

RFQ 21-003 FOR ARCHITECTURAL SERVICES



STATEMENT OF QUALIFICATIONS

# International Leadership of Texas (The School)

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May 17, 2021 – 2:00 pm







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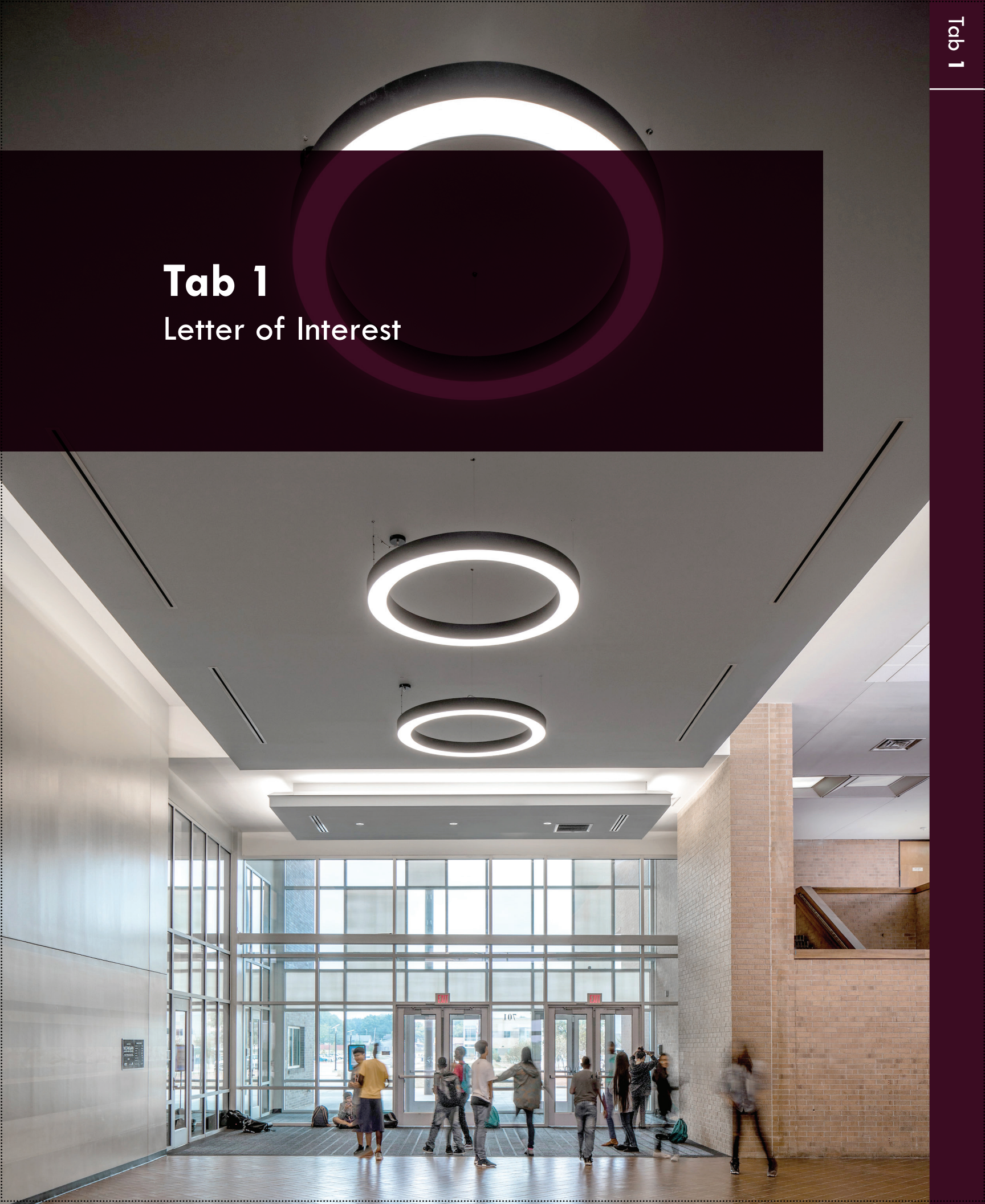
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# Tab 1

Letter of Interest







May 17, 2021

Attn: Charles Klein  
Sr. Executive Director of Construction  
International Leadership of Texas  
1651 N. Glenville Dr., Ste. 216  
Richardson, Texas 75081

3535 Travis Street  
Suite 250  
Dallas, TX 75204  
T: 214.528.8704  
www.brwarch.com



**RFQ #21-003 Architectural Services**

Brown Reynolds Watford Architects (BRW) has been serving Texas educators since we opened our doors in the mid-80s. Through the years, we have built strong relationships with school districts throughout the state of Texas. We believe that our process grounded in communication, collaboration and commitment is what sets us apart. Headquartered in the DFW Metroplex, we are excited for this opportunity to form a partnership with the International Leadership of Texas.

We have a mission at BRW – **FOCUSED ON WHAT MATTERS®** We take that to heart in everything we do. In our K-12 practice, we are passionately focused on the success of our education partners. There is no standard model for K12 education, and we respect the unique approach that IL Texas takes towards ensuring the success of students throughout our state. Education is a partnership, as is educational design. BRW is excited for the opportunity to focus our energy and talents on implementing your prototype here in Dallas. We believe that our steadfast commitment to applying our craft in the manifestation of your mission allows us to play a part in preparing your students to be exceptional leaders.

**Why BRW**

The team identified for your projects has been integrally involved in the planning and design of more than 300 school projects. From assessing capital improvement needs, feasibility and technical studies, interior graphics, planning multi-phase projects, to designing award-winning state-of-the-art new schools – our K12 team delivers. We will approach your projects with a technical orientation and an eye for providing the best value. Our breadth of experience provides a deep understanding of what works long-term in delivering great school projects within budget that stand the test of time. We believe our experience is perfectly geared for the projects and needs of IL Texas.

**Special Attributes**

Serving school districts throughout Texas for 37 years, BRW knows what it takes to deliver schools that make a difference. We respond effectively to aggressive schedules while maintaining the highest quality standards. We have a finely tuned method for project scheduling and budget management that ensures our projects open on time and without cost overruns. Our emphasis is on a collaborative, service-oriented approach that puts you at the center of our focus. We believe that quality is not attained by correcting mistakes before the drawings are issued. Rather, quality is achieved through an integrated process of applying expertise, diligence, passion, and training from day one. We are a thorough and responsive partner that embraces challenge and delivers exceptional results. Our core values speak to what differentiates BRW:

- **Commitment** Focused commitment to the craft of architecture
- **Inspiration** Creating learning environments that inspire for decades to come
- **Integration** Taking a holistic approach to design
- **Authenticity** Being a reliable and trustworthy partner to the districts we serve
- **Integrity** Providing uncompromised service on every project

We are honored to share our expertise with International Leadership of Texas. We know this is an unprecedented and challenging time for our clients. We are ready and available to focus our talents and passion in support of your mission by creating environments where your students will graduate knowing that they will indeed change the world.

We are **FOCUSED ON WHAT MATTERS®**

**Lisa W. Lamkin, FAIA, LE Fellow**  
Principal  
K12 Sector Leader

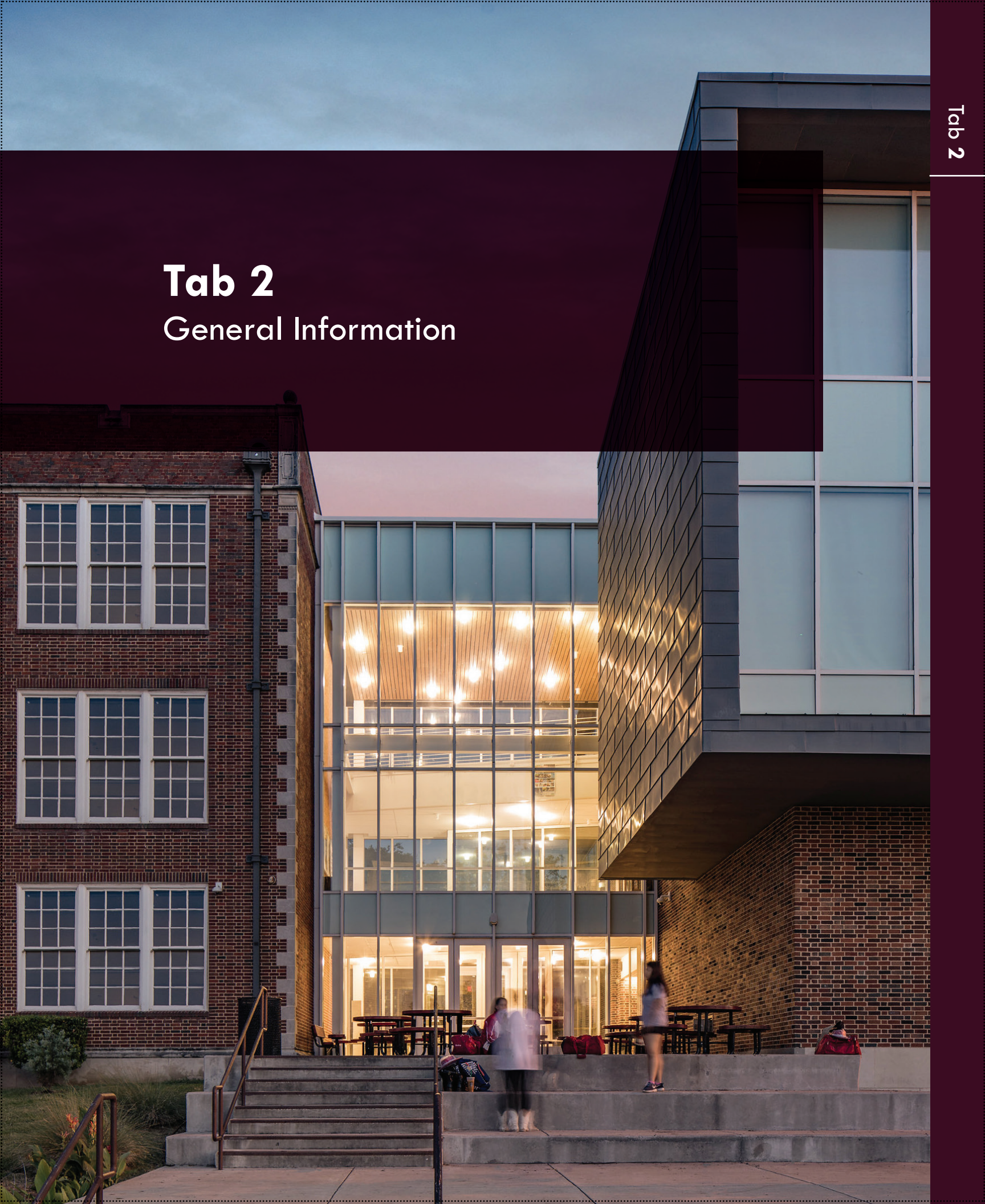
**Ray W. Holliday AIA**  
Principal  
Client Liaison





# Tab 2

## General Information









## 2. General Information

### 2.a Firm Name

Brown Reynolds Watford Architects (BRW)

### Firm Address

3535 Travis Street  
Suite 250  
Dallas, TX 75204

### Firm Website

[www.brwarch.com](http://www.brwarch.com)

### 2.b Contact Persons



Lisa W. Lamkin, FAIA, LE Fellow  
Principal  
T: (214) 528-8704 Ext. 252  
F: (214) 528-8707  
[llamkin@brwarch.com](mailto:llamkin@brwarch.com)



Anne Hildenbrand, AIA, ALEP  
Principal  
T:(214) 528-8704 Ext. 229  
F:(214) 528-8707  
[ahildenbrand@brwarch.com](mailto:ahildenbrand@brwarch.com)

### 2.c Type of Organization

C-Corporation



The partnership with **BRW** is a fine example of how a design team can work hand in hand with a school district to create a lasting impact on something much larger than the scope of an individual project.

*Scott Layne*  
Former Deputy Superintendent of Operations & COO  
Dallas Independent School District

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# Tab 3

## Completed Disclosure Forms And Certifications







### Felony Conviction Disclosure Statement

Texas Education Code Section 44.034, Notification of Criminal History, Subsection (a), states “[a] person or business entity that enters into a contract with a school district must give advance notice to Cumberland 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.

**Brown Reynolds Watford Architects, Inc.**

Vendor’s Name

*Lisa W. Lamkin*

Signature of Authorized Company Official

**Lisa W. Lamkin, FAIA, Principal**

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:

\_\_\_\_\_  
\_\_\_\_\_

<b>CONFLICT OF INTEREST QUESTIONNAIRE</b> For vendor doing business with local governmental entity		<b>FORM CIQ</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> Date Received	
<p><b>1 Name of vendor who has a business relationship with local governmental entity.</b></p> <p style="text-align: center;">N/A</p>		
<p><b>2</b> <input type="checkbox"/> <b>Check this box if you are filing an update to a previously filed questionnaire.</b> (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 Name of local government officer about whom the information is being disclosed.</b></p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">_____ Name of Officer</p>		
<p><b>4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</b></p> <p style="margin-left: 40px;">A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="margin-left: 80px;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No                 </p> <p style="margin-left: 40px;">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 or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="margin-left: 80px;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No                 </p>		
<p><b>5 Describe each employment or business relationship that the vendor named in Section 1 maintains with 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.</b></p>		
<p><b>6</b> <input type="checkbox"/> <b>Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</b></p>		
<p><b>7</b></p> <p style="text-align: center;">_____ Signature of vendor doing business with the governmental entity</p>		<p style="font-size: 1.2em;">05/17/2021</p> <p style="font-size: 0.8em;">Date</p>

### Out of State Certification

As defined by Section 2252.001 of the Texas Government Code, 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":  
**Brown Reynolds Watford Architects, Inc.**

Company Name (Please Print)

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

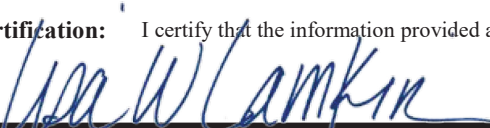
A. Does your "resident state" require Proposers whose principal place of business is in Texas to give preference to Proposers whose resident state is the same as yours by a prescribed amount or percentage to receive a comparable contract? ("Resident State" means the state in which the principal place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

Yes

No

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

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



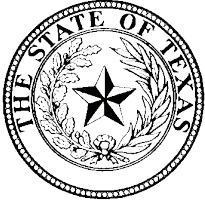
Signature of Authorized Representative

**Lisa W. Lamkin, FAIA**

Name (Please Print)

**Principal**

Title



**State of Texas  
Health & Human Services Commission  
Child Support Certification**

**I.**

Section 231.006, Texas Family Code, as amended by Section 82 of House Bill No. 433, 74th Regular Legislative Session (Acts 1995, 74th Leg., R.S., ch. 751), prohibits the payment of state funds under a grant, contract, or loan to

- a person who is more than 30 days delinquent in the payment of child support, and
- a business entity in which such a person is the sole proprietor, partner, shareholder or owner with an ownership interest of at least 25%.

Section 231.006 further provides that a person or business entity that is ineligible to receive payments for the reasons stated above shall continue to be ineligible to receive payments from the state under a contract, grant, or loan until

- all arrearages have been paid, or
- the person is in compliance with a written repayment agreement or court order as to any existing delinquency.

Section 231.006 further requires each bid, or application for a contract, grant, or loan to include

- the name and social security number of the individual or sole proprietor and each partner, shareholder, or owner with an ownership interest of at least 25% of the business entity submitting the bid or application, and
- the statement in Part III below.

Section 231.006 authorizes a state agency to terminate a contract if it determines that statement required below is inaccurate or false. In the event the statement is determined to be false, the Vendor is liable to the state for attorney's fees, costs necessary to complete the contract [including the cost of advertising and awarding a second contract], and any other damages provided by law or contract.

**II.**

In accordance with Section 231.006, the names and social security numbers of the individual identified in the contract, bid, or application, or of each person with a minimum 25% ownership interest in the business entity identified therein are provided below.

Name	Social Security	#

**III.**

As required by Section 231.006, the undersigned certifies the following:

*“Under Section 231.006, Family Code, the Vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment, and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate.”*

*Lisa W. Lamkin*  
Signature  
Lisa W. Lamkin, FAIA  
Printed Name

Principal  
Title  
May 17, 2021  
Date

Form **W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

**Give Form to the  
requester. Do not  
send to the IRS.**

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Brown Reynolds Watford Architects, Inc.**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.  
 Individual/sole proprietor or single-member LLC  
 C Corporation  
 S Corporation  
 Partnership  
 Trust/estate  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► \_\_\_\_\_  
**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  
 Other (see instructions) ► \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
Exempt payee code (if any) \_\_\_\_\_  
Exemption from FATCA reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the U.S.)*

5 Address (number, street, and apt. or suite no.) See instructions.  
**3535 Travis Street, Suite 250**

6 City, state, and ZIP code  
**Dallas, TX 75204**

7 List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**  
[ ][ ] - [ ][ ] - [ ][ ][ ][ ][ ][ ]

OR

**Employer identification number**  
[ 7 ] [ 5 ] - [ 2 ] [ 6 ] [ 5 ] [ 1 ] [ 4 ] [ 0 ] [ 6 ]

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person ► *Dale W Selby* Date ► *4/8/2021*

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

## Disclosure Forms and Certification

### NON COLLUSIVE PROPOSAL CERTIFICATE & ACKNOWLEDGMENT

By submission of this proposal, the Vendor certifies that: (a) the proposal has been independently arrived at without collusion with any other vendor or with any competitor. (b) The proposal has not been knowingly disclosed and shall not be knowingly disclosed, prior to the opening of proposals for this project, to any other vendor, competitor or potential competitor. (c) No attempt has been or will be made to induce any other person, partnership or corporation to submit or not to submit a proposal. (d) The person signing this proposal certifies that he has fully informed himself regarding the accuracy of the statements contained in this certification and under the penalties being applicable to the Vendor as well as to the person signing in its behalf.

- I certify that the above information is true and correct.  YES

### CERTIFICATION REGARDING DEBARMENT SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION - LOWER TIER COVERED TRANSACTIONS

This certificate is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 7 CFR Part 3017, Section 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989, *Federal Register* (pages 4722-4733). Copies of the regulations may be obtained by contacting the Department of Agriculture agency with which this transaction originated.

1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by a Federal department or agency.

2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

PR/Award # or Project Name: RFQ 21-003 for Architectural Services

Check applicable box

- I (We) certify that our company has not been debarred and is not participating in lobbying activities.

- See attached explanation and complete disclosure forms.

### CLEAN AIR & WATER ACT CERTIFICATION

(This is a Federal requirement)

I certify that my company is in compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act of 1970, as amended ( 42 U.S.C. 1857(h), Section 508 of the Clean Water Act, as amended (33 U.S.C. 1368), Executive Order 117389 and Environmental Protection Agency Regulation, 40 CFR Part 15 as required under OMB Circular A-102, Attachment O, Paragraph 14 (1) regarding reporting violations to the grantor agency and to the United States Environmental Protection Agency Assistant Administrator for the Enforcement.



<b>CERTIFICATION REGARDING LOBBYING for FEDERAL FUNDS -                  Applicable to grants, Subgrants, Cooperative Agreements, and Contracts                  Exceeding \$100,000 in Federal Funds.</b>
--

Submission of this certifications a prerequisite for making or entering into this transaction and is imposed by section 1352, Title 31, U.S. Code. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement the undersigned shall complete and submit StandardForm-LLL, "Disclosure of Lobbying Activities" Form in accordance with its instructions.

(3) The undersigned shall required that the language of this certification be included in the award documents for all covered subawards exceeding \$100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Check applicable box	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>I (We) certify that our company has not been debarred and is not participating in lobbying activities.</li> </ul>	✓
<ul style="list-style-type: none"> <li>See attached explanation and complete disclosure forms.</li> </ul>	

I (We) the undersigned, agent for the firm, named below certify that all information in the above certifications is true and correct to the best of my knowledge.

Name/Title: Lisa W. Lamkin, FAIA Company Name: Brown Reynolds Watford Architects, Inc.  
 Original Signature: *Lisa W Lamkin* Date 05/17/2021

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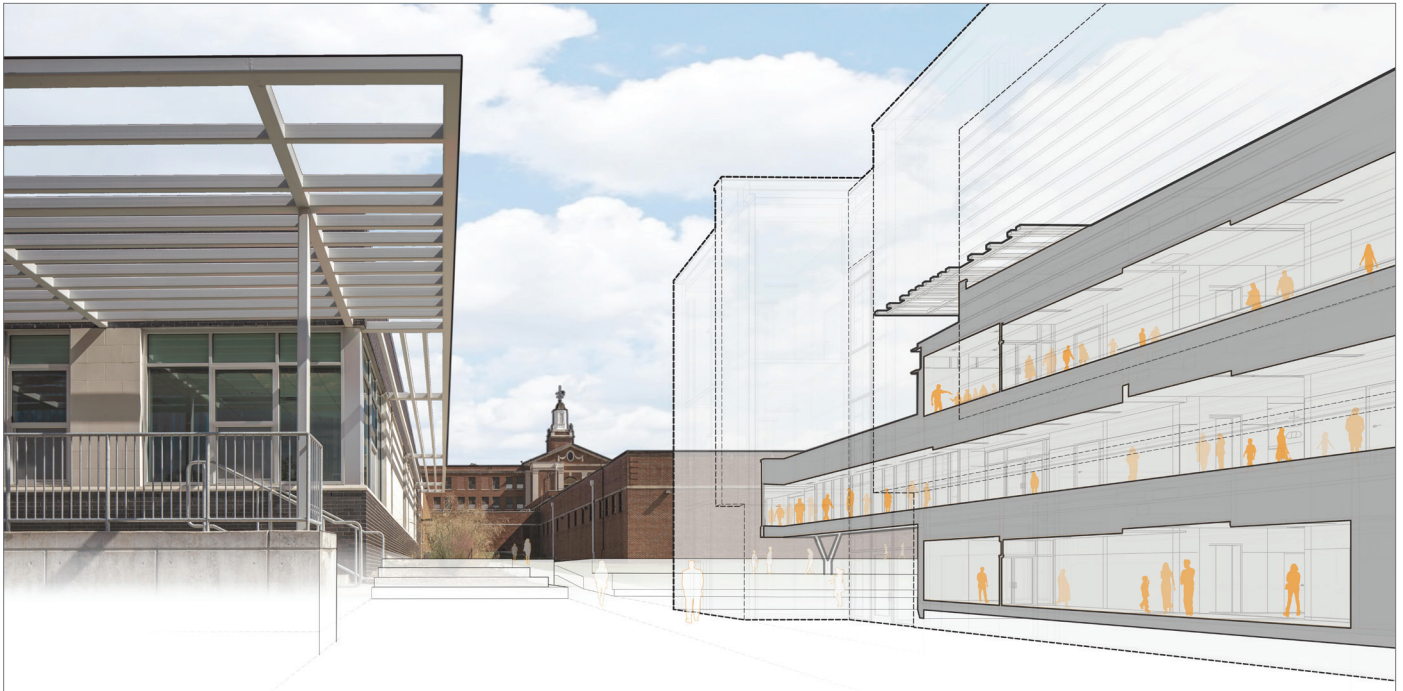
# Tab 4

## Firm Background and Staff









## 4. Firm Background and Staff

### Professional History

In 1984, three young architects with a vision embarked on a journey. Born from the desire to provide better service, Brown Reynolds Watford Architects' vision hasn't changed much over the last 37 years. Today, the BRW Family is over 120 strong and provides services from four locations. We attribute our success to continually striving to create exceptional architecture that reflects the values of our clients. From the early days of working out of a spare bedroom and holding meetings by a furnace in the hallway, to today's firm, the mission remains the same – do good work, take care of the client, take care of the family.

### Professional Affiliations

American Institute of Architects (AIA)  
 Texas Society of Architects (TxA)  
 Association 4 Learning Environments (A4LE)  
 Texas Association of Community Schools (TACS)  
 National Intramural Rec Sports Association (NIRSA)

### Year of Firm Establishment

1984

### Parent Company Name/Former Company Name

N/A

### Address of Local Firm

3535 Travis Street, Suite 250  
 Dallas, TX 75204

### Principals of BRW Architects:

Craig S. Reynolds, FAIA	Ray Holliday, AIA
Mark E. Watford, FAIA	Anne Hildenbrand, AIA
Lisa W. Lamkin, FAIA	Andrew Evertson, AIA
Jeffrey Choyce, AIA	Chris Sano, AIA
F. Christopher Ford, AIA	Shea Rampy, AIA

### Number of Employees and Persons

Locally 75      All Locations 127

### Designated Representative to be assigned

Lisa W. Lamkin, FAIA, LE Fellow

### Senior Member of Firm to be assigned

Anne Hildenbrand, AIA, ALEP

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# Tab 5

## Insurance Requirements





**5. Insurance\***

**Professional Liability**

**Carrier** XL Specialty Insurance Company  
**Agent** Joe Bryant - Risk Strategies  
**Amount** \$2,000,000  
**Expiration Date** 01/22/2022  
**Length of Time Maintained** 37 Years

**General Liability**

**Carrier** Travelers Indemnity Co of America  
**Agent** Joe Bryant - Risk Strategies  
**Amount** \$2,000,000  
**Expiration Date** 12/20/2021  
**Length of Time Maintained** 37 Years

**Auto Liability**

**Carrier** Travelers Property Casualty Co of America  
**Agent** Joe Bryant - Risk Strategies  
**Amount** \$1,000,000  
**Expiration Date** 12/20/2021  
**Length of Time Maintained** 37 Years

**Umbrella Liability**

**Carrier** Travelers Property Casualty Co of America  
**Agent** Joe Bryant - Risk Strategies  
**Amount** \$5,000,000  
**Expiration Date** 12/20/2021  
**Length of Time Maintained** 37 Years

**Worker's Compensation**

**Carrier** Indemnity Insurance Company of North America  
**Agent** Aon Risk Services, Inc of Florida  
**Amount** \$2,000,000  
**Expiration Date** 03/01/2022  
**Length of Time Maintained** 37 Years



\*sample certificate shown on next page







# CERTIFICATE OF LIABILITY INSURANCE

QJI  
DATE (MM/DD/YYYY)  
01/25/21

**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> Aon Risk Services, Inc of Florida 1001 Brickell Bay Drive, Suite #1100 Miami, FL 33131-4937	<b>CONTACT NAME:</b> Aon Risk Services, Inc of Florida	
	<b>PHONE</b> (A/C, No, Ext): 833-506-1544	<b>FAX</b> (A/C, No):
<b>EMAIL ADDRESS:</b> certs@trinet.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> Indemnity Insurance Company of North America		43575
<b>INSURER B :</b>		
<b>INSURER C :</b>		
<b>INSURER D :</b>		
<b>INSURER E :</b>		
<b>INSURER F :</b>		

**COVERAGES** **CERTIFICATE NUMBER:** 15269311 **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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEC <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WLR_C68954356	3/1/2021	3/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000	

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Workers' Compensation Insurance is limited to employees of Brown Reynolds Watford Architects, Inc. through a co-employment contract with TriNet HR II, Inc.

<b>CERTIFICATE HOLDER</b> BROWN REYNOLDS WATFORD ARCHITECTS, INC. 3535 TRAVIS STREET, SUITE 250. DALLAS, TX 75204	<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 <i>Aon Risk Services, Inc of Florida</i>
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# Tab 6

## Claims







## 6. Claims

BRW Architects has had two (2) claims in the last five (5) years that have been resolved or anticipated to be resolved through alternative dispute resolution / mediation. Claims are as follows:

**Claim resolved via mediation.** The project landscape architect with David McCaskill Design Group and his professional liability carrier resolved issues related to contractor errors in construction of lawn irrigation system at PVAMU soccer facility. BRW facilitated the resolution of approximately \$30,000

**Claim pending resolution via mediation.** BRW Architects worked closely with our carrier and the Architect of Record to resolve construction related issues involving acoustic issues of a public safety training facility for the City of Carlsbad, CA.

Consultants proposed in this package do not have a claims history in the past five years.



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**Tab 7**  
Personnel Qualifications





BRW K12 Team



**BRW Architect's collaborative spirit and creativity have helped improve the learning environment for countless educators and students in Dallas, and the firm's dedication to our mission has made a significant difference to the communities those schools serve. !**

Tim Strucely, NCARB  
Former Executive Director Dallas ISD



# Lisa Lamkin

FAIA, LE Fellow, LEED AP BD+C

### Project Principal / Designated Representative

Principal with BRW

Architecture Industry since 1983 | BRW since 1990

Lisa Lamkin brings a love for learning and 30+ years of K-12 experience to your project. Lisa will work with the project team and IL Texas to ensure that instructional methodologies, academic programs, and community needs are considered and implemented in the design for your project. In addition, she will bring her experience and passion for excellence to the quality assurance process at each design milestone.

### Education & Architectural Registration

University of Michigan, Master of Architecture with High Distinction

University of Michigan, Bachelor of Science in Architecture

State of Texas Arch Reg. No. 12494

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

### Organizations | Community Involvement

#### American Institute of Architects

Member Regions Task Force 2019

AIA National Project Delivery Knowledge Community Chair 2016

#### Texas Society of Architects

Vice President for Professional Development 2017

Vice President for Communications 2016

#### The American Institute of Architects, Dallas Chapter

President 2014

#### Association for Learning Environments

International Development Steering Committee Chair 2021

Southern Region President 2016-2017

North Texas Chapter, President 2011-2012

### Speaking Engagements

#### 2017 TASA | TASB Conference, A4LE Learning Scapes Atlanta

*Start Right to End Right Disaster Response Lessons Learned*

#### 2014 CEFPI Southern Region Conference

*Historic Buildings to Future Ready Schools - A combined High School and Middle School*

### Published Articles

#### 2020 AIA Dallas Columns

*The Wonder Years: Nurturing Potential*

#### 2020 Learning by Design

*Anne Frank Early Childhood Center*

#### 2013 American Schools & University

*Lighting the Way to a Better Education*

#### 2012 College Planning and Management Magazine

*Reborn on the Bayou*

### Relevant Project Experience

#### High Schools

- Amon Carter Riverside High School, Fort Worth ISD
- Bryan Adams High School | Phase I Dallas ISD
- Bryan Adams High School | Phase II Dallas ISD
- Dallas College Mountain View Early College High School
- International Leadership of Texas, Aggieland High School
- Lamar High School, Arlington ISD
- Polytechnic High School Dining Addition, Fort Worth ISD
- Polytechnic High School Fine Arts Addition, Fort Worth ISD
- Polytechnic High School Science Addition, Fort Worth ISD
- Polytechnic High School Classroom Addition, Fort Worth ISD
- Woodrow Wilson Historic High School | Phase I, Dallas ISD
- Woodrow Wilson Historic High School | Phase II, Dallas ISD

#### Other

- The Goddard School
- TAMU Music and ROTC Activities Center, Texas A&M University
- HCC San Jacinto High School, Houston Community College
- Including Kids Autism Center
- Pines Montessori School
- Saint Patrick Catholic School
- Prince of Peace Catholic School
- Anne Frank Early Childhood Center
- Webb Elementary School, Arlington ISD
- Port Acres Elementary School, Port Arthur ISD





# Anne Hildenbrand

AIA, ALEP, LEED AP BD+C

## Project Team Leader / Assigned Senior Member

Associate Principal with BRW

Architecture Industry since 1996 | BRW since 1996

With a focus on collaboration and unified leadership, her strong sense of direction ensures your project vision is carried through all phases of the project. The daughter of two collegiate chemists and granddaughter of an artist, she embodies the vision for both right and left-brain thinkers with a broad range of expertise in quality control, programming, sustainable design, product specification, and cost and code analysis. One of Anne's greatest strengths is her solution-based approach which contributes to her ability to forge relationships across all stakeholder levels. Currently serving as President of the A4LE North Texas Chapter and having recently served on the TASA Facilities Committee for the TEA Facilities Standards, she frequently speaks at education conferences and industry association engagements.

## Education & Architectural Registration

Texas A&M University, Bachelor of Environmental Design

State of Texas Arch Reg. No. 18243

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

## Organizations | Community Involvement

### American Institute of Architects

Texas Society of Architects Codes & Standards Committee 2014 – 2016

Dallas AIA TAP Committee 2014 Vice Chair, 2015 Chair

### Texas Society of Architects

Government Affairs Steering Committee 2017 – Current

### Association for Learning Environments

Southern Region Conference, Programs Committee 2010 and 2017

Southern Region Distinguished Service Award

Southern Region Cornerstone Award

A4LE School Studio Partnership

North Texas Chapter Board 2016-Current President

North Texas Chapter Board Distinguished Service Award for Leadership of the UTA School Studio Program

### TASA Facilities Committee 2019

## Speaking Engagements

### 2021 BRW Virtual Knowledge Rooms

*The Enhanced Active Learning Classroom*

*What's New with the Latest ICC 500-2020*

### 2020 BRW Virtual Knowledge Rooms

*Tornado Shelters Architectural Lessons Learned*

### 2020 A4LE LearningScapes and 2021 A4LE Southern Region Conference

*Benefit of Early Childhood Learning*

*The Integration of Diversity | Designing for Inclusion*

### 2019 May School Planning & Management and College Planning Management

*Designing Next Generation Learning Spaces Summit*

### 2019 A4LE NTX Chapter March Program

*School Studio Partnership Update*

### 2019 May School Planning & Management and College Planning & Management

*Designing Next Generation Learning Spaces Summit*

### 2018 A4LE Southern Region

*UTA Schools Studio*

### 2018 A4LE NTX Chapter June Program

*CMAR vs CSP*

## Published Articles

### 2020 Learning by Design | Outstanding Project Award

*Anne Frank Early Childhood Center*

### 2020 AIA Dallas Columns

*The Wonder Years: Nurturing Potential*

### 2020 Learning by Design

*Anne Frank Early Childhood Center*

### 2013 American Schools & University

*Lighting the Way to a Better Education*

### 2012 College Planning and Management Magazine

*Reborn on the Bayou*

## Relevant Project Experience

### High Schools

- Aledo High School Feasibility Study
- Amon Carter Riverside High School, Fort Worth ISD
- Bryan Adams High School | Phase I Dallas ISD
- Bryan Adams High School | Phase II Dallas ISD
- International Leadership of Texas, Aggieland High School
- Lamar High School, Arlington ISD
- Polytechnic High School | Phase I, Fort Worth ISD
- Polytechnic High School | Phase II, Fort Worth ISD
- Woodrow Wilson Historic High School | Phase I Dallas ISD
- Woodrow Wilson Historic High School | Phase II Dallas ISD

### Other

- The Goddard School
- TAMU Music and ROTC Activities Center, Texas A&M University
- HCC San Jacinto High School, Houston Community College
- Including Kids Autism Center
- Pines Montessori School
- Saint Patrick Catholic School
- Prince of Peace Catholic School
- Anne Frank Early Childhood Center
- Webb Elementary School, Arlington ISD
- Port Acres Elementary School, Port Arthur ISD





**Ray  
Holliday**  
AIA, ASLA, LI

### **Client Liaison**

#### **Principal with BRW**

Architecture Industry since 1994 | BRW since 2018

Ray's primary responsibility will be to coordinate the programming and quality control efforts from conceptual design to construction documents and construction administration. With his 30 years of experience, he has successfully done these duties for fire stations and municipal buildings in many cities across the State of Texas. He brings a unique addition to the team with a diverse international design background that is blended with extensive architecture and landscape design expertise.

### **Education & Architectural Registration**

University of Nebraska, Bachelor of Architecture  
Texas A&M University, Master of Architecture  
Texas A&M University, Master of Landscape Architecture  
State of Texas Arch Reg. No. 18834

### **Organizations | Community Involvement**

American Society of Landscape Architects  
American Institute of Architects, President  
Arbor Day Foundation  
Society for College and University Planning  
Texas Fire Chiefs Association  
Texas Recreation and Park Society

### **Relevant Project Experience**

#### **Schools**

- Aggieland High School, International Leadership of Texas
- Texas A&M University Physics Observatory Building
- Lyndon Johnson Elementary Renovation, Bryan ISD
- Jack Lowe Sr. Elementary School, Dallas ISD
- DP Morris Elementary School, Mansfield ISD
- Imogene Gideon Elementary School, Mansfield ISD
- Kenneth Davis Elementary School, Mansfield ISD
- Willie Brown Elementary School, Mansfield ISD



**Hayden  
Roberts**  
ASSOC. AIA

### **Project Coordinator**

Architecture Industry Since 2016 | BRW Since 2016

Hayden is passionate about serving clients and delivering on inviting designs. His attention to detail and thoughtful designs are motivated by his desire to give clients a project that will both meet their needs and create a pleasant and welcoming space to learn and work. Having experience with multiple types of public projects has given Hayden a vast knowledge base to initiate creative solutions to projects. Hayden's open communication helps to ensure that these projects stay on track and clients stay well informed from beginning to end.

### **Education & Architectural Registrations**

**Texas A&M University**  
Bachelor of Environmental Design

### **Organizations | Community Involvement | Awards**

Emerging Professionals Co-Chair for Brazos AIA  
Tour Coordinator for Brazos AIA

### **Experience**

#### **High Schools**

- Aggieland High School, International Leadership of Texas
- Bryan Adams High School, Dallas ISD

#### **Other**

- Kappa Kappa Gamma Sorority House Study, College Station, TX
- Strand Engineering Office, Brenham, TX



**Denisse  
Tse**  
AIA, RID

**Project Architect**

Interior Designer | Associate with BRW

Architecture Industry since 2010 | BRW since 2014

A well-rounded architect and interior designer, Denisse is always looking for ways to improve the learning environment through holistic and sustainable design. Denisse’s creativity, diverse skills, and attention to detail allow her to design spaces that strike a balance between aesthetics and functionality.

**Education Architectural Registration**

University of Louisiana at Lafayette, Master of Architecture  
University of Louisiana at Lafayette, Bachelor of Architecture

State of Texas Arch Reg. No. 27326

**Organizations | Community Involvement**

American Institute of Architects  
National Council of Architectural Registration Boards

**Relevant Project Experience**

**High Schools**

- Amon Carter Riverside High School, Fort Worth ISD
- Baton Rouge Magnet High School Renovations and Additions, Baton Rouge ISD\*
- Bryan Adams High School, Dallas ISD
- Dallas College Mountain View Early College High School
- Flower Mound 9th Grade Center, Flower Mound ISD\*
- Melissa High School, Melissa ISD\*
- Polytechnic High School Addition | Phase I, Fort Worth ISD
- Polytechnic High School Additions | Phase II, Fort Worth ISD
- Woodrow Wilson Historic High School | Phase II Dallas ISD

**Other**

- Anne Frank Early Childhood Center
- Webb Elementary School, Arlington ISD

*\*denotes project completed before employment with BRW*



**Abby  
A. Hiles**  
AIA

**Quality Assurance**

Director | BIM Director with BRW

Architecture Industry since 2006 | BRW since 2006

As a Project Manager, Ms. Hiles is capable of coordinating all stages of any project, from preliminary design through construction administration. Ms. Hiles provides strong leadership and organizational skills to the project team, from the marketing effort to the completion of the project. She coordinates consultants during design development, construction documentation and specification writing phases as well as coordinating with clients, consultants, and contractors during bidding and construction phases.

**Education Architectural Registration**

Texas A&M University, Bachelor of Environmental Design  
University of Texas at Arlington, Master of Architecture

State of Texas Arch Reg. No. 21928

**Organizations | Community Involvement**

American Institute of Architects  
Association for Learning Environments

**Relevant Project Experience**

**High Schools**

- Aledo High School Feasibility Study, Aledo ISD
- Amon Carter Riverside High School, Fort Worth ISD
- Bryan Adams High School | Phase I, Dallas ISD
- Bryan Adams High School | Phase II, Dallas ISD
- Dallas College Mountain View Early College High School
- International Leadership of Texas, Aggieland High School
- Lamar High School Culinary Lab, Arlington ISD
- Lamar High School Project, Arlington ISD
- Polytechnic High School Dining, Fort Worth ISD
- Polytechnic High School Fine Arts, Fort Worth ISD
- Polytechnic High School, Fort Worth ISD
- Polytechnic High School Science Classroom, Fort Worth ISD
- Woodrow Wilson Historic High School | Phase I Dallas ISD
- Woodrow Wilson Historic High School | Phase II Dallas ISD

**Other**

- TAMU Music and ROTC Activities Center, Texas A&M University
- Anne Frank Early Childhood Center
- Webb Elementary School, Arlington ISD
- Port Acres Elementary School, Port Arthur ISD



# Steve Johnson

AIA, LEED AP

### Project Manager

#### Senior Associate with BRW

Architecture Industry since 1994 | BRW since 2018

Steve has a passion and determination for constant improvement. For over 25 years, Steve has brought this same inquisitiveness and tenacity to designing K-12 facilities that meet each individual Owner's needs. He is an exceptional listener who believes we can 'hit any target once it has been defined'. He has had the privilege of working with more than 20 different school districts in Texas and Oklahoma.

### Education & Architectural Registration

University of Texas at Arlington, Bachelor Science of Architecture

University of Phoenix, Master of Business Administration

State of Texas Arch Reg. No. 17304

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

### Organizations | Community Involvement

American Institute of Architects

Texas Society of Architects

North Texas Facilities Services Association

Texas Association of Community Schools

Association for Learning Environments

ACE Mentor

### Relevant Project Experience

#### High Schools

- Arlington High School, Arlington ISD\*
- Benevides Secondary School, Benevides ISD\*
- Billie Nickels Science Building, Garland HS, Garland ISD\*
- Chisholm Trail High School, Eagle Mountain-Saginaw ISD\*
- Crowley High School, Crowley ISD\*
- Dilley High School, Dilley ISD\*
- Dublin High School, Dublin ISD\*
- Dunbar High School, Fort Worth ISD\*
- Grapevine High School, Grapevine/Colleyville ISD\*
- Lakeview High School, Garland ISD\*
- Lamar High School, Arlington ISD
- Northwest High School, Northwest ISD\*
- Polytechnic High School Science Addition, Fort Worth ISD
- Refugio High School, Refugio ISD\*
- Ryan High School Field House, Denton ISD\*
- Sam Houston High School, Arlington ISD\*
- Sam Houston High School, San Antonio ISD\*
- South Garland High School, Garland ISD\*
- South Oak Cliff High School, Dallas ISD\*
- Timber Creek High School, Keller ISD\*
- WHS Ninth Grade Center, Weatherford ISD\*

#### Other

- Young Men's Leadership Academy, Fort Worth ISD\*

\*denotes project completed before employment with BRW



# Chris Sano

AIA, LEED AP BD+C

### Project Designer

#### Associate Principal | Design Director with BRW

Architecture Industry Since 2002 | BRW Since 2002

As Design Director, Chris leads a diverse range of project types and scales while maintaining an emphasis on thoughtful design. His passion for design fuels his drive to deliver high quality public projects. Chris' unique ability to balance creative thinking with pragmatic design solutions serves both clients and end-users well. He believes that identifying the distinctive and intangible quality surrounding a site and community is crucial to improving the built environment. Chris resides in Dallas, Texas.

### Education & Architectural Registrations

#### Texas A&M University

Master of Architecture

Bachelor of Environmental Design

State of Texas Arch Reg. No. 20028

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

### Organizations | Community Involvement | Awards

American Institute of Architects Committee on the Environment

Texas Society of Architects

2014 & 2015 Chair for Young Architects Forum

"Make Space for Art" Design Competition Honorable Mention

10 Under 10 Exhibit 2014 & 2015

### Relevant Project Experience

#### High Schools

- Aledo High School Feasibility Study
- Amon Carter Riverside High School, Fort Worth ISD
- Bryan Adams High School | Phase I Dallas ISD
- Bryan Adams High School | Phase II Dallas ISD
- Dallas College Mountain View Early College High School
- Lamar High School, Arlington ISD
- Polytechnic High School | Phase I, Fort Worth ISD
- Polytechnic High School | Phase II, Fort Worth ISD
- Woodrow Wilson Historic High School | Phase I Dallas ISD
- Woodrow Wilson Historic High School | Phase II Dallas ISD

#### Other

- TAMU Music and ROTC Activities Center, Texas A&M University
- HCC San Jacinto High School, Houston Community College
- Including Kids Autism Center
- Prince of Peace Catholic School
- Anne Frank Early Childhood Center
- Webb Elementary School, Arlington ISD
- Port Acres Elementary School, Port Arthur ISD





**Tab 8**  
Organizational Chart







INTERNATIONAL LEADERSHIP OF TEXAS



**BRW Core Leadership & Design Team**

<p><b>Lisa W. Lamkin</b> FAIA, LE Fellow, LEED AP BD+C Principal <b>Principal-in-Charge / Designated Representative</b></p>	<p><b>Anne Hildenbrand</b> AIA, ALEP, LEED AP BD+C Associate Principal <b>Project Team Leader/ Senior Firm Member</b></p>	<p><b>Ray Holliday</b> AIA, ASLA, LI Principal <b>Client Liaison</b></p>
<p><b>Chris Sano</b> AIA, LEED AP BD+C Associate Principal   Design Director <b>Project Designer</b></p>	<p><b>Abby Hiles</b> AIA Director   BIM Director <b>Quality Assurance</b></p>	<p><b>Steve Johnson</b> AIA Senior Associate <b>Project Manager</b></p>
<p><b>Denisse Tse</b> AIA, RID Associate <b>Project Architect   Interior Designer</b></p>	<p><b>Hayden Roberts</b> Assoc. AIA <b>Project Coordinator</b></p>	



**Integrated Services**

OPERATIONS		SPECIALTY SERVICES	
<p><b>Claudia Varela</b> BIM Coordinator Construction Administration Support</p>	<p><b>Stephen Hilt</b> AIA Technical Practice Director</p>	<p><b>Jeffrey Choyce</b> AIA Principal   Athletics Specialist</p>	<p><b>Janna Jellum-Velasquez</b> RID Interiors   Furniture Specialist</p>
<p><b>Justin Zumel</b> AIA Visualization</p>	<p><b>Andrew Everton</b> AIA QC Practice Director</p>	<p><b>Douglas Hankins</b> Assoc. AIA Lighting Design Specialist</p>	<p><b>Ken Hargrove</b> Specifications Manager</p>



**Consultant Services**

<p>Civil Engineering</p> <p><b>As preferred by Owner, BRW will be happy to work with Owner's Civil Engineer Consultant</b></p>	<p>Structural Engineering</p>
<p>MEP and Technology Engineering</p>	<p>Roof Envelope</p>
<p>Landscape Architecture</p>	<p>Cost Estimating</p>

## 8. BRW'S Approach

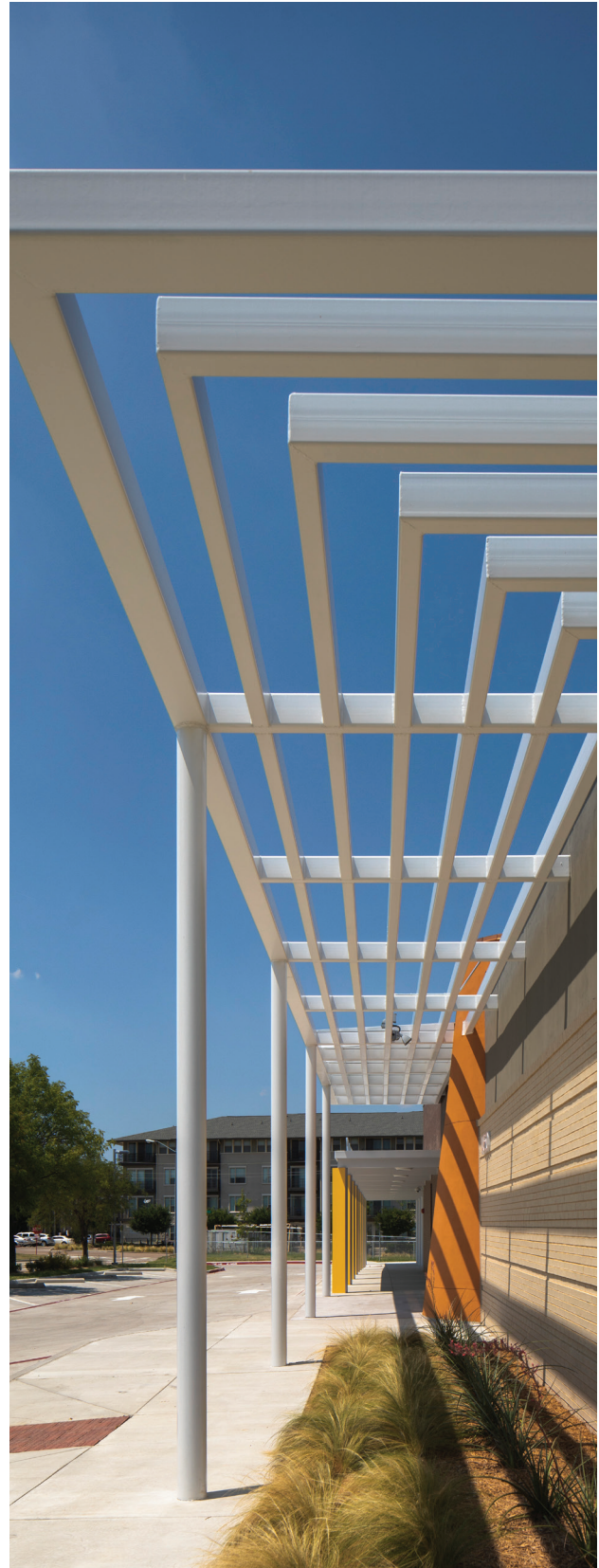
One of the keys to BRW's success on all our education projects is our strategy of taking into account the most exciting part of the project – the day the students and staff take occupancy. Working with International Leadership of Texas to clearly define the goals of the project, our team works backward from occupancy day to identify milestones and craft a critical path that will keep the project on course.

Crucial building blocks in this strategy include open communication, community engagement, and a highly qualified team that remains consistent throughout the life of the project – from schematic design through construction administration. With our eye on the finished project, our attentive and engaged team will work with all stakeholders to determine the best solution.

BRW's design philosophy centers on the premise that design excellence is reflected in every aspect of a building – its fit within community, its function and relationship to the end users, its building systems, and its cost. Our process involves simultaneously considering all parameters of the project, addressing everything from aesthetics, material selection and user desires to code compliance, constructability, and project schedule. Our ultimate purpose is to transform aspirations into reality. It is our mission to contribute to the success of your students.

Our methodology focuses on your objectives through a collaborative process that encourages communication, understanding and consensus. As demonstrated by our past performance, our priority is always our client's programmatic, functional, and symbolic goals. Our purpose is to give form to your vision. It is BRW's standard practice to engage in visioning sessions, design charrettes and forums. We find that engaging stakeholders in idea-generation and goal setting generates interest and support for our projects.

Teamwork is the cornerstone of BRW's approach to education projects. Decades of experience working with our educational partners have taught us that team continuity encourages communication, increases efficiency, decreases conflict, and supports owner engagement. BRW believes in a One Team approach, assembling a team of experienced professionals that will take the project from Pre-Design through Post-Construction.





**8. Collaboration and Internal and External Communications**

**Design Input:**

We are committed to achieving our clients' project goals as efficiently as possible, therefore delivering the maximum value to their projects. We have closely examined BRW's recent successes and lessons learned on education projects around Texas. We have assembled our team to build upon our project delivery methods.

BRW's Project Team Leader, Anne Hildenbrand, will be your Senior Firm Representative and will manage the entire process, including client and consultant coordination.

BRW has an extensive track record in successfully delivering projects on-time and on-budget. We will approach our design decisions with your specific budget and schedule in focus and only present solution options to you that are realistic for your unique situation. We recommend planning and design alternatives, concepts and options that will uniquely improve learning and teaching experiences and foster creativity and innovation. We take every precaution during early design phases to prevent surprises and budget discrepancies later on.



**BRW has unsurpassed professional follow up. Your providing onsite teacher training sessions for the technology you designed in the building was a first in this district. This demonstrates your willingness to go the extra mile!**

- Tobi Jackson, First Vice President, District 2 Fort Worth Independent School District

Our team will work with you early in the development of an overall comprehensive project schedule that identifies the design phases, milestone dates, and specific cost estimating check-in points.

**Communication** - A critical component of successful project delivery is clearly communicating the full range of project issues and alternative design solutions to stakeholders, users, and other participants. Key aspects include:

**Active Listening by the Design Team** - We seek to hear and understand the needs, goals, and aspirations of our clients. **Effective Communication Channels** - Clear points of contact and communication protocol will be established so that all stakeholders understand how and who is the final arbiter on decisions.

**Establishing an Executive Committee and User Groups** - User Groups will provide input on details of the design, while the Executive Committee oversees all decisions are compatible with the long-term objectives for International Leadership of Texas.

**Interactive Workshops** - The active participation of stakeholders and users identifies issues and builds consensus toward final decisions.

**Setting Clear and Concise Expectations** - During every meeting, workshop, and phase of design, our team will work with Stakeholders to define expectations, so everyone understands agenda, goals, and outcomes of each activity.

**Consultant Engagement** - Concept options will be developed with input from the engineering and consultant team so that decisions are made with an understanding of the pros and cons of each option.

**Presentations Suited to the Purpose** - We tailor the content and style of presentations to the mix of participants and the purpose of the session.

**Documentation of Decisions** - Prompt meeting notes and memos are utilized to verify and memorialize project decisions and next steps.

## 8 Organized Project Approach (quality assurance/meeting deadlines/within budget)



### Schedule

Teamwork is our foundation. Rather than having the project move from one specialized department within the firm to another, you will have ONE team that begins and completes the project from Programming and Schematic Design through Construction and Post Construction. The continuity of the project team increases efficiency, decreases conflicts and supports Owner engagement. BRW's studio concept combined with a focused project team has always been our collaborative approach to designing a customized solution for each client we serve. We pre-plan each phase by scheduling specific tasks, noting review and approval points, and identifying all roles and responsibilities.

Based on our analysis of staffing requirements for existing and future contracts, we are confident that the BRW team has the staff available to perform IL Texas' project goals and to ensure the timely completion of these projects. Our collective team consists of a highly qualified group of individuals that have served IL Texas and have a combined over 100 years of experience in Education projects, all with significant individual expertise and availability to perform their respective portion of the work.

The proposed BRW Team members outlined in the provided Organization Chart will be the Team from the beginning phases until the successful completion of each project.

### Meeting Dealines and Staying on Schedule

BRW has found that the key to success in meeting project deadlines is to collectively establish the project schedule with the input and concurrence of all members of the project team. This project schedule should be 'owned' by everyone, and will establish all critical and milestone dates and events for the project – ranging from day one until the project completion. Once this schedule is established, it will be monitored weekly throughout the design, production and construction phases of the project.

An effective tool in meeting deadlines are regularly held coordination meetings through design and construction documents phases of the project; these will provide all team members the opportunity to coordinate, have questions answered and maintain direction. Additionally, it holds all team members accountable for progress during the intervening time. It has been our experience that issues can be identified earlier in the project, while they are easier to address and solve by utilizing regularly scheduled coordination meetings.

### What should happen Throughout the Process

- We have customized our project team size, skills and resources to align with project demands
- For IL Texas it's imperative to bring on the CMAR at the start of the project so that our collaborative team will define stakeholders / decision makers and involve them early, creating clear consensus for project goals
- Test concepts that address all viable alternatives to avoid "what if's" later on
- Confirm and integrate client goals and standards early in the design process
- In order to meet the aggressive schedule of construction completion in 2022 we together with the CMAR must identify critical milestones that must be met
- Structure the project team with clear lines of communication and integrated quality review process



### Budget

In today's construction market, we believe the biggest challenge is the escalation of construction costs. BRW has a proven track record of delivering projects at or under budget. This is attributed to our unyielding commitment to aligning the project scope and budget by finding value through providing options, developing consensus, and making budget and schedule critical decisions early. The effectiveness of our construction control techniques is demonstrated by a successful record of budget performance. Our estimated costs averages are well within 5% of actual construction costs in our region

### Construction Manager at Risk (CMAR)

Working with a Construction Manager at Risk is all about teamwork. For best value to the IL Texas, we highly encourage that the CMAR be involved from the very beginning of the project. Bringing the CMAR on-board during the Construction Document phase is less effective because of the inability to alter fundamental decisions already made. CMAR's typically provide pre-construction services for cost estimating, scheduling, and review of construction assemblies. During Design, we will engage the CMAR to participate in evaluation of different structural systems that may include wood, concrete, structural steel, or pre-engineered frames. Along with our engineers, the CMAR will also provide valuable pricing from their own experiences and from subcontractors knowledgeable in the current market conditions. This allows you as the Owner to modify the project scope to properly align with the budget early in the process, in lieu of at the Construction Document Phase, when decisions become more difficult.



**BRW had the insight to think beyond the project scope and collaborate with district staff to develop a masterplan for the campus with a long-range vision for future needs. We now have a campus with a new welcoming identity that functions with improved efficiency, safety, and security for younger students**

Wm. Kelly Horn  
Executive Director of Arlington ISD Plant Services  
Arlington Independent School District





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# Tab 9

## Current Clients/ Current Projects







9A. CURRENT LOCAL PROJECTS IN PROGRESS

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

	Project Type	New Construction	Renovation/Addition
A	High Schools	1	7
B	JROTC Facilities	1	2
C	Administrative/Support Facilities	2	5
D	Athletic facilities/Gyms/Field houses	2	5
E	Specialized Educational Facilities	2 Elementary Schools	9 Elementary Schools 2 Middle Schools 1 Career Institute 1 Central School Warehouse
F	Charter Schools	0	0



## Current Clients / Current Projects

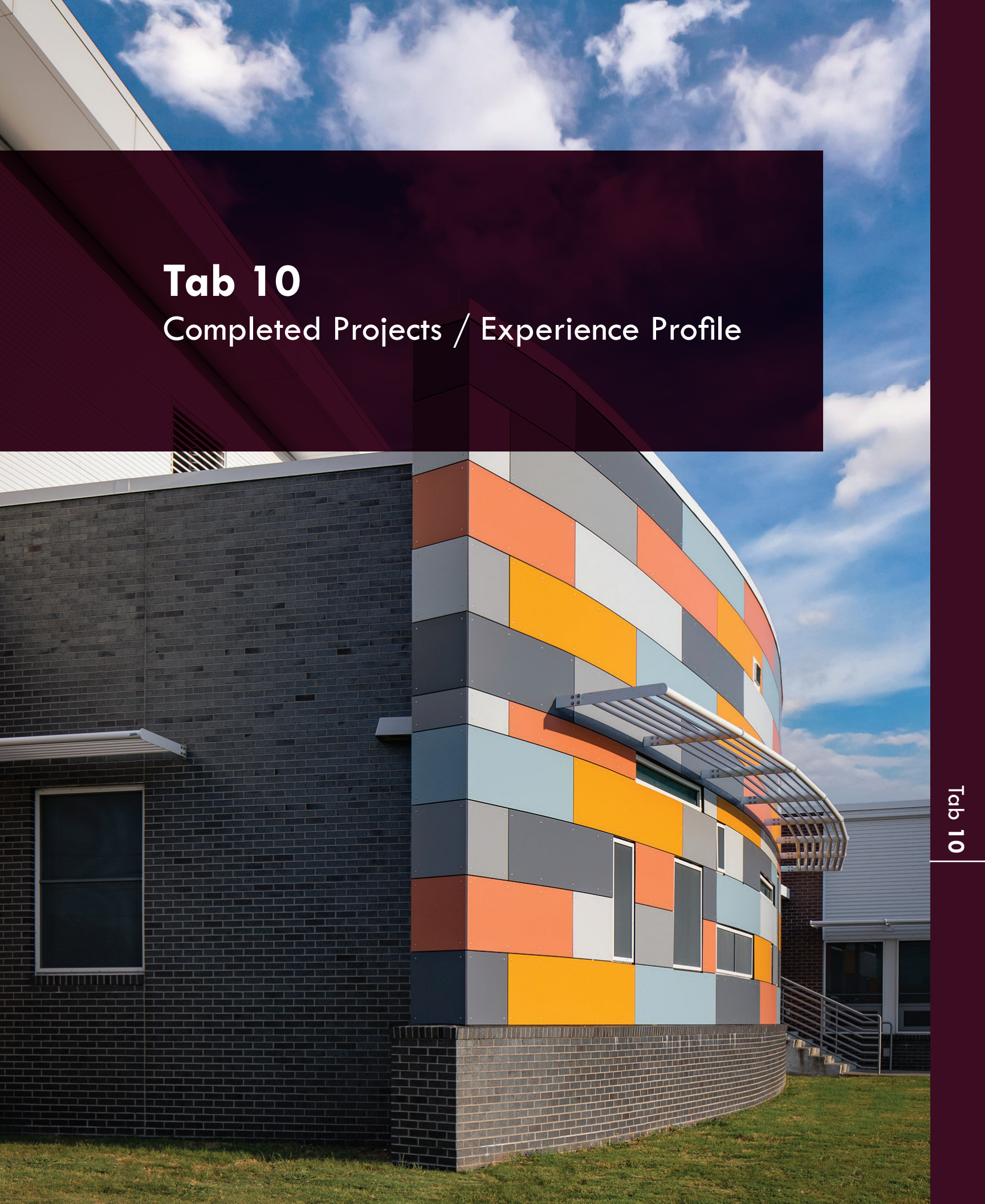
### 9B. LOCAL PROJECTS CURRENTLY IN PROGRESS

SCHOOL NAME	SCOPE OF SERVICES	# OF CHANGE ORDERS	SIZE (S.F.)	CONSTRUCTION COST
<b>Dallas Independent School District</b>   David Downing - Director of Planning and Design   T: 972.925.7388   dadowning@dallasisd.org				
Bryan Adams High School	Pre-Design, SD, DD, CD, BN, CA for campus wide renovations, Athletic, Fine Arts, Media Center, Administration, and Classroom additions including a storm shelter.	2 for owner added scope	77,000 SF	\$55,900,000
Daniel Webster Elementary School	Pre-Design, SD, DD, CD, BN, CA for campus wide renovations and Kitchen Addition.	0	Addition: 84,155 SF; Renovation: 3,941 SF	\$11,700,000
Career Institute North Campus	Pre-Design, SD, DD, CD, BN, CA for Administration, Classroom and CTE Lab renovations.	1 for owner added scope	69,000 SF	\$1,100,000
<b>Arlington Independent School District</b>   Kelly Horn - Director of Plant Services   T: 682.867.7615   whorn1@aisd.net				
Webb Elementary School Replacement	Programming, Pre-Design, SD, DD, CD, BN, CA for a new PK-6 elementary school and demolition of existing campus	0	102,471 SF	\$30,250,000
<b>Fort Worth Independent School District</b>   Vicki Burris - Chief Officer, CIP   T: 817.317.7700   vicki.burris@fwisd.org				
Polytechnic High School Phase II	Pre-Design, SD, DD, CD, BN, CA for campus wide renovations, Food Service, Science, Fine Arts, and Classroom additions including a storm shelter.	0	49,000 SF	\$39,300,000
<b>Klein Independent School District</b>   Tom Haggerty - Director of Capital Projects   T: 832.249.4012   thaggerty1@kleinisd.net				
Haude Elementary School	Pre-Design, SD, DD, CD, BN, CA for renovations.	0	5,900 SF	\$2,100,000
North Hampton Elementary School	Pre-Design, SD, DD, CD, BN, CA for renovations.	0	5,900 SF	\$2,100,000
Klein ISD Central Office	Pre-Design, SD, DD, CD, BN, CA for renovations.	0	46,200 SF	\$1,100,000
<b>Port Arthur Independent School District</b>   Dr. Mark Porterie - Superintendent   T: 409.989.6100   mporterie@paisd.org				
Port Acres Elementary School	Pre-Design, SD, DD, CD, BN, CA for new elementary school.	1 for owner added scope	78,000 SF	\$17,300,000
<b>Dallas College</b>   Jon Moreau - Project Management Director   T: 214.399.9954   jon.moreau@cbre.com				
Mountain View Early College High School	Programming, SD, DD, CD, BN, CA for new construction	0	43,000 SF	\$17,000,000
<b>Humble Independent School District</b>   Stephen Hadley - formally Executive Director of Facilities Planning and Construction   T: 281.641.8740   steven.hadley@humbleisd.net				
Humble Middle School	Pre-Design, SD, DD, CD, BN, CA for renovations.	0	7,000 SF	\$1,800,000
Kingwood High School Atascocita High School Summerwood High School	Pre-Design, SD, DD, CD, BN, CA for Athletic renovations.	0	9,000 SF	\$3,200,000



# Tab 10

## Completed Projects / Experience Profile







## Completed Projects / Experience Profile

**10a. List the total number of completed projects for the last five years, including renovations and additions.**

	Project Type	New Construction	Renovation/Addition
<b>A</b>	High Schools	1	8
<b>B</b>	JROTC Facilities	1	8
<b>C</b>	Administrative/Support Facilities	3	9
<b>D</b>	Athletic facilities/Gyms/Field houses	5	18
<b>E</b>	Specialized Educational Facilities	3 Elementary Schools 4 Early Childhood Centers; 7 Music Education Facilities 7 Auditoriums 2 Stadiums	29 Elementary Schools 6 Middle Schools 1 Culinary Arts; 3 Private Schools; 1 Technology Center; 2 New Dining Facilities; 12 New Secured Entries 10 Auditoriums 1 Stadium
<b>F</b>	Charter Schools	1	2

**10b. State number of firm's educational projects for each of the following years and total dollar figure:**

2017	12	\$ 28,100,000.00		2018	19	\$ 53,070,000.00
2019	14	\$ 63,080,000.00		2020	12	\$ 52,540,000.00

# Completed Projects / Experience Profile

10c. List five educational-related projects representative of your firm's work and services within the last three years.

Total number of educational clients in the past three years 11



- i)**
- Project** Woodrow Wilson High School (Phase I and II)  
**Organization** Dallas Independent School District  
**Contact Person / Title** Tim Strucely, Former Executive Director  
**Email / Phone Number** nevatatex7@gmail.com | T: 214.862.2104  
**Scope of Project** Phase I included new classrooms, laboratories, faculty space, and dance, and theater space and a Dallas Landmark Award. The Phase II three-story classroom addition included the following spaces and amenities:
- Competition Gymnasium, competition court, two practice courts
  - Storm Shelter with new Lobby
  - Team locker rooms, coach's offices and support locker room, training room, weight room and mezzanine, mat room
  - Flex Classroom
  - Ceramics and Art Classroom
  - Band Room and support offices and storage, Percussion and Ensemble practice, Individual practice rooms
  - 9 Core Classrooms, 2 Science and Physics Classrooms, Engineering Classroom, Engineering Shop, Fabrication Lab and three multi-purpose support classrooms
  - Administration offices and general storage
  - Replacement of the existing Auditorium sound system, stage rigging and lighting and new orchestra pit
  - CHPS Design



- ii)**
- Project** Polytechnic High School (Phase I and II)  
**Organization** Fort Worth Independent School District  
**Contact Person / Title** Tobi Jackson, First Vice President  
**Email / Phone Number** tobi.jackson@fwisd.com | T: 812.296.7721  
**Scope of Project**
- STEAM addition with Chemistry and Anatomy labs
  - 10 Classroom additions
  - Expansion of training areas, weights rooms, locker rooms, coach offices
  - Performing arts addition with music rooms and rehearsal halls
  - New kitchen
  - Shaded porch and covered walkway connections to campus
  - Restrooms
  - Designed using principles of CHPS



- iii)**
- Project** Webb Elementary School Replacement  
**Organization** Arlington Independent School District  
**Contact Person / Title** Kelly Horn, Executive Director of Plant Services  
**Email / Phone Number** whorn@aisd.net | T: 214.898.0158  
**Scope of Project**
- Pre-K - 6th grade
  - 850 Student capacity Core Classroom
  - Athletics
  - Media Center
  - Outdoor Spaces
  - Storm Shelter



**iv) Project** Bryan Adams High School  
**Organization** Dallas Independent School District  
**Contact Person / Title** David Downing, Director of Planning and Design  
**Email / Phone Number** [dadowning@dallasisd.org](mailto:dadowning@dallasisd.org) | T: 972.925.7388  
**Scope of Project** An extensive renovation and addition involving 254,500 SF of updates, improvements and adaptability of this existing square footage including:

- 2-story, secure entry, administration, 12 classroom, and media addition
- Fine arts addition including black box, choir, band, and orchestra
- Athletic addition with competition gym serving as storm shelter
- CHPS Design



**v) Project** Anne Frank Early Childhood Center  
**Organization** Dallas Independent School District  
**Contact Person / Title** Rick Martin, Project Manager, formally with DISD  
**Email / Phone Number** [rickmartin@littleelmisd.net](mailto:rickmartin@littleelmisd.net) | T: 940.222.2457  
**Scope of Project**

- 6 scalable classrooms for decentralized learning
- Standalone administrative suite with clinic
- parent conference room
- Indoor play commons
- Outdoor playground and learning garden
- Warming Kitchen
- Flexible spaces used by the community
- CHPS Design



## Completed Projects / Experience Profile

### 10d List of completed projects involving new construction and renovation of school spaces.

SCHOOL NAME	DESCRIPTION OF WORK	SIZE	FINAL COST	START AND COMPLETION DATE
<b>Arlington Independent School District   Kelly Horn   T: 682.867.7615   whorn1@aisd.net</b>				
Wimbish Elementary School	Renovation	Entry Canopy	\$1 M	May 2019   May 2020
Beckham Elementary School	Renovation	72,000 SF	\$474 K	Feb 2018   Oct 2019
Larson Elementary School	Renovation	107,200 SF	\$1.7 M	Oct 2017   Dec 2019
Pearcy Elementary School	Renovation	72,000 SF	\$652 K	Feb 2018   Oct 2019
Shackelford Junior High School	Renovation	50,000 SF	\$2.2 M	Feb 2018   Nov 2019
Speer Elementary School	Renovation	107,200 SF	\$2.3 M	Mar 2016   July 2019
Hill Elementary School	Renovation	107,200 SF	\$1.9 M	Mar 2016   Mar 2019
Lamar High School, Phase IV	Renovation	461,155 SF	\$11.4 M	Oct 2017   Dec 2019
Pope Elementary School	Renovation	107,200 SF	\$2.7 M	Mar 2016   July 2019
Swift Elementary School	Renovation	107,200 SF	\$3.9 M	Mar 2016   Mar 2019
Webb Elementary School	Renovation	143,040 SF	\$6.1 M	Mar 2016   July 2019
Wimbish Elementary School	Renovation	82,100 SF	\$5.2 M	Mar 2016   July 2019
Workman Junior High School	Additions / Renovation	35,000 SF / 180,000 SF	\$12.2 M	Oct 2014   June 2017
<b>Dallas Independent School District   David Downing   T: 972.925.7388   dadowning@dallasisd.org</b>				
CTI Farmers Branch	Renovation	69,000 SF	\$1.1 M	Mar 2020   Apr 2021
Larry Smith Elementary School	Addition	7,900 SF	\$2.4 M	July 2016   Apr 2019
Woodrow Wilson High School (Phase II)	Renovation / Addition	80,000 SF	\$19 M	June 2016   Oct 2020
Anne Frank Early Childhood Center	New Construction	16,353 SF	\$4.8 M	Jan 2015   Aug 2018
W.H. Gaston Middle School	Renovation	92,952 SF	\$2.2 M	June 2015   Aug 2017
Thelma Richardson Elementary School	New Construction	96,250 SF	\$16.9 M	Apr 2011   July 2014
Woodrow Wilson High School (Phase I)	Historic Renovation / Addition	168,000 SF / 40,000 SF	\$18.9 M	Feb 2010   Sept 2014
J.L. Long Middle School	Renovation / Addition	132,000 SF	\$2.9 M	Feb 2010   July 2013
Bryan Adams High School, Phase I	Renovation / Addition	250,000 SF / 1,915 SF	\$7.1 M	Apr 2009   Dec 2011
Edwin J. Kiest Elementary School	Renovation	65,000 SF	\$1.8 M	Apr 2009   Mar 2011
Darrell Elementary School	Renovation / Addition	40,000 SF / 14,000 SF	\$2.7 M	Mar 2009   Aug 2010
Jack Lowe Sr. Elementary School	New Construction	91,000 SF	\$24.2 M	May 2004   Aug 2009
<b>Fort Worth Independent School District   Tobi Jackson   T: 817.296.7721   tobi.jackson@fortworthsparc.org</b>				
Forest Oak Middle School	Renovation	2,100 SF	\$840 K	Feb 2019   Dec 2020
Glencrest 6 <sup>th</sup> Grade School	Renovation	1,240 SF	\$485 K	Feb 2019   Dec 2020
Polytechnic High School Phase I	Renovation / Addition	6,000 SF	\$3.5 M	June 2015   Jan 2019
Amon Carter Riverside High School	Renovation / Addition	32,000 SF	\$9 M	Apr 2014   Dec 2018
John T. White Elementary School	New Construction	76,100 SF	\$11.9 M	Mar 2009   Aug 2011
Renovation of 18 Schools	Renovation	500-800 SF per school	\$3.6 M	Nov 2011   Oct 2012

## Completed Projects / Experience Profile

SCHOOL NAME	DESCRIPTION OF WORK	SIZE	FINAL COST	START AND COMPLETION DATE
<b>Aledo Independent School District   Tyler Boswell   T: 817.441.8327   tboswell@aledoisd.org</b>				
Aledo High School Ag Barn	Renovation	4,250 SF	\$1.5 M	Feb 2019   Apr 2019
<b>Baird Independent School District   Jarod Bellar   T: 325.854.1400 ext. 305   jbellar@baird.esc14.net</b>				
Rock Gym	Renovation / Addition	7,500 SF	\$1.5 M	Feb 2019   Dec 2019
<b>Including Kids   Jennifer Dantzler   T: 281.852.0501   jenniferdantzler@includingkids.org</b>				
Including Kids Autism Center	New Construction	10,100 SF	\$2.8 M	Oct 2014   Aug 2017
<b>Inspire Heights Enterprises   Michael Barrett   T: 713.528.8704   mjb@whitespireventures.com</b>				
Goddard School	New Construction	18,800 SF	\$6M	July 2017   June 2019
<b>International Leadership of Texas   Charles Klein   T: 713.309.7508   cklein@iltexas.org</b>				
ILTCs Aggieland High School	Renovation	30,000 SF	\$2.1M	June 2020   Jan 2021
<b>Irving Independent School District   Patrick Dilworth   T: 214.850.9954   pdilworth@irvingisd.net</b>				
De Zavala Middle School Restroom	Renovation	180 SF	\$141 K	Jul 2018   Sept 2019
Interior Design Standards	Renovation	District-Wide	N/A	2018 - 2019
<b>Fort Bend Independent School District   Kamila Andrzejak   T: 281.327.5480   kamila.andrzejak@fortbendisd.com</b>				
HVAC / MEP Package #A3	Renovation	Multiple Campuses	\$7 M	Feb 2019   Apr 2021
<b>Klein Independent School District   Tom Haggerty   T: 832.249.4012   thaggerty1@kleinisd.net</b>				
Haude Elementary School	Addition	5,900 SF	\$2.1 M	Feb 2017   Aug 2018
North Hampton Elementary School	Addition	5,900 SF	\$2.1 M	Feb 2017   Aug 2018
Klein ISD Central Office	Renovation	46,200 SF	\$1.1 M	Oct 2013   Mar 2015
<b>Pines Montessori School   Pam Sobelman   T: 281.358.8938</b>				
Pines Montessori School	Renovation		\$132 K	Jan 2007   Aug 2009
<b>Houston Community College System   Brenda Turner Prejean   bturnerprejean@CCVI-VDM.org</b>				
San Jacinto Memorial Building	Renovation / Addition	178,000 SF	\$35 M	Feb 2012   Oct 2016
<b>Houston Independent School District   Roshanda S. Griffin   T: 713.696.2600   rgriff1@houstonisd.org</b>				
Whidby Elementary School	Renovation	42,262 SF	\$3.2 M	Sept 2009   Dec 2013
<b>Texas A&amp;M University System   Michael Campbell   T: 979.458.7023   mcampbell@tamus.edu</b>				
TAMU Mucic and ROTC Activity Center	New Construction	70,700 SF	\$30.8 M	Jan 2016   Mar 2020



## The Goddard School

Houston, TX (The Greater Heights) | Goddard Systems, Inc.



The Goddard School is an early childhood education provider with over 400 franchised schools. The Houston - Great Heights franchisee approached BRW to help evaluate properties and design an urban infill annex to their existing facility. Outside of the box thinking resulted in the purchase of two properties directly across the street from each other and in close proximity to the existing facility. The construction of two, smaller facilities on separate sites allows the franchisee to provide a child scaled and family focused experience.

One property includes a 4,680 SF, one story building with a director's office, multipurpose room, and classrooms for up to 60 children. The second property includes a 14,020 SF, two story building with director/owner offices, multipurpose rooms, meeting rooms, staff break room, lesson planning area, and classrooms for 172 children. Both new facilities include on-site parking and outdoor play spaces.

The architecture and design of the building aims to promote healthy learning for children six weeks to six years, through ample natural light, creative indoor and outdoor spaces, and deliberate expose to a variety of materials and colors

### Size | Cost

18,800 SF | \$6,024,000

### Owner | Owner Contact

The Goddard School  
Christi Barrett, On-Site Owner | T: 832.930.7553

### Completion Date

April 2019

### Contractor | Construction Manager

O'Donnell Snider Construction | T: 713.955.9871

### Key Personnel | Assigned to IL Texas Project Team **BOLD**

**Principal-In-Charge** Jeff Choyce  
**Project Manager** Matt Duggan  
**Project Architect** Matt Duggan  
**Project Designer** Chris Sano  
**Project Coordinator** Damon Stich

# Including Kids

Humble, TX | Including Kids, Inc.



The 2.8 million dollar building is approximately 18,065 square feet and is located on a 2.4 acre greenfield in Atascocita, Texas.

Including Kids is a non-profit organization that assists special needs children in their areas of delay, including language, social functioning skills, behavior management, self-help and domestic skills. The project site was designed to include room for a future playground, garden, fruit trees and walking paths.

The interior of the building is designated into seven areas for administration, community, outreach, universal spaces, program support, and specific learning areas for the following age groups:

- Stepping Stones for ages 2–9
- Leap for ages 9–12
- Soar Academy for ages 12–22

The interior of the learning center has an open atmosphere

feel for a group setting as well as providing secure and private one-on-one teaching.

### Size | Cost

18,065 SF | \$2,784,068

### Owner | Owner Contact

Including Kids, Inc.  
Jennifer Danzler, BCBA, M.S. Ed., Executive Director  
T: 281.852.0501

### Completion Date

July 2017

### Contractor | Construction Manager

Bey Commercial Construction, Jay Soliz | T: 832.230.1587

### Key Personnel Key Personnel | Assigned to IL Texas Project Team BOLD

- Principal-in-Charge** Jeff Choyce
- Project Manager** Jeff Choyce
- Project Architect** Katie Palumbo
- Project Designer** Chris Sano
- Project Coordinator** Lauren Simpson
- Quality Control** Lisa Lamkin

## Woodrow Wilson High School (Phase I and II)

Dallas, TX | Dallas Independent School District



**Phase I** Woodrow Wilson High School opened its doors in September of 1928 and stands today as a proud example of the era's architectural style. Substantial additions made in 1953 and 1979 paid little regard to the architectural character of the Dallas Landmark. In 2010, BRW's long history of designing award-winning schools for Dallas ISD led to a significant, multi-phased renovation and addition project.

Phase I called for a 40,000 SF addition with the goal to remain sensitive to the original historical structure, blending seamlessly to the new modern counterpart. The addition includes fine arts elements such as a Black Box Theater with a scene shop, costume shop, and dressing rooms. A new dance studio and choral hall with individual practice rooms were included in the scope as well. BRW's efforts further supported Dallas ISD's robust STEAM curriculum by adding multiple science labs and eight core classrooms.

**Phase II** Phase II began in 2016. BRW eliminated portions of the two stylistically incompatible one-story additions, optimizing useable space on the limited site for DISD to achieve their desired program. Our solution consists of a three-story addition that saves campus area and solves egress issues associated with the original building. BRW's addition remains sensitive to the school's historic architectural significance, taking cues from the original structure and blending them with the 2012 wing to create a sympathetic counterpoint. Added classroom space includes engineering and science labs, ceramics and art studios, new band and orchestra suites as well as space to support the school's growing robotics program. The 80,000 SF addition also includes a new competition gymnasium with a seating capacity of 1,500 and supporting amenities. The new gym allows Woodrow Wilson teams to finally host home basketball games, as the existing facilities did not meet size requirements for varsity games. The new gym also serves as a storm shelter. The first of its kind for Dallas ISD, the gym provides shelter for the entire population of both the high school and adjacent middle school.

Preservation Texas, a non-profit organization dedicated to protecting the historic resources of Texas, presented Woodrow Wilson High School with a Preservation Achievement Award in 2013 and an Historic Restoration Award in 2015.

### Size | Cost

Historic Renovation | 168,000 SF (Phase I)  
Addition | 40,000 SF (Phase I)  
80,000 SF (Phase II)  
\$18,867,333 (Phase I); \$20,509,868 (Phase II)

### Owner | Owner Contact

Dallas Independent School District  
Tim Strucely, Former Executive Director | T: 214.862.2104

### Completion Date

November 2016 (Phase II); October 2019 (Phase II)

### Contractor | Construction Manager

Phillips/May Corporation (Phase I)  
Chad Barnes | T: 214.631.3331  
Construction Zone (Phase II)  
David Taylor | T: 940.365.1366

### Key Personnel | Assigned to IL Texas Project Team BOLD

**Principal-in-Charge** Lisa Lamkin  
**Project Director** Anne Hildenbrand  
**Project Architect** Abby Hiles  
**Project Designer** Chris Sano  
**Quality Control** Jeff Choyce



# Webb Elementary School

Arlington, TX | Arlington Independent School District



Webb Elementary School is being replaced as part of Arlington ISD’s 2019 Bond Program. The original school, built in the 1960s, while still safe and well-maintained, required major renovations to bring it up to current standards for elementary learning spaces. Ultimately, it proved more cost-effective to replace the school than to renovate it. Located north of the existing school, the large site allows the original facility to remain operational during construction.

Designed as a welcoming gateway for the community, the new front door faces the main artery – a direct contrast to the original school which turned its back on the street. The new structure reflects the generous community partnerships of the existing school while respecting the established bilingual culture. It is appropriately scaled and easily accessible by the community’s many pedestrian students, with particular sensitivity to the campus’s large special needs population.

Sustainable strategies include a high-efficiency envelope, efficient mechanical systems, low-flow plumbing fixtures, and energy-efficient LED lighting fixtures. Windows take advantage of views to the west and the south and provide natural light to the educational core and ancillary spaces. In addition to thermal and visual comfort, the design implements a quiet learning environment by providing excellent acoustic qualities in the classrooms. The new elementary school will be a CHPS Design.

**Size | Cost**

102,500 SF | \$29,525,000

**Owner | Owner Contact**

Arlington Independent School District  
Kelly Horn, Executive Director of Plant Services  
T: 682.867.7615

**Construction Completion Date**

Anticipated May 2022

**Contractor | Construction Manager**

TBD

**Key Personnel | Assigned to IL Texas Project Team BOLD**

**Principal-in-Charge** Lisa Lamkin  
**Team Leader** Anne Hildenbrand  
**Project Manager** Steve Johnson  
**Project Architect** Denisse Tse  
**Project Designer** Chris Sano  
**Quality Control** Carol Kesler

### Bryan Adams High School

Dallas, TX | Dallas Independent School District



Our initial engagement began in 2009. BRW completed an extensive survey of the structure to determine the final scope of work and the best use of the district's resources. BRW renovated existing classrooms to provide four new science labs. A new addition provided a large dance studio and associated support spaces. Restrooms throughout the school received new tile, fixtures, and accessories as needed.

In 2014, BRW returned to Bryan Adams High School to perform interior upgrades including conversion of the existing steam system to a 4-pipe hydronic system. The work coincided with the school year and required careful phasing to minimize downtime in the HVAC system and avoid disruption to classes. The complex project was a combined bid package with science classroom conversions at Long and Gaston Middle Schools. The project was completed on time and under budget.

Dallas ISD reengaged with BRW in 2019 for extensive additions and upgrades. The new construction is sensitive to the historic nature of the original structure and provides a modern counterpoint. The reconfigured and enhanced entry provides a new identity and front door to the campus. A secured vestibule controls access to the main corridor and a new wayfinding package guides students and visitors through campus. A two-story administration and classroom addition connects to existing second-floor classroom wings via a circulation path, providing additional classrooms, small group, and maker spaces. The Fine Arts addition includes a state-of-the-art Black Box theater and costume and scene shop, as well as new band, orchestra, and choral classrooms, practice rooms, offices, and storage. The Athletics Addition includes a new competition gymnasium that serves as a storm shelter capable of accommodating the entire student body and all campus staff. The addition also includes a weight room, mat room, and training room as well as additional locker rooms for both boys and girls sports, showers, and restrooms as well as offices for boys and girls coaching staff. Renovation and reconfiguration of existing space allowed for new Special Education (SPED) classrooms. Removal of the existing Band Hall and North Gym created space for the additions.

Sustainable strategies employed include a high-efficiency building envelope and mechanical systems; low-VOC, recycled, and recyclable materials; updated mechanical systems to enhance indoor air quality; and energy-efficient LED lighting fixtures as well as low-flow plumbing fixtures and landscape improvements. The project complies with 2015 Texas CHPS.

#### Size | Cost

77,000 SF | \$55,980,000

#### Owner | Owner Contact

Dallas Independent School District  
David Downing, Director of Planning & Design | T: 972.925.7388

#### Completion Date

Anticipated May 2022

#### Contractor | Construction Manager

Sedalco Construction Services, Jared Hicks | T: 817.831.2245

#### Key Personnel | Assigned to IL Texas Project Team BOLD

Principal-in-Charge Lisa Lamkin  
Team Leader Anne Hildenbrand  
Project Manager Abby Hiles  
Project Architect Denisse Tse  
Project Designer Chris Sano



## Anne Frank Early Childhood Center

Dallas, TX | Dallas Independent School District



BRW Architects partnered with Dallas ISD to program the district's first of its kind Early Childhood Center – a standalone facility on a shared campus with an existing elementary school. Anne Frank ECC provides an opportunity for students ages 3 and 4 to experience early childhood learning where color, light, and play are celebrated. Understanding that children learn experientially, BRW planned the school around active learning spaces, with ample views to the outdoors. The CHPS designed, eight classroom building shifts around a central Commons that is flooded with natural daylight from above. The Commons provides opportunities for indoor play and has direct access to the playground area for group play or a smaller-scaled garden for quiet outdoor learning.

A bright orange tower flanks the entry door and creates a special skylit reading corner within the collaborative classroom. Two of the eight classrooms are flex spaces separated by a movable partition that also serves as an organic display wall that changes with the developing program. The flex classrooms can be used for community outreach, indoor play, and communal dining. A unique element of the program which includes a warming kitchen, promotes responsive feeding and allows the children to serve themselves by eating “family style”. The new ECC now shares a kitchen and service court with the existing elementary, connected by a covered walkway, providing access to the warming kitchen.

Outdoor and indoor play, flexible spaces, distributed dining, and connection to the outside are all integral to providing a positive learning experience and are critical to early childhood development. Studies show parental access and involvement, and a connection to the community strengthen early critical brain development. The enhanced programming offered by the school facilitates greater family involvement and fosters a community approach.

### Size | Cost

16,353 SF | \$4,795,000

### Owner | Owner Contact

Dallas Independent School District  
Rick Martin, Executive Dir. of Construction Services  
Former District Program Administrator of DISD  
T: 872.947.9340 ext. 13007

### Completion Date

June 2018

### Contractor | Construction Manager

Construction Zone MGS, LLC  
David Taylor | T: 940.365.1366

### Key Personnel | Assigned to IL Texas Project Team BOLD

**Principal-in-Charge** Lisa Lamkin  
**Project Manager** Anne Hildenbrand  
**Project Architect** Denisse Tse  
**Project Designer** Chris Sano



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# Tab 11

## Current Workload









11. Current Workload

SCHOOL NAME	SCOPE OF SERVICES	SIZE (SF)	CONSTRUCTION COST
Dallas Independent School District   David Downing - Director of Planning and Design   T: 972.925.7388   dadowning@dallasisd.org			
Bryan Adams High School	Pre-Design, SD, DD, CD, BN, CA for campus wide renovations, Athletic, Fine Arts, Media Center, Administration, and Classroom additions including a storm shelter.	77,000 SF	\$55,900,000
Daniel Webster Elementary School	Pre-Design, SD, DD, CD, BN, CA for campus wide renovations and Kitchen Addition.	Addition: 84,155 SF; Renovation: 3,941 SF	\$11,700,000
Career Institute North Campus	Pre-Design, SD, DD, CD, BN, CA for Administration, Classroom and CTE Lab renovations.	69,000 SF	\$1,100,000
Arlington Independent School District   Kelly Horn - Director of Plant Services   T: 682.867.7615   whorn1@aisd.net			
Webb Elementary School Replacement	Programming, Pre-Design, SD, DD, CD, BN, CA for a new PK-6 elementary school and demolition of existing campus	102,471 SF	\$30,250,000
Fort Worth Independent School District   Vicki Burris - Chief Officer, CIP   T: 817.317.7700   vicki.burris@fwisd.org			
Polytechnic High School Phase II	Pre-Design, SD, DD, CD, BN, CA for campus wide renovations, Food Service, Sciene, Fine Arts, and Classroom additions including a storm shelter.	49,000 SF	\$39,300,000
Dallas College   Jon Moreau - Project Management Director   T: 214.399.9954   jon.moreau@cbre.com			
Mountain View Early College High School	Programming, SD, DD, CD, BN, CA for new construction	43,000 SF	\$17,000,000

11. Availability to Commence Services

The BRW Architects project team listed in the Organizational Chart will be available to start working on the International Leadership of Texas project immediately upon selection.

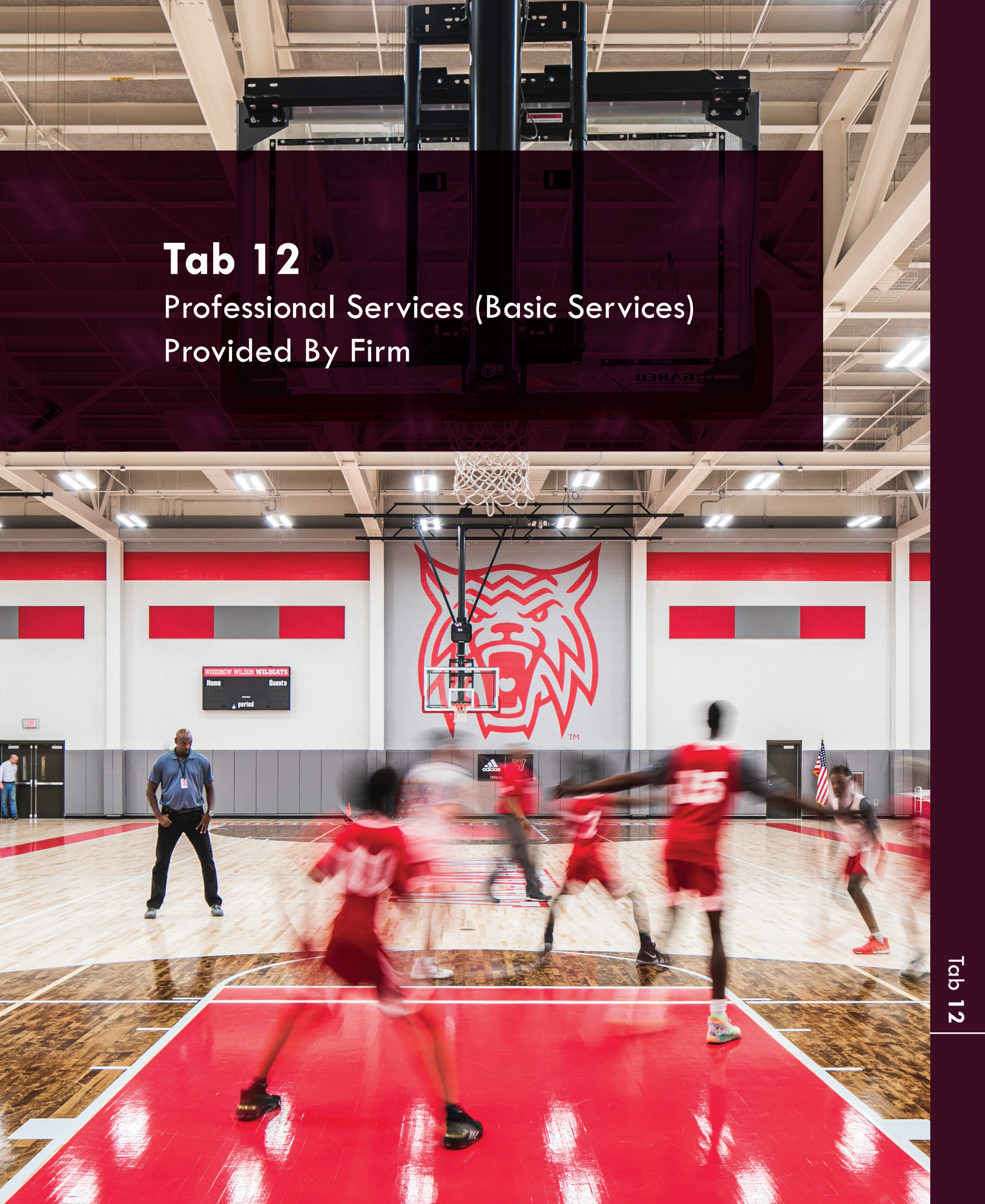
“  
**BRW went to great lengths on every project to meet our programmatic needs and consistently found creative ways to do the impossible.**  
 Tim Strucely NCARB  
 Former Executive Director  
 Dallas Independent School District

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# Tab 12

Professional Services (Basic Services)  
Provided By Firm







## Professional Services (Basic Services) Provided by Firm

### 12a. Summarize Services Provided to the Owner as part of Basic Services

BRW Architects will provide basic services as described in the AIA B101-2017 included in RFQ 21-003. This includes architectural, structural, mechanical, electrical, and plumbing engineering for schematic design, design development, construction documents, construction procurement, construction administration, and proposal documents as well as building information modeling and evaluation of the Owner's cost of work. International Leadership of Texas will hire subconsultants to perform the engineering services.

### 12b. Advantages and Unique Qualifications

#### Professional & Civic Involvement

IL Texas prepares their students to be successful leaders through teaching them about global perspectives. Taking part in creating a better and more productive society is a staple for growth and success. At BRW, we have the same goal to connect to our communities. We strive to be involved. We value strong relationships and service—as we believe these are two pillars that make for a firm foundation.

We empower our BRW team to be woven into the threads of their communities. In turn, we are able to design spaces that function successfully for the people living, working and thriving within their walls. Our strength comes from a united group of individuals working towards a similar goal—to create projects with purpose.

BRW is committed to supporting through local and national organizations—such as the North Texas Food Bank, Hearts & Hammers, SPCA, and American Heart Association. Serving together strengthens our ties to the community, and to each other.

Collectively as an organization over 70% of our BRW team volunteer in their local communities. Our combined efforts result in an annual average of 8,000 cans donated to the food bank, 47 bags of trash collected at the lake, 100 animals found new homes, thousands of dollars donated to research, and over 15 homes rehabilitated in our neighborhoods.

The architectural team members assigned to International Leadership of Texas are collectively involved in the professional and community committees and organizations listed below at local, regional, and national levels.

- American Institute of Architects (AIA)
- American Society of Landscape Architects
- Texas Society of Architects (TxA)
- Association 4 Learning Environments (A4LE)
- Texas Association of Community Schools (TACS)
- Texas Recreation and Park Society
- For the Love of the Lake
- Arbor Day Foundation
- Hearts & Hammers
- Canstruction



# Professional Services (Basic Services) Provided by Firm

## 12b. Advantages and Unique Qualifications

### BRW's Project Understanding

It is BRW Architects understanding that the scope of work being requested is the site adaptation of two school building projects that will be located in the communities of Grand Prairie, Texas and Garland, Texas.

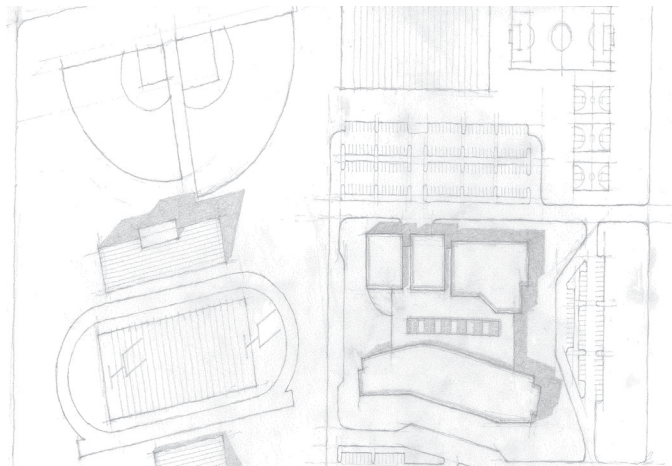
BRW has the experience and the relationships to expedite these school projects through the local municipal regulatory agencies similar to how we expedited the College Station IL Texas High School through their local regulatory agency. The College Station IL Texas High School was approved with the City of College Station with all permits within 14 days of our original submissions.

BRW is currently working in both communities of Grand Prairie and Garland and have had a continuous working relationship with the City of Garland for the past 22 years and a continuous working relationship with the City of Grand Prairie for the past 6 years. We have worked closely with the City of Garland Fire Marshall, Eric Lovett, to get municipal projects through the review and approval process in a timely manner. Likewise, we have experience with Jim Olk, the City's Building Official, who has helped us to ensure we are compliant with all city requirements. These relationships help us to navigate the many requirements and ordinances relating to streets, drainage, landscaping, setbacks and utilities.

In the City of Grand Prairie, we have worked with Robert Fite, the City's Fire Chief and Fire Marshall to design a new fire station for his department. To contend with site challenges for the current facility, we have worked closely with the City's Planning and Development Director, Rashad Jackson and the Chief City Planner, Savannah Ware.

### BRW's Experience with Site Adapt Projects

There always are a range of adjustments needed to customize a prototype to work for a projects unique circumstances. As much as we would like to assume a prototype, adjustments such as existing utilities, local architectural requirements, street access, etc., may need to be taken into account. If you do not recognize these potential changes early in design, it can result in delays and added costs. BRW will use our experience from site adapting varying types of public buildings across the state to help realize a projects timeline and budget. A thorough site analysis as well as researching potential conflicts for local permitting will aide in minimizing delays in construction or permitting due to design changes.





### 12b. Advantages and Unique Qualifications

BRW has received more than 45 awards over the past three decades including these recent awards:

**2020 TASA/TASB Exhibit of School Architecture  
Stars of Distinction | Community Award**

*Woodrow Wilson High School, Phase II*

**2017 TASA/TASB Exhibit of School Architecture  
Stars of Distinction | Community Award**

*Coppell Life Safety Park & EOC*

**2020 TASA/TASB Exhibit of School Architecture  
Stars of Distinction Award | Planning Award**

*Woodrow Wilson High School, Phase II*

**2016 AGC Houston Apex Gold Award**

*Texas A&M University Francis Hall*

**2020 TASA/TASB Exhibit of School Architecture  
Stars of Distinction Award | School Transformation Award**

*Woodrow Wilson High School, Phase II*

**2015 Houston Business Journal  
Landmark Award: Historic Renovation**

*Houston Community College San Jacinto Memorial High School*

**2020 Learning By Design Outstanding Project Award**

*Anne Frank Early Childhood Center*

**2015 TASA/TASB Exhibit of School Architecture  
Stars of Distinction | Value Award**

*Houston Community College San Jacinto Memorial High School*

**2019 TASA/TASB Exhibit of School Architecture  
Stars of Distinction | Design Award**

*Lone Star College Westway Park Technology Center*

**2015 TASA/TASB Exhibit of School Architecture  
Stars of Distinction | Sustainability Award**

*Houston Community College San Jacinto Memorial High School*

**2019 Learning By Design Outstanding Project Award**

*Coppell Life Safety Park & EOC*

**2015 AGC Texas Building Branch  
Best Interior Finish Project Over \$5 Million Award**

*Texas A&M University Francis Hall*

**2018 Topping Out Top Ten Award**

*Coppell Life Safety Park & EOC*

**2015 Associated Builders & Contractors  
Renovation – \$4 to \$10 Million Award**

*Texas A&M University Francis Hall*

**2017 TASA/TASB Exhibit of School Architecture  
Stars of Distinction Award | Planning Award**

*Workman Junior High School*

**2015 Preservation Houston Award Good Brick Award**

*Houston Community College San Jacinto Memorial High School*

**2017 TASA/TASB Exhibit of School Architecture  
Stars of Distinction | Design Award**

*Coppell Life Safety Park & EOC*

**2014 Preservation Dallas Honor Award  
Historic Restoration Award**

*Woodrow Wilson High School, Phase I*

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# Tab 13

## Technology/Electronic Data







**13a. The School requires service providers to grant to the School a license to reproduce any and all documents, including drawings, specifications, CA 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  No

**13b. Attach additional info regarding technology**

N/A

**13c. Software and Technology**

We have been widely recognized throughout the architectural community as an early innovator and successful user and advocate of advanced design and documentation technology. Our Team considers Building Information Modeling (BIM) to be an integral part of our design process. Virtually every project includes the creation of a 3-D model, which is used to evaluate the functional and aesthetic aspects of the design scheme. These evaluations often include day lighting studies, environmental impact studies, spatial studies, material studies, etc. As the design phases give way to construction, the model continues to have value from communicating design intent to conflict management of the building systems. The model can also be used to track and report on 4-D (scheduling) and 5-D (costing) information. Linking this added information to the various components within the model assists in project phasing and change management tasks.



BRW produces technical documents using the Building Information Modeling (BIM) software Autodesk Revit. We stay current with the most recent version of software. Additional BIM tools we use include:

- Navisworks - virtual walk-throughs and clash detection
- Innovaya - quantity take-offs
- Timberline estimating software
- Multiple energy modeling tools.

As BIM tools mature, we will continue to integrate BIM best practices into the design and building life cycle.

Our pursuit of quality assurance through BIM capabilities extends to our relationship with engineering consultants. As soon as possible, engineering consultants are provided with a background model so that their designs can be integrated into the master BIM model. By integrating mechanical and electrical systems into the master model, we can view the results in plan, section, elevation and 3-D, a process that immediately reveals potential conflicts.

Other software includes the following:

- Microsoft Suite (Word, Excel, PowerPoint, etc.)
- Blue Beam
- Adobe Suite (Acrobat, Photoshop, etc.)
- MS Project
- AutoCAD

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# Tab 14

## Application Signature

DANIEL WEBSTER ELEMENTARY







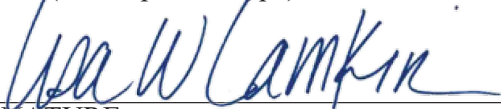
**14) APPLICATION SIGNATURE**

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.

LISA W. LAMKIN, FAIA, PRINCIPAL  
NAME (Please print or type) TITLE

May 17, 2021  
DATE

  
SIGNATURE





**BRW ARCHITECTS**

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