
- CA meetings with International Leadership of Texas School and stakeholders
- Substantial completion
- Closeout

**Description of planned effort to provide quality work, meet schedules, and work within an agreed upon budget for construction**

### Quality Control

Working in tandem with the project manager and project architect, our internal QA/QC team confirms compliance with authorities having jurisdiction, readability and document consistency. Our quality management plan is complex, confirming thorough, detailed reviews at each project stage. Beginning at the initial design phase, the project team evaluates planning efficiencies and adherence to project goals. Next, the project designer confirms compliance with the district’s goals during both the schematic and design development phases, analyzing content and graphics prior to presenting to the district. During construction documentation, the QA/QC team coordinates with the project architect during milestone reviews.

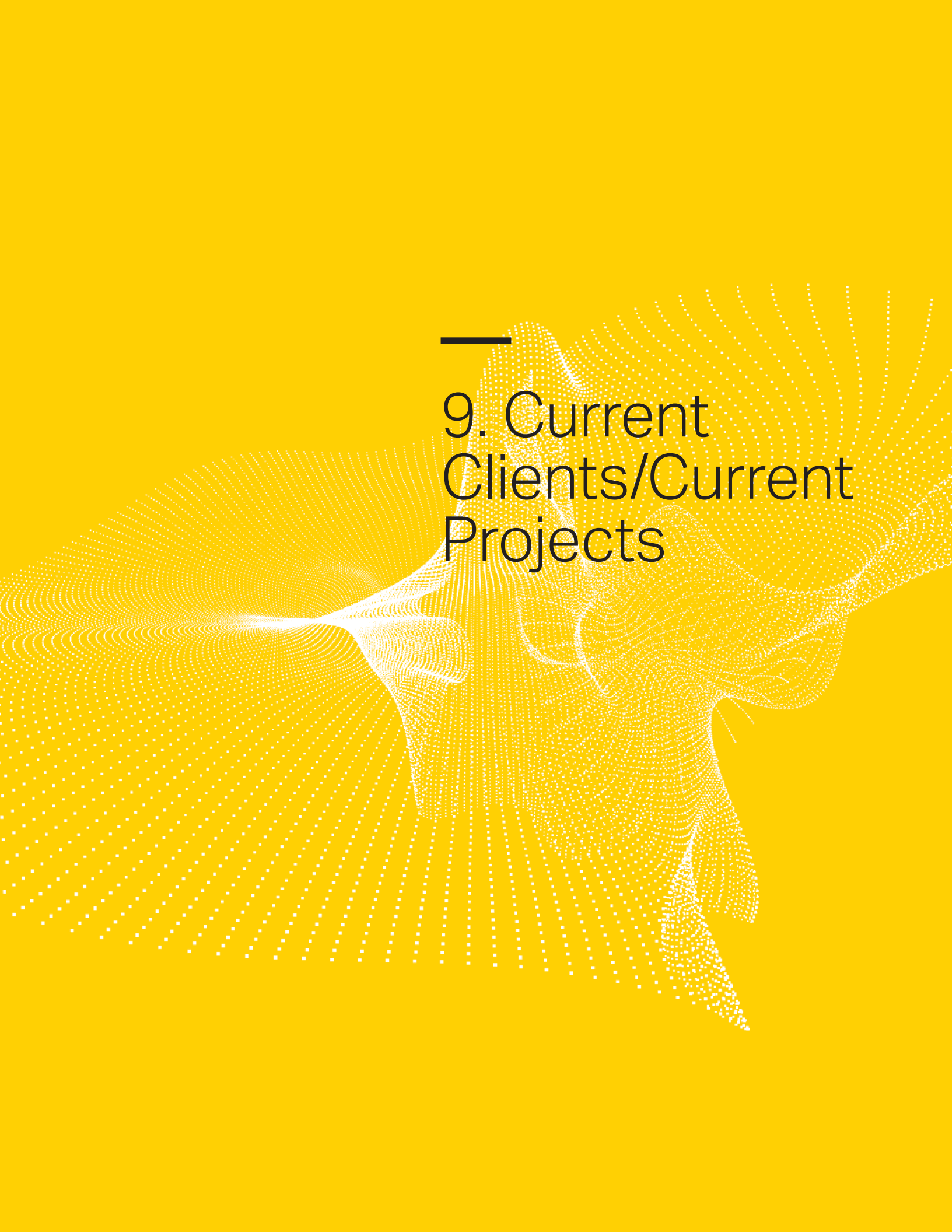
### Cost Control

Our approach to cost control is managing the process from the initial project meeting through project completion. We check scope and budget at each phase from initial programming through design and construction documents. We maintain current subcontractor costs and estimating forms in-house, enabling our team to maintain updated cost estimates as the project progresses. We manage the project scope to match the budget. In the end, the project bidding is just verifying the sub-contractors not hoping for a good bid. Our experience and volume are not the only reason that contractors like to bid our work. They like to bid our work because they can be sure of what they are getting into.

Our reputation has garnered us many industry awards and consistently resulted in value realized for our clients. While we cannot control the construction cost escalations, our close “in the loop” monitoring of them allows us to provide our clients with the information they need on bid timing, alternate selection, delivery methods, etc. Corgan maintains relationships in the contracting industry with the same level of care as our clients, because we realize our dependence on good contractors for a successful project. All of our project managers, as well as our principal, are well known to the contracting community and maintain our excellent standing.



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## 9. Current Clients/Current Projects





**A. List the total number of local projects currently in progress, including renovations and additions:**

	PROJECT TYPE	NEW CONSTRUCTION	RENOVATION/ADDITION	% COMPLETE
A.	Elementary School	3	8	60%
B.	Middle School	2	2	30%
C.	High School	3	9	35%
D.	Charter School Facilities	9*	0	75%

\*9 active projects total: 4 currently in design, 2 closed out, 3 in construction

**b. All projects of any type currently in progress and the name and phone number of the owner’s representative**

**Project:** IDEA Amber Creek (Phase I)  
**School:** IDEA Public Charter Schools  
**Contact Person:** Joe Cucolo, PMSI  
**Phone Number:** 512 608 7108  
**Project Description:** New school serving pre-k through eighth grade.  
**Size:** 78,000 SF  
**Cost** \$15,000,000

**Project:** Cafeteria/Kitchen renovation and addition  
**School:** Judson ISD  
**Contact Person:** Ruben Moreno  
**Phone Number:** 210 559 3546  
**Project Description:** Cafeteria and kitchen expansion for Eloff Elementary School.  
**Size:** 17,000 SF  
**Cost** \$3,400,000

**Project:** New Braunfels Campus (Phase I)  
**School:** IDEA Public Charter Schools  
**Contact Person:** Joe Cucolo, PMSI  
**Phone Number:** 512 608 7108  
**Project Description:** New school serving pre-k through eighth grade.  
**Size:** 78,000 SF  
**Cost** \$15,000,000



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# 10. Completed Projects/ Experience Profile





**A. List the total number of completed projects for the last five years, including renovations and additions:**

	PROJECT TYPE	NEW CONSTRUCTION	RENOVATION/ADDITION	% COMPLETE
A.	Elementary School	3	12	75%
B.	Middle School	7	7	75%
C.	High School	4	17	70%
D.	Charter School Facilities	10	0	70%-

**b. State number of firm’s local school projects and school construction dollars for each of the following years:**

2016: 30 projects, \$421,6000,000                      2018: 31 projects, \$385,000,000  
 2017: 48 projects, \$563,350,000                      2019: 45 projects, \$520,000,000

**c. Please list five completed education-related projects that would be representative of your firm’s work and services provided within the last three years.**

**Total number of school district clients in the past three years**  
 55 districts

**Project:** Barbara Jordan Career High School  
**School:** Houston ISD  
**Contact person/title:** John McAlpine, Principal  
**Phone number:** 713 636 6900  
**Scope of Project:** Please see the following page for a project sheet for this project.

**Project:** A.P. Beutel Elementary School  
**School:** Brazosport ISD  
**Contact person/title:** Danny Massey, Superintendent  
**Phone number:** 979 730 7000  
**Scope of project:** Please see the following page for a project sheet for this project.

**Project:** Dripping Springs High School Addition  
**School:** Dripping Springs ISD  
**Contact person/title:** Mike Garcia, Construction Manager  
**Phone number:** 512 858 3079  
**Scope of Project:** Please see the following page for a project sheet for this project.

**C. Please list five completed education-related projects that would be representative of your firm’s work and services provided within the last three years.**

Please see the following project pages.

# Houston ISD Barbara Jordan Career Center



## PROJECT STATS

### OWNER REFERENCE

John McAlpine, Principal  
713 636 6900  
jmcalpine@houstonisd.org

### PRIME FIRM

Corgan

### SIZE

120,000 SF

### SCHEDULE

**Start:** August 2016  
**Completion:** August 2019

### DOLLAR VALUE

**Budget:** \$36,693,000  
**Completion:** \$28,900,000  
**Cost Overruns:** N/A

## Student exposure to practical, hands-on lessons.

Barbara Jordan High School is a 650-student replacement career and technology education center for the existing core curriculum school. Career programs include cosmetology, childcare and education, culinary arts, welding, automobile technology, allied nursing, dentistry, video production, and architecture/construction.

In the greater Houston area, flood mitigation and water runoff is a constant issue which often results in retention ponds that inhibit a projects potential by consuming a large portion of the site. For this project, the team faced this very issue which was also compounded by the fact that a portion of the existing site also falls within the 100 year flood plain. One of the guiding

principles established was to reclaim valuable greenspace that would allow for a sustainable site with the potential for comprehensive master planning to accommodate the growth of the surrounding community. To avoid taking a large area for a retention pond, the project team elected to employ a Low Impact Design (LID) for the new site. The LID design utilizes a series of small swales and dry creeks that are strategically dispersed around the site in parking islands and landscape areas. This distributed LID plan allows for the new site to reclaim and maximize the total area of greenspace by a factor of 30%. By achieving this threshold, the school for careers is eligible for LEED points in the sustainable sites category while also establishing a precedent for LID design in the Houston ISD.



"[On this project, Corgan] has been very transparent and works with all the feedback they are provided from parents, students, community members and teachers. They have extensive experience designing schools and were able to utilize this knowledge to put many good ideas onto paper to make our experience even better."

—John McAlpine, Principal



## LEED Silver Certified

### COMMUNITY INVOLVEMENT

This project is part of a large bond program put forth by Houston ISD and involves monthly meetings with staff, faculty, board members, students, parents, and the surrounding community. At each meeting, Corgan worked closely with each of these stakeholders, confirming their needs were being met during the design and construction process. This close working relationship throughout the entire project ingrained the culture and district requirements in us, allowing us to provide the most effective design solution for the district and community.

# Brazosport ISD A.P. Beutel Elementary School



## PROJECT STATS

### OWNER REFERENCE

Danny Massey, Superintendent  
979 730 7000  
dmassey@brazosportisd.net

### PRIME FIRM

Corgan

### SIZE

89,000 SF

### SCHEDULE

**Start:** January 2015  
**Completion:** August 2017

### DOLLAR VALUE

**Budget:** \$17,000,000  
**Completion:** \$19,130,000  
**Cost Overruns:** Unforeseen deterioration of storm underground drainage pipes.

## Dedicated collaborative learning spaces for each grade level.

The replacement school design process began with an all-day charrette led by Corgan, exchanging ideas with school administration, staff, students, parents, and community members. This resulted in 21<sup>st</sup> century learning environments, access to views from over 90% of all regularly occupied spaces, dynamic media center with connections to both a wet and dry lab, classrooms with a sensory room for special needs students, dedicated community room and controlled access into the school for security.

One significant challenge was that A.P. Beutel is classified as Inland I per the Texas Department of Insurance (TDI) and is required to withstand 120mph three-second gust winds. We coordinated with TDI to comply with their standards and approved assemblies for windows, roofing, building envelope and covered canopies. By completing this effort early in the design phase, it facilitated construction for the general contractor and program manager given that there are required inspections and reviews that must be performed by an outside consultant for Brazosport ISD to be able to adequately confirm their property was in compliance.



The school was so well designed and constructed, that during Hurricane Harvey, it had zero damage or flooding.



”

"Brazosport ISD is proud to partner with Corgan on these projects for one main reason, their commitment to service and building relationships. Our district relied on Corgan to serve our district with consistent performance and attention to detail and they are doing just that."

**DANNY MASSEY, SUPERINTENDENT,**  
Brazosport ISD

# Dripping Springs ISD Dripping Springs High School Addition



## PROJECT STATS

### OWNER REFERENCE

Mike Garcia, Constructin  
Manager  
512 858 3079  
mike.garcia@dsisdtx.us

### PRIME FIRM

Corgan

### SIZE

60,000 SF

### SCHEDULE

**Start:** May 2017

**Completion:** June 2020

### DOLLAR VALUE

**Budget:** \$20,000,000

**Completion:** \$18,000,000

**Cost Overruns:** N/A

## Preparing for community growth through state-of-the-art educational spaces.

The new 60,000-square-foot educational space will provide a home for several unique programs offered at the campus, increasing overall student capacity in this growing district. The main addition will showcase CTE-type programs, including engineering, aquatic science, floral design, business, and audio/video production. Complete with a state-of-the-art fabrication lab, production studio, radio broadcast room, business presentation suite, and aquatic science lab, this addition seeks to display the impressive work

being done within each curriculum path and engage the student body. Emphasis was placed during design on creating transparencies, which led to interior storefront glazing on most of the corridor walls to allow students to engage with their peers and encourage cross-discipline collaboration.

Dedicated social and educational outdoor spaces will bolster student excitement and provide flexibility on this growing campus. In addition, a new 6,000-square-foot agricultural barn will allow an already booming program to continue to support more students and livestock. Athletic improvements include a new multi-purpose gym for the wrestling and cheer programs, along with a dance studio expansion.



# Catholic Diocese of Fort Worth Nolan Catholic High School



## PROJECT STATS

### OWNER REFERENCE

Stephen Becht, Director of Real Estate & Construction  
817 945 9402  
sbecht@fwdioc.org

### PRIME FIRM

Corgan

### SIZE

38,000 SF

### SCHEDULE

**Start:** November 2018  
**Completion:** March 2020

### DOLLAR VALUE

**Budget:** \$20,000,000  
**Completion:** \$20,000,000  
**Cost Overruns:** N/A

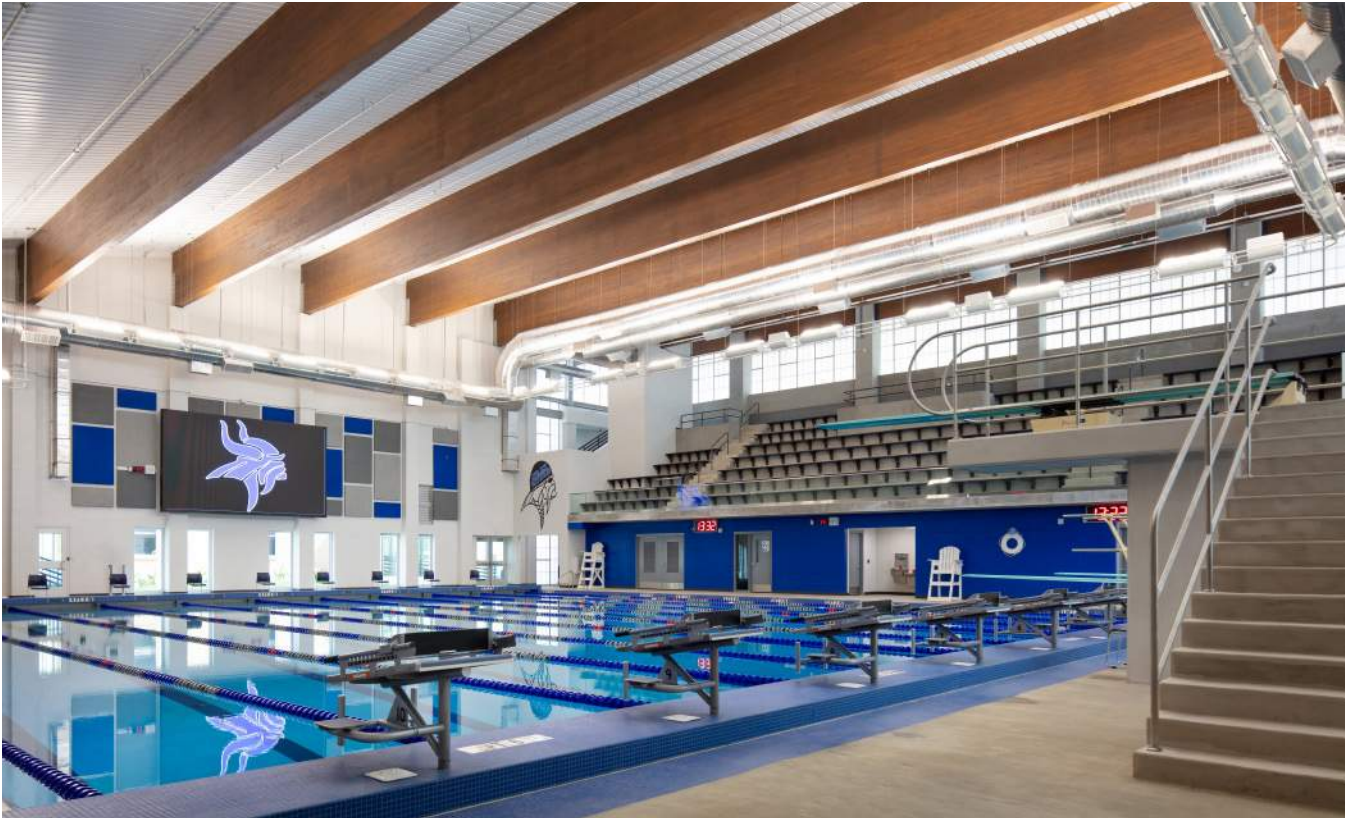
## Expanding the learning experience.

Nolan Catholic High School is undergoing a two-year campus wide renovation including transforming two existing courtyards into beautiful outdoor learning environments that provide new, experiential learning opportunities in arts and sciences. Corgan designed a new athletic facility, new natatorium, and an IDEA center to promote the district's goal.

The new, two-story athletic facility houses the varsity football team. Complete with indoor track, locker rooms, offices, and gymnasium,

which offers state-of-the-art training equipment. Additionally, the new on-campus natatorium features a 25-meter swimming pool with ten lanes, a competition diving platform, and a spectator area.

The IDEA building serves as an opportunity for students to engage in the arts and sciences. The two story building includes cutting-edge equipment for engineering, technology, and the arts. The art gallery and performance space for dance, music, and theater serves as a key feature of the building, promoting and sharing student artwork to the public.



# Houston ISD Audrey Lawson Middle School



## PROJECT STATS

### OWNER REFERENCE

Michael Scott, Project Manager  
713 556 6000  
mscott14@houstonisd.org

### PRIME FIRM

Corgan

### SIZE

200,000 SF

### SCHEDULE

**Start:** May 2015  
**Completion:** August 2018

### DOLLAR VALUE

**Budget:** \$60,000,000  
**Completion:** \$59,050,000  
**Cost Overruns:** N/A

## School community with grade-level neighborhoods.

Audrey Lawson Middle School, for sixth through eighth grades, is a LEED accredited, three-story building. Each level will be designated for each grade and will promote 21<sup>st</sup> century learning by the inclusion of learning common spaces for students to share and interact with each other. The new facility will include a total of 40 learning centers, science laboratories, art studios, two gymnasiums with full size basketball courts, and a cafeteria all surrounding a central formal theater.

Corgan was challenged with designing an advanced, 21<sup>st</sup> century school within a limited budget, while confirming buy-in from the community, who had previously felt ignored by the district and the city. To resolve this conflict, Corgan involved the community in the initial kick-off meeting. PAT meetings were scheduled once a month to keep the community, students and parents informed, as well as provide them an outlet to voice concerns, provide feedback and an opportunity to work together and allow for creative thinking. Corgan used this information to make important design decisions throughout the project.







**List of completed projects involving new construction and renovation of existing educational facilities that have been successfully completed. The list shall indicate the project name, owner, owner’s contact, prime consultant, start and completion dates, size, budget, final cost, cost overruns, and a brief description of each project. Identify projects that have been designed but have not been built.**

The following is a sampling of new construction and renovation projects we have done over the last five years. Having worked on hundreds of educational facilities over the last five year, a complete list would be exhaustive.

Multiple Elementary Schools, Alief ISD  
**CONTACT:** Michael McCashland, MScott Construction, 713 543 1573  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2018  
**SIZE:** 45,000 SF  
**BUDGET:** \$2,500,000  
**FINAL COST:** \$2,484,000  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** New security vestibule design for an existing campus; renovations included re-purpose of existing academic spaces.

Bolin Elementary School, Allen ISD  
**CONTACT:** Jeremy Blevins, Balfour Beatty, 214 243 4430  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2018  
**SIZE:** 93,740 SF  
**BUDGET:** \$9,700,000  
**FINAL COST:** \$9,300,000  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** A 20-year renovation that includes HVAC system replacement, energy and lighting upgrades, ADA renovation, restroom remodel, campus reconfiguration to create open flexible learning spaces, interior finish upgrades, and electrical and technology upgrades.

Lowery Freshman Center, Allen SID  
**CONTACT:** Jon Frederick, Lee Lewis, 214-862-7662  
**PRIME FIRM:** Corgan  
**START:** 2016  
**COMPLETION:** 2018  
**SIZE:** 300,000 SF  
**BUDGET:** \$69,400,000  
**FINAL COST:** \$69,000,000  
**COST OVERRUNS:** N/A

**DESCRIPTION:** As part of the district’s capital improvement program, Allen ISD retained Corgan to design the new Lowery Freshman Center campus, which encompasses approximately 300,000 square feet.

Kerr Elementary School Renovations, Allen ISD  
**CONTACT:** Jeremy Blevins, Balfour Beatty, 214 243 4430  
**PRIME FIRM:** Corgan  
**START:** 2018  
**COMPLETION:** 2018  
**SIZE:** 94,000 SF  
**BUDGET:** \$10,780,000  
**FINAL COST:** \$10,780,000  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** Complete interior renovation of the elementary school along with exterior improvements to address existing site drainage issues, replacement of the playground, and site improvements.

Argyle Middle School Phase I High School, Argyle ISD  
**CONTACT:** Justin Dunkin, Northstar Builders Group, 972 745 6900  
**PRIME FIRM:** Corgan  
**START:** 2015  
**COMPLETION:** 2017  
**SIZE:** 152,000 SF  
**BUDGET:** \$30,000,000  
**FINAL COST:** \$29,510,831  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** Phase I of the new high school, which will initially serve as the middle school campus. The phase I facility is designed to accommodate 1,000 students and master planned to expand to 2,400 students.

Argyle Elementary School #2, Argyle ISD

**CONTACT:** Jon Frederick, Lee Lewis Construction,  
972 818 0700  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2019  
**SIZE:** 152,000 SF  
**BUDGET:** \$26,090,000  
**FINAL COST:** \$24,284,471  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** The two-story, new PreK through fifth grade elementary school will have a capacity of 850 students and encompass 106,000 square feet.

Sandy McNutt Elementary School, Arlington ISD

**CONTACT:** Darren Lee, Balfour Beatty Construction,  
214 451 1000  
**PRIME FIRM:** Corgan  
**START:** 2014  
**COMPLETION:** 2016  
**SIZE:** 112,000 SF  
**BUDGET:** \$20,000,000  
**FINAL COST:** \$19,816,000  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** Sandy McNutt Elementary School is designed to serve 1,000 students in PreK through sixth grades. The project includes outdoor learning courtyards, a large central learning stair and collaboration areas in each grade level pod.

A.P. Beutel Elementary School , Brazosport ISD

**CONTACT:** Jay Carlton, Sterling Structures  
713 827 7447  
**PRIME FIRM:** corgan  
**START:** 2015  
**COMPLETION:** 2017  
**SIZE:** 89,000 SF  
**BUDGET:** \$17,000,000  
**FINAL COST:** \$19,130,000  
**COST OVERRUNS:** Unforeseen deterioration of storm underground drainage pipes.  
**DESCRIPTION:** A new replacement elementary school for 750 students, PreK through fourth grade.

Heritage Hill Elementary School, Canyon ISD

**CONTACT:** Steve Duncan, Southwest General Contractors,  
806 374 1050  
**PRIME FIRM:** Corgan  
**START:** 2019  
**COMPLETION:** 2021  
**SIZE:** 89,100 SF  
**BUDGET:** \$22,705,200  
**FINAL COST:** \$21,043,841  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** The new elementary school will serve 750 students.

Spring Canyon Elementary School, Canyon ISD

**CONTACT:** Steve Duncan, Southwest General Contractors,  
806 374 1050  
**PRIME FIRM:** Corgan  
**START:** 2018  
**COMPLETION:** 2021  
**SIZE:** 80,000 SF  
**BUDGET:** \$19,010,250  
**FINAL COST:** \$20,531,985  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** The new elementary school will serve 500 students, core to serve 750 students.

West Plains High School, Canyon ISD

**CONTACT:** Steve Duncan, Southwest General Contractors,  
806 374 1050  
**PRIME FIRM:** Corgan  
**START:** 2019  
**COMPLETION:** 2022  
**SIZE:** 89,000 SF  
**BUDGET:** \$76,120,803  
**FINAL COST:** TBD  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** The high school will serve 1,200 students, core facilities able to serve up to 1,500.





Canyon Intermediate, Junior High and Sundown Lane Elementary School, Canyon ISD

**CONTACT:** Steve Duncan, Southwest General Contractors, 806 374 1050  
**PRIME FIRM:** Corgan  
**START:** 2018  
**COMPLETION:** 2019  
**SIZE:** 55,000 SF  
**BUDGET:** \$8,240,000  
**FINAL COST:** \$7,528,700  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** Summer renovations to interior to replace and upgrade science labs, create secure entries, lockers, and refresh finishes. Two key aspects were to create 21<sup>st</sup> century learning spaces and increase student capacity under the existing roof area.

Randall High School Renovation and Addition, Canyon ISD

**CONTACT:** Steve Duncan, Southwest General Contractors, 806 374 1050  
**PRIME FIRM:** Corgan  
**START:** 2018  
**COMPLETION:** 2021  
**SIZE:** 89,000 SF  
**BUDGET:** \$36,951,000  
**FINAL COST:** TBD  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** New gyms, black box theater, new administration, CTE, science labs, and lockers.

Cleburne High School, Cleburne ISD

**CONTACT:** Darren Lee, Balfour Beatty, 972 484 4888  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2021  
**SIZE:** 250,000 SF (new), 380,000 SF (renovation)  
**BUDGET:** \$106,000,000  
**FINAL COST:** TBD  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** The project consists of a new, 250,000-square-foot facility to be built on the existing high school site. The new high school addition will accommodate a core student capacity of 2,500 students.

Ninth Grade Center, Coppell ISD

**CONTACT:** Justin Dunkin, Northstar Builders, 972 745 6900  
**PRIME FIRM:** Corgan  
**START:** 2016  
**COMPLETION:** 2018  
**SIZE:** 204,000 SF  
**BUDGET:** \$26,000,000  
**FINAL COST:** \$25,206,840  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** The renovation and addition of a former middle school into a ninth grade center. The existing old gym and fine arts were demolished, the rest of the school was renovated by changing finishes, opening walls and creating new collaboration areas.

Middle School West, Coppell ISD

**CONTACT:** Justin Dunkin, Northstar Builders, 972 745 6900  
**PRIME FIRM:** Corgan  
**START:** 2016  
**COMPLETION:** 2018  
**SIZE:** 200,000 SF  
**BUDGET:** \$52,234,596  
**FINAL COST:** \$48,558,917  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** A new middle school for 1,500 students to include 42 classrooms, which include six science laboratories, an art studio, and competition and practice gymnasiums.

Rodriguez Middle School, Denton ISD

**CONTACT:** Garry Ryan, Balfour Beatty, 214 468 4700  
**PRIME FIRM:** Corgan  
**START:** 2015  
**COMPLETION:** 2017  
**SIZE:** 160,000 SF  
**BUDGET:** \$36,000,000  
**FINAL COST:** \$36,412,673  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** A new middle school for 1,000 students featuring neighborhoods organized by grade level.

Support Services Building

**CONTACT:** Damon Maldonado, Balfour Beatty, 214-468-4238  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2018  
**SIZE:** 49,000 SF  
**BUDGET:** \$12,500,000  
**FINAL COST:** \$11,800,000  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** New administration building for district-wide support services.

Elementary School #5, Dripping Springs ISD

**CONTACT:** Gabriel Rodriguez, Bartlett Cocke, 512 326 4223  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2021  
**SIZE:** 100,000 SF  
**BUDGET:** \$32,000,000  
**FINAL COST:** TBD  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** New elementary school to accommodate 850 students.

William Lee Hastings Elementary School,  
 Duncanville ISD

**CONTACT:** Jason Crutcher, Northstar Builders, 972 745 6900  
**PRIME FIRM:** Corgan  
**START:** 2015  
**COMPLETION:** 2017  
**SIZE:** 118,000 SF  
**BUDGET:** \$21,085,518  
**FINAL COST:** \$20,530,453  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** The new school is designed to replace the existing aging facility on the existing school site.

Duncanville ISD

**CONTACT:** Jason Crutcher, North Start Builders Group, 972 745 6900  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2017  
**SIZE:** 18,000 SF  
**BUDGET:** \$1,193,454  
**FINAL COST:** \$1,193,454  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** For the Collegiate Academy at Duncanville ISD's High School, a partnership with Mountainview College not only facilitates students receiving college credit through advanced coursework, but also provides a direct line to evolving higher education learning modalities and spatial environments.

Clements High School/District Athletic Complex,  
 Fort Bend ISD

**CONTACT:** Vince Alcaraz, Prime Contractors, 281 999 0875  
**PRIME FIRM:** Corgan  
**START:** 2015  
**COMPLETION:** 2017  
**SIZE:** 380,000 SF (renovation); 250,000 SF (new construction)  
**BUDGET:** \$7,000,000  
**FINAL COST:** \$6,921,828  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** This project is a renovation to increase student capacity to 2,650.

I.M. Terrell Academy for VPA and STEM,  
 Fort Worth ISD

**CONTACT:** Glenn Anderson, Conreal Turner, 214 721 8400  
**PRIME FIRM:** Corgan  
**START:** 2016  
**COMPLETION:** 2018  
**SIZE:** 82,000 SF  
**BUDGET:** \$41,000,000  
**FINAL COST:** \$42,842,332  
**COST OVERRUNS:** Owner-increased scope  
**DESCRIPTION:** The academy is a destination for students throughout the district who have a passion for the arts and for STEM. It also serves as a signature performance venue for the City of Fort Worth.







**EDUCATION** ————— **RECENT EXPERIENCE**

Coy Miller Elementary School, Frisco ISD

**CONTACT:** Gary Frazier, Core Construction, 972 979 8089  
**PRIME FIRM:** Corgan  
**START:** 2015  
**COMPLETION:** 2016  
**SIZE:** 79,840 SF  
**BUDGET:** \$16,500,000  
**FINAL COST:** \$15,886,069  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** Prototype copy and site adaptation of an existing elementary school design.

Liscano Elementary School, Frisco ISD

**CONTACT:** Gary Frazier, Core Construction, 972 979 8089  
**PRIME FIRM:** Corgan  
**START:** 2017  
**COMPLETION:** 2018  
**SIZE:** 80,000 SF  
**BUDGET:** \$16,500,000  
**FINAL COST:** \$15,886,069  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** First of a new prototype design for all new elementary schools in the district.

Lawler Middle School, Frisco ISD

**CONTACT:** Gary Frazier, Core Construction, 972 979 8089  
**PRIME FIRM:** Corgan  
**START:** 2015  
**COMPLETION:** 2017  
**SIZE:** 154,000 SF  
**BUDGET:** \$30,735,940  
**FINAL COST:** \$29,175,661  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** This new 154,000-square-foot school is the first of a new 1,000-student capacity prototype design for all new middle schools in the district.

Bright Academy, Frisco ISD

**CONTACT:** Gary Frazier, Core Construction, 972 979 8089  
**PRIME FIRM:** Corgan  
**START:** 2018  
**COMPLETION:** 2018  
**SIZE:** 30,000 SF  
**BUDGET:** \$652,000  
**FINAL COST:** \$652,000  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** Renovations were made to an existing elementary school to create an open, collaborative environment to house the district's new International Baccalaureate Primary Years program.

Classroom Tower, Grand Prairie ISD

**CONTACT:** Jeff Fromm, Lincoln Builders, 817 232 8245  
**PRIME FIRM:** Corgan  
**START:** 2016  
**COMPLETION:** 2017  
**SIZE:** 72,000 SF  
**BUDGET:** \$17,000,000  
**FINAL COST:** \$16,622,323  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** Grand Prairie High School's iconic four-story classroom addition elevates the campus identity and fosters collaboration and innovation. The 72,000-square-foot addition allows for increased student capacity and renovation of existing undersized classrooms into a 21st century student union and media center.

Garner Fine Arts Academy, Grand Prairie ISD

**CONTACT:** Greg Gammill, Lincoln Builders, 817 232 8245  
**PRIME FIRM:** Corgan  
**START:** 2016  
**COMPLETION:** 2017  
**SIZE:** 20,000 SF  
**BUDGET:** \$12,000,000  
**FINAL COST:** \$11,989,000  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** This fine arts academy was converted from an elementary school, creating specialized spaces for drama, music, visual and fine arts, aligning with the specific curriculum they had created for the school.

Barbara Jordan High School for Careers, Houston ISD

**CONTACT:** Colby Rose, Cadence McShane, 713 329 5011  
**PRIME FIRM:** Corgan  
**START:** 2016  
**COMPLETION:** 2019  
**SIZE:** 89,000 SF  
**BUDGET:** \$30,000,000  
**FINAL COST:** \$28,868,556  
**COST OVERRUNS:** N/A  
**DESCRIPTION:** This project is the replacement career and technology education center for the existing core curriculum school designed to accommodate 650 students. Students have the opportunity to earn professional certifications and training for a variety of in-demand career paths.

Audrey Lawson Middle School, Houston ISD

**CONTACT:** Brad Cheesman, Turner Construction,  
713 358 8217

**PRIME FIRM:** Harrison Kornberg

**START:** 2016

**COMPLETION:** 2018

**SIZE:** 200,000 SF

**BUDGET:** \$60,000,000

**FINAL COST:** \$59,125,000

**COST OVERRUNS:** N/A

**DESCRIPTION:** Audrey Lawson Middle School for sixth through eighth grades is three levels each designated for a different grade. The school will promote 21<sup>st</sup> century learning by the inclusion of learning common spaces for students to share and interact with each other. The new facility will include a total of 40 learning centers, science laboratories, art studios, two gymnasiums with full size basketball courts and a cafeteria all surrounding a central formal theater.

Keller Center for Advanced Learning, Keller ISD

**CONTACT:** Jay Carlton, Sterling Structures  
713 827 7447

**PRIME FIRM:** Corgan

**START:** 2015

**COMPLETION:** 2017

**SIZE:** 200,000 SF

**BUDGET:** \$32,800,000

**FINAL COST:** \$32,883,419

**COST OVERRUNS:** N/A

**DESCRIPTION:** This project is a combination of a large building addition, major and minor interior remodel allowing the district to provide state-of-the-art workplace environments for architecture and construction, STEM, health sciences, culinary arts, cosmetology, graphics arts and advertising, professional photography, television production and radio broadcasting, law enforcement and automotive technology.

Robinson Middle School Additions and Renovations, Plano ISD

**CONTACT:** Jennifer Norris, Cadence McShane  
972 239 2336

**PRIME FIRM:** Corgan

**START:** 2018

**COMPLETION:** 2019

**SIZE:** 6,952 SF

**BUDGET:** \$27,971,729

**FINAL COST:** \$27,971,729

**COST OVERRUNS:** N/A

**DESCRIPTION:** A 25-year refresh of a 1,100 student middle school consisting of a complete interior demolition and rebuild along with two separate additions to meet the district's 21st century learning objectives.

Jasper High School Additions and Renovations

**CONTACT:** Jennifer Norris, Cadence McShane  
972 239 2336

**PRIME FIRM:** Corgan

**START:** 2019

**COMPLETION:** 2019

**SIZE:** 147,516 SF Renovation, 18,040 SF Additions

**BUDGET:** \$10,891,928

**FINAL COST:** \$10,891,928

**COST OVERRUNS:** N/A

**DESCRIPTION:** The project includes interior renovations to enlarge two existing classrooms and add one art room. A new wrestling mat room was added, which also serves as a storm shelter per the requirements of ICC 500.

Lee High School, Tyler ISD

**CONTACT:** David Detten, WRL, 903-832-8001

**PRIME FIRM:** Corgan

**START:** 2018

**COMPLETION:** 2020

**SIZE:** 350,000 SF (new construction), 100,000 SF (renovation)

**BUDGET:** \$95,432,775

**FINAL COST:** \$95,432,775

**COST OVERRUNS:** N/A

**DESCRIPTION:** A new high school to serve grades nine through 12.

Waxahachie High School and CTE,  
Waxahachie ISD

**CONTACT:** Von Gallagher, Gallagher Construction, 972 437 3111

**PRIME FIRM:** Corgan

**START:** 2015

**COMPLETION:** 2018

**SIZE:** 89,000 SF

**BUDGET:** \$104,000,000

**FINAL COST:** \$102,648,900

**COST OVERRUNS:** N/A

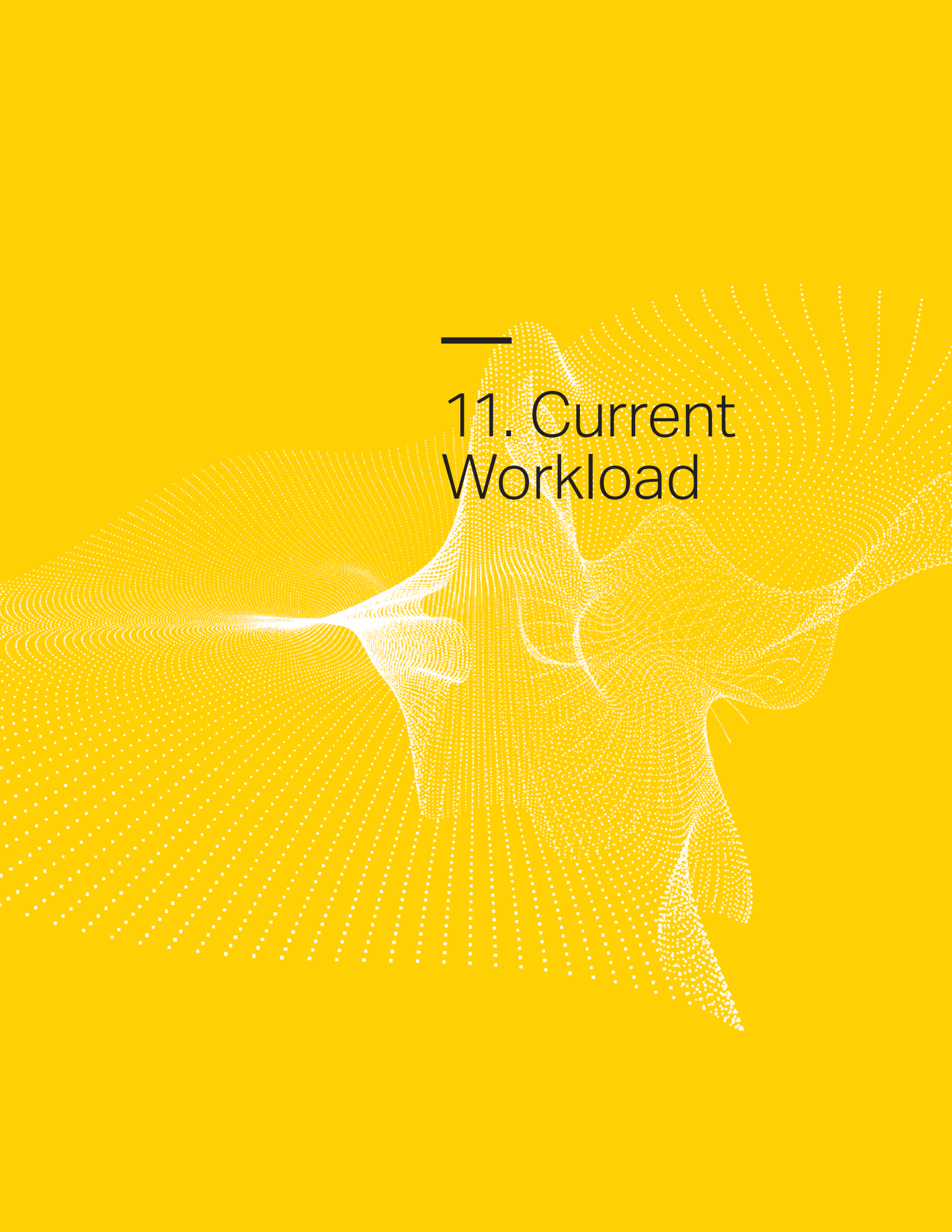
**DESCRIPTION:** This project consists of a new comprehensive high school including all site development, fields, CATE facilities, fine arts and athletic venues and support facilities on new 300-acre site.





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# 11. Current Workload

The image features a vibrant yellow background with a pattern of concentric, dotted circles that create a sense of motion and depth. In the center, there is a white, dotted wireframe illustration of a person in a dynamic, athletic pose, possibly a dancer or a person in motion. The person's arms are extended, and their body is angled, suggesting a powerful and energetic movement. The overall aesthetic is modern and digital.



**List Current workload and availability to commence services (as projects demand) immediately after being selected by the school.**

Corgan employs more than 600 professionals. We have the staff and capacity to meet the various project scope and schedule needs for International Leadership of Texas Schools. Our current workload will not affect our ability to deliver services to you.

Corgan's education studio has a proven history of meeting schedules. We understand the importance of opening a school or facility on-time, as well as keeping it operational with minimal disruption to staff and students.

Our staffing levels and project commitments are calculated to provide our clients the service they require – service for which Corgan is renowned. We maintain a reserve capacity to undertake important commissions, and feel confident we can provide the manpower required for the successful and timely completion of your projects. Below is an overview of our current workload:







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# 12. Professional Services Provided by Firm





**A. Summarize services provided to the owner as part of the basic services. Please indicate services offered from listing found above in this RFQ:**

Corgan includes all services required to complete a project’s scope of work from start to finish, as part of our basic services to the client. We negotiate a contract with the district that includes a complete team. This allows the district to only hold one contract for the entire scope of the project and promotes continuity so responsibilities are clearly and contractually identified.

**Basic in-house professional services**

Architectural programming	Exterior/interior renovation
BIM integration and documentation	Facility assessment and analysis
Bond planning and community organization	Facility planning
Community bond committee organization and development	Feasibility studies
Computer aided design and drafting	Historical properties design
Construction administration and warranty follow up	Interior space planning and design
Constructibility review	Master planning
Design and documentation	Media services
Disability ADA design	Parking design
District-wide master planning	Project development management
Estimates of probable costs	Quality control and quality assurance document review
Exterior building envelope	Site planning and analysis
	Specifications

In addition, our team can manage all of the remaining potential services requested by International Leadership of Texas, with the inclusion of outside consultants. Corgan forms teams with the most qualified consultants for the specific project type. We have many consultants that we share a long relationship with and would recommend, however, we remain open to working with consultants that International Leadership of Texas Public Schools prefers. We have completed many successful projects in collaboration with other firms, and are comfortable with this arrangement if required.

**B. Other advantages offered by the firm or unique qualifications that would be of benefit to International Leadership of Texas Public Schools:**

**In-House Additional Services**

Furniture, fixtures and equipment selection	Lighting design
Graphic design	Visualizations/renderings
Move coordination	Change management
Transition management	Third party certification

**C. List the subconsultant team members (by discipline) that you will be recommending:**

Structural Engineering: AG&E	Landscape: Kudela
MEP Engineering & Technology: Wylie Engineering	Roofing: Armko
Civil Engineering: Pape Dawson	Food Service: Food Design Professionals





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# 13. Technology/ Electronic Data



**A. International Leadership of Texas Public Schools requires service providers to grant to International Leadership of Texas Public Schools a license to reproduce any and all documents, including drawings, specifications, CAD drawings, etc., for purposes of use and maintenance of the building, future alterations to the building, or future additions to the building by other Consultants, assuming the author of such works would not be liable for derivative works.**

Will you comply with this request: Yes

**B. Please attach any additional information and/or brochures regarding technology that would provide additional information about your firm in relation to this request.**

See the following pages.

**C. Describe software and other technology utilized in delivery of services offered (autocad design, etc.).**

## BIM

Corgan utilizes a Building Information Modeling (BIM) process, a holistic approach to building life-cycle design and documentation that is characterized by an enhanced team dynamic, increased collaboration and a digital representation of the building which includes a vast database of information which catalogs individual building components, properties and analytical data. Corgan relies on the Autodesk Revit Suite as the chief technology platform of its BIM work-flow.

The proper use of BIM can dramatically reduce coordination errors and aid in the prediction of whole building performance. Changes made to the digital model synchronized across building documentation holistically rather than in terms of separate floor plans, sections, and elevations, schedules, and analytical data. For example, a change to a window in size or location will propagate throughout the building model and construction documents, which are simultaneously updated. This is a single example of the impact of utilizing a BIM software on the total project. The strength of BIM as a software is that updates and changes to the design result in fast, consistent, coordinated project data and analytical results for the project team earlier in the design process.

Working with a live three-dimensional model that is regularly updated from multiple sources helps the Corgan team review the design in greater detail than traditional two-dimensional drafting methods. A properly configured model can provide detailed take-offs, micro-coordination of areas of congestion between building systems, predictive building performance data and ultimately better coordinated documentation earlier in the design process compared to traditional drafting methods. Corgan currently has approximately 600+ CAD/BIM Workstations with access to a full array of design software, including Autodesk Revit and 3DS Studio Max.



From custom app development to better understand workplace engagement to the design of Uber's future Skyport, Hugo is home for innovation.

## Elevating Design Research Around the Human Experience

**We are curious about the world around us.** With expertise driven by research, we have the depth of resources to support our clients' needs. We listen, we cultivate and react to every client's story differently.

**Hugo is a virtual space representing Corgan's relentless ethos of discovery and insatiable curiosity.**

Named after the birthplace of our founder, Jack Corgan, Hugo represents the birthplace of ideas and innovation.

**Hugo builds on Corgan's passion for elevating design research around the personal, human experience.**

Available firm wide, Hugo is where Corgan and our partners share ideas and embrace change. It's a purposeful, research-driven approach that allows us to pioneer for our clients — looking forward and toward the future innovations that will change our industries and the way we design.

**Hugo taps into the potential of a network of partners** — extrapolating insights and connecting ideas

across our practice areas and offices — connecting Corgan with experts in software development, cognitive neuroscience, space exploration, and everyone in between. Visioning sessions, focused sprints, and a repository of research empower Corgan and our clients with actionable solutions that can stand the test of time.



## MediaLab

Visual storytellers utilizing the latest technologies and tools to support design visualization, decision making, and branded moments.

MediaLab provides storytelling utilizing animation, visual effects, and architectural visualization for a wide range of clients. Comprised of staff with a diverse background (including filmmaking, computer arts, and architecture), our MediaLab team is dedicated to storytelling through the creative use of technology. Their ever-expanding palette of tools includes 3D photo-real animation, complex motion-graphics, short films, and various branded content.

MediaLab has been a pioneer in virtual and augmented reality, helping Corgan give our clients a real sense of how their spaces will look, feel, and function before ever breaking ground. Software imports Revit files and converts them into virtual reality in a matter of clicks; or through the utilization of photogrammetry and the Unreal Engine, they can create environments that rival real-life.

- MediaLab Services
- Visualization
- Animation
- Renderings
- Audio/visual
- Virtual Reality
- Augmented Reality
- Motion graphics
- Chroma key
- Drone footage
- Branded content
- Photogrammetry

The best way to tell you about MediaLab is to **show** you! Take a minute to watch the video linked here





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# 14. Application Signature






**14) APPLICATION SIGNATURE**

Until a contract resulting from this process is executed, no employee, agent or representative of any professional services provider shall make available or discuss its proposal with the media in any form, electronic or printed, any appointed official or officer of the School, or any employee, agent or other representative of the School, unless specifically allowed to do so by the School.

The information contained herein is true and accurate to the best of my knowledge. By signing below, the firm agrees to allow the School to check references given and that the information regarding the size and scope of each project is accurate. Further, the signature below certifies that this Qualification Statement has been completed with no consultation, collaboration or conversation with other firms competing on the same project.

Eric Holtsman	Principal	April 30, 2021
NAME (Please print or type)	TITLE	DATE
		
SIGNATURE		

Thank you!

