



May 5, 2021

Submitted to:

William Linn
City of Kenedy
City Manager
303 W. Main Street
Kenedy, TX 78119

RE: Statement of Qualifications for Engineering Services – Convention Center

Dear Mr. Linn:

A Letter of Interest

KNRG Architects is pleased to submit this Statement of Qualifications to the City of Kenedy for Architectural and Engineering Services for the Convention Center project. Our response provides substantial information documenting our firm's experience and proven approach.

Kaarsen Noonan Rittimann Garcia (KNRG) has significant experience on successful projects similar to the Convention Center project. We have a proven process that results in creative, cost-effective solutions that surpass our client's expectations. Collaborating with the City Manager and City Council our firm will develop designs that meet your specific needs.

Our firm has extensive experience working with government entities from K-12, to higher education, to military bases, to research facilities. KNRG recently completed the Kingsland MUD Community Center in Kingsland, Texas. We have successfully completed several library renovations for Northside ISD, along with Training Center experience for HEB, the Maestro Entrepreneur Center and the current project North East ISD Cybersecurity Academy Magnet School.

Statement of Understanding

We understand that the City of Kenedy needs assistance for the following services: provide comprehensive architecture and engineering services for the site evaluation, development and design and construction management for a multi-purpose convention center. Our firm has significant experience in these categories, including in-house accessibility specialists. Having a fourteen member staff, we have the resources available to complete the City of Kenedy Convention Center project. We possess the design proficiency, technical knowledge, and BIM capabilities to provide the City of Kenedy, City Council and citizens of Kenedy with exceptional quality of service.

KNRG Architects has been one of the leading architectural firms in our region for a century (100 year). We are adept at keeping rigid schedules and budgeting requirements as public entities have limited construction windows and must be conscientious stewards of the public funding.

LEADERSHIP AND COMMITMENT

Shawn Kaarlsen, AIA, John Rittimann, AIA, and Fernando Garcia, AIA will commit direct and meaningful partner involvement on the City of Kenedy Convention Center project. This commitment will carry over to our staff and consultants. While the involvement of three partners to one client is unique, this involvement exhibits our dedication to serving the City of Kenedy. Your project will be our main priority.

We carefully selected the consultant team to provide the City of Kenedy the best experience available. Our core consultants have worked together on recent education and governmental projects at SwRI, UTSA, Northside ISD and North East ISD. While experience is important, we also selected these consultants because they share KNRG Architects' approach and focus on client service. What our team brings to the City of Kenedy project:

- Our entire team have offices within Bexar County.
- We are quite familiar with local, county, state, federal regulations, ordinances, resolutions or judicial mandates that would apply to the Convention Center project. We work regularly with county regulations, the local city Building and Development Codes, TCEQ, FEMA, etc.
- We understand how to manage a project with rigid schedule requirements along with fiscal and legal considerations. Our Team has experience managing technically challenging projects with demanding timelines and strict budgets by utilizing detailed Work Plans. Frequent communication between the City Manager, City Council and our Team is critical for a successful project.
- Every member of our Team strives for design excellence with every project. The City of Kenedy will benefit from the vast design experience within our Team.
- Our Team is committed to the City of Kenedy and the community.

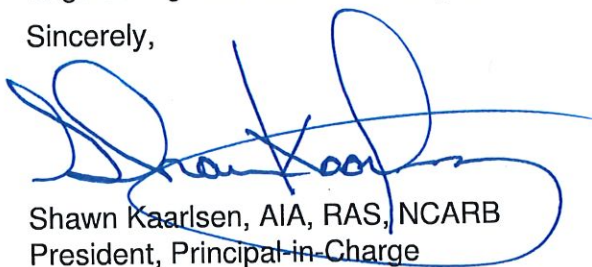
The KNRG Architect Team has the resources available to begin work on the City of Kenedy Convention Center project immediately. More importantly, we are aware of what it takes to successfully complete the Convention Center project. Our team is fully prepared to commit the principals, senior staff and support staff necessary to provide the City of Kenedy with the service and results that are expected based on our firm's mission statement.

Authorized Representative Information:

Legal Name of Company:	SK and A, Inc.; dba: KNRG Architects
Contact Person:	Shawn Kaarlsen, AIA, NCARB, RAS, President
Email Address:	Shawn@knrgarch.com
Office Providing Services:	13438 Bandera Road, Suite 202 Helotes, TX 78023
Company Phone Number:	210.695.5716

We appreciate the opportunity to be considered for selection for Professional Architectural and Engineering Services for the City of Kenedy Convention Center project.

Sincerely,



Shawn Kaarlsen, AIA, RAS, NCARB
President, Principal in Charge



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C. STATEMENT OF PROJECT UNDERSTANDING

Kaarsen Noonan Rittimann Garcia (KNRG) understands the City of Kenedy is requesting Architectural and Engineering Services which may include conceptual exhibits, building design, architect's drawings, as-builts, topographical survey, boundary survey, cost estimates of construction options, presentations to the City Manager and City Council along with construction administration services for a Convention Center project. Our project team is equipped to successfully complete any City of Kenedy project. We offer design proficiency, technical knowledge and BIM capabilities to provide the City of Kenedy City Manager, City Council and the Community with excellent service.

D. OFFICE LOCATION

Contact Person: Shawn Kaarsen, AIA, NCARB, RAS
President / Principal-in-Charge
Office Address: 13438 Bandera Road, Ste. 202
Helotes, Texas 78023
Office Phone Number: (210) 695-5716
Contact Email: Shawn@knrgarch.com

E. PRIMARY FIRM INFORMATION

Kaarsen Noonan Rittimann Garcia (KNRG) has a proven track record of working on government projects. Our firm utilizes an established process that results in creative, cost-effective solutions that surpass our clients' expectations. Collaborating with the City of Kenedy representatives, our team will develop designs that meet your needs, as well as, include specific timelines and budget restrictions.

With a history dating back to 1921, KNRG Architects encompasses a wide range of experience. SK and A, Inc., established in 2002, and Noonan Rittimann Architects, LLC, established in 1921 merged in August, 2018. Noonan Rittimann is known locally for vast experience in K – 12 educational projects from new constructions to renovations with Northside ISD, North East ISD and many other area school districts. SK and A, Inc. has built steadfast clients involving government, education, medical, commercial and retail projects. Each project type requires specific skills and strategies. Together, our firm is strong in meeting the demands of governmental projects with stringent schedules and strict public-funded budgets. Coordinating fluidly with clients, contractors and consultants is a well-established tradition at KNRG Architects.

Each project benefits from a process involving the client's representatives, architect, consulting engineers and other team specialists through informative collaboration. Successful projects require skilled management of all team members and their specific knowledge. A few of our clients in the San Antonio area include UTSA, Northside ISD, North East ISD, Somerset ISD, Southwest Research Institute and HEB. Our firm has the capacity to work on multiple projects while providing the utmost care and attention to each project. With over 500 completed projects in the San Antonio area, KNRG has the resources to successfully complete City of Kenedy projects.

Number of Employees: 14 *Years in Practice:* 100 years
Office Location: Please see D.



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F. PROVIDING SERVICES

COLLABORATION WITH CITY OF KENEDY STAKEHOLDERS

KNRG will work closely with the City of Kenedy stakeholders throughout all project phases. To maximize the Owner's time, our Design Team will gather and review all available information relating to the project prior to the first meeting. Additional Owner-furnished information required will be identified. Our Team will utilize a series of work sessions with the City Manager and City Council representatives to develop design solutions and to address any issues during every phase of the project.

COMMUNICATION

Establishing open lines of communication between the KNRG Team and the Owner is critical. Fernando Garcia, Jr., AIA, will manage project communication and be the conduit between the Design Team and the City of Kenedy representatives. Mr. Garcia has over 25 years' experience and has managed government projects ranging from \$100,000 to over \$100-million in construction cost. We keep our approach clear and straight-forward. After each meeting, we issue notes including a list of tasks and responsibilities for each Project Team member. Each task has a deadline. These deadlines inform all Project Team members what tasks need accomplishing and when. We also clearly state the parameters involved with any decision required from the Owner. This information provides the City of Kenedy representatives with the information required to make informed decisions.

QUALITY CONTROL/QUALITY ASSURANCE PROGRAM

The true success of any project can only be recognized after many years of operation and use. That success can be attributed to the quality assurance process that is established for each project. KNRG, with the help of the entire team and stakeholders, determines the objectives of each project. We then monitor the progress and modify QC/QA processes to ensure all the objectives are met throughout the design and construction of every project. The KNRG Team has a track record of providing quality Construction Documents leading to fewer design conflicts, improved budget tracking and better performing buildings over the long run. This level of quality is achieved through a variety of means.

We believe a key to producing quality Construction Documents is Project Team continuity. This continuity gives our Team the knowledge of the design evolution when solving technical challenges associated with your projects. We have an excellent relationship with our consultant team and require heavy involvement from the consultants throughout the project. We will work cohesively to produce a quality set of construction documents utilizing the following process:

- Weekly check sets reviewed by Fernando Garcia, Jr., AIA (Project Manager).
- Bi-weekly Design Team meetings with all consultants present.
- Weekly project schedule updates.
- Clearly defined tasks/responsibilities of all team members based on the project schedule.
- Regular reviews with City Staff and Stakeholders.
- Bi-weekly Constructability and Cost Reviews with John Rittimann, AIA (Principal in Charge of Quality Control) and our Construction Administration Staff.
- Regular e-mail reports to the Owner during the design process keeping the City Manager and City Council representatives informed of the project's progress.

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RESUMES

PRINCIPAL-IN-CHARGE



EDUCATION

Texas A&M University
Bachelor of Env. Design

LICENSURE

Registered Architect –
Texas, Colorado & Arizona
NCARB #87102

Registered Accessibility
Specialist: #00343

MEMBERSHIP/SERVICE

American Institute of
Architects
A4LE Member
Texas Society of Architects
Nichols ES Advisory Team
NISD Bond Committee
NISD Steering Committee
NISD Strategic Plan
Committee

RESIDENCE:

San Antonio, TX



(NISD – Kelly Smith Tech. Center)

SHAWN A. KAARLSEN, AIA, NCARB, RAS

Principal-in-Charge:

Mr. Kaarlsen is the Managing Partner at KNRG Architects and possesses over 30-years of experience. His diverse portfolio includes educational facility projects at San Antonio ISD, Northside ISD, North East ISD, Texas State and UTSA, large civic projects, libraries, technology centers, recreational parks, parking garages, numerous medical and imaging centers. Mr. Kaarlsen's approach to architecture is simple: provide the client with a design that meets their needs; fulfills their vision and conforms to the unique guidelines of their budget and timeframe.

As Principal-in-Charge, Mr. Kaarlsen will manage all contractual issues and ensure the proper resources are allocated to your project. Additionally, he will play a Major Role in all phases of the design process. Mr. Kaarlsen's integral involvement is evidence of our commitment to serving the City of Kenedy.

As a Registered Accessibility Specialist (RAS), Mr. Kaarlsen will play a key role in developing creative and cost-effective solutions to the accessibility challenges on the projects for your City. He will work to identify and address accessibility issues early in the design process.

RELEVANT PROJECT EXPERIENCE

Northside ISD

- Kelly Smith Technology Center
- Libraries: Taft HS, Clark HS, Sul Ross MS, various elementary schools
- Child Nutrition Center
- Taft High School Library Addition
- Health Careers High School Expansion
- Elrod Elementary School Kitchen/Café/Fine Arts
- Esparza Elementary School Upgrades

Southwest Research Institute

- B238 – 4th Floor SCIF Laboratory
- B267 – New Encapsulation Laboratory

UTSA

- Wet Lab
- Baseball and Softball Stadium Designs



Project Manager



EDUCATION

US Navy 1990-1993
Naval Air Technical Training
Center (NATTC) 1992
Naval Air Station Oceana
Training Center (NASOTC)

LICENSURE

Registered Architect –
Texas

MEMBERSHIP SERVICE

American Institute of
Architects
RAS Academy
NISD Boundary Committee
NISD Safety Committee

RESIDENCE:

San Antonio, TX



FERNANDO GARCIA, AIA *Project Manager – Principal*

Mr. Garcia is a partner at KNRG. He is a licensed architect with over twenty-six years of architectural experience in programming, schematic design, plan development, construction documents, and construction administration. Project types consist of government research, educational, medical, recreational, and corporate. He has extensive knowledge in information technologies systems and a firm understanding of the complexities involved in infrastructure projects. His commitment to providing the highest level of service has been acknowledged by long-term relationships with clients.

As Project Manager, Mr. Garcia will lead the design process. Working with the City of Kenedy representatives, Mr. Garcia will design solutions that meet project goals and express the City's vision.

RELEVANT PROJECT EXPERIENCE

San Antonio ISD

- Child Nutrition Center
- Tynan Early Learning Center
- Carroll Elementary School
- Huppertz Elementary School

Northside ISD

- Child Nutrition Center

North East ISD

- Cyber Security Academy
- Northern Hills Elementary School Gymnasium
- Montgomery Elementary School Gymnasium

UTSA

- Wet Lab

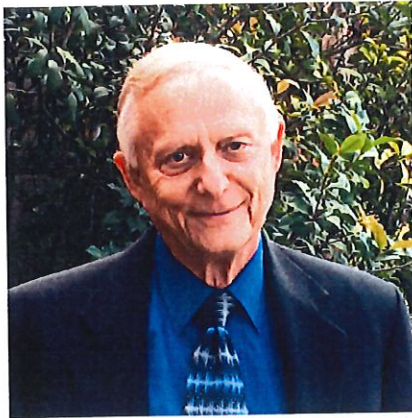
Bexar County

- Vista Verde Tax Office Finish-out

Southwest Research Institute

- Building 178 – Space Science Laboratory
- Building 147 – Encapsulation Room renovation
- Building 73 – Replacement Storage Building
- Building 286 – Chemical Storage Building
- Building 202 – Automotive Dynamometer Facility

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EDUCATION

Texas A&M University
Bachelor of Architecture

LICENSURE

Registered Architect –
Texas

MEMBERSHIP SERVICE

American Institute of
Architects
A4LE Member
St. John's Lutheran Church
SA Chapter of AIA

RESIDENCE:

San Antonio, TX



JOHN W. RITTMANN, AIA

Quality Control – Principal

Mr. Rittmann is a Partner at KNRG and possesses over 45-years of experience. His diverse portfolio includes a wide variety of projects, but his primary focus is Educational Facility projects. With significant experience in the technical aspects of design, Mr. Rittmann knows how to design buildings that stand the test of time. He possesses a deep knowledge of the applicable building codes. He will collaborate closely with the consultant team to develop technical solutions that are appropriate for your project's scope, budget and maintenance.

As Quality Control Manager, Mr. Rittmann will focus on the technical components of the City of Kenedy projects. These components include coordinating with consultants, incorporating City Standards and City of Kenedy building codes and permitting requirements.

RELEVANT PROJECT EXPERIENCE

Judson ISD

- Woodlake Hills Middle School
- Galen R. Eloff Elementary School
- Candlewood Elementary School

Northside ISD

- Brandeis High School
- Rawlinson Middle School
- Garcia Middle School
- Stinson Middle School
- Mora Elementary School
- Behlau Elementary School

North East ISD

- Jackson Elementary School
- East Terrell Hills Elementary School
- Serna Elementary School

San Antonio ISD

- 4-Campuses – Renovations, Additions, New

Harlandale ISD

- Gymnasiums at 5 schools
- Recreation Building at Stinson Vocational School

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SUPPORT STAFF C.A. MANAGER



RAMIRO MENA

Ramiro Mena graduated from the University of Texas in Austin with a Bachelor of Architecture Degree. His extensive 43+ years of experience includes federal projects: Lackland, Randolph, and Kelly Air Force Bases, Camp Bullis and GSA; educational K-12 through higher educational facilities: SAISD, NISD, Judson ISD, NEISD, Texas A&M Kingsville and Santa Gertrudis K-8; civic projects: Dallas and COSA Facilities Service; commercial jobs: Huebner Oaks, Stone Oak and Fair Oaks Shopping Centers; medical facilities: University Health Systems Bronchoscopy Procedures Room and Independence Hill Assisted Living Facility. Mr. Mena's responsibilities begin with the design development phase and proceed through construction administration.

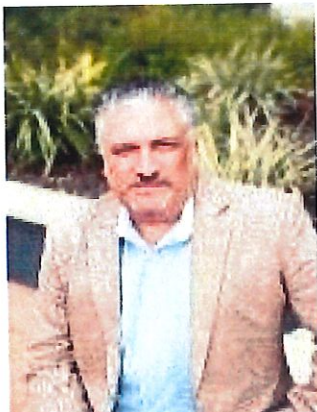
MEP ENGINEER SILBER & ASSOCIATES



TRAVIS L. MCLEOD, P.E.

Travis McLeod is President of Silber & Associates, Inc. His primary responsibilities include business development and day-to-day operations for the firm, as well as, the design of HVAC systems. Mr. McLeod has a Bachelor of Science Degree in Mechanical Engineering from Texas Tech University (1992). He is a Registered Professional Engineer in Texas (#85521). Mr. McLeod has over 27 years of experience in the construction industry as a Testing & Balancing Agent, Sales Engineer and Mechanical Consulting Engineer. He has experience in central plant design, health care design and laboratory design including BSL biocontainment precautions. He also has extensive experience with industrial ventilation, humidity control, sound and vibration control, energy recovery systems, air distribution, and air filtration.

CIVIL ENGINEER MOY TARIN RAMIREZ ENGINEERS



ROLANDO "RON" RAMIREZ, P.E.

Mr. Ramirez has over 28 years of civil engineering experience of providing engineering services for a wide client base. These clients include City of San Antonio, governmental entities, commercial and education. Mr. Ramirez has a Bachelor of Science in Civil Engineering from the University of Texas at San Antonio (1993). He is a Registered Licensed Engineer in Texas (#087870). Mr. Ramirez handles site selection, planning and design, analysis and design of utilities, ADA compliance, permitting, zoning and construction Administration.

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STRUCTURAL ENGINEER **R-S-C-R, Inc.**



RONALD A. PODOJIL, P.E.

Mr. Podojil has been employed by the firm for over 25 years, and resides in San Antonio, Texas. As Structural Engineer of the Team, Ron has a proven track record for completing challenging institutional projects in a timely manner. Mr. Podojil is known for being responsive to clients' needs and believes in constant communication in order to develop cost effective solutions. He also enjoys collaborating with colleagues and is constantly looking to improve Contract Documents and the way they are conveyed to the Contractor, Owner and Design Team members. Mr. Podojil has a Master of Science in Civil Engineering from the University of Texas at San Antonio (2002). He is a Licensed Engineer in Texas (#088609).

TECHNOLOGY CONSULTANT **COMBS CONSULTING GROUP**



WILLIAM A. GLASKOX

Mr. Glaskox is a design consultant in the infrastructure studio of COMBS Consulting Group and responsible for the development of construction documents and bid specifications used in the procurement and installation of telecommunications infrastructure systems. He manages project timelines and deliverables, closely coordinating with A/E teams to ensure designs are cohesive and responsive to client requirements before coordinating project transition. Mr. Glaskox has a Bachelor of Science in Agriculture Systems Management (2009).

LANDSCAPE ARCHITECT **COOPER-LOCHTE** **LANDSCAPE ARCHITECTURE**



JASON S. LOCHTE, ASLA

Cooper-Lochte Landscape Architecture, LLC is a full-service landscape architectural design firm with a wide range of expert experience in a multitude of fields. Consideration is given to the economical and efficient use of the land, together with its aesthetic appearance and maintenance requirements. Our efficient process has allowed us to maintain a small office atmosphere providing personal attention and detail to each and every project and client. We pride ourselves in professionalism and performance, creating long lasting working relationships with our clients. Mr. Lochte has a Bachelor of Landscape Architecture from Texas A&M University. He is a licensed Landscape Architect in Texas (#2518).

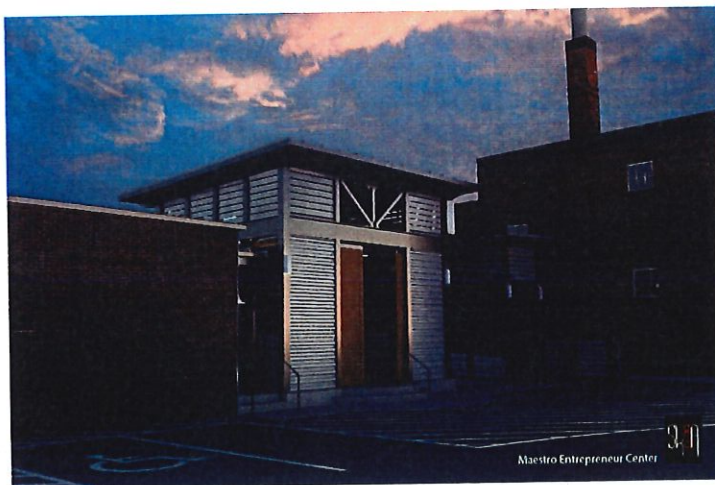
SOQ: Engineering Services – Convention Center

Maestro Entrepreneur Center – San Antonio, Texas

KNRG Architects

Project Description

The Maestro Entrepreneur Center (MEC) is a private, non-profit business Center for providing mentorship and training for the next generation of successful entrepreneurs. The MEC is partnered with the Maestro Leadership Foundation and the San Antonio Hispanic Chamber of Commerce's Hispanic Leadership Development Foundation. The client purchased an old public school campus with the dream of revitalizing the area by offering career and job fairs for local high school and college level students and by helping small businesses grow. KNRG Architects designed a new storage building and renovated the existing cafeteria into a large multipurpose area easily used for social functions or business training/meeting space. The existing kitchen was modified into two areas which could be utilized together or separate: one area to be used for serving in the multipurpose space, the other left as a functioning kitchen ready for leasing to a small catering business. An addition of storage and a new loading dock were added near the kitchen. The two front buildings were renovated into an office complex with office rentals and conference/meeting rooms. A two story addition was added between the buildings to provide larger meeting areas. KNRG worked with the owner to obtain the permits needed for the project as well as remained flexible as the vision for the MEC evolved during the design and construction phases.



Owner Budget:	\$4,500,000
Final Cost:	\$4,250,000
Project Size:	82,000 Sq.ft.
Type of Facility:	Training Center/Office
Start/Finish Date:	6/2016 to 8/2018
Descript. of Services:	Full Services
Project Executive:	Shawn Kaarlsen, AIA*
Project Manager:	Shawn Kaarlsen, AIA*
Owner:	Tejas Premier

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Kingsland MUD Community Center – Kingsland, Texas

KNRG Architects



Project Description

The Kingsland MUD Community Center in Kingsland, Texas is a revitalized building. The new Community Center will serve the community in many ways. The multi-purpose facility will serve as a large meeting arena for local events, a venue for community and individual occasions, and a rental facility for the citizens of Kingsland.



Owner Budget: \$1,500,000
Final Cost: \$1,500,000
Project Size: 6,200 sq. ft. (+/-)
Type of Facility: Multi-Purpose
Start/Finish Date: 2020 - 2021

Descript. of Services: Architectural Services
Project Executive: Shawn Kaarlsen, AIA
Project Manager: Shawn Kaarlsen, AIA
Owner: City of Kingsland

SOQ: Engineering Services – Convention Center

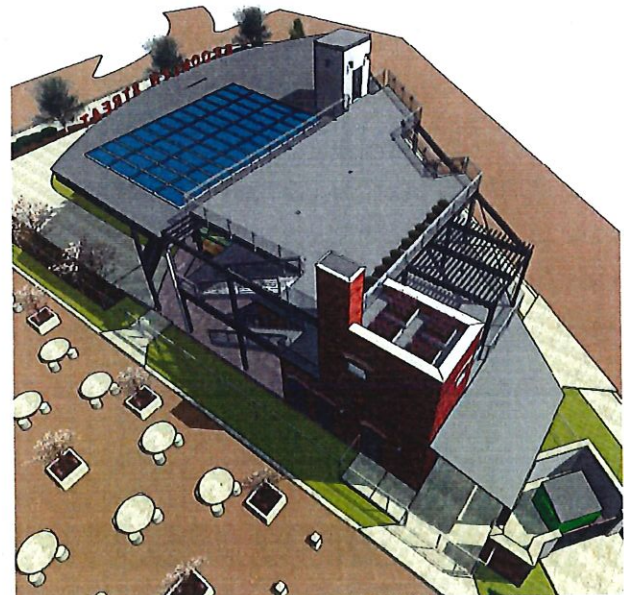
Brooklyn StrEat Food Truck Park

KNRG Architects



Project Description

The vision for Brooklyn StrEat Food Truck Park is to provide a family oriented, community connecting space in the downtown San Antonio area. The three-story building was created to serve as a community center which is a pivotal investment for the food truck park. The ground floor will consist of a bar area and restroom facilities. The second floor will provide a large area for community gatherings and family celebrations. The third floor will be a quieter space for meditation and relaxing, reading a book or peaceful studying. The City of San Antonio has embraced the Brooklyn StrEat project by agreeing to close a city street for the food truck park. Furthermore, the City of San Antonio will repurpose an area under IH35 near Brooklyn StrEat into parking to promote community use and unity.

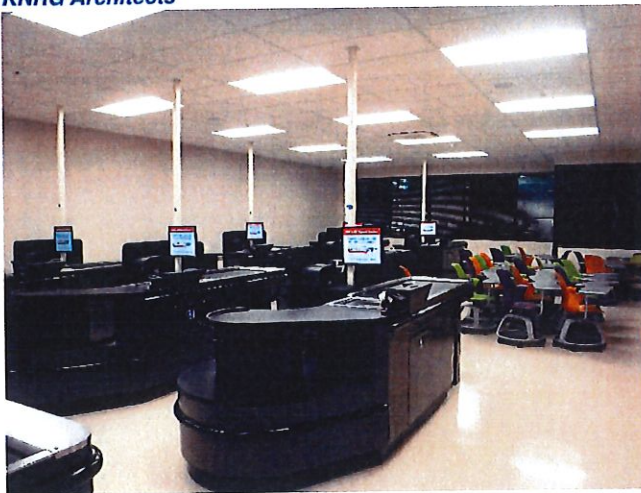


Owner Budget:	\$2,200,000
Final Cost:	
Type of Facility:	Food Service
Project Size:	
Start/Finish Date:	In Construction
Descript. of Services:	Design
Project Executive:	Shawn Kaarlsen, AIA
Project Manager:	Fernando Garcia, AIA

SOQ: Engineering Services – Convention Center

HEB Training and Orientation Center – 8100 Cameron Rd. Austin, Texas

KNRG Architects



Project Description

HEB Grocery Company purchased an existing building in Austin, Texas. The existing building had belonged to a technology company that had started the finish-out process. KNRG Architects worked with HEB representatives to renovate and to plan efficient design transforming the 2-story building into HEB's Training and Orientation Center. The first floor includes training rooms and large conference rooms with modular walls for versatility. The second floor houses offices and more conference room spaces.

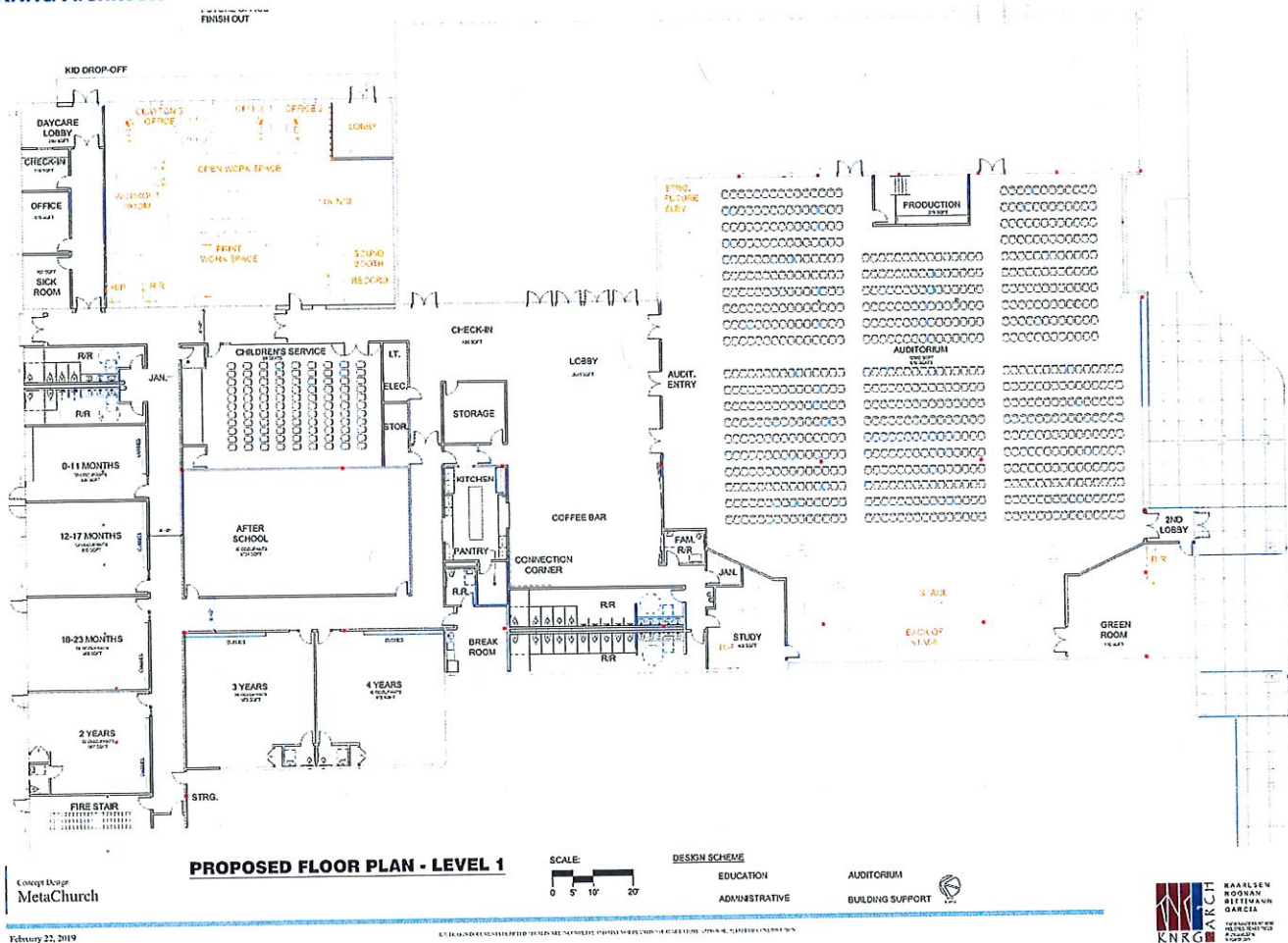


Owner Budget:	\$3,000,000
Type of Facility:	Training Center
Project Size:	± 25,000 SF
Start/Finish Date:	2016 / 2017
Descript. of Services:	Full Services
Project Executive:	Shawn Kaarlsen, AIA
Project Manager:	Fernando Garcia, AIA

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MetaChurch – San Antonio, Texas

KNRG Architects



Project Description

The vision for the MetaChurch project was to repurpose an existing K-Mart space to maximize the worship experience and to offer an early learning Christian pre-school/daycare. The renovation includes a worship area to accommodate up to 1,200 parishioners. The church design incorporates administrative offices, community gathering spaces, classrooms, a multi-functional/recreational area.

Owner Budget:	\$3,500,000
Final Cost:	
Type of Facility:	Religious
Project Size:	± 50,000 SF
Start/Finish Date:	2021 / In Construction
Descript. of Services:	Full Service
Project Executive:	Shawn Kaarlsen, AIA
Project Manager:	Fernando Garcia, AIA



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ORGANIZATIONAL CHART



Convention Center Project

Kaarsen Noonan Rittimann Garcia (KNRG)

Shawn Kaarsen, AIA, NCARB, RAS
Principal-in-Charge

Fernando Garcia, Jr, AIA
Project Manager

John Rittimann, AIA
Quality Control Specialist

Matthew Hinojosa
Project Coordinator

Robert C. Murray, AIA
Interior Designer

Ramiro Mena
Construction Administration

Guillermo Tamez
Project Management

Ramiro Mena
Cost Estimating

Structural Engineering
R-S-C-R, Inc.
Ron Podojil, PE

MEP Engineering
Silber & Associates
Travis McLeod PE

Civil Engineering
Civil Engineering Consultants
Paul Mathis, PE

Landscape Architect
Cooper-Lochte Landscape
Jason Lochte

Technology
COMBS Consulting Group
William Glaskox



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J. REFERENCE LIST

	<u>ASSOCIATION</u>
1. Northside Independent School District Mr. Leroy San Miguel Asst. Superintendent for Facilities and Construction 5900 Evers Road, Bldg. C San Antonio, TX 78238 (210) 397-1215 Leroy.Sanmiguel@nisd.net	KNRG SILBER & ASSOC. MTR ENGINEERS R-S-C-R, INC. COMBS CONSULTING COOPER-LOCHTE
2. North East Independent School District Mr. Gary Sullivan Executive Director of Construction Management and Engineering 8961 Tesoro Drive, Suite 300 San Antonio, TX 78217 (210) 407-0438 GSulli@neisd.net	KNRG SILBER & ASSOC. MTR ENGINEERS R-S-C-R, INC. COMBS CONSULTING COOPER-LOCHTE
3. San Antonio Independent School District Dr. Kamal ElHabr Assoc. Superintendent for Construction and Development Services 141 Lavaca Street San Antonio, TX 78208 (210) 554-2285 KElhabr@saisd.net	KNRG SILBER & ASSOC. MTR ENGINEERS R-S-C-R, INC. COMBS CONSULTING COOPER-LOCHTE
4. HEB Grocery Company Mr. Mark Wolf Industrial Project Leader 5600 Business Park, Ste. 569 San Antonio, TX 78218 (210) 958-7002 Wolf.mark@heb.com	KNRG SILBER & ASSOC. R-S-C-R, INC. COOPER-LOCHTE
5. Southwest Research Institute Mr. Ethan Kale Assistant Director, Facilities Department 6220 Culebra Road, B152 San Antonio, TX 78238 (210) 522-5441 Ethan.Kale@swri.org	KNRG SILBER & ASSOC. R-S-C-R, INC. MTR ENGINEERS

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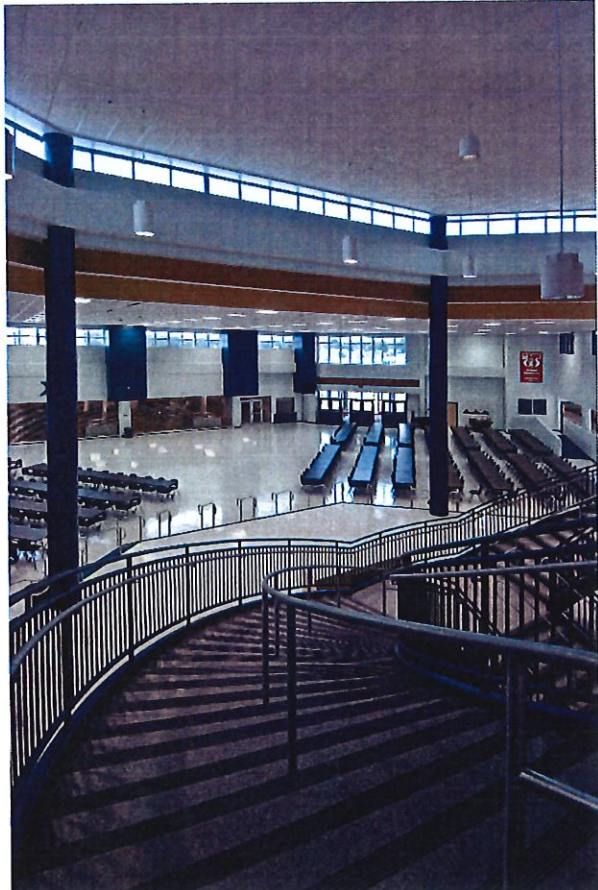
K. CANCELLED PROJECTS AND CLAIMS

Kaarlson Noonan Rittmann Garcia (KNRG) has had no cancelled or terminated projects due to unsatisfactory performance.

One claim has been made against KNRG in the past 20 years. The claim was mutually settled with no blame assessed.



(NISD – Brandeis High School)





SKANDAI-01

CINDY RICHARDSON

DATE (MM/DD/YYYY)

2/9/2021

CERTIFICATE OF LIABILITY INSURANCE

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

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

PRODUCER
IBC Insurance Agency, LTD
P. O. Box 39790
San Antonio, TX 78218

CONTACT Cindy Richardson

NAME:

PHONE (A/C, No, Ext): 22617

FAX (A/C, No):

E-MAIL: CynthiaRichardson@ibc.com

ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Travelers Indemnity Company of America, The

25666

INSURER B: Travelers Casualty Insurance Company of America

19046

INSURER C: Employers Assurance Company

25402

INSURER D: QBE Specialty Insurance Company

11515

INSURER E:

INSURER F:

INSURED
SK and A Inc.
Kaarlson Noonan Rittmann Garcia
KNRG
13438 Bandera Road, suite 202
Helotes, TX 78023

COVERAGES

CERTIFICATE NUMBER:

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	ADD'L SUBR INSD: WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		6802H413939	9/9/2020	9/9/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		6802H413939	9/9/2020	9/9/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CUP8553R398	9/9/2020	9/9/2021	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	EIG202090901	2/5/2021	2/5/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liability		ANE30720-02	8/26/2020	8/26/2021	Each Claim 1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

FOR INFORMATION ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



SOQ: Engineering Services – Convention Center

M. VENDOR INFORMATION

Legal Name of Company: dba: Kaarlsen Noonan Rittimann Garcia
SK and A, Inc.

Current Ownership: Shawn Kaarlsen, Owner/Principal
C. Craig Noonan, Owner/Principal
John W. Rittimann, Owner/Principal
Fernando Garcia, Owner/Principal

Type of Organization: S Corporation

Number of Years in Business: KNRG Architects was formed in August 2018 with the merger of SK and A, Inc. (established in early 2002) and Noonan Rittimann, LLC (established in 1921).

Number of Employees: 14

Contact Information: Shawn Kaarlsen, AIA, RAS (Principal)
13438 Bandera Rd., Ste. 202
Helotes, Texas 78023
Ph: 210-695-5716
Email: shawn@knrgarch.com

C. Craig Noonan, AIA (Principal)
13438 Bandera Rd., Ste. 202
Helotes, Texas 78023
Ph: 210-695-5716
Email: craig@knrgarch.com

John W. Rittimann, AIA (Principal)
13438 Bandera Rd., Ste. 202
Helotes, Texas 78023
Ph: 210-695-5716
Email: john@knrgarch.com

Fernando Garcia, AIA (Principal)
13438 Bandera Rd., Ste. 202
Helotes, Texas 78023
Ph: 210-695-5716
Email: fernando@knrgarch.com

Geographical Area of Operations: KNRG Architects is a Texas based architectural firm. We consider ourselves a regional firm and are committed to improving the design environment in Bexar County and throughout Texas.

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ**

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

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).

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.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Kaarlsen Noonan Rittmann Garcia (KNRG)

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (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.)**3** Name of local government officer about whom the information is being disclosed.

N/A

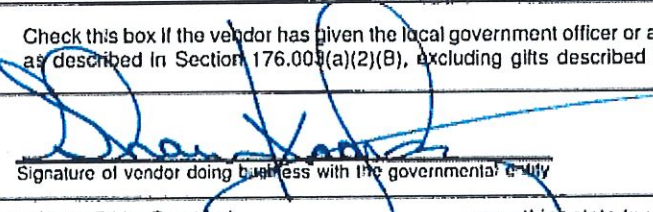
Name of Officer

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.

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?

☐ Yes☐ No

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?

☐ Yes☐ No**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.**6** ☐ 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).**7** 
Signature of vendor doing business with the governmental entity

4/30/2021

Date



SOQ: Engineering Services – Convention Center

O. OTHER SERVICES PROVIDED BY KAARLSEN NOONAN RITTIMANN GARCIA

TEAM RESOURCES

KNRG Architects has 14 design professionals. Our firm will commit significant Partner-Level involvement to the City of Kenedy Convention Center project. The uniqueness of having three partners involved means Shawn Kaarlsen, AIA, Fernando Garcia, AIA and John Rittimann AIA will be integrally managing during all phases of your project. Your project will be our priority and will incorporate our best professionals. Our extensive commitment exhibits the importance we feel for the City of Kenedy.

Additionally, we understand the importance of the Construction Administration phase. Ramiro Mena will be dedicated to your project from cost estimating through the Construction Administration process. Mr. Mena has over 30 years of experience working with construction for general contractors and owners. Mr. Mena will work closely with Mr. Kaarlsen and Mr. Garcia to monitor the construction process and represent the City of Kenedy stakeholders.

OVERVIEW OF SERVICES PROVIDED

KNRG Architects will provide the following full-design services:

- Project Pre-Planning
- Programming
- Master Planning
- Schematic Design
- Design Development
- Construction Documents
- Reviews and Permitting
- Bidding & Negotiation
- Construction Administration
- Post Occupancy



REGISTERED ACCESSIBILITY SPECIALIST (RAS)

Our firm includes in-house Registered Accessibility Specialists (RAS). In fact, Mr. Kaarlsen is a RAS. This expertise allows us to integrate creative solutions for accessibility requirements into the designs of your projects.

CITY OF KENEDY REPRESENTATIVES INVOLVEMENT

Initially, KNRG would propose a meeting with the City Manager and City Council officials to review process, site selection status, any available pre-planning information for the project, as well as, to discuss the schedule and budgeting. Our Team would then propose a Kick-Off Meeting/Programming Session with the stakeholders. Part of this meeting would be a download of goals and expectations to incorporate into the new Convention Center.

During the project, we would expect City of Kenedy representatives to be involved at regular weekly meetings. In addition, our A/E Team representatives would also be available for these meetings. This group would be the **core** building team. At the appropriate time, the General Contractor would be added to this team. Stakeholders and/or officials would attend key milestone meetings, reviews and presentations. Our Team would work with the City Manager and City



SOQ: Engineering Services – Convention Center

Council officials to identify the appropriate people to invite. We anticipate attending coordination meetings with the City of Kenedy and their third-party consultants, including site analysis, Geotech, specialty equipment vendors, FFE, food service, etc.

All meetings would have a draft agenda set at the end of prior regular meetings to confirm attendees for the next meeting. The agenda would be sent out, along with any supporting materials, 1 day prior to the meeting giving attendees the opportunity to prepare and review

SCHEDULING

We have achieved a successful track record of on-time performance by whole-heartedly committing our firm to the Owner's schedule. Our firm uses a rigorous process of regular meetings, issue tracking, critical path updates and project management. We understand that the City of Kenedy stakeholders require the project schedule to best serve the public, your employees and City representatives. We maintain project schedules through a variety of means and employ the following strategies:

- Work closely with the City Manager, City Council and the Project Team to consistently evaluate the program, cost and schedule parameters throughout the life of the project.
- Consistently use creative planning approaches that may allow construction sequencing to improve.
- Honor critical review and milestone dates. We incorporate in-house and City of Kenedy reviews into our overall schedule. Working with the Stakeholders, we will achieve schedule milestones.
- We include Life Safety and preliminary City of Kenedy reviews in the overall schedule.
- Maintain continuity throughout the project. Shawn Kaarlsen, AIA and Fernando Garcia, AIA will be involved at every phase and play meaningful roles. With this continuity, critical early decisions driven by the program are fully understood by the Team during construction.

By issuing regular schedule updates to the City of Kenedy representatives and the Design Team, we identify potential schedule challenges early. On the rare occasions corrective measures are needed, we develop a plan to attack the issue immediately.



(NISD – Hatchett Elementary School)



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

KNRG Architects
Helotes, TX United States

Certificate Number:
2021-746193

Date Filed:
05/03/2021

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Kenedy

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFQ Engineering Services
Engineering Services for Convention Center

[illegible]

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is Shawn Kaarlsen, and my date of birth is 01/26/1967

My address is 13438 Bandera Rd., Ste. 202, Helotes, TX, 78023, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

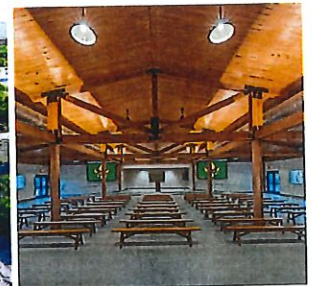
Executed in Bexar County, State of Texas on the 2 day of May, 2021.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)



DESIGNING
SOLUTIONS

WKMC



BUILDING
RELATIONSHIPS



City of
Kenedy

STATEMENT OF QUALIFICATIONS CITY OF KENEDY

Request for Qualifications | Engineering Services - Convention Center

ATTN: William Linn, City Manager
303 W. Main Street
Kenedy, Texas 78119

Submittal Date | May 5, 2021

Submitted By | WKMC Architects, Inc. • 909 S. Tancanhua Street • Corpus Christi

May 5, 2021



Submitted to: **City of Kenedy**
ATTN: William Linn
City Manager
303 W. Main Street
Kenedy, Texas 78118

WKMC
ARCHITECTS

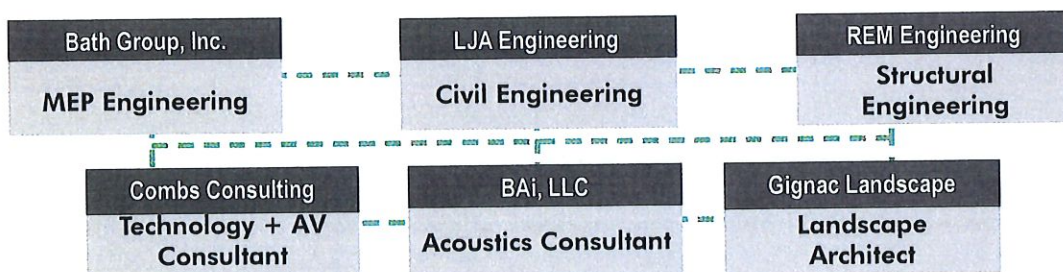
RE: Request for Qualifications - Engineering Services
CONVENTION CENTER

Submitted by: **WKMC Architects, Inc.**
909 S. Tancagua Street
Corpus Christi, Texas 78404
Bill T. Wilson II, FAIA
Vice President
(361) 215-9887
bwilson@wkmcarchitects.com

WKMC Architects, Inc. is pleased to present an extraordinary design team for consideration for selection for the proposed City of Kenedy Convention Center.

Our team is based in Corpus Christi, and would consider it a privilege to provide professional architectural and engineering design services for the City of Kenedy. Our experience can be used by the City's staff to support community and council presentations and meetings. Our team will:

- Provide architectural design services in-house including conceptual layouts, architectural narratives, life safety analysis, exterior wall assemblies, roof assemblies, interior partitions, ADA requirements and other services as necessary to complete the scope of work.
- Provide site/parking development design services through LJA Engineering, including utilities and outline specifications.
- Through REM Engineering, provide structural design services, including framing systems, foundation, fire resistance, windstorm resistance, and other services as necessary to complete the scope of work.
- Work with Bath Group to provide mechanical, electrical power, fire protection, lighting, MIS access, grounding and communications, and plumbing design.
- Produce all design and construction documents in AutoCAD.
- Coordinate with utilities.
- Provide cost estimating at each design stage required.
- Work with Gignac Landscape Architecture to provide landscape, irrigation and environmental design and specifications.
- Lead the construction sequencing and scheduling efforts.



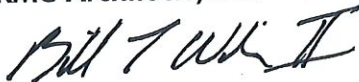
WKMC Architects, Inc. is a full-service architectural firm that was formed in 1953 in Corpus Christi. The firm has specialized in design for public entities throughout its 68-year history. Our facilities feasibility and building design work includes for city governments, schools, universities, and private commercial projects.

What sets us apart?

- Our primary emphasis is to serve the Owner's interests in all projects we undertake. Reflecting that commitment is our ability to fit into the owner's staff - working as team players.
- In our design work, we consistently outperform industry standards in terms of change orders as a percentage of project costs.
- WKMC has been involved in all aspects of project development - from initial feasibility investigations that require macro-view objective judgment - to the detailed tasks of occupancy management and warranty period follow-ups.
- We are a medium-size firm that offers organizational advantages of our size with the perspective of a much larger organization.
- We emphasize project management with on-time and on-budget benchmarking.

Thank you for the opportunity to submit our statement of qualifications.

Respectfully Submitted,
WKMC Architects, Inc.



Bill T. Wilson II, FAIA, NCARB, Vice President
bwilson@wkmcarchitects.com

Office: (361) 887-6696
Direct: (361) 561-2125
Cell: (361) 215-9887

*Rooted in tradition.
Grounded with principle.
Propelled by innovation.*



Cover Letter

Table of Contents

1 FIRM INTRODUCTION

2 TEAM RESUMES

Principal-in-Charge
Senior Project Architect
Project Architect
Technical/Support Staff
Design/Construction Administrator

3 RELEVANT EXPERIENCE

4 APPENDIX

Organizational Chart
References
Litigation History
Insurance Requirements
Vendor Information
House Bill 89 Verification
Conflict of Interest Form
Other Information

1

FIRM INTRODUCTION



WKMC





STATEMENT OF UNDERSTANDING | We understand the needs, goals and limits of this proposed multi-purpose convention center for the City of Kenedy. We have decades of experience planning and designing public facilities for small, South Texas communities.

It is important to engage the community in the planning and design process. The design team must truly engage and respond to city staff, city leaders, and community stakeholders when planning community's multi-purpose facilities. In 1995, we designed the premier multi-purpose center in our region for the City of Portland. That facility has been wildly successful and was recently doubled in size. That facility was completed at a fraction of the cost of some of the regional centers constructed by several surrounding counties.

Designing, planning, and managing the implementation of public buildings is our only business. **We design public facilities that pass the test of time.** They are beautiful, functional, and efficient. City governments must work within strict budgets. Cost control of a building project is critical. Cost control goes well beyond the initial construction cost. It extends to operational and long-term maintenance costs as well.

We have years of experience in assisting local public entities implement bond initiatives and we can provide the tools for you to help your citizens and taxpayers understand your vision.

Building programs can be complex and challenging. We work with our clients to help simplify the process and assure an outcome that exceeds the community's expectations.

We have built a design team with specialty consultants that we have worked with on numerous prior projects. We are based in Corpus Christi and have current projects from Beeville to Victoria and a number of communities in between.

We want to be your project team!

FIRM LOCATION | **WKMC Architects, Inc.** is located in Corpus Christi, just an hour and half away from the City of Kenedy.

FIRM HISTORY | **WKMC Architects, Inc.** is a small business with 14 employees in Corpus Christi, TX. We are a full-service architectural and interior design firm. Over six decades, as we have evolved into a national design firm, WKMC has remained committed to one clear mission: to deliver state-of-the-art architectural services and client success stories.

1953 McCord & Lorenz
Founding Year

1988 Wilson ★ Kullman
Architects Founded

1994 WKMC Architects, Inc.

In continuous operation since 1953, WKMC Architects, Inc. is the outgrowth of a 1994 merger. The firm has a 68-year history of designing solutions and building relationships in south Texas.

A highly service-oriented practice, WKMC Architects specializes in meeting our clients' ever-changing needs. We are capable of performing A/E services from scope development and conceptual design through construction warranty. Our firm combines talents and expertise of a myriad of professionals – Designers, Planners, Architects, Technicians, Interior Designers, and Construction Managers to meet the demands of a complex project. Although WKMC Architects has projects all over the state of Texas, we primarily work on projects within the Coastal Bend Area.

All projects are coordinated from concept to completion by a principal in the firm who is directly responsible to the owner for the project's total success. Continuity in leadership and management best practices are hallmarks of WKMC.

OUR APPROACH | **WKMC Architects, Inc.** works with the client's leadership to develop all project schedules and major milestones.

It is essential to paint "the entire picture" not just the construction process. Our master schedules for project planning typically include all major milestones and Owner review and approvals, programming/planning, design, design submissions and approvals, bidding/contractor selection and award, contracting, construction, punch-out/close-out, technology installation, separate contracts, move-in and occupancy.



SECTION ONE

FIRM INTRODUCTION

It is important to remember that delays in decision making or changes in project scope or design create cost increases and delays. WKMC takes a proactive approach to our projects. We begin by establishing the schedule with the Owner. We find balance between the goals, needs and objectives of the project, the construction marketplace and potential cost impacts.

Transparency is critical, our design team meets with the Owner to discuss design and decision-making processes prior to schedule development.

We understand **Quality Management** is key to a successful project. The importance of accurate design drawings and document coordination between team consultants is critical to the early and long-term success of a project. This effort is critical when the documents and specifications are being reviewed by contractors, estimating services, or other firms as required by project needs. WKMC will ensure this effort is successfully coordinated.

Who we are...

WKMC is committed to staffing projects with highly skilled personnel. We uniquely tailor our teams to the requirements of the project and the skill sets needed. Our team defines who we are and what we achieve. Every project is assigned a team leader and supported by people working to promote professional excellence to produce a project of the highest quality.

14

WKMC Architects, Inc. Corpus Christi, Texas

- 7** Registered Architects
- 2 LEED Accredited Professionals
- 3** Registered Interior Designers
- 2 also Registered Architects
- 3** Technical Staff
- 3** Administrative Staff

REGISTERED ARCHITECTS: 7

William S. McCord, AIA - President | Texas Registered Architect; National Council of Architectural Registration Boards certified

Bill T. Wilson II, FAIA - Vice President | Texas Registered Architect; Louisiana Registered Architect; National Council of Registrations Boards certified

Robert R. Conolly, AIA* | Texas Registered Architect; Registered Interior Designer; Member of International Code Council

Jennifer Hilliard, AIA, LEED AP | Texas Registered Architect; Registered LEED Accredited Professional by the U.S. Green Building Council; Texas Board of Architectural Examiners

Herbert G. Morrison III, AIA | Texas Registered Architect; New Mexico Registered Architect; National Council of Architectural Boards certified

Consuelo "Connie" Rivera, AIA, LEED AP | Texas Registered Architect; LEED Accredited Professional by the U.S. Green Building Council

Frank H. Trimble III, AIA* | Texas Registered Architect; Texas Registered Interior Designer; National Council of Architectural Boards certified

REGISTERED INTERIOR DESIGNERS: 3

Naomi B. Corley, RID - Interior Design | Registered Interior Designer

TECHNICAL STAFF: 3

J. Margaret Brown | Technical design, support and interiors

Christian "Chris" Hansen | Technical design and support

Delia Rodriguez | Technical design, support and interiors

ADMINISTRATIVE STAFF: 3

Carrie L. Castor | Design and construction administration

Sandra Disisto | Bookkeeping and administrative support

J. Ann Reddick | Bookkeeping and Human Resources

Please NOTE: Names in **bold** will be assigned to this project, (*) indicates registration in multiple disciplines.

"[WKMC Architects] have provided us with superior client service in all regards. They excel in understanding our needs and goals, providing high quality work relative to programming, design, construction documents, and construction administration." Tom McLean, Director of Construction, The Regus Group





Services. Our clients have always challenged us to provide a broad range of services while simplifying the process of design and construction for them. WKMC has responded by adding capabilities that currently include:

- Architecture
- Bidding
- Building Information Modeling
- Conceptual Design
- Condition Assessments
- Construction Administration
- Construction Documents
- Construction Management
- Contract Documents
- Design Development
- Design/Build
- Disaster Remediation
- Feasibility Studies
- Finish Selection + Standardization
- Furniture, Fixtures + Equipment
- Interior Design
- Master Planning
- Master Program Scheduling
- Occupancy Activities
- Program Budget + Budget Control
- Program Management
- Project Management
- Re-Roofing
- Site Analysis
- Space Management
- Space Planning
- Sustainable Design
- Tenant Services
- Test Fits

Our Team...

PROPOSED TEAM ORGANIZATION | WKMC Architects will be the Prime Consultant and contract directly with the City of Kenedy. Each of our professionals assigned to your project office in Corpus Christi.



Role: Architectural Design, Interior Design, Sustainability, Project Management, Program Management, Construction Administration

WKMC's primary emphasis is to serve our clients' best interests in all projects we undertake. Reflecting that commitment is our provide ability to fit into the client's staff - acting as our client's advocate by managing the processes of planning, programming, design, construction, commissioning, and occupancy activities.

Additionally, we have developed detailed Program of Requirements for numerous clients throughout our 68-year history.

Our clients have always challenged us to provide a broad range of services while simplifying the process of design and construction for them. WKMC has responded by adding capabilities in design-build, Building Information Modeling, sustainability, program management, construction management, and facility management.

Key Personnel: The professional staff listed will be assigned to your project.

BILL T. WILSON II, FAIA, NCARB | Principal-in-Charge + Construction Administration. Bill has extensive experience in public and education projects. He is highly knowledgeable and experienced in the design, planning and construction of various project types. Bill understands full project delivery from funding and design through construction and ongoing operations from the architect's, contractor's and client's perspectives. In this role, Bill will be responsible for the oversight and management of preconstruction and design management activities including project planning, feasibility and constructability reviews, alternate design schemes, and project documentation.

HERB MORRISON III, AIA | Project Manager. Herb is a creative, talented, and skillful Senior Project Architect and Project Manager with experience in utilizing knowledge of architectural and engineering practices. He is an excellent communicator and excels in organization, personnel management, and principles of budgeting. Robert's strong knowledge of architecture couples with a sound knowledge of structural, electrical, and mechanical engineering processes make him a valued member of the team.

CONNIE RIVERA, AIA, LEED AP | Project Architect + Sustainability. Connie utilizes her skill in 3D Building Information Modeling to create and communicate ideas, concepts, and design details to clients with amazing clarity. She is proficient in many other graphic and computer-aided documentation programs. As a LEED Accredited Professional (LEED AP) in Building Design and Construction, Connie is trained in energy efficient building methods and sustainable design practices.

NAOMI CORLEY, RID | Interior Design. Naomi is a seasoned Program Manager and Interior Designer whose strengths lie in building programming, conceptual development, communicating with stakeholders, and the execution of design. She has specific expertise in the production of public works projects. Naomi is also a Registered Interior Designer and one of three NCIDQ Certified Interior Designers in Corpus Christi.

CARRIE CASTOR | Design + Construction Administration. Carrie has over a decade of experience in her role as Design and Construction Administrator. She is highly organized and knowledgeable with specific expertise in contracting and procurement.

MARGARET BROWN | Technical Support. Margaret has over 40 years of experience working on architectural teams.



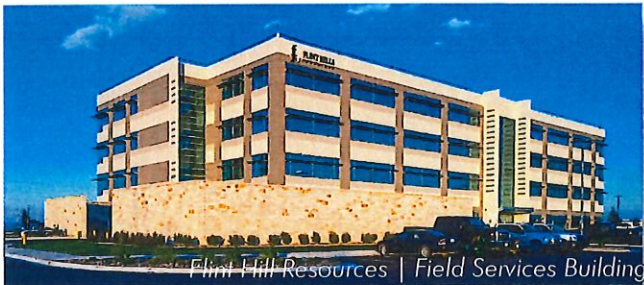
SECTION ONE FIRM INTRODUCTION

DESIGN PHILOSOPHY, METHODOLOGY +PROCESS | Client-Driven Design.

The most successful building programs are those in which the designers have listened to and understood the building owners and users. WKMC operates from the premise that our clients are our partners in design. They challenge us to interpret and shape their needs, desires and vision into functional, economical, attractive facility delivered on time and on budget. In continuous operation since 1953, WKMC Architects, Inc. is the outgrowth of a 1994 merger. The firm has a 68-year history of designing solutions and building relationships in south Texas.

A Positive Approach to Planning and Design.

Research has demonstrated that the life cycle costs of owning and operating facilities average seven times the initial construction cost. Building owners in virtually all businesses and industries have discovered that it is imperative to achieve the greatest performance at the lowest practical cost in all of their facilities. WKMC has adopted a pro-active approach to planning and design, which results in maximizing the long-term value of investments in all types of buildings. In schools, for example, we design for low maintenance, vandal resistance and extended time between major renovation and replacement. At the same time, we seek to create warm, stimulating and nurturing environments that are timeless.



Flint Hill Resources | Field Services Building

Building Relationships. An integral objective of our practice is to enjoy a substantial amount of repeat work from our clients. We have been successful at fulfilling that objective – commissions from repeat clients account for over 80% of WKMC's annual projects. Through continuing, long-term relationships we work to become a valued resource. As we gain experience with each client's unique organization, we are better able to customize services and procedures to best serve them. This leads to lower costs of services, more rapid response, and reduced demand of client management.

Process. Typically, the **first objective** is to develop a program for the client.

Objective 1. Develop conceptual plans, based on the Program of Requirements that result in a facility that is compliant with City goals.

- Based on the field surveys and record documents, identify changes that may be required to meet life safety codes, ADA requirements, energy efficiency standards, and security concerns.
- Based on the approved Program, prepare stacking and blocking analysis and diagrams of a variety of schemes in search of those that appear to solve the greatest number of problems at the lowest probable cost.
- Identify all required support spaces.
- Resolve requirements for separating secure, restricted and public paths of travel, both horizontally and vertically.
- Include schematic concepts for implementing ADA and security criteria.
- Include circulation schemes for allowing public access to tenant agencies while providing physical security of employee work areas.
- Include site development concepts for public, restricted and secure parking.
- In narrative form, identify possible alterations and additions to building systems, with estimated electrical and mechanical loads.

Objective 2. Develop an approved concept to a sufficient level of schematic detail for preparation of a preliminary estimate of construction cost.

- In conjunction with the City of Kenedy, evaluate the merits of each remaining alternative with respect to probable cost, constructability, impact on operations, rate of return, and other financial factors.
- Prepare presentation quality concept design documents in graphical and narrative form of the selected concept. Such documents could include renderings, computer animations, and videos for purposes of effectively communicating the design concept to all parties.
- Assist the City in development of a preliminary estimate of construction cost for the selected concept through additional drawings and outline specifications.