

## TEAM RESUMES 2







**BILL T. WILSON II, FAIA**  
Principal-In-Charge +  
Construction Administration

**TENURE**  
27 years - WKMC  
42 years - Industry

**WKMC Architects, Inc.**  
bwilson@wkmcarchitects.com

**EDUCATION**  
Bachelor of Environmental Design  
Texas A&M University - College Station, Texas

**REGISTRATIONS**  
Texas Registered Architect #105655  
Louisiana Registered Architect #2910  
NCARB Certified #31055

Bill is one of the founding principals of WKMC. His expertise falls primarily in master planning, project management, and design of educational and public facilities. For over two decades, he has been actively involved in shaping legislation concerning project delivery options for public facilities in Texas.

He is a past president of the Texas Society of Architects and was recognized by the Texas A&M University of Architecture with the Outstanding Alumni Award.

Bill has planned and managed some of the largest comprehensive multi-year building programs in South Texas. He leads an experienced team of design professionals and is committed to assuring that all WKMC clients and projects receive the highest level of attention, care, and resources that the firm can provide.

He is a graduate of Texas A&M University's College of Architecture, is a registered architect in Texas and Louisiana, and holds an NCARB Certification. In addition to his service to the architectural profession in Texas, Bill served as a Director of the National Board of the American Institute of Architects from 2010-2012.

From 2002 through 2017, Bill and the WKMC Educational Design Team managed a \$300 million building program for Del Mar College. He was involved in the facility programming and development of the college's building standards for the 2014 Bond Program. He was instrumental in shaping a second bond election that is currently being completed. Recently, Bill has been investigating adaptive re-use of several buildings for the Port of Corpus Christi and assisting several school districts with recovery from Hurricane Harvey and with plans for bond elections in the Spring cycle of 2021.

#### Professional Affiliations

Texas Society of Architects; Texas Architects Committee; American Institute of Architects, College of Fellows

#### Community Involvement

River Inn Resort – Board of Directors (President); Del Mar College Architectural/Drafting Technology- curriculum Advisory Committee (1997-2003); Portland Chamber of Commerce (Past Vice President); City of Portland, Construction Board of Adjustment & Appeals (2003-2004); **Portland City**

**Council member (2015-present);** San Patricio County EDC, County Tax Abatement Policy Committee; Boy Scouts of America- South Texas Council, District Committee (Past Chairman); Boy Scouts of America-Gulf Coast Council, Property Committee; Rotary Club - Southside Corpus Christi, Downtown Corpus Christi and Northside Victoria; San Patricio County Economic Development Board Member (and Past Chairman); City of Portland Planning Committee; San Patricio County EDC, Port Proposition Task Force (Chairman 2003); City of Portland Sunset Lake Steering Committee

#### GOVERNMENT PROJECT EXPERIENCE

**U.S. FEDERAL COURTHOUSE | Corpus Christi, Texas**

**NUECES COUNTY |** Re-Roofing of McKenzie Jail Annex

**SAN PATRICIO COUNTY |** Wayne Hitt Justice Center Expansion, Sinton, TX; New San Patricio County Juvenile Justice Center, Sinton, TX

**CITY OF ARANSAS PASS |** New Public Safety Complex: City Hall, Fire & Police; New Fire Station/Police Station; Aransas Pass Public Library

**CITY OF INGLESIDE |** New Public Safety Complex: New Fire Station/Police Station; Ingleside Public Library

**CITY OF PORTLAND |** New Fire Station; **Daniel P. Moore Community Center**

**CITY OF SINTON |** New Fire Station; New Police/Municipal Court Building

#### HIGHER EDUCATION PROJECT EXPERIENCE

Coastal Bend College | Beeville, Texas  
Del Mar College | Corpus Christi, Texas  
Texas A&M University System | Multiple Campuses  
University of Texas-Marine Science Institute

#### K-12 EDUCATION PROJECT EXPERIENCE

Aransas County ISD	Alice ISD
Corpus Christi ISD	Cuero ISD
Gregory-Portland ISD	Ingleside ISD
Orange Grove ISD	Tuloso-Midway ISD
West Oso ISD	Woodsboro ISD



## SECTION TWO

### TEAM RESUMES



#### HERB MORRISON, AIA

Senior Project Architect +  
Project Manager

#### TENURE

27 years - WKMC  
27 years - Industry

WKMC Architects, Inc.

h Morrison@wkmccarchitects.com

#### EDUCATION

Bachelor of Environmental Design  
Master of Architecture  
Texas A&M University - College Station, Texas

#### REGISTRATIONS

Texas Registered Architect #18217  
New Mexico Registered Architect #00482  
NCARB Certified

Herb is a creative, talented and skillful Senior Project Architect and Project Manager with extensive experience working with city governments utilizing his knowledge or architectural and engineering practices. Herb has a unique ability to make and analyze comprehensive architectural designs, and an exceptional proficiency with AutoCAD software. An excellent communicator, Herb excels in organization, personnel management and principles of budgeting. His strong knowledge of architecture coupled with a sound knowledge of structural, electrical and mechanical engineering processes make him a valued member of our team.

Over the last 27 years, Herb's role has been project management and design for projects similar to this project for the City of Kenedy.

#### Professional Affiliations

Texas Society of Architects; American Institute of Architects

#### Community Involvement

Incarnate Word Academy, School Board of Directors;  
St. Pius X Catholic Church, Facilities Committee

#### GOVERNMENT PROJECT EXPERIENCE

**CITY OF CORPUS CHRISTI** | Whataburger Field; Senior & Recreation Center Multiple Location Improvements; Oso Pool Aquatics Center; Greenwood Pool Repairs; Health Department Walk-In Cooler; Development Services Renovation; Fleet Building Restrooms; Fleet Building 2nd Floor Structural Investigation; Art Center Leak Investigation; Owens R. Hopkins Library Sprinklers; Development Services Renovation; Fire Station #16 Renovations/Improvements

**CITY OF PORTLAND** | New Community Center - Portland, Texas

**CITY OF ROCKPORT** | Rockport City Services Building - Rockport, Texas

**U.S. ARMY CORPS OF ENGINEERS** | U.S. Customs and Border Patrol Complex; UT-Marine Science Institute Wetlands Utility Relocation

**GENERAL SERVICES ADMINISTRATION** | **U.S. Federal Courthouse.** New U.S. Federal Courthouse for the Southern District of Texas - Corpus Christi, Texas

**DEFENSE COMMISSARY AGENCY (DeCA)** | New Construction & Renovations of government commissary facilities located at military bases in Alaska, Georgia, New York, Texas & Virginia.

**NAVFAC EUROPE** | **MWR Multi-Activity Center, Naval Station-Rota; Rota, Spain.** Multi-Activity Center including quick service restaurant with a bar; 2-screen movie theater and a public plaza.

#### OTHER PROJECT EXPERIENCE

**AMERICAN ELECTRIC POWER (AEP)** | Transmission Office Renovations & Construction Management Services - Abilene, Texas; Lon Hill Fleet Garage Restrooms + Workplace Services Warehouse - Corpus Christi, Texas; Transmission Service Center - San Angelo, Texas; Northwest Area Office Renovations - Corpus Christi, Texas

**CABLE ONE** | New Technical Operations Facility - Monroe, Louisiana; Warehouse Addition - Corpus Christi, Texas

**FLINT HILL RESOURCES** | **Field Service Building.** New 4-story office building for refining company.

**INTERNATIONAL BANK OF COMMERCE (IBC)** | IBC Plaza - Austin, Texas; IBC Oklahoma Main Bank - Oklahoma City, OK; IBC San Antonio Service Center Remodel - San Antonio, Texas

**CITGO** | New refinery administration building - Corpus Christi, Texas

**KIEWIT OFFSHORE SERVICES** | New Office Facility

**MARINE WELL CONTAINMENT** | Mobile Shore Base Warehouse, Office, Storage Yard, Pipe Rack design



## SECTION TWO

### TEAM RESUMES



**CONNIE RIVERA, AIA, LEED AP**  
Project Architect + Sustainability  
TENURE | 7 years - WKMC  
EDUCATION | BS Architecture; University of Texas  
REGISTRATIONS  
TX Registered Architect #21447  
LEED Accredited Professional  
NCARB Certified

Connie brings valuable working skills in project development, management of architectural and engineering projects, and serving as owner's representative. Connie has worked on a variety of K-12 and higher education projects with responsibilities that include project management of new construction, renovations, additions, and historical restorations.

#### GOVERNMENT PROJECT EXPERIENCE

**Nueces County Courthouse\* | Corpus Christi, TX**  
Rehabilitation Project

**Centennial House\* | Corpus Christi, TX**  
Rehabilitation Project

**San Patricio County Courthouse\* | Sinton, TX**  
District Courthouse Restoration Project

**CITY OF CORPUS CHRISTI | Fire Station #16**  
Renovations/Improvements

#### INDUSTRIAL PROJECT EXPERIENCE

**Port of Corpus Christi Authority | Corpus Christi**  
Port Office Evaluations; Program of Requirements

#### HIGHER EDUCATION PROJECT EXPERIENCE

**Coastal Bend College | Beeville, Texas**  
Re-Roofing & Repairs to CBC Kingsville Facilities; Various Repairs & Renovations to existing facilities of Coastal Bend College

**Del Mar College | Corpus Christi, Texas**

WKMC as Coordinating Architect:

New Southside Campus 2014 Feasibility Study & Master Planning; 2014 Bond Planning & Program Management; New Offices & Studios for KEDT; New General Academic Building/ Music Phase 2 (East Campus); New City of Corpus Christi TSSI Community Safe Shelter (West Campus); Wayfinding Graphics System; New Public Safety Complex (West Campus) including New Classroom Lab Complex, New Fire Station/Classroom Building, and New Burn Buildings/Fire Training



**NAOMI CORLEY, RID**  
Interior Designer  
TENURE | 17 years - WKMC  
EDUCATION | BS Interior Design; Florida State University  
REGISTRATIONS  
TX Registered Interior Designer #10854  
National Council for Interior Design  
Qualifications #27347

Naomi is a Registered Interior Designer and one of only three NCIDQ Certified Interior Designers in Corpus Christi. Her duties include space planning and selecting finishes and accessories for corporate, retail, and financial interiors. Naomi's strengths lie in an intuitive knowledge of how space works coupled with an eye toward color, texture and current trends in the interior design industry. Her attention to detail and flair for design have made her an invaluable asset to the WKMC team.

#### Community Involvement

Volunteer work with Bayfest, Columbus Fleet and Tallahassee Animal Shelter

#### GOVERNMENT PROJECT EXPERIENCE

**MWR Facility Naval Air Station | Rota, Spain**  
Multi-Activity Center including Quick Service Restaurant with Bar Building, 2-Screen Movie Theater, and Public Plaza.

#### CORPORATE + OFFICE PROJECT EXPERIENCE

**The Regus Group | Various Locations**

Renovations, Scope Development, Interiors, Test Fits, Construction Documents, Marketing Plan, Finish Boards, Project Management; Space Planning, Furniture & Art Selections, Furniture Plans, Contract Furnishings, and Site Review Services for over 100 locations in the US and Canada.

**American Electric Power (AEP) | Corpus Christi**  
Northwest Area Office Renovations

**Atlantic Aviation | Corpus Christi**  
Interior Renovations

**Flint Hills Resources | Corpus Christi**  
New Field Services Building; Administration Building Remodel

**Kiewit Offshore Services | Corpus Christi**  
New Office Facility



## SECTION TWO

### TEAM RESUMES



#### CARRIE CASTOR

Design + Construction  
Administration

#### TENURE

15 years - WKMC  
15 years - Industry

#### PLACE OF RESIDENCE:

Corpus Christi, Texas

Carrie has over a decade of experience in the educational and public project sector as a design and construction administrator. She is often involved in projects from the very beginning overseeing the administrative activities involving A/E - Owner contracts and design deliverables all the way through to the end of project closeout. Carrie works closely with the Design Team in preparing documents and presentations for both design and construction phases. As construction administrator, she establishes project procedures and manages/coordinates construction activity documentation.

### GOVERNMENT PROJECT EXPERIENCE

**CITY OF CORPUS CHRISTI** | Dr. Clotilde P. Garcia Library at Kaffie Middle School; Senior & Recreation Center Multiple Location Improvements; Oso Pool Aquatics Center; Greenwood Pool Repairs; Health Department Walk-In Cooler; Development Services Renovation; Fleet Building Restrooms; Fleet Building 2nd Floor Structural Investigation; Art Center Leak Investigation; Owens R. Hopkins Library Sprinklers; Development Services Renovation

**PORT OF CORPUS CHRISTI AUTHORITY** | Program of Requirements for New Administration Building; Site Analysis of Ortiz Center; Re-Use of the Power Street Complex Evaluation

**CITY OF ROCKPORT** | Rockport City Services Building

**NUECES COUNTY** | Re-Roofing of Mckenzie Jail Annex

### HIGHER EDUCATION PROJECT EXPERIENCE

Coastal Bend College | Beeville, Texas  
Del Mar College | Corpus Christi, Texas  
Texas A&M University System | Multiple Campuses  
University of Texas-Marine Science Institute

### K-12 EDUCATION PROJECT EXPERIENCE

Aransas County ISD	Alice ISD
Corpus Christi ISD	Cuero ISD
Gregory-Portland ISD	Ingleside ISD
Orange Grove ISD	Tuloso-Midway ISD
West Oso ISD	Woodsboro ISD



#### MARGARET BROWN

Technical Support

#### EDUCATION

AAS- Drafting Technology;  
Del Mar College

#### TENURE

25 years - WKMC  
45 years - Industry

#### PLACE OF RESIDENCE:

Portland, Texas

Margaret has over 40 years of experience working on architectural and interior design teams (for education and public clients). She has significant experience in the design and planning of educational and library facilities. Her responsibilities include technical detailing and design, furniture, and interiors. Margaret provides this specialty for K-12 and Higher education casework and commercial kitchen equipment specifications. Additionally, Margaret has significant experience in color and fabric specifications and selection.

### GOVERNMENT PROJECT EXPERIENCE

**CITY OF ALICE** | City Hall Interior Renovation

**CITY OF ARANSAS PASS** | Aransas Pass Public Library; Aransas Pass Public Safety Complex

**CITY OF CORPUS CHRISTI** | Dr. Clotilde P. Garcia Library at Kaffie Middle School; Fire Station #16 Renovation; Oak Park Recreation Center Renovations;

**CITY OF INGLESIDE** | Ingleside Public Library; New Public Safety Complex

**CITY OF PORTLAND** | Daniel P. Moore Community Center; New Fire Station

**PORT OF CORPUS CHRISTI AUTHORITY** | Program of Requirements for New Administration Building; Site Analysis of Ortiz Center; Re-Use of the Power Street Complex Evaluation

**NUECES COUNTY** | Re-Roofing of Mckenzie Jail Annex

### HIGHER EDUCATION PROJECT EXPERIENCE

Coastal Bend College | Beeville, Texas  
Del Mar College | Corpus Christi, Texas  
University of Texas-Marine Science Institute

### K-12 EDUCATION PROJECT EXPERIENCE

Aransas County ISD	Alice ISD
Corpus Christi ISD	Cuero ISD
Gregory-Portland ISD	Ingleside ISD
Orange Grove ISD	Tuloso-Midway ISD
West Oso ISD	Woodsboro ISD

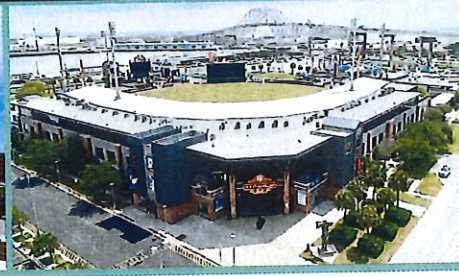


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## RELEVANT EXPERIENCE



WKMC







# 01 | ROCKPORT CITY SERVICES BUILDING

**LOCATION:**  
Rockport, Texas

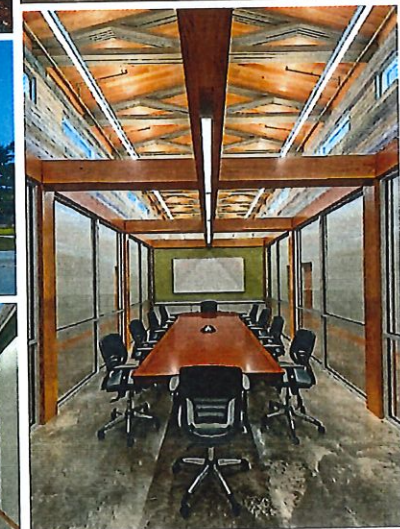
**COMPLETED:**  
2012

**FINAL COST:**  
\$2,956,450

**FINAL SIZE:**  
9 acres / 18,553 s.f.

**CLIENT:**  
City of Rockport

**PROJECT REFERENCE:**  
**Mike Donoho**, Director of  
Public Works  
2751 TX-35  
Rockport, Texas 78382  
p: (361) 790-2213



**Description:** The energy-efficient buildings that comprise the City of Rockport City Services Complex provide a one-stop facility for the public and developers. The complex was designed to serve a multitude of agencies for at least 30 years. The site work included storage yards and buildings, a new one-million gallon elevated water tower, and a sanitary sewer lift station.

Exterior walls were constructed with insulated concrete forms (ICF) that are highly energy efficient and provide protection against hurricane winds. The City Services complex was designed to withstand Category 3 hurricanes and can be used as a base for recovery operations. When Hurricane Harvey hit the area in 2017, the Rockport City Services Building was used as the Emergency Operations Center during and after the storm.

The roof is standing seam metal, insulated on the underside with polyisocynene foam insulation. In addition to designing a building that is energy efficient, particular attention was paid to preserving the natural beauty of the site with its windswept oaks and natural vegetation.

TEAM MEMBERS INVOLVED
WKMC   Herb Morrison, AIA
WKMC   Carrie Castor
Gignac Landscape   Robert Gignac, ASLA





## SECTION THREE

### RELEVANT EXPERIENCE

# 02

## | BOY SCOUTS OF AMERICA - CAMP KARANKAWA IMPROVEMENTS

### LOCATION:

Lake Corpus Christi, Mathis,  
Texas

### COMPLETED:

2016

### FINAL COST:

\$5,000,000

### FINAL SIZE:

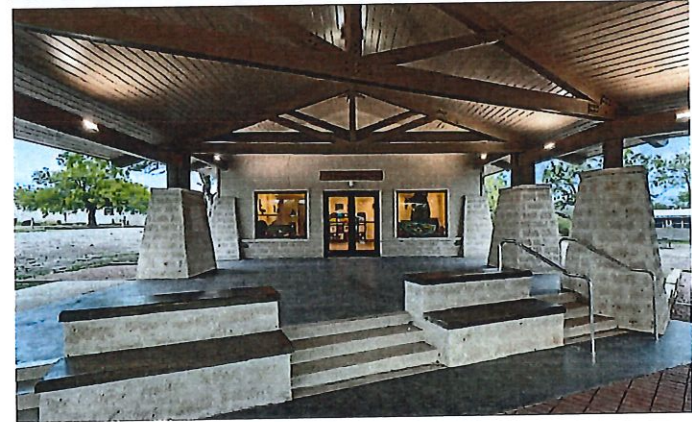
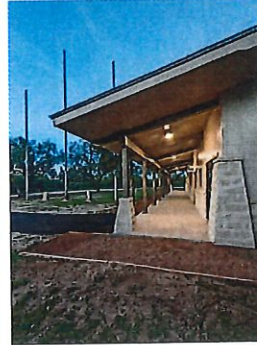
11,557 s.f.

### CLIENT:

Boy Scouts of America - South  
Texas Council

### PROJECT REFERENCE:

Marty Sepulveda, CEO  
p: (361) 814-4300 ext. 111



**Description:** WKMC developed the Camp Facilities Master Plan for multi-year phased construction. This phasing sequence allowed the South Texas Council to begin fundraising. The first phase included two new toilet and shower buildings. The second phase included the a new visitor's center, heritage hall, and a third comfort station. The third phase was the largest and most ambitious building plan which included the replacement of three existing buildings with a new dining hall/conference space, camp headquarters building, and a health lodge.

The new Visitor's Center is a place that does more than serve as a repository for scouting mementos. It engages and educates visitors about the history and heritage of scouting in South Texas. Designed in response to the surrounding landscape, it is a place that provides shade and protection from the summer heat while taking full advantage of the prevailing breezes.

The facility is a structure of simple and honest materials that evoke images of "park-like" structures including flagstone patios set around mesquite trees. The generous outdoor areas hold plenty of tables and benches to accommodate scouts, their families and visitors.

### TEAM MEMBERS INVOLVED

WKMC | Bill T. Wilson II, FAIA

WKMC | Margaret Brown

WKMC | Carrie Castor

REM Engineering



# 03 | WHATABURGER FIELD



**LOCATION:**

Corpus Christi, Texas

**COMPLETED:**

2005

**FINAL COST:**

\$21,500,000

**FINAL SIZE:**

5,000 fixed seat/19 luxury suites

**CLIENT:**

Ryan Sanders Baseball + City of Corpus Christi

**PROJECT REFERENCE:**

Reid Ryan, CEO

p: (512) 255-2255

**Description:** WKMC filled the role of associate architect to HKS, the architectural firm of record for the new Whataburger Field in Corpus Christi, Texas. This ballpark, built in an old warehouse district, remains true to its architectural roots. The signage and graphics illuminate the area and the nightlife for game time with architectural period style while satisfying fans' wayfinding needs for food and fun.

Located near the Port of Corpus Christi, the stadium has over 5,000 fixed seats, 19 luxury suites and a grass berm that accommodates over 2,000 fans. The facility has all the amenities and attractions that fans enjoy. The new stadium has a large video display board, a family play area, and a pool overlooking the outfield.

**TEAM MEMBERS INVOLVED**

WKMC | Bill T. Wilson II, FAIA

WKMC | Herb Morrison, AIA





## SECTION THREE RELEVANT EXPERIENCE

# 04

### | OSO BAY WETLANDS PRESERVE & LEARNING CENTER



**LOCATION:**  
Corpus Christi, Texas

**COMPLETED:**  
2017

**FINAL COST:**  
\$3,326,137

**FINAL SIZE:**  
162-acres

**CLIENT:**  
City of Corpus Christi

**VIEW OUR FLYOVER ON  
YOUTUBE:**



**Description:** WKMC Architects, Inc. teamed with RVI Planning, an Austin landscape design firm, to master plan and design the Oso Bay Wetlands Preserve and Learning Center in Corpus Christi, Texas - a living, breathing ecosystem where visitors can connect with nature.

Design goals for this 162-acre nature park included creating a self-sustaining development implementing sustainable consumption principles. Building orientation, careful use of shading, solar panels, and insulated concrete plus many other "green" details were built into the design.

The design process began with an Integrated Design "Eco-charrette" during which a BIM model for sustainable building and landscape design were developed.

#### TEAM MEMBERS INVOLVED

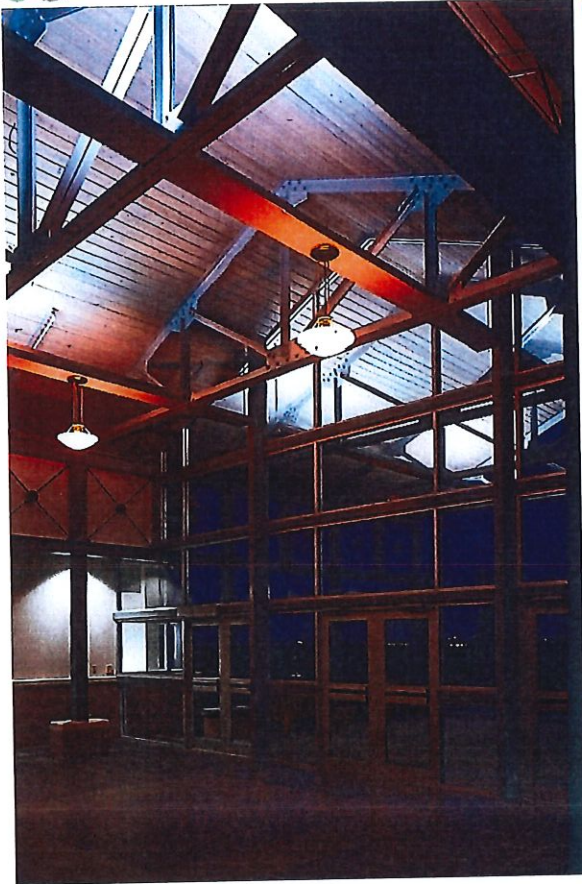
WKMC | Herb Morrison, AIA

WKMC | Naomi Corley, RID





## 05 PORTLAND COMMUNITY CENTER



**LOCATION:**  
Portland, Texas

**COMPLETED:**  
1996

**FINAL COST:**  
\$3,200,000

**FINAL SIZE:**  
32,000 s.f.

**CLIENT:**  
City of Portland

**PROJECT REFERENCE:**  
Randy Wright, City Manager  
City of Portland  
p: (361) 777-4500

**Description:** This community center provides a multi-use space for a diverse group of users. The facility includes offices for the Chamber of Commerce and Parks & Recreation Department, conference facilities, a 6,000 s.f. ballroom with commercial kitchen, along with a gymnasium, racquetball courts, and dressing rooms.

The community center is the completed first phase and focal point of the community complex master plan. Planned improvements include a community park with lighted soccer and baseball fields, a swimming pool, playgrounds, and additional parking. Setting the architectural character for the entire park master plan, the community center displays a playful palette of muted color, materials, and textures appropriate to its coastal plains site. The exterior and building mass are expressions of interior function patterned with masonry and glass block highlights. Metal shading devices protect glass openings to the ballroom and gymnasium from the high summer sun. Entrance and office areas are detailed with ribbons of glazing with delicate metal connections.

The city of Portland recently doubled the size of this facility. It has been enormously successful since it was opened 25-years ago. It continues to serve the city very well.

TEAM MEMBERS INVOLVED
WKMC   Bill T. Wilson II, FAIA
WKMC   Herb Morrison, AIA

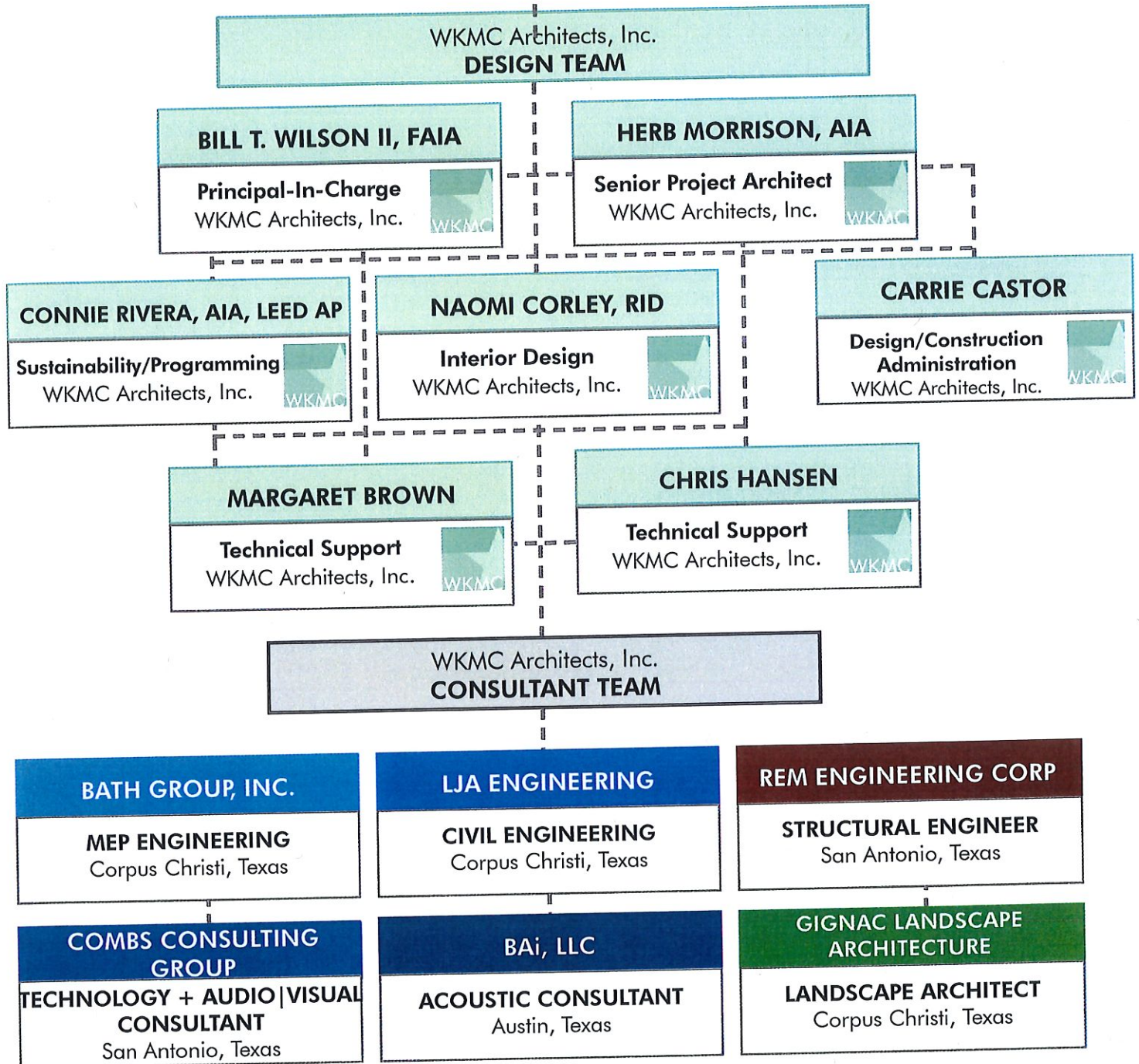


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## APPENDIX











## SECTION FOUR APPENDIX

### REFERENCES | Client References

#### City of Portland

**Randy Wright**, City Manager

Portland City Hall

1900 Billy G. Webb, Portland, Texas 78374

p: (361) 777-4500

rwright@portlandtx.com

*Associations: Bill T. Wilson II, FAIA*

#### City of Rockport

**Mike Donoho**, Director of Public Works

Rockport City Services Complex

2751 TX-35, Rockport, Texas 78382

p: (361) 790-2213

mdonoho@cityofrockport.com

*Associations: Herb Morrison III, AIA; Carrie Castor*

#### Del Mar College (RETIRED)

**Chuck Tines**, Ret. Purchasing Director

p: (361) 537-6837 | chuck@thetines.net

*Associations: Bill T. Wilson II, FAIA; Herb Morrison III, AIA;*

*Margaret Brown, Carrie Castor*

#### San Patricio County Commissioner's Court

**Josephine Miller**

San Patricio County Judge (ret.)

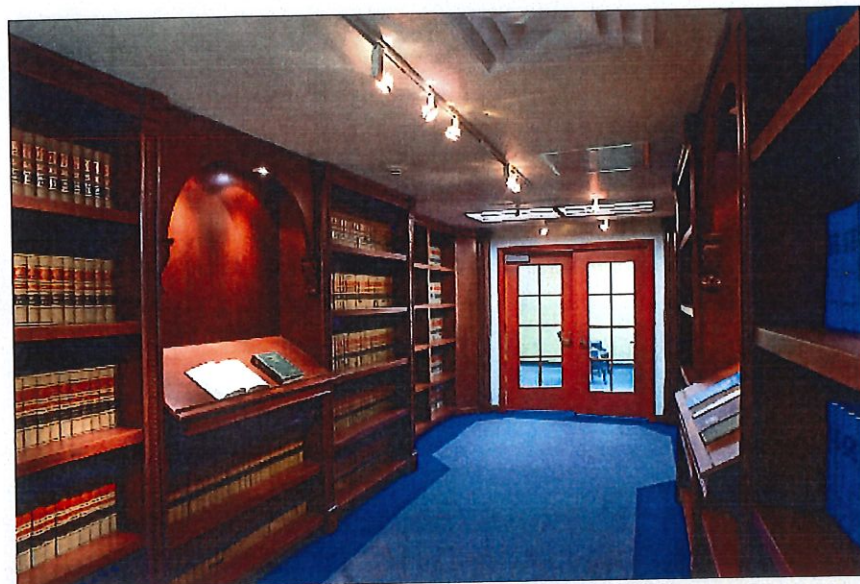
p: (361) 816-1911

*Associations: Bill T. Wilson II, FAIA*

### LITIGATION HISTORY | Contract

**Terminations.** WKMC has never, in its 68-year history, ever had a contract canceled or termination for unsatisfactory performance.

**Legal Proceedings.** WKMC Architects, Inc. is not involved in any unresolved legal proceedings related to municipal clients/projects or any client/project.



The firm and its principals have continually pursued new ways of working. The needs of the client have always driven the role and the makeup of the firm.

It is our desire to build a firm with a reputation for the highest professionalism, ethical standards and best body of work in our region.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/9/2021

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> The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057		<b>CONTACT NAME:</b> Deanna Dyer <b>PHONE (A/C, No, Ext):</b> 713-552-1900 <b>FAX (A/C, No):</b> 713-513-5411 <b>E-MAIL ADDRESS:</b> ddyer@risksspecialtygroup.com	
		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: ARCH INS CO	<b>NAIC #</b> 11150
<b>INSURED</b> WKMC Architects, Inc. 909 S. Tancagua Street Corpus Christi TX 78404		<b>WKMCARC-01</b> INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

## COVERAGES

CERTIFICATE NUMBER: 1797318161

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						EACH OCCURRENCE \$ AGGREGATE \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Professional Liability "claims made" Retroactive Date 3/12/1998		N/A	PAAEP0121601	3/12/2021	3/12/2022	Each Claim Limit \$2,000,000 Aggregate Limit \$2,000,000

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

## CERTIFICATE HOLDER

## CANCELLATION

"Sample" For information purposes 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 
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## SECTION FOUR

### APPENDIX



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/8/2021

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> Higginbotham Insurance Agency Inc PO Box 870 Corpus Christi TX 78403-0870		<b>CONTACT NAME:</b> Sofie Kaper <b>PHONE (A/C, No, Ext):</b> 361-561-2195 <b>FAX (A/C, No):</b> 361-844-0101 <b>E-MAIL ADDRESS:</b> certificates-cr@higginbotham.net		
<b>INSURED</b> WKMC Architects, Inc. PO Box 2941 Corpus Christi TX 78403-2941 WKMCARC-01		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
		INSURER A: Sentinel Insurance Company, Ltd		11000
		INSURER B: Mercury County Mutual Insurance Co		29394
		INSURER C: Property & Casualty Ins. Co of Hartford		34690
		INSURER D:		
		INSURER E:		
INSURER F:				

### COVERAGES

CERTIFICATE NUMBER: 342048348

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <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:			65SBAT15501	4/1/2021	4/1/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BA420000013452	4/1/2021	4/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			65SBAT15501	4/1/2021	4/1/2022	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	65WBCAK3330	4/1/2021	4/1/2022	<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

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

See Attached...

### CERTIFICATE HOLDER

Master Certificate  
Insureds File Copy  
Corpus Christi TX 78403

### CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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VENDOR INFORMATION

NAME OF FIRM: WKMC Architects, Inc.

FEDERAL TAX ID: 320119245

COMPANY TYPE: S- Corporation

YEAR FOUNDED: 1953

PREVIOUS NAMES: McCord & Lorenz Architects & Engineers; 1953-1994  
Wilson\*Kullman Architects; 1988-1994  
WKMC Architects, Inc. 1994-Present

PHYSICAL ADDRESS:

909 S. Tanchua Street  
Corpus Christi, Texas 78404

MAILING ADDRESS:

P. O. Box 2941  
Corpus Christi, Texas 78403

PHONE: (361) 887-6696

FAX: (361) 887-6697

WEBSITE: www.wkmcarchitects.com

PRINTED NAME & TITLE OF RESPONDENT: Bill T. Wilson II, FAIA - Vice President

SIGNATURE OF RESPONDENT: Bill T. Wilson II

PHONE: (361) 561-2125 (direct)

EMAIL: bwilson@wkmcarchitects.com





## SECTION FOUR

### APPENDIX

### HOUSE BILL 89 VERIFICATION

#### PROHIBITION ON CONTRACTS WITH COMPANIES BOYCOTTING ISRAEL

Effective September 1, 2017, Texas Legislature House Bill 89 was signed into law May 2, 2017 requiring all contracts between a governmental entity and a company for goods and services to include a signed verification by the company of the following:

A governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- (1) does not boycott Israel; and
- (2) will not boycott Israel during the term of the contract.

"Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

"Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary parent company, or affiliate of those entities or business associations that exists to make a profit.

"Governmental Entity" means a state agency or political subdivision of this state.

"Political Subdivision" means:

- (A) a county;
- (B) a municipality;
- (C) a public school district; or
- (D) a special-purpose district or authority

Signed and Verified By: **Bill T. Wilson II, FAIA**  
Company Name: **WKMC Architects, Inc.**

Bill T. Wilson II Date May 5, 2021  
(Bill T. Wilson II )  
(Vice President )





**CONFLICT OF INTEREST QUESTIONNAIRE**  
For vendor doing business with local governmental entity

**FORM CIQ**

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.

**WKMC Architects, Inc.**

**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.

\_\_\_\_\_  
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** Bill T. Williams II  
Signature of vendor doing business with the governmental entity

May 5, 2021  
Date





## SECTION FOUR

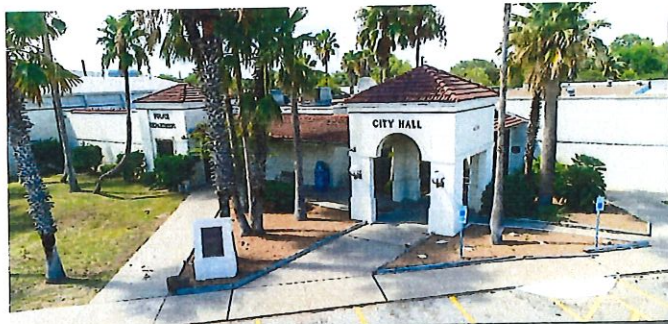
### APPENDIX

#### ARCHITECTURE THAT FITS & EXPANDS |

Frequently, buildings must protect the users from the environment, both inside and outside. The thoughtful design of the places and spaces "between" other buildings on a campus or complex is as important as the design of spaces within the building. This issue is often one of the greatest design challenges. WKMC Architects is uniquely qualified to lead the design of your projects in a way that makes the most of these opportunities and responsibilities.

Our knowledge of the South Texas environment and expertise in creating hard working buildings that endure well while embracing the campus setting is a key qualification for our selection as project architect.

**HARD WORKING FACILITIES |** First, a building must work well. It must be durable, efficient and easy to operate and maintain. Beyond that, it must do much more. It must be safe, easy to monitor and easy to navigate. It must also provide for its users at many levels. We believe that new facilities can be designed to be stimulating, colorful and inspiring without being quaint or patronizing.



New facilities in small communities are often constructed only once every two or three generations. It is important to get it right. This facility must be planned for the future. It will be expanded during its operational life. Thus, it must be capable of adapting in ways we have yet to understand.

**LONG-RANGE MASTER PLANNING |** WKMC has extensive experience in the development of long-range building programs for educational, public, mixed use and corporate facilities. The best master

planning is accomplished through a team effort that is established between the client, the community and WKMC Architects. Good partnerships and good communication are essential to the master planning process. The client's fundamental goals help form the foundation for a successful master plan. These goals can provide a flexible framework for growth and change.



**PROGRAM DEVELOPMENT |** The practice of WKMC Architects has always placed an emphasis on the importance of the development of detailed written building programs in advance of design. Over the last decade and a half, we have developed numerous Programs of Requirements that were used by other project architects working for our institutional clients.

The primary reason that projects exceed the authorized construction budget is due to growth in the scope (size) of the project. This is often due to the lack of specific definition to an Owner's needs.

The Program Development (POR) Phase of a large project inevitably requires priorities to be set and compromises to be made regarding the many competing space needs.

The program development process allows the owner's leadership team to make those decisions, negotiate priorities and compromises within the institution and their respective departments prior to the time the project moves forward with design. Development of test/confirmation drawings can prove up size needs. Room data sheets document the user requirements for each space, prove





size requirements, allow space standards to be confirmed and reduce the chance for errors and omissions of the design team. Electrical, mechanical and equipment requirements can be documented for the design team. A great program lays the groundwork for a great facility that truly meets the users' needs.

WKMC has developed the Program of Requirements (POR) for use by other Architects on over 30 higher education projects.

**BUILDING DESIGN STANDARDS** | WKMC Architects developed the operating and communications protocols for all Del Mar College Bond Project and helped in developing the Building Design Standards for the College. We have refined our collaborative, team-based planning process which is responsive to facility user needs and the Owner's priorities and goals. Our most recent work with Del Mar College included the facility Program of Requirements for four major higher education building projects as well as protocols and campus standards for MEP Systems, Building Envelope System and created design standards for use by Project Architects for all Del Mar College building projects since 2003.



We have always worked with our clients to understand and plan for the best long-term value. Operational costs, maintenance costs, life expectancy, energy costs and replacement costs should always be part of any cost evaluation and decision making. Our track record in establishing budgets and scopes for several bond projects speaks for itself. WKMC Architects has decades of experience in developing master plans, basic project scope, budgets, schedules, space programs, and design standards for our clients.



**TECHNOLOGY EXPERIENCE** | We are educational facility specialists. Our firm has designed, managed or coordinated over \$500 million in new educational facility projects including new construction, improvements, renovations, expansions, existing conditions assessments, code review and compliance. Our specialty is working for clients with continuous building programs. We understand project management, budget and the importance of achieving schedules. Our Corpus Christi based Educational Facility Design Team has full time staff members dedicated solely to the design of educational projects. Learning spaces including, classrooms, meeting rooms, auditoriums, distance learning and A/V facilities are a large part of our portfolio. The key to long-term success in any learning environment is creating flexible spaces which promote collaboration. We design to our clients unique and specific needs. We won't try to sell you on using another client's prototype design.

**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.



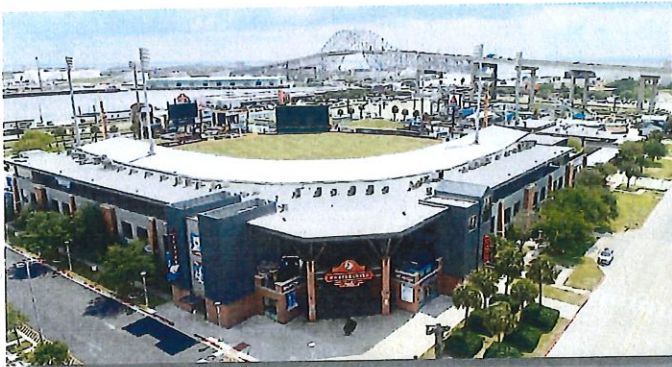


## SECTION FOUR

### APPENDIX

We are a medium-size firm that offers the organizational advantages of our size with the perspective of a much larger organization.

We emphasize project management with on-time and on-budget benchmarking.



**PROVEN COMPETENCE** | 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 five 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.

In the industrial and commercial sector, WKMC has completed commissions with a construction value of approximately \$60M in the last five years.

The firm's team and resources present a distinctive capability in managing the traditional and emerging roles associated with leading-edge design and project management. We are proficient in both 2D and 3D Building Information Modeling (BIM) platforms. We incorporate a design strategy that maximizes building performance and minimizes building maintenance—an approach that conserves energy and resources. Additionally, our design work is always sensitive to the region, the site and its context. Our primary emphasis, however, is on the ever-evolving needs of the client. Our goal is to develop facilities that are appropriate and effective, as well as aesthetically distinctive.

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.

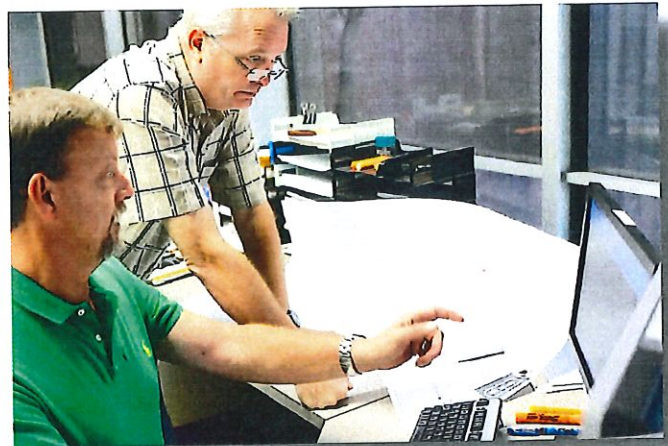
**STRENGTH + STABILITY** | Strength + Stability | WKMC is one of the largest, and possibly oldest, continuously operating architectural firm in Corpus Christi.

Our specialty is working for clients with continuous building programs. We understand project management, budgets, and the importance of achieving schedules.

We have extensive experience in planning expansion of and renovations to existing facilities—most of which must continue operation during the construction process.

**STAFFING AVAILABILITY + CAPABILITY** | WKMC is committed to staffing this project with our most senior educational facilities planners and architects. We always keep the same staff involved on a project, from start to finish.

The individuals identified in the previous pages are key personnel who will be working on this project and will all have assigned positions with specific duties. Each person is then responsible for initiating, completing, and following up on the necessary tasks relative to that position on the team for this project.



**OUR CONSULTANT TEAM** | Our proposed team consists of MEP, Structural, and Civil Engineers as well as specialty consultants. WKMC has completed numerous successful projects with each of the subconsultants included on our team.





**Role:** Mechanical, Electrical, & Plumbing Design Engineering

**Bath Group, Inc.** has more than a half-century of experiences providing professional mechanical and electrical engineering services and has extensive experience serving in the subconsultant or prime role performing engineering and project management services to refine scope of services, assess conditions, troubleshoot issues, document conditions, design solutions and oversee projects through permitting, bidding, constructions, and commissioning. Bath was originally founded as an electrical consulting firm and has evolved into a multi-disciplined engineering firm providing electrical, mechanical, instrumentation and controls, commissioning, process safety management, and other various services over the past 63 years.

Bath Group, Inc. has Senior Mechanical and Electrical Engineers on staff, each licensed as a Professional Engineer. Each of these senior engineers has decades of experience in the design, construction, commissioning, and validation of mechanical and electrical systems. Additionally, Bath has a staff of Mechanical Designers, Electrical Designers, Construction Managers, Construction Administrators, Commissioning Engineers, and Commissioning Technicians.

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

**JEFFREY D. TABB, P.E. | Senior Mechanical Engineer.**

Jeff is a registered professional engineer in the State of Texas. He has extensive design experience in HVAC systems with chillers, cooling towers, boilers, pumps, piping, and Dx systems.

**DAVID CASH, P.E. | Senior Electrical Engineer.** David is a Senior Electrical Engineer with expertise in areas such as standby emergency generators, complex power systems, lighting design, construction administration, local area networks, CCTV, fire alarms, security systems, and communication systems. He has 33-years of experience in the design of electrical systems in educational, healthcare, commercial, governmental, and military facilities.

**BRIAN S. KELLY, P.E. | Senior Mechanical Engineer.**

Brian is a project mechanical engineer responsible for the design of mechanical systems for institutional, commercial, and military applications. He has designed numerous mechanical systems and is responsible

for providing commissioning services, production of construction documents, field inspections, and reporting.



**Role:** Civil Engineering Design

**LJA ENGINEERING**

**LJA Engineering, Inc. (LJA)** is a Houston-based firm, founded in 1972, with 40 offices across Texas, Florida, Georgia, Oklahoma, and Tennessee. In 2014, LJA acquired two long-time Corpus Christi firms, RVE, Inc. and Coym, Rehmet and Gutierrez Engineering, LP (CRG), and combined the firms to form its Corpus Christi office. LJA maintains the same personnel and quality of workmanship that clients throughout South Texas have grown to know and expect from RVE and CRG, since 1976, and now provides the added experience and capabilities of a multi-disciplined consulting firm, with over 1200 employees. LJA has designed and managed numerous projects throughout South Texas, both large and small scale, many in San Patricio County, primarily in the Cities of Portland and Aransas Pass. Projects in the San Patricio and Nueces Counties area include major paving and drainage work including, large parking lots with storm water and ADA facilities. The combined experience of LJA's Corpus Christi office includes over 100 years of experience in general civil design.

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

**JEFF COYM, P.E., M.ASCE | Vice President.** Jeff has 16 years of experience in municipal infrastructure design and project management. He is responsible for directing efforts of project teams, including the surveying and mapping and CADD technicians, to successfully complete specific projects. Jeff's experience includes projects carried from preliminary investigations through design and construction phases to final job acceptance. He is also in charge of day-to-day operations for LJA's Corpus Christi office.

**DONNIE REHMET, P.E., RPLS | Principal-In-Charge.**

Donnie has over 48 years of experience in all aspects of the civil engineering and surveying profession. He has served as Project Director for many projects, both large and small, from initial planning studies through design, bidding construction administration, final acceptance by the owner, and warranty enforcement. Activities include project management and principal liaison with clients. Assignments include a full-range of planning, surveying, mapping, design, and construction phase services for governmental and private clients.





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**YESENIA SINGLETON, P.E. | Project Engineer.** Mrs. Singleton's work responsibilities included the actual planning, design, and construct phase of projects. She has served as professional engineer for many projects from initial planning studies through actual design and construction phase. She has worked on projects with many government agencies and private clients in Texas and Puerto Rico.

**REM** **Role:** Structural Engineering and ENGINEERING Windstorm Design+ Inspection

**REM Engineering** provides a variety of Structural Engineering services ranging from design, analysis, construction administration, field observations and forensic investigations of existing structures.

REM Engineering Corp. has been designated as an Emerging Small Business Enterprise (ESBE), a Hispanic American Business Enterprise (HABE), a Minority Business Enterprise (MBE), and a Small Business Enterprise (SBE) by the South Central Texas Regional Certification Agency.

As a relatively small firm, we do not delegate tasks to lower-level employees as is commonly the case with larger firms. Our personnel see a project through from beginning to end providing our clients with a single point of contact throughout the course of a project.

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

**ROBERT E. MARTINEZ, P.E. | Structural Engineer.**

Robert has 27+ years' experience in structural engineering and is listed as a Certified Wind Inspector by the Texas Department of Insurance. His work along the Gulf Coast have exposed him to projects involving shallow water tables and foundation designs dealing with highly expansive clay soils common to this region. Robert has extensive design experience with a variety of building materials. He will be responsible for structural design, preparation of construction documents, shop drawing review, as well as site visits and inspections during construction.

**RAY MORENO | CADD/REVIT Operator.** Ray has over 35 years' experience with Structural Engineering work. Mr. Moreno's experience extends back to the days when hand-drafting was the norm. He became so proficient that his hand-drafting work garnered him an award from the San Antonio Independent School District as the top draftsman in the City of San Antonio.

**JASON POTTER | CADD/REVIT Operator.** Jason has over 21 years' experience with Structural Engineering work. During his high school drafting days, Mr. Potter competed in and won multiple AutoCAD based competitions earning him high marks among his peers.



**Role:** Technology + Security Design Consultant

**COMBS Consulting Group, LP** is an independent Technology, Security and Audio|Visual design and consulting firm. We are experts in the assessment, programming, design, procurement, and construction administration of innovative and intelligent buildings in a wide array of markets.

Founded on the principles of integrity, commitment, and service, we are passionate about serving our clients. Our growth and success, which has largely come from repeat clients and client references, can be attributed to our commitment to these principles.

COMBS Consulting Group prides itself on being vendor-neutral, with no direct affiliations with or agreements to represent manufacturers, vendors, or service providers. Rather than focusing on manufacturer or vendor specific solutions, we offer unbiased objectivity and focus on our client's requirements, short and long-term goals, and budgetary constraints. We then assist our clients with identifying, evaluating, procuring, and implementing solutions that best meet their specific requirements.

COMBS Consulting Group provides services on a national level in all market sectors including but not limited to; k-12, higher education, health care, houses of worship, sports & entertainment, and local, state, and federal government.

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

**BRIAN K. COMBS, RCDD | Vice President.** Brian is vice president of COMBS Consulting Group, LP and responsible for all consulting services. Mr. Combs has more than thirty years of experience in the technology industry where he has held various positions including consultant, project manager, regional director and vice president of consulting services.

Prior to founding COMBS, Brian spent six years with a large, independent technology consulting firm, where he developed the south Texas market and served as





regional director for four years. His promotion to vice president of consulting services allowed him to oversee consulting services throughout the organization.

**JOSHUA A. CHARFAUROS | Regional Director.** Joshua is the regional director for COMBS Consulting Group's San Antonio office where he is responsible for collaborating with clients to determine specific project requirements, design security systems, develop technical drawings and specifications and manage projects. Mr. Charfauros has more than fifteen years of experience in the technology and security industries.

Prior to joining COMBS, Mr. Charfauros spent 13 years in the United States Air Force where he worked in information technology project management and technical support. He established a Project Management Office where he streamlined project management processes leading to the recovery of 23 failing projects. Mr. Charfauros led 43 engineers and three project teams and managed 27 installations of top-secret Air Force Systems valued at more than \$5 million.

**DARRYL REED | Infrastructure Studio Leader.** Darryl is the infrastructure studio leader for COMBS Consulting Group and responsible for the infrastructure services provided by the firm in addition to developing construction documents and bid specifications for the procurement and installation of telecommunications infrastructure. 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. Darryl is a BICSI-Certified Technician with specific expertise in the education, healthcare, municipal and corporate markets.

Before joining COMBS, Darryl spent three years as Operations Manager for an electrical and data communications company, managing project staffing and scheduling while ensuring projects adhered to timelines and budgets. Mr. Reed mentored employees on communication techniques, performance management and professional development. Notably, as Technology Estimator and Project Manager, he supervised a few hundred technicians during the installation of more than 22,000 Cat 6 cables, miles of fiber optic and copper backbone cables, and the build-out of 22 telecommunications rooms for the San Antonio Military Medical Center.



**Role:** Acoustics - Sound Reinforcement + Noise Control Design Consultant

**BAi, LLC** is a team of dedicated professionals and support personnel, founded in 1935, which services the government, education, convention center, performing arts, corporate, sports, leisure and religious communities in the science and art of acoustics, and audio. These services are provided to Architects, Engineers and building owners. BAi's staff includes in-house specialists in each of its core disciplines. As a small business and a staff of 13, the company offers over 200 years of experience to clients throughout the county, from offices in Austin, Dallas and Houston.

Experience in over 6,000 projects, together with a unique combination of architecture, engineering, physics and music backgrounds, provide an enormous variety of experience and knowledge to the company's clients. The company's expertise, in addition to acoustics, includes audio systems, audio/visual control systems, noise and vibration control, CATV and audio-video recording systems.

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

**RICHARD BONER | President + Acoustical Consultant.** Richard has extensive experience in the design of acoustical systems, sound reinforcement and noise control. Much of his work has been with auditoriums of all sizes, exhibit halls and meeting rooms. He also has acoustical experience in building noise abatement and HVAC noise abatement.

**CHRIS ROBERTS | Senior Audio/Visual Consultant.** Chris has over 30 years of audio/visual installation contracting experience. he has extensive experience working with universities and corporations designing audiovisual systems for classrooms, boardrooms, distance learning centers and lecture halls. Chris provides the services of Audio/Visual systems design including: programming, budgeting, infrastructure design, equipment design and specifications. He follows up with the client after installation for construction administration and final check out of systems and training.





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GIGNAC

LANDSCAPE

ARCHITECTURE

**Role:** Landscape Architect  
Design Consultant

**Robert Gignac**, as sole proprietor, opened his office for the practice of landscape architecture in the fall of 1988. Gignac Landscape Architecture provides comprehensive professional services in landscape planning and design to public and private clientele throughout Texas.

Gignac Landscape Architecture promotes creativity and practicality in offering design and development solutions for landscape challenges encountered in this region. Gignac Landscape Architecture has successful, diversified experience in coordinating and generating landscape designs and construction projects from initial consultation to successful completion. Gignac Landscape Architecture's clients include: corporations, educational institutions, governmental agencies, and private developers.

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

**ROBERT GIGNAC, ASLA | President + Landscape Architect.** Robert has twenty-nine years of landscape architecture experience in various Texas locations, with specialized experience in the South Texas.

Prior to instituting his current practice, Robert Gignac worked with three of the areas largest land design and construction companies.

Emphasis and experience are in plant material selection, installation, and landscape urban design, including a wide range of experience in master planning, urban design and site development projects for corporate, commercial, and institutional clients.





May 11, 2021

CITY OF KENEDY

CITY COUNCIL

MEETING

ITEM# 19



Sept 19

**CITY OF KENEDY AGREEMENT:  
FIREFIGHTING, FIRE PREVENTION, AND FIRE PROTECTION SERVICES  
WITH THE CITY OF KENEDY VOLUNTEER FIRE DEPARTMENT**

This agreement entered into on this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the City of Kenedy, Texas (the "City"), a Type A General Law municipality incorporated under the laws of the State of Texas (the "City") and the City of Kenedy Volunteer Fire Department, Inc., a Texas Volunteer Fire Department and non-profit corporation created under the laws of the State of Texas and established by ordinance to be the City's fire department ("KVFD"). The City and the KVFD may also collectively be referred to as the "Parties" or individually as "Party" herein.

**WHEREAS**, the City is obligated to provide fire protection and emergency services to its citizens; and

**WHEREAS**, Chapter 342 of the Local Government Code authorizes the City to organize and prescribe the powers and duties of a volunteer fire department and its officers; and

**WHEREAS**, the City, by ordinance, has formally established the KVFD as its acknowledged fire protection service and has adopted requirements and guidelines for the fire prevention and protection activities within the City, and allowed service to the City's ETJ, to serve the best interests of the community; and

**WHEREAS**, the City is permitted to engage the KVFD to provide such services contained within this Agreement ("Agreement") in the future to the City on a contractual basis:

**In consideration of the mutual covenants in this Agreement, the Parties contract as follows:**

**I.**

The KVFD shall provide, in accordance with the City Code of Ordinances, State statutes, and the KVFD's bylaws, the fire prevention and protection services within the parameters of the City and its ETJ as depicted in the map attached hereto as **Exhibit "A"**.

**II.**

The term of this Agreement will be for five (5) years commencing upon the Effective Date of this Agreement. The Agreement shall auto-renew for periods of five (5) years unless either Party submits in writing to the other its desire to withdraw from the Agreement, without or without cause, before the end of the then current term with a six (6) month written notice.

**III.**

During the term of this Agreement, the City shall allow the KVFD to use certain firefighting equipment owned by the City, with the City retaining ownership of the equipment. The KVFD may use the City firefighting equipment in any of the KVFD's operations. Members of the KVFD may also use the equipment—particularly fire truck—continually while on duty, whether



they are being imminently dispatched to an emergency or while doing other routine errands or acts while on duty, as it is believed to be in the best interest of the efficiency of being able to quickly provide firefighting services. The City-owned equipment may be used by the KVFD when necessary in the operations of the KVFD outside the corporate limits of the City and within the City's ETJ.

The KVFD shall maintain the City-owned equipment in good repair, and the City shall bear the cost of insuring the equipment.

Commented [AG1]: Would the City like to directly cover this cost or be reimbursed?

The KVFD shall at all times keep the City informed as to the identity of all persons who may operate the City-owned vehicles, and the KVFD shall provide the City with information necessary to satisfy inquiries and applications with insurers of the City, specifically driver's license identification information.

#### IV.

Other than as set forth above, the KVFD is responsible for all insurance requirements connected with the operation of the KVFD as to personal injury or property damage to any persons or property. The KVFD will also at all times maintain all necessary licenses and certificates to enable it to provide the services agreed to herein.

#### V.

The KVFD shall cooperate with the City in a concerted effort to maintain the lowest possible fire insurance classification of the property within the corporate limits of the City.

#### VI.

The KVFD may adopt fees, with the approval of the City Council of the City of Kenedy, for the provision of services within the corporate limits of the City that are not a response to a fire at a residential structure.

#### VII.

The KVFD shall:

- 1) Provide personnel to respond to any emergency that may arise within the city limits including, but not limited to: fire, tornado, severe storms, building collapse, vehicle accidents, in aid of emergency medical services (upon request by EMS), floods, emergency management, and other natural or human-made emergency situations that may arise and shall require the response of the KVFD as requested by the City.
- 2) Assure that all members of the KVFD are well-trained and operate under an Incident Command System to ensure an orderly response to these incidents.
- 3) Assist in the maintenance and repair of equipment (including personal protective equipment, trucks, hoses, ladders, nozzles, and other routine pieces of fire service



equipment) provided by the City and operate the equipment in a manner that assures the safety of operations as well as the safety of the citizens of the community.

- 4) Hold regular training meetings, individually attend as many training sessions as is practicable and to make reports of such trainings to any proper agencies, including providing copies of all training records to the City.
- 5) Abide by the constitution and bylaws established by the KVFD and manage and conduct all emergency situations in a professional manner.
- 6) Conduct all fire services and the manner in which fire services are performed in accordance with and subject to State statutes and applicable ordinances.
- 7) Have a representative of the KVFD present at meetings of the City Council as requested.
- 8) Aid in the enforcement of all City ordinances relating to the prevention and control of fire and to the protection of life and property within the City.

#### **VIII.**

- 1) The City shall provide the services of the City Finance Clerk to the KVFD to account for and track the compensated amount the City provides the KVFD in the City budget, so as to best facilitate with retaining the specific financial requirements of the KVFD's status as an International Revenue Code 501c3 organization.
- 2) The City shall allocate some portion of the budget it provides the KVFD specifically for KVFD members to obtain further training.
- 3) The City shall offer reimbursement of out of town expenses in the same manner and to the same specifications for eligible expenses as outlined for City Council and found in Section 2-35 of the City of Kenedy Code of Ordinances.

#### **IX.**

The KVFD agrees to indemnify and hold the City harmless for or from any damages occurring from the alleged negligence of the Department, its agents, volunteers, servants, and employees.

The City agrees to indemnify and hold the KVFD harmless from any damages occurring from the alleged negligence of the KVFD, its agents, volunteers, servants, and employees.

#### **X.**

The only modification concerning this Agreement that has any force or effect is a subsequent amendment in writing signed by both parties. No official, representative, agent, or employee of KVFD or the City has any authority to amend this Agreement or waive any of its provisions, except pursuant to specific authority to do so expressly granted by the respective governing body.

#### **XI.**



This Agreement supersedes any and all other agreements, either oral or in writing, between the parties to it with respect to the subject matter of it and contains all of the covenants and agreements between the parties with respect to this subject matter. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement and that any agreements, statements, or promises not contained in this Agreement are not valid or binding.

**XII.**

This Agreement is not intended and shall not be construed to create any rights or remedies in any person or legal entity that is not a party to it and neither TVFD nor City is waiving any defense or immunity to which it is entitled against any person or legal entity that is not a party to it.

**XIII.**

This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created under it are performable in Karnes County, Texas. Venue for addressing any disputes arising under this Agreement shall be limited to Karnes County, Texas.

**XIV.**

All notices sent pursuant to this Agreement shall be in writing and sent by registered or certified mail, postage paid, return receipt requested.

**The City's address shall be:**

303 W. Main St.  
Kenedy, TX 78119-2721

**The KVFD's address shall be:**

N. 3<sup>rd</sup> St.  
Kenedy, TX 78119-2721

When notices are mailed by registered or certified mail, notice shall be deemed effective three days after deposit in a U.S. mailbox or at a U.S. post office.

Either Party may change its address for notice under this Agreement by providing a notice of the change to the other Party.

**XV.**

In case any one or more of the provisions in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement and this Agreement shall be construed as if the invalid, illegal, or unenforceable provisions had never been in it.



**XVI.**

When any period of time is stated in this Agreement, the time shall be computed to exclude the first day and include the last day of the period. If the last day of any period falls on a Saturday, Sunday, or a day that either KVFD or City has declared a holiday for its employees, these days shall be omitted from the computation.

**ENTERED & AGREED TO by the authorized signatory agents of the Parties, as evidenced below:**

**CITY OF KENEDY:**

By: \_\_\_\_\_  
Joe Baker  
Mayor of the City of Kenedy

**KENEDY VOLUNTEER FIRE DEPARTMENT:**

By: \_\_\_\_\_  
Rudy Saez  
Fire Chief of the Kenedy Volunteer Fire Department