



City of Pflugerville
Pfluger, Gilleland & Heritage Parks Buildings
Improvement Project

STATEMENT OF QUALIFICATIONS
June 13, 2014





June 12, 2014

City of Pflugerville
M. James Hemenes, PLA, ASLA
Parks & Recreation Director
100 East Main Street, Suite 100
Pflugerville, TX 78660

RE: RFQ for Providing Professional Architecture Services
Pfluger, Gilleland & Heritage Parks Buildings Improvement Project

Dear Mr. Hemenes and the Selection Committee:

MWM DesignGroup (MWM), in association with our dynamic team consultant, is pleased to submit our qualifications to the City of Pflugerville for the much needed facility improvements at Pfluger, Gilleland & Heritage Parks. *We are proud of our successful history in completing prior park design, restroom renovation and historic projects in Travis and Williamson Counties.*

Our team is committed to the following project objectives:

- Develop cost effective design solutions that will meet the City of Pflugerville's needs both now and in the future.
- Deliver our services in a timely manner that meets or exceeds the City of Pflugerville's schedule.
- Maintain clear and concise communication between design team, City of Pflugerville's project management, and stakeholders to achieve a quality project within budget and schedule.
- Offer design solutions that achieve the project goals of reflecting the particular character of the City of Pflugerville and responding to the aspirations of project stakeholders.

Our project team is a local team, composed of dedicated professionals with both firsthand experience with the conditions unique to Travis and Williamson County and a genuine commitment to achieving the City of Pflugerville's program. The team structure has been developed specifically to offer the City a short response time, constant availability of responsible personnel, and flexibility to meet the City's needs.

As President of MWM, I commit the full resources of our firm and the team to the City for this program. Each firm on the team is dedicated to providing the highest level of service. I am confident that our experience on similar projects, combined with the qualifications and dedication of each member of our team, will ensure the successful completion of the Pfluger, Gilleland & Heritage Parks Buildings Improvement Project. Each team member is deeply committed to providing the highest standard of professional service on each project and is eager to respond to the technical and logistical challenges that may arise.

Thank you for your consideration of our qualifications. We look forward to the opportunity to be of service to the City of Pflugerville.

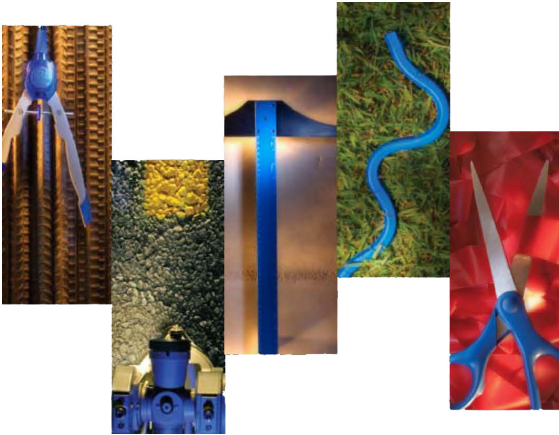
Sincerely,

A handwritten signature in blue ink, appearing to read 'Julia M Harrod', is written over a light blue horizontal line.

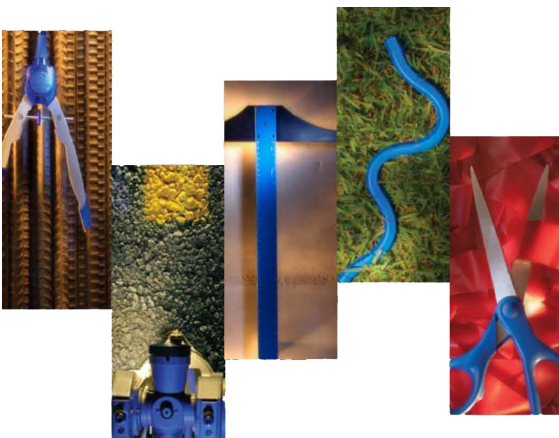
Julia M Harrod, PE, F.NSPE
President

table of contents

| | |
|---|-------|
| Experience of Project Manager, Project Principal and Firm | TAB 1 |
| Experience and Availability of Proposed Staff | TAB 2 |
| Prime Firm's Comparable Project Experience | TAB 3 |
| Subconsultant Firm's Comparable Project Experience | TAB 4 |
| Team's Experience with the City of Pflugerville (Central Texas) | TAB 5 |
| Project Approach | TAB 6 |







Parks Facilities Experience | Prime Firm



MWM DesignGroup is proficient in all aspects of park design, having provided architecture, planning, landscape architecture, civil engineering, surveying, and permitting services for parks projects throughout Central Texas. Over the past three decades, MWM DesignGroup has successfully completed **more than 1,500 individual projects in Texas**. MWM has provided park design services for numerous public agency clients including the City of Cedar Park, City of Austin, Texas Parks & Wildlife, Travis County and Williamson County. MWM has in-depth knowledge of:

Park Restroom Renovations and Replacements

MWM understands the needs of a growing community and the impact it has on its parks facilities. MWM has provided its clients with new and renovated restroom facilities that provide a safe and clean environment, and keeps with the natural aesthetic of its current surroundings.

Design for Park Facilities in the Floodplain

Careful design of improvements located within floodplains, including both consideration of appropriately waterproof architectural elements and plumbing installations that prevent comingling of floodwater and sanitary sewage, can have similar practical benefits, as proven in MWM's designs for **Brushy Creek Lake Park** and **Brushy Creek Sports Park**.

Historic Preservation and Renovation of Park Facilities

As a design firm with expertise in architectural history and preservation, having worked on projects such as the **Twin Creeks Historic Park**, MWM is well aware of such influence, and for the need to distinguish between influence and aspiration in developing economically feasible solutions.

Throughout its history, MWM has proven a valued prime consultant for the design of such public sector projects, including park improvements, office interiors, maintenance facility upgrades, historic preservation, accessibility improvements, site and infrastructure upgrades, and facility renovations. We are convinced that the successful renovations of the buildings for Pfluger, Gilleland and Heritage Parks will depend on two salient issues: **understanding of the City of Pflugerville's objectives and committing the resources necessary to achieve them**.



SECTION 1

Experience of Project Manager,
Project Principal + Firm

W. Owen Harrod, AIA, PhD, LEED AP BD+C | Project Manager

Dr. Harrod is a registered architect in the State of Texas and has been with MWM DesignGroup since 1991. His responsibilities have included architectural design, project management, master planning, site design, environmental design, cost estimating, project permitting, and related professional services. Dr. Harrod has served as project architect for numerous facility improvement projects, both renovations and new construction, including the **Barton Springs Bathhouse Improvements** for the City of Austin, the **Rosemary Denny Clubhouse Renovation** for the City of Cedar Park, and the **Garner State Park Restroom Replacement** for the Texas Parks and Wildlife Department.

Dr. Harrod has worked directly with Mr. James Hemenes, PLS, ASLA on previous park projects with the City of Cedar Park, including **Brushy Creek Sports Park**, **Rosemary Denny Park Clubhouse** and **Twin Creeks Historic Park**. Dr. Harrod will serve as the single point of contact with the City of Pflugerville for this contract.

Julia M Harrod, PE, FNSPE | Project Principal

Julia M. Harrod is the President and Principal of Engineering for MWM DesignGroup. **She has worked at MWM for 24 years serving as a project principal since 1999.** Ms. Harrod has successfully overseen multiple municipal CIP projects for MWM, including all of the firm's Landscape Architectural work and Civil Engineering work since 2011. Ms. Harrod holds an architectural degree from MIT and an engineering Masters degree in engineering from UT Austin. Her combination of planning, architecture, and engineering education and experience bring a unique perspective to each project she manages.

Her technical experience encompasses alternative analyses, design, permit processing and construction supervision. Ms. Harrod is knowledgeable of environmental regulations in Texas and has experience obtaining permits and/ or categorical exclusions required for utility projects including the City of Austin, the Texas Department of Transportation (TxDOT), Texas Natural Resource Conservation Commission (TNRCC), Travis County, Texas Department of Licensing and Regulation (TDLR), Environmental Protection Agency (EPA), Texas Historical Commission (THC), the Texas Parks and Wildlife Department (TPWD), and the U.S. Army Corps of Engineers (USACE).

In her role as Project Principal, she will provide Quality Assurance/Quality Control (QA/QC) for MWM's work. Her QC reviews are thorough and well documented, providing the City with assurance that the design documents are well prepared and coordinated among disciplines.

MWM DesignGroup | Location

305 E. Huntland Drive, Suite 200
Austin, Texas

MWM Design Group is an Austin-based firm that has been providing professional design services to its clients since 1980. Over the firm's long history, MWM DesignGroup has delivered exceptional client service for thousands of design projects within Central Texas. All work relating to the Parks Buildings projects performed by MWM DesignGroup and its professional subconsultant will originate from offices located in Austin and will be provided by individuals committed to timely and responsive service.

Contact

W. Owen Harrod, AIA, PhD

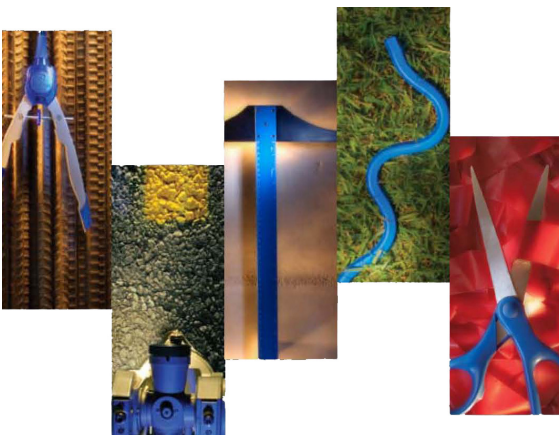
d 512.453.0767 xt 125

c 512.784.1299

owenh@mwmdesigngroup.com







Proposed Design Team | Qualifications

MWM Design Group will maintain responsibility for project management, consultant coordination and complete design and construction documentation, if needed. MWM DesignGroup will provide architectural design, civil engineering, landscape architecture for the Parks Buildings projects in close collaboration with our associate team member, Jose I Guerra, Inc. who will provide MEP and Structural Engineering services. Jose I Guerra offers relevant local experience in their respective areas of responsibility and direct *relevant experience working with MWM DesignGroup on park and facilities projects including:*

Texas Parks and Wildlife- State-Wide Blanket Contract

Garner State Park Restroom Replacement

Kerr Animal Processing Facility

Lone Star Soccer Club- Justin Lane + Round Rock

City of Austin- Austin Fire Department Firestations 8 + 24

City of Austin- Convention Center ADA Upgrades

Hill Country Transit District- Urban Operations Facility

Capital Metropolitan Transit Authority- MetroBike Facilities



Jose I. Guerra, Inc. will provide MEP and structural engineering services to the project team. Jose I. Guerra, Inc. is a multi-discipline consulting engineering firm located in Austin, Texas, providing a comprehensive range of high quality civil, structural, mechanical and electrical engineering design and consulting services to clients throughout the State of Texas. From the very beginning in 1973, founder Jose I. Guerra, P.E., established the high standards in engineering excellence, client service, and reliability that are responsible for the firm's continuing growth and distinguished reputation. In addition to the concerns of its own disciplines, Jose I. Guerra, Inc. is sympathetic with the concerns of the entire design team and the construction process. This understanding, along with the firm's diversified skills, technical expertise, and innovative solutions, distinguishes Jose I. Guerra, Inc. in the field. Over the years, Jose I. Guerra, Inc. has carefully selected and developed its staff of more than thirty-five professionals and support personnel, creating a finely tuned, experienced and capable engineering team. That, combined with state-of-the art computer technology, makes Jose I. Guerra, Inc. one of the premier engineering firms in the state.

Management Structure | Project Leadership

As Prime Firm, MWM DesignGroup will be responsible for project coordination and management. Project Manager and Architect, ***W. Owen Harrod, will be directly responsible for the day-to-day work on the projects, and will serve as the Client's primary point of contact.*** This allows the Client to maintain the most direct connection with the daily work of the team, and establishes a clear path of communication. Dr. Harrod will also be responsible for scheduling and overall execution of the contract. He has functioned in this capacity on numerous prior projects, and has a proven record of defining and meeting project schedules, including aggressive schedules tied to external constraints.

Julia Harrod, as Project Principal, will support Dr. Harrod's efforts by ensuring that adequate resources are available, reviewing contract agreements, verifying invoicing requirements are met, and monitoring program compliance.

MWM believes that the key to a successful project is open communication and coordination with the City staff, contractors and property owners. In addition, the Team members have a history of successful collaboration with MWM. The Team's familiarity with each other and work on park projects will enhance the Team's responsiveness and facilitate a spirit of partnership both between the Team firms and between the Team and the City.

Interface with City of Pflugerville Project Manager

The MWM Project Architect, Owen Harrod, will interface with City of Pflugerville's Project Managers on behalf of the project team. Owen Harrod will serve as a single point of contact and communication between the team and the City of Pflugerville. He will be responsible for identifying other team professionals whose involvement would be beneficial at each point in the design process, and ensuring that these individuals are in attendance at meetings with the City Project Manager. This project approach has proven successful under previous park projects, providing the City of Pflugerville Project Manager with both a single point of contact and responsibility and a beneficial depth of professional expertise.

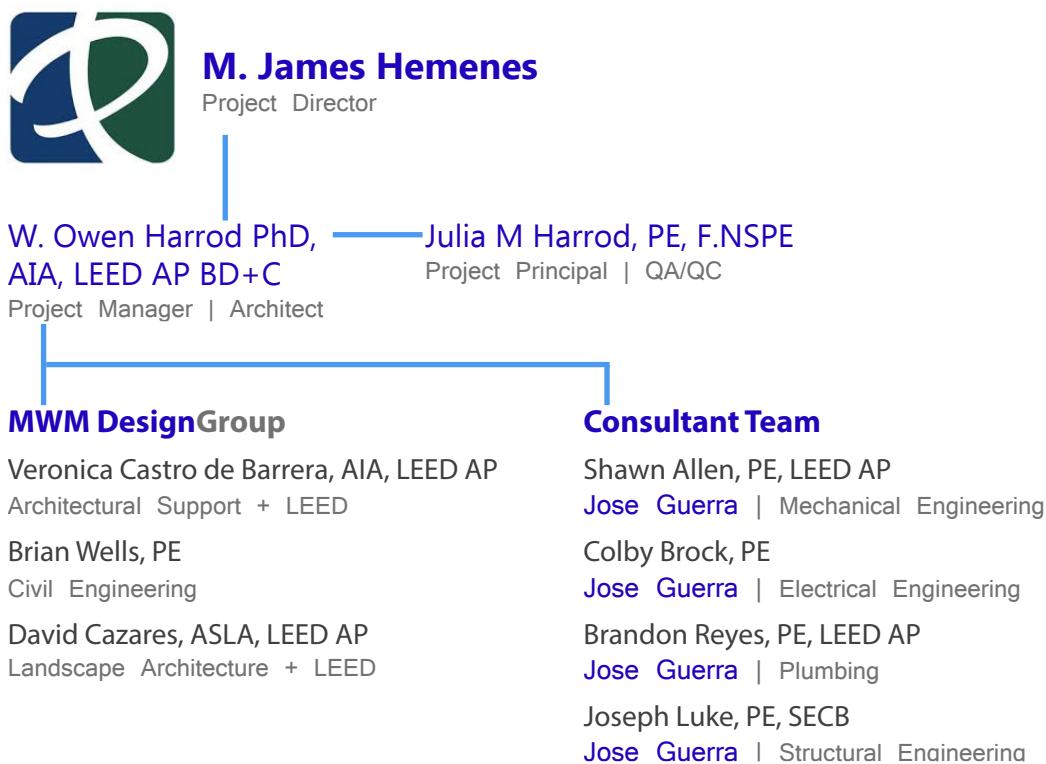
Owen Harrod has effectively managed the design team proposed for the Parks Buildings projects on previous park projects. He knows his consultants, he knows how to manage them effectively, and he knows how to represent them collectively, as a unified project team, when coordinating with the City of Pflugerville Project Manager.

Subconsultants' Work within the Team Structure

The project team represents a pool of resources from which the Project Manager may draw to meet the objectives of the City of Pflugerville Project Manager. The specific resources required, and the roles of individual subconsultants, may be refined as the three Parks Buildings projects develop. Project Manager and Architect, Owen Harrod PhD, AIA, LEED AP has a proven ability to organize and manage team resources to meet the requirements of individual park and historic facility projects as demonstrated in projects such as the *Barton Springs Bathhouse, Brushy Creek Sports Park, Salamander Research Center, Reicher Ranch Improvements, Dougherty Arts Center Facility Assessment, Detrick-Hamilton House Historical Analysis and Alternatives Analysis, and Temporary Offices for the Townview, Rosemary Deny Park Clubhouse, Milton Reimers Ranch Park, Lone Star Soccer Parks* and *Texas Parks and Wildlife Department State-Wide Blanket Contracts for Park Facility Improvements*, among others.

Organizational Chart

All team members listed are located in Austin, Texas.



W. Owen Harrod, AIA, PhD, LEED AP BD+C

Project Manager | Project Architect

W. Owen Harrod is an experienced project architect registered in the State of Texas. He is a LEED Accredited Professional with a specialization in building design and construction. His responsibilities have included architectural design, project management, master planning, site design, environmental design, cost estimating, project permitting, and related professional services. His previous professional experience includes work for BA Ginsberg and Associates, AIA, and for Edward Nash, RIBA, in Bath, England.

Working with a multidisciplinary design firm, Dr. Harrod has emphasized the close coordination of architectural, civil, and landscape design and the efficient management of subconsultant structural, mechanical, electrical, and plumbing design.

Dr. Harrod has a proven ability to serve the City of Pflugerville as both a consultant project manager and project architect, as has been repeatedly demonstrated through his previous work experience that includes new facilities, building additions, renovations, site improvements, building condition evaluations, feasibility studies and historic preservation projects.

RELEVANT PROJECT EXPERIENCE

Renovation of the Barton Springs Bathhouse, City of Austin

Brushy Creek Sports Park, City of Cedar Park

State-Wide Blanket Contract for Architecture Services, Texas Parks and Wildlife

Garner State Park Restroom Replacement, Texas Parks and Wildlife

Kerr Animal Processing Facility, Texas Parks and Wildlife

Twin Creeks Historic Park, City of Cedar Park

Northeast Metropolitan Park, Travis County

Milton Reimers Ranch, Travis County, Dripping Springs, Texas

Detrick-Hamilton House Preservation, City of Austin

Rosemary Denny Clubhouse Renovation, City of Cedar Park

Dougherty Arts Center, City of Austin

African American Cultural and Heritage Center, City of Austin

Design Standards for the Downtown Historic District, City of Killeen

Reicher Ranch Improvements, City of Austin

Copperfield Neighborhood Park, City of Austin

Memorial Park, City of Round Rock

Mansfield Dam Park Improvements, Travis County

Environmental Learning Center at Canyon of the Eagles Park, Lower Colorado River Authority

Salamander Research Center, City of Austin

Brushy Creek Hike & Bike Trail, Williamson County



MWM DesignGroup

EDUCATION

Bachelor of Science, Massachusetts Institute of Technology, 1990

University of Bath, 1990

Master of Architecture, University of Texas at Austin, 1992

Doctor of Philosophy, University of Texas at Austin, 2001

PROFESSIONAL

Registered Architect
State of Texas No. 16346

American Institute of Architects

LEED AP BD+C

FIRM AFFILIATION

Since 1991
Sr. Project Architect



Julia M Harrod, PE, FNSPE

Project Principal | QA+QC

Julia M. Harrod has worked at MWM for 24 years. Serving as a project principal since 1999, she has successfully overseen publically funded projects from site development (transit, parking, maintenance, and operations facilities) to infrastructure (Streetscapes/roadways, utility mains, and water quality/ storm drainage facilities). She has experience in managing large and complex projects for municipal agencies and understands their design, permitting, and contract management processes.

In her role as Project Principal, she often serves as the Quality Assurance/Quality Control (QA/QC) team lead as she will on these parks buildings projects. The team will be able to rely on her extensive technical experience as well as her general experience with municipal projects, including contract document preparation, permitting, and construction administration. Her QC reviews are thorough and well documented, providing the City of Pflugerville with assurance that any construction documents, if needed, are well prepared and coordinated among disciplines.

RELEVANT PROJECT EXPERIENCE

Renovation of the Barton Springs Bathhouse, City of Austin
Milton Reimers Ranch Park, Travis County
Copperfield Neighborhood Park, City of Austin
Arkansas Bend Park, Travis County
Waller Creek Tunnel, Waterloo Park, City of Austin
State-Wide Blanket Contract for Architecture Services, Texas Parks and Wildlife
Garner State Park Restroom Replacement, Texas Parks and Wildlife
Kerr Animal Processing Facility, Texas Parks and Wildlife
2nd Street Extension & Shoal Creek Park, City of Austin
Austin to Manor Trail, City of Austin
Red Bud Center, Lower Colorado River Authority
Blunn Creek Improvements, City of Austin
Zilker Park Irrigation, City of Austin
Gus Garcia Park Improvements, City of Austin
Rain Garden, Huston Tillotson
Kasmiersky Park, SPA Skateparks
Pease Park- Shoal Creek Drainage Study, City of Austin
Quail Creek Park Rendering, City of Austin
TPWD Headquarters Exterior Renovations, Austin, Texas
TPWD Headquarters Interior Renovations (Phase I), Austin, Texas
TPWD Headquarters Interior Renovations (Phase II), Austin, Texas



MWM DesignGroup

EDUCATION

Bachelor of Science in Art and Design, Massachusetts Institute of Technology, 1990

Master of Science in Engineering, University of Texas at Austin, 1994

PROFESSIONAL

Registered Engineer
State of Texas No. 82663

ASSOCIATION

National Society of Professional Engineers, Treasurer
Texas Society for Professional Engineers (TSPE), Past President
American Society of Civil Engineers (ASCE), Austin Branch Past President

FIRM AFFILIATION

Since 1990
Principal
President | CEO



Veronica Castro de Barrera, AIA, LEED AP

Project Architect

As a Project Manager, she has been actively involved with the planning and design of architecture and planning projects including educational, religious and recreational facilities and building renovations and transportation facilities.

Ms. Castro de Barrera is an experienced designer of renovation projects, proficient in the management of construction cost and schedule and aware of the sustainability benefits achievable from a conscientiously programmed renovation project. Her recent work for the Texas Parks and Wildlife Department, and building and facility improvements for the Capital Metropolitan Transit Authority, epitomizes her expertise in projects of this kind.

RELEVANT PROJECT EXPERIENCE

State-Wide Blanket Contract for Architecture Services, Texas Parks and Wildlife

Garner State Park, Texas Parks and Wildlife

Kerr Animal Processing Facility, Texas Parks and Wildlife

Copperfield Park, City of Austin

Brushy Creek Lake Park, City of Cedar Park

Mansfield Dam Park Improvements, Travis County

Milton Reimers Ranch, Travis County, Dripping Springs, Texas

Northeast Metropolitan Park, Travis County

Environmental Learning Center at Canyon of the Eagles Park, Lower Colorado River Authority

Quail Creek Park Rendering, City of Austin

TPWD Headquarters Exterior Renovations, Austin, Texas

TPWD Headquarters Interior Renovations (Phase I), Austin, Texas

TPWD Headquarters Interior Renovations (Phase II), Austin, Texas

North Operations Maintenance Facility Office Renovations, Capital Metropolitan Transportation Authority

Headquarters Office Renovations, Capital Metropolitan Transportation Authority

Audie L. Murphy Memorial VA Hospital Improvements, San Antonio, Texas

Austin Energy Reclamation Facility (Adaptive Reuse), City of Austin

Volunteer Healthcare Clinic Addition, Austin, Texas



MWM DesignGroup

EDUCATION

Bachelor of Science in Architectural Design, University of Texas at San Antonio, 1997

PROFESSIONAL

Registered Architect
State of Texas No. 21497
American Institute of Architects
LEED Accredited Professional

FIRM AFFILIATION

Since 1998
Project Architect



Brian Wells, PE

Civil Engineering

Brian Wells is a project manager and project engineer at MWM DesignGroup., and has provided management and design services for a variety of projects and clients. Throughout his career, Mr. Wells has worked closely with owners, architects, governmental officials, and jurisdictional reviewers to develop efficient and environmentally sensitive site and utility improvements. His clients include Austin, Round Rock, and Eanes ISDs, the University of Texas, Austin Community College, Travis and Williamson Counties; the Cities of Austin, Round Rock, Cedar Park, and San Antonio; and private developers. Mr. Wells is proficient at hydrology and hydraulics analysis and design and has designed several innovative stormwater management and water quality systems within the site and environmental constraints of a specific project.

Mr. Wells was a key member of the design team for the following parks and recreation, and site improvement projects, demonstrating not only his familiarity with the issues specific to parks projects, but also with broader technical issues, such as floodplain management, site grading, utility systems, and road and parking area design, relevant to projects of this kind.

RELEVANT PROJECT EXPERIENCE

Arkansas Bend Park, Travis County
Milton Reimers Ranch Park, Travis County
Brushy Creek Hike & Bike Trail, Williamson County
Reicher Ranch Improvements, City of Austin
Mansfield Dam Park Improvements, Travis County
Milburn Park, City of Cedar Park
Medina Park, City of Austin
Big Stacy Pool Restroom Addition, City of Austin
Northeast Metropolitan Park, Travis County
Brushy Creek Lake Park, City of Cedar Park
Memorial Park, City of Round Rock
Austin to Manor Trail, City of Austin
Northern Walnut Creek Hike & Bike Trail, City of Austin
Girls' Competition Softball Field and Amenities, Eanes ISD
Disch-Falk Stadium Renovations, University of Texas
Athletic Fields Improvements, St. Gabriel's Catholic School
Red Bud Center, Lower Colorado River Authority
Blunn Creek Improvements, City of Austin
Dougherty Arts Center, City of Austin
Kasmiersky Park, SPA Skateparks
Pease Park- Shoal Creek Drainage Study, City of Austin



MWM DesignGroup

EDUCATION

Bachelors of Science in Civil Engineering, University of Texas at Austin, 1996

PROFESSIONAL

Registered Engineer
State of Texas, No. 89517

ASSOCIATION

American Society of Civil Engineers (ASCE)
Texas Floodplain Managers Association (TFMA)

FIRM AFFILIATION

Since 1997
Sr. Project Manager
Operations Lead



David Cazares, ASLA, LEED AP

Landscape Architecture

David Cazares is a project manager and is the Landscape Architecture Lead at MWM DesignGroup., and has provided management and design services for a variety of projects and clients. Mr. Cazares has provided clients with comprehensive landscape architectural services including: master planning, site design, project management, landscape and irrigation design, rainwater storage systems for irrigation, construction documentation, landscape and irrigation construction inspection, site grading, tree mitigation and construction detailing. He has completed projects throughout Texas including: Austin, Round Rock, Cedar Park, Bastrop, San Antonio and Ft. Worth. Mr. Cazares has worked on numerous projects creating community amenities for both public and private developers. He has worked closely with owners, engineers, architects, governmental officials, jurisdictional reviewers and other consultants to deliver projects within schedule and budget.

Throughout his career, Mr. Cazares' has worked at multidisciplinary firms. This has given him unique insight and understanding of the engineering and architectural principals inherent to project design and construction. Mr. Cazares will use his experience to contribute the overall success of the project. His knowledge, creativity and ability to work productively within a team environment are demonstrated by the successful projects listed below:

RELEVANT PROJECT EXPERIENCE

Gus Garcia Park Improvements, City of Austin
Waller Creek Tunnel, Waterloo Park, City of Austin
Roy G Guerrero Colorado River Park Trail, City of Austin*
North Walnut Creek Hike and Bike Trail, City of Austin
Red Bud Center, Lower Colorado River Authority
2nd Street Extension & Shoal Creek Park, City of Austin
Medina Park, City of Austin
Martin Park at Festival Beach, City of Austin*
Austin to Manor Trail, City of Austin
Roy and Matias Velasquez Plaza, City of Austin
Salamander Research Center, City of Austin
Lone Star Soccer Club
Blunn Creek Improvements, City of Austin
Butler Fields Improvements, Austin ISD
Ellie Noack Sports Field Improvements, Austin ISD
Lamar Pedestrian Bridge, City of Austin*
Manor Athletic Complex, Victory Plaza
Rain Garden, Huston Tillotson

**Experience prior to MWM DesignGroup*



MWM DesignGroup

EDUCATION

Bachelor of Landscape Architecture
Texas Tech University, 1993

PROFESSIONAL

Registered Landscape Architect
State of Texas, No. 1871
Texas Licensed Irrigator, No. 9510
LEED Accredited Professional

FIRM AFFILIATION

Since 2002
Sr. Project Manager
Landscape Architecture Lead



Shawn Allen, PE, LEED AP

Mechanical Engineering

Mr. Allen is Vice President and Director of Mechanical, Electrical, Plumbing, (MEP) engineering services. Shawn has a proven ability to manage diverse engineering teams on complex projects. As a Senior Project Manager, Shawn has extensive experience in HVAC, plumbing, fire protection, power distribution and lighting systems for new and retrofit industrial, commercial, and institutional projects.

RELEVANT PROJECT EXPERIENCE

Arkansas Bend Park - Largo Vista, Texas
Muleshoe Bend Park Improvements - Austin, Texas
Turkey Bend Park Improvements - Austin, Texas
Gloster Bend Park Improvements - Austin, Texas
LCRA Red Bud Center - Austin, Texas
Colorado River Park Pavilion - Austin, Texas
Gus Garcia Recreation Center - Austin, Texas
North Austin Recreation Center - Austin, Texas
Mexican American Cultural Center - Austin, Texas
Metz Recreation Center Addition & Renovation - Austin, Texas
Asian American Resource Center - Austin, Texas
Cedar Park Field Operations Center - Cedar Park, Texas
PARC Aquatics Bartholomew Pool Renovation - Austin, Texas
PARC Aquatics Deep Eddy Pool Renovation - Austin, Texas
PARC Aquatics West Enfield Pool Renovation - Austin, Texas
University of Texas - Lee and Joe Jamail Swim Center HVAC & Pool Basin Renovation - Austin, Texas
YMCA North Recreation Center and Swim Facility - Austin, Texas
Texas State Capitol South Grounds Restoration and Lighting Project - Austin, Texas
Texas State Cemetery Restoration and Visitor's Center - Austin, Texas
Austin Community College - Northridge Campus - Restroom Renovation - Austin, Texas
CARTS Headquarters Office Renovation - Austin, Texas
Hill Country Transit Bus Facility - Belton, Texas
Capital Metro Chiller Replacement and Controls Upgrade - Austin, Texas
Texas School for the Blind and Visually Impaired - Operations and Maintenance Building, Austin Texas
Avery Ranch Fire and EMS Station - Austin, Texas
Circle C Fire and EMS Station - Austin, Texas
Harris Ridge Fire and EMS Station - Austin, Texas



Jose I Guerra, Inc.

EDUCATION

B.S. Mechanical Engineering, New Mexico State University, 1994

A.A. Liberal Arts, New Mexico Military Institute, 1989

PROFESSIONAL

Registered Engineer
State of Texas No. 90064

ASSOCIATION

National Society of Professional Engineers

Texas Society for Professional Engineers (TSPE), Nominating Committee

ASHRAE

FIRM AFFILIATION

Since 2003
Senior Mechanical Project Engineer

Colby Brock, PE

Electrical Engineering

Mr. Brock is a Project Manager and Electrical Project Engineer. Colby leads the Electrical Engineering Department and has extensive experience designing low and high voltage power distribution systems, lighting systems, and specialty electrical systems for a wide range of new and retrofit commercial, industrial, and institutional projects. Colby has the proven ability to design and manage projects to successful completion.

RELEVANT PROJECT EXPERIENCE

Arkansas Bend Park - Largo Vista, Texas

YMCA North Recreation Center and Swim Facility - Austin, Texas

Gus Garcia Park - Austin, Texas

PARD Aquatics Bartholomew Pool Renovation - Austin, Texas

PARD Aquatics Deep Eddy Pool Renovation - Austin, Texas

PARD Aquatics West Enfield Pool Renovation - Austin, Texas

Asian American Resource Center - Austin, Texas

AISD - Performing Arts Center - Austin, Texas

Colorado Street Reconstruction - Austin, Texas

Children's Lighthouse Childcare Center - Cedar Park, Texas

University of Texas - Lee and Joe Jamail Swim Center HVAC & Pool Basin Renovation - Austin, Texas

University of Texas - BELO Center for New Media - Austin, Texas

University of Texas - College of Communication Building A & B Renovations - Austin, Texas

University of Texas - School of Social Work Assessment - Austin, Texas

University of Texas - Sheffield Room Renovation - Austin, Texas

University of Texas - Student Health Center Building 2nd Floor Renovation - Austin, Texas

University of Texas - Tower Renovation Programming - Austin, Texas

Austin Bergstrom International Airport Customs Border Protection Reconfiguration - Austin, Texas

Austin Bergstrom International Airport GTSA Relocation and Renovation - Austin, Texas

Austin Bergstrom International Airport Terminal HVAC Improvements - Austin, Texas

Austin Energy - Domain Chiller Replacement - Austin, Texas

Park 35 Buildings Assessment & Renovation A-E - Austin, Texas

Robert E. Johnson State Office Building Assessment & Renovation - Austin, Texas

Texas State Capitol OA Unit BMS replacement - Austin, Texas



Jose I Guerra, Inc.

EDUCATION

B.S. Electrical Engineering, Purdue University, 2002

PROFESSIONAL

Registered Engineer:

State of Texas No. 106846

State of Illinois No. 062062758

State of Indiana No. PE10809543

State of Florida No. 68673

State of Ohio No. 73797

State of Wisconsin No. 40684-6

FIRM AFFILIATION

Since 2010

Electrical Project Engineer

Brandon Reyes, PE, LEED AP

Plumbing Engineering

Mr. Reyes is a Project Manager and Lead Plumbing/Fire Protection Engineer. Brandon has extensive experience in the design and specification of plumbing, fire protection and process piping system for new and retrofit commercial, industrial, institutional and health care projects. He is adept in smoke control; fire-pump; and wet, dry, pre-action, and chemical fire-suppression systems and has an extensive knowledge of the NFPA, ICC, and IAPMO standards. Brandon has served as Lead Plumbing/Fire Protection Engineer on a wide range of projects.

RELEVANT PROJECT EXPERIENCE

Arkansas Bend Park - Largo Vista, Texas

YMCA North Recreation Center and Swim Facility - Austin, Texas

PARD Aquatics Bartholomew Pool Renovation - Austin, Texas

PARD Aquatics Deep Eddy Pool Renovation - Austin, Texas

PARD Aquatics West Enfield Pool Renovation - Austin, Texas

AISD - Anita Uphaus Early Childhood Development Center - Austin, Texas

AISD - Performing Arts Center - Austin, Texas

Asian American Resource Center - Austin, Texas

Children's Lighthouse Childcare Center - Cedar Park, Texas

University of Texas - Lee and Joe Jamail Swim Center HVAC & Pool Basin Renovation - Austin, Texas

University of Texas - BELO Center for New Media - Austin, Texas

University of Texas - College of Communication Building A & B Renovations - Austin, Texas

University of Texas - Flawn Academic Center Booster Pump - Austin, Texas

University of Texas - Gregory Gym Climbing Wall Renovation - Austin, Texas

University of Texas - School of Social Work Assessment - Austin, Texas

University of Texas - Sheffield Room Renovation - Austin, Texas

University of Texas - Student Health Center Building 2nd Floor Renovation - Austin, Texas

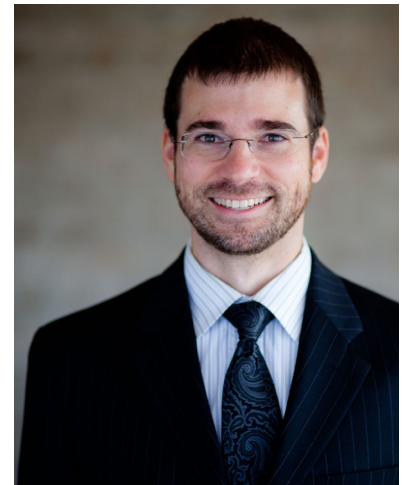
Texas Lutheran University - New Freshman Residence Hall - Seguin, Texas

Texas State University San Marcos - Lampasas Building Interior Renovation - San Marcos, Texas

Texas School for the Blind and Visually Impaired - Main Instructional Building - Austin, Texas

Thomas Jefferson Rusk State Office Building Assessment & Renovation - Austin, Texas

William P. Clements State Office Building Assessment & Renovation - Austin, Texas



Jose I Guerra, Inc.

EDUCATION

Bachelor of Science in Mechanical Engineering, University of Idaho, 2003

Master of Science in Bioengineering, University of Utah, 2005

PROFESSIONAL

Registered Engineer
State of Texas No. 106528

ASSOCIATION

American Society of Plumbing Engineers
Society of Fire Protection Engineers

FIRM AFFILIATION

Since 2010
Plumbing | Fire Protection Project Engineer

Joseph Luke, PE, SECB

Structural Engineering

Mr. Luke is Senior Vice President and Director of Civil and Structural Engineering Services. Joseph has extensive experience in civil and structural design and project management for municipal, commercial, and educational facilities. Mr. Luke has served as a Professional Engineer and as a Senior Project Manager of Civil and/or Structural Services on a wide range of projects. Joseph has the proven ability to show leadership and foresight when working with project teams to insure projects are driven to a successful completion.

RELEVANT PROJECT EXPERIENCE

Arkansas Bend Park - Largo Vista, Texas
Horseshoe Bend Park Improvement - Austin, Texas
Gloster Bend Park Improvements - Austin, Texas
Lake Whitney State Park - Whitney, Texas
Turkey Bend Park Improvements - Austin, Texas
Muleshoe Bend Park Improvements - Austin, Texas
Mission Tejas State Park Improvements - Grapeland, Texas
Tyler State Park Improvements - Tyler, Texas
Daingerfield State Park Improvements - Daingerfield, Texas
Parque Zaragosa Recreation Center - Austin, Texas
Dove Springs Recreation Center - Austin, Texas
Eliza Spring Renovation - Austin, Texas
Caprock Canyon State Park Visitors Center - Briscoe County, Texas
Moya Park Hike and Bike Trail and Pedestrian Bridge - Austin, Texas
Pfluger Bicycle and Pedestrian Bridge - Austin, Texas
AISD/Austin Parks and Recreation Tennis Center - Austin, Texas
Austin BMX and Skate Park - Austin, Texas
Pfluger Bridge Extension - Austin, Texas
Texas Parks and Wildlife - Pedestrian Bridge Replacement - Lake Jackson, Texas
Texas Parks and Wildlife - Intake Pump Station - Lake Jackson, Texas
Wild Basin Interpretive Center - Austin, Texas
LCRA Redbud Center Interpretive Park - Austin, Texas
LCRA Redbud Emergency Operations Center - Austin, Texas
Cedar Park Field Operations Center - Cedar Park, Texas
State of Texas Cemetery Restoration and Visitor's Center - Austin, Texas
SH-130 Administration and Maintenance Buildings - Mustang Ridge, Texas
City of Austin Water Reservoir Evaluations - Austin, Texas
Ullrich Water Treatment Plant EO&M Upgrades - Austin, Texas
Water Treatment Plant #4 - Austin, Texas



Jose I Guerra, Inc.

EDUCATION

Bachelor of Arts in Psychology,
Northern Illinois University, 1970

Master of Science in Civil
Engineering, University of Texas at
Austin, 1979

PROFESSIONAL

Registered Engineer
State of Texas No. 55974
Structural Engineering Certification
Board No. 2144-0308

ASSOCIATION

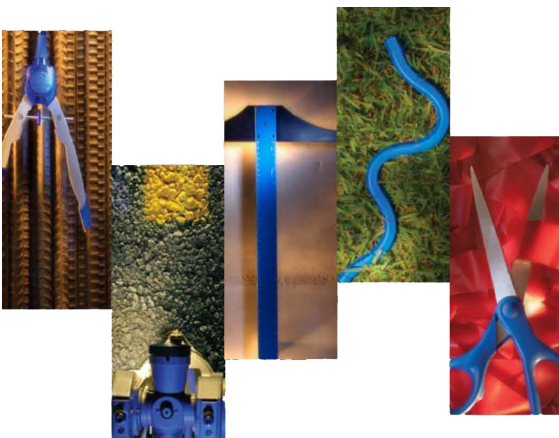
Structural Engineers Association of
Texas, Past President
National Council of Structural
Engineers Association, Board
Member
Texas Society of Professional
Engineers
National Society of Professional
Engineers
ACI | AWS | ICBO | DBIA

FIRM AFFILIATION

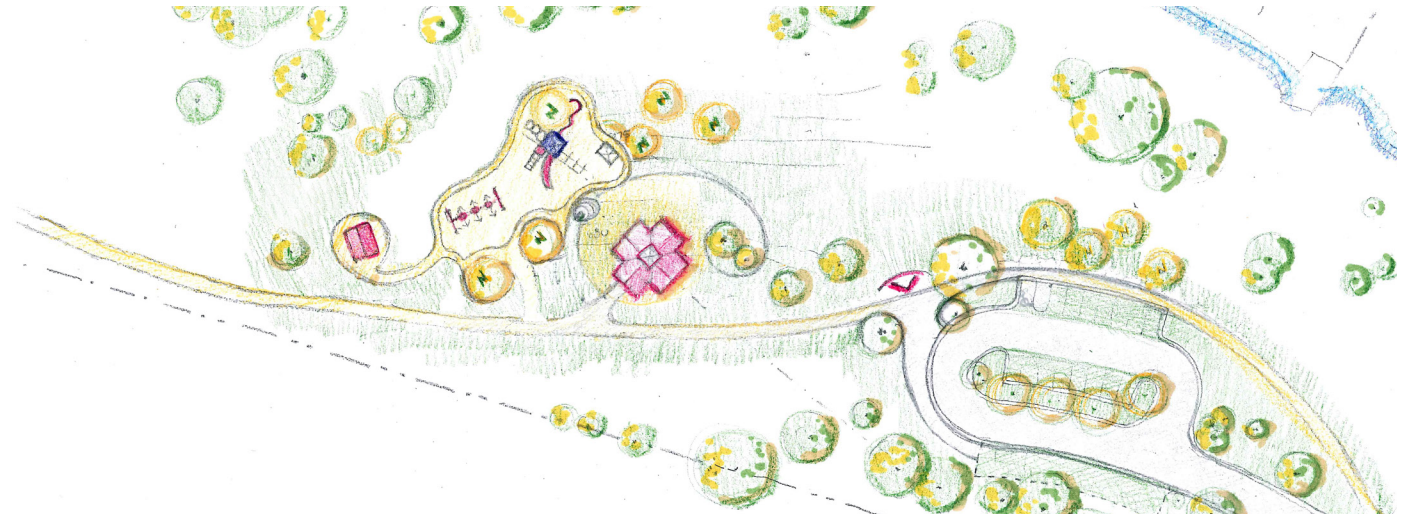
Since 1985
Sr Structural Project Engineer







Experience | Park + Facility Design



MWM DesignGroup provides a systematic and straightforward approach to professional design services for repair, renovation, or new construction of park structures or facilities located statewide. Our firm is centrally located in Austin Texas, within access to project sites in the City of Pflugerville (COP). We are uniquely qualified to offer the City professional architectural services requested under this RFQ. Our experience brings the knowledge and skill that will be required to successfully implement projects within COP's budget and schedule. We bring firsthand experience in timely navigation of the regulatory approval process and coordination with State and Federal requirements. We will be responsive to COP's needs from scope identification through warranty phase, if needed.

We have been providing professional architectural services to public-sector clients, including the City of Cedar Park, Travis County, Williamson County, City of Austin and Texas Parks and Wildlife Department, for more than three decades.

This is what we do. We have a proven ability to deliver high-quality services for every type of facility that COP administers, whether recreational (including parks and historic facilities), administrative (including offices and storage facilities), support (including operations and maintenance facilities), or infrastructure of every description. As a multi-disciplinary firm, we bring to each of these project types the broad-based technical knowledge necessary to serve as a consultant to the City of Pflugerville. We have a long record working efficiently and effectively on public-sector projects, whether alone or in collaboration with other consultants.

MWM DesignGroup has more than three decades experience in:

Owner consultation

Project requirement review

Utility coordination

Scoping geotechnical services

Scoping survey services

Preliminary design

Design Development

Jurisdictional coordination

Cost estimation

Specifications

Construction documents

Bid phase services

Bid evaluation

Subcontractor evaluation

Consideration of substitutions

Pre-construction services

Construction administration

CMT coordination

Construction observation

Submittal review

Response to RFIs

Review of pay applications

Verification of completion

As-built documentation

Close-out documentation

Warranty phase services

The following pages of recent projects, all designed to current codes and standards, was selected to demonstrate the ability of MWM DesignGroup to successfully implement the three specific facility project sizes and types outlined in the City of Pflugerville's request for qualifications.



MWM DesignGroup provided architectural design of amenities for two new municipal parks, separate projects joined by the Brushy Creek Regional Trail, to which their designs were related. Project elements designed by MWM included restrooms, concession and vending facilities, storage, and covered eating areas. The new buildings were designed to enhance the experience of visitors to the park, as well as to emphasize the particular character and history of their locations. As always, these objectives were reflected in a number of design objectives. The first concerned the unique character of the parks, reflected in specific design of the individual buildings. The prominent use of western red cedar for all of the exposed structural elements of the building, in this instance, both informed the aesthetic character of the park amenities in a manner coordinated with the overall park master plan, and made lighthearted reference to the owners of the facility (the City of Cedar Park). The second concerned the use of the buildings by park patrons, an experience made as pleasant as possible by the introduction of daylight into the buildings, carefully controlled by screening elements, and the use of natural ventilation. The third was reflected in the emphasis on ease of maintenance and vandal-resistance of the buildings, providing tangible benefits to users and owners alike.

Since the parks are located within a floodplain, the buildings were designed to be inundated without structural compromise. Unfortunately this design objective was tested by the flooding of September 2010 resulting from Tropical Storm Hermine. Despite the extent of damage caused by the floods, the buildings themselves survived without damage, and emerged safe and secure as the waters receded. Little more than a hose-out (the buildings were designed to be cleaned in this manner, draining to an exterior catchment area rather than internal floor drains) and replacement of waterlogged paper goods were required to return the park restrooms to operation after the flood.

OWNER

City of Cedar Park

YEAR COMPLETED

2009

CONSTRUCTION COST

\$4,000,000

TEAM MEMBERS

W. Owen Harrod
Veronica Castro de Barrera
Brian Wells

ROSEMARY DENNY PARK CLUBHOUSE

Cedar Park, Texas



MWM DesignGroup served as project architects for the reconstruction of the Clubhouse at Rosemary Denny Park. Although this building, the centerpiece of a neighborhood park, was in poor condition, its original location within a 100-year floodplain limited the opportunities available for its rehabilitation. A sufficient percentage of the original building was retained to allow the work to be permitted as a repair rather than new construction, however the extent of the required repairs were significant, including the replacement of the building skin (which had been significantly and unsympathetically modified since the building was originally completed), roof, doors and windows, finish materials inside and outside of the building, replacement of all building systems, and significant structural repairs to address both insect and water damage and fundamental deficiencies of the original design.

The reconstruction of the Clubhouse emphasized sustainability (in terms of the types and origins of the materials specified, the thermal performance of the building envelope, the efficiency of building systems, and the promotion of indoor air quality); economic responsibility (in terms of both initial and maintenance costs associated with the design); and contextual and historical sensitivity (in terms both of respect for the character of the neighborhood in which the Clubhouse is located and coordination with the amenities being constructed as part of the overall improvement of Rosemary Denny Park). The presence of the floodplain was also taken into consideration in the redesign of the building, and to the extent practicable materials were specified that would limit the detrimental impact on the building of a future 100-year flood. The reconstruction of the Rosemary Denny Clubhouse was completed in June of 2010 on time and under budget.

OWNER

City of Cedar Park

YEAR COMPLETED

2010

CONSTRUCTION COST

\$48,216 (facility)

TEAM MEMBERS

W. Owen Harrod
Veronica Castro de Barrera



MWM DesignGroup has provided planning, architecture, civil engineering, historic architecture, and permitting services to the Parks and Recreation Department of the City of Cedar Park on a number of successful parks projects in Williamson County.

In the initial phase of the Twin Creeks Historic Park project, MWM DesignGroup provided historical and architectural services pertaining to the King Log Cabin, a Texas Historic Landmark. Despite its age and historic significance, the Log Cabin is presently in poor condition, having been subjected to an unsympathetic addition and restoration in the 1980s and subsequently left vacant and sporadically maintained. On behalf of the City of Cedar Park, MWM provided an archival and field investigation of the Log Cabin and its site, assessing the extent of the surviving historic fabric and the condition of the building. MWM then prepared a number of recommendations to the City for the preservation and use of the Cabin in the proposed Twin Creeks Historic Park. These recommendations included a program for the stabilization and preservation of the historic fabric and for the removal of the modern additions to the house. In addition to the recommendations for the Log Cabin itself, which were coordinated with the overall master plan for the Historic Park being prepared by Land Design Partners.

MWM provided recommendations for the development of new park infrastructure, including restroom facilities, pavilions and interpretive facilities, that would be necessary to support the level of public use required to justify the development of the Historic Park. The preliminary design for this infrastructure was completed specifically to minimize detrimental impacts on the surviving historic resources existing on the site (including both the Log Cabin itself and potential archaeological resources pertaining to the historic use of the site) and to facilitate the preservation and adaptive reuse of existing construction, such as a garage built in the 1930s.

OWNER

City of Cedar Park

YEAR COMPLETED

2010

CONSTRUCTION COST

\$13,964 (fees)

TEAM MEMBERS

W. Owen Harrod



The Milton Reimers Ranch Park is located in western Travis County with almost 3 miles of continuous frontage along the Pedernales River, and at a total of 2,427 acres of parks and open space is the largest parkland acquisition in the history of Travis County. The park is characterized by hill country views, limestone bluffs, canyons and caves, and spring-fed streams. Under the Reimers family ownership, the Reimers Ranch parcel has been well known and well loved by users for many years including climbers, mountain bikers, fishermen, birders, and hikers. After acquisition, the County made improvements to the park that would facilitate its current user groups while making the park more accessible to the average park visitor, without altering the park's pristine natural characteristics. The new facilities include a rock climbers restroom, activity and overlook pavilion, mountain bike restroom, maintenance building, boat ramp, and trails. These proposed facilities are supported by a network of proposed infrastructure of park roads and parking lots, on site water and wastewater facilities, and stormwater management systems.

MWM provided professional design services for the Reimers Ranch master plan. MWM provided all survey, architectural, civil engineering design for the proposed park facilities and supporting infrastructure. MWM's low impact design included site, utility, and drainage improvements of 8,100 square yards of roads and parking lots, low water creek crossings, 6,400 linear feet of water distribution and gravity and pressure sanitary sewer pipe, a water well, ground storage tank, two septic systems, culverts, streambank stabilization, and innovative temporary and permanent erosion controls.

The new buildings were designed to reflect the natural and historic character of the site, incorporating native materials and detailing recalling the original ranch buildings on the property. They were also designed to be functional, durable, and eminently maintainable, taking maximum advantage of orientation and prevailing winds to minimize reliance on artificial systems for lighting and ventilation. These buildings, unique to Reimers Ranch, reflect MWM's design approach for parks projects.

OWNER

Travis County

YEAR COMPLETED

2010

CONSTRUCTION COST

\$5,161,000

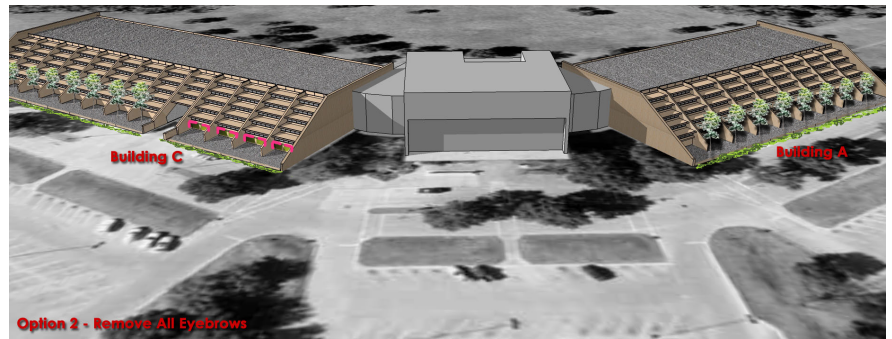
TEAM MEMBERS

W. Owen Harrod

Julia Harrod

Veronica Castro de Barrera

Brian Wells



MWM DesignGroup has been providing professional design services to the Texas Parks and Wildlife Department since 1991 with the Dundee Fish Hatchery.

In 2007, MWM was selected to provide Architectural and Civil Engineering services under TPWD's State-Wide Blanket Contracts that cover multiple regions of the State. The projects awarded to MWM have been varied in scope and complexity with the majority of the work in Central Texas. Recent projects include forensic analysis of structural systems and feasibility studies, site improvements and comprehensive renovations of the Austin Headquarters building to bring their restrooms to ADA compliance as well as exterior structural renovations. Most recently, MWM was selected to design a new restroom for the historic Garner State Park along the Frio River in Concan, Texas as well as a new Wildlife Management Facility in Hunt, Texas. Both of these recent projects will be located in the scenic Texas Hill Country.

OWNER

Texas Parks and Wildlife

YEAR COMPLETED

2009-Current

CONSTRUCTION COST

Varies

TEAM MEMBERS

W. Owen Harrod
Julia Harrod
Veronica Castro de Barrera
Brian Wells

TPWD Headquarters Interior Restroom Renovations and Mother's Lounge Phase I+II

TPWD Austin Headquarters Eyebrow Repair + Remodel

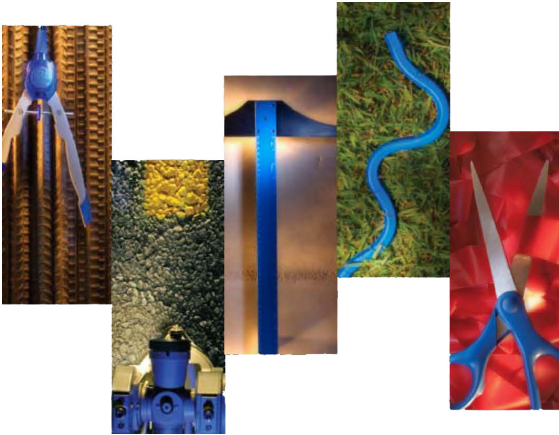
TPWD Galveston Island State Park Cost Estimates on Hurricane Ike Repairs for Beachside Restrooms

TPWD Design Services for Infrastructure Region III

TPWD Garner State Park Shady Meadows Camp Loop Restroom Replacements

TPWD Kerr Wildlife Management Area- Conservation Facility Animal Carcass Processing and Storage Facility







MEP + Structural Engineering | Park + Facility Design

DAINGERFIELD STATE PARK

Daingerfield, Texas

OWNER | Texas Parks and Wildlife

YEAR COMPLETED | 2011

CONSTRUCTION COST | \$617,100

Project consisted of construction of a new comfort station in a State Park. Jose I. Guerra Inc. provided complete structural mechanical, electrical and plumbing engineering design and construction administration services.

TYLER STATE PARK

Tyler, Texas

OWNER | Texas Parks and Wildlife

YEAR COMPLETED | 2011

CONSTRUCTION COST | \$316,800

Project consisted of the construction of a new restroom station in State Park. Jose I Guerra, Inc. provided complete structural, mechanical, electrical, plumbing engineering design and construction administration services.

AUSTIN BMX AND SKATE PARK

Austin, Texas

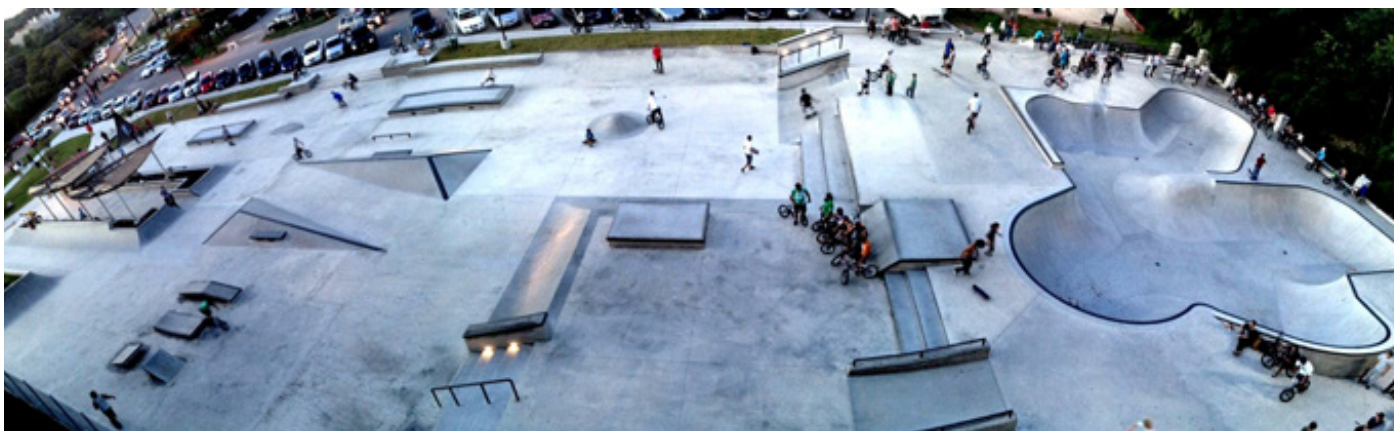
OWNER | City of Austin

YEAR COMPLETED | 2011

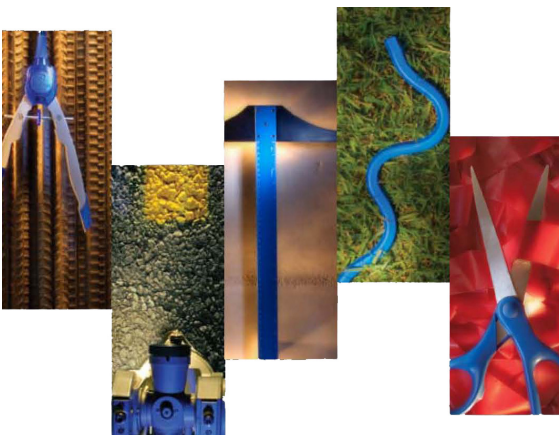
CONSTRUCTION COST | \$1,700,000

The new construction of a combination skate park and BMX bike course will cover 30,000 square feet, on an acre next to the Austin Recreation Center, near 12th Street and Lamar. In addition to activity and spectator areas, the park also includes a restroom facility, lighting, shade structures, benches or seating, water fountains and landscaping.

Jose I. Guerra Inc. provided complete structural engineering design and construction administration services.









MWM DesignGroup has been providing professional services in Central Texas for more than three decades. We have completed multiple projects within the City of Pflugerville, including specifically four separate architectural phases of the **Travis County Northeast Metropolitan Park**.

Site Development + Building Permit Requirements

We have recently completed design of the **Holy Word Subdivision Improvements** project within the City of Pflugerville, and are intimately familiar with the City's permitting process and requirements.

Area Construction Costs + Practices

We have been responsible for the design of park improvements in the City of Pflugerville (**Northeast Metro Park**) as well as the City of Austin (**Copperfield Park, Butler Field Improvements**), City of Cedar Park (**Brushy Creek Lake Park Architectural Improvements, Brushy Creek Sports Park Architectural Improvements, Rosemary Denny Park Clubhouse Renovation**) and throughout Travis County (**Mansfield Dam Park Architectural Improvements, Reimers' Ranch Park Architectural and Civil Improvements, Arkansas Bend Park Architectural and Civil Improvements**). We are thoroughly familiar with local construction costs and practices, specifically as they pertain to parks improvements.

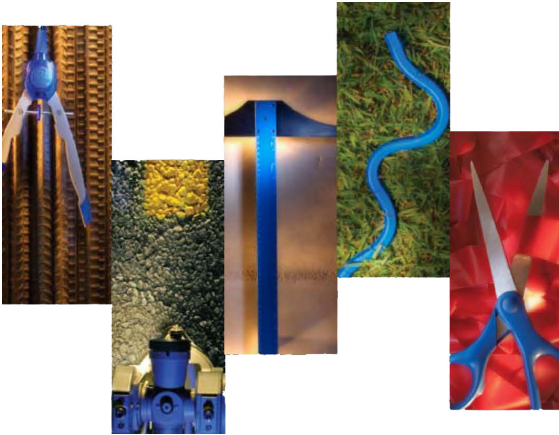
Public Awareness + Involvement in Project Development in Pflugerville

The essential role that parks play in our communities means that public involvement is a critical component of every park project. MWM DesignGroup has been effectively involving stakeholders in parks projects for more than three decades, leading public meetings, presentations, and work sessions in our communities.





JOHN M. KING LOG HOUSE
 THIS SMALL ONE AND ONE-HALF STORY LOG HOUSE ON CYPRESS CREEK IN NORTHWEST TRAVIS COUNTY COULD HAVE BEEN BUILT AS EARLY AS 1859. JOHN M. KING BOUGHT THE PROPERTY FROM JOHN ROBEY IN 1879 AND INDICATED THERE WAS A DWELLING ON IT AT THAT TIME. KING (1816 - 1918), A FARMER FROM ALABAMA, AND HIS FAMILY OCCUPIED THE HOME UNTIL 1917. THE LOG HOUSE LATER WAS PURCHASED BY LEGISLATIVE LOBBYIST JACK DIES (1942), WHO ENTERTAINED MANY TEXAS POLITICIANS HERE.
 RECORDED TEXAS HISTORIC LANDMARK - 1984





The MWM DesignGroup Team has been organized to provide a systematic and straightforward approach for building renovations and complete construction documentation services, if needed, for Pfluger, Gilleland, and Heritage Parks. Our choice of team members was strongly influenced by their experience with similar projects and current understanding of design issues related to community parks. Our team will be responsive to the City of Pflugerville's needs from preliminary design through cost estimates and construction phase, if needed.

Organizational Structure | Team

MWM DesignGroup will be responsible for project management and will direct all team activities with Owen Harrod leading these efforts. Architectural design, stakeholder involvement, site and building related work will be performed by MWM DesignGroup's architecture, civil engineering and landscape architecture departments. Jose I. Guerra, Inc. will provide MEP and structural engineering. MWM DesignGroup staff has an in-depth understanding of development regulations and will utilize our proven track record in guiding the project through the permit process. As managers, MWM DesignGroup will be responsible for obtaining applicable permits and reviews for compliance with Texas Accessibility Standards. MWM DesignGroup will utilize the expertise of its own staff to incorporate opportunities for sustainable design and construction cost estimates.

Management Approach

Management of this project to its successful completion will include developing and maintaining project work plans and schedules; monitoring project budgets; coordinating with the City of Pflugerville, other team members, local community organizations and regulatory agencies; and providing QA/QC services. The team understands the importance of maintaining the project schedule. For this reason the team has placed a high priority on creating, tracking and maintaining project schedules developed for individual project elements. Schedules will be closely monitored and updated regularly, allowing potential problems to be identified and compensated for before they actually occur. We also understand the importance of project cost to the City of Pflugerville. Team members will assist in maintaining a balance between construction costs, maintenance costs, and appropriate design by preparing cost reports for the City's information. Furthermore, each firm in the team strives to achieve a high standard of quality in the performance of their services. The team will work to provide continuous QA/QC throughout the project.

An integral part of our project management approach is regularly scheduled meetings of the project team, coupled with regularly scheduled conferences between the MWM DesignGroup Team and the Client. Regular progress meetings will be held with park staff to provide project status updates and resolve design issues. Additional meetings will be held as appropriate to assure full coordination between the design team and the City of Pflugerville.

Project Issues | Pfluger, Gilleland + Heritage Parks

Pfluger Park Restroom Replacement

Notwithstanding their humble nature, park restrooms are among the most challenging buildings to design well. Few building types have so many conflicting requirements, or are expected to be as welcoming to facility patrons with as little active maintenance. At MWM DesignGroup we are proud of our efforts to design park restrooms that ensure privacy while maximizing natural lighting and ventilation, which are equally accommodating to all park patrons, and are sufficiently durable to withstand the roughest use.

Gilleland Creek Pool House Replacement

MWM DesignGroup has direct experience with buildings of this type – we are presently working on the renovation of the **Barton Springs Bathhouse** for the City of Austin. We are equally familiar with the design of flood-resistant buildings, a necessity for many park sites. We are particularly proud of the buildings we designed for **Brusy Creek Sports Park**, which were inundated up to their eaves but returned to service with only minimal rehabilitation. We designed these buildings to be strong enough to withstand moving water and floodborne debris, and to be sufficiently waterproof that the buildings could be hosed out following a flood with no more permanent damage than the need to replace the toilet paper.

Historic Kenneth Bohls House TAS/ADA + Building System Improvements

MWM DesignGroup has worked on a number of historic park projects, including planning for **Twin Creeks Historic Park** and renovations at **Garner State Park**. Although the Kenneth Bohls House would not be considered eligible for listing on the National Register of Historic Places due to its relocation, the building is still a valuable cultural resource whose meaning to the community would be enhanced by an appropriately sensitive restoration. Projects such as the renovation of the National Register-listed Barton Springs Bathhouse demonstrate our ability to address such a

Work Plan

Scope | Proposal Phase

Project Manager Owen Harrod will meet with the City of Pflugerville's Project Manager to discuss in detail the programmatic requirements for the individual components of each project and assist in defining the scopes of work required. Once the scopes of work have been clearly defined, the appropriate participation by other design team members will be determined based on the type and extent of work required for the project.

Based on this information, MWM DesignGroup will prepare a Professional Services Agreement for the project, defining the scope of services to be provided as well as the proposed fee. Once the terms of the proposal have been determined to be appropriate to the project and mutually agreeable, the client would issue a Notice to Proceed, authorizing MWM DesignGroup to perform the work.

Preliminary Design Phase + Cost Estimates (Data Collection | Analysis and Systems Description)

Based on the project scope, the team will meet with project stakeholders, through the direction of the City of Pflugerville Project Manager to accomplish the following:

- Review each project's program requirements, and become familiar with the project's functional and spatial needs and constraints.
- Visit the site and obtain appropriate data to develop a thorough understanding of existing conditions.
- Gather and review information including utility research, zoning and ordinance impact, National Environmental Policy Act requirements triggered by the project scope, review of cultural resources (including historic sites) potentially impacted by the project, and geotechnical and other information necessary to develop a detailed understanding of the project site.

Work Plan (cont.)

Preliminary Design Phase + Cost Estimates (Data Collection | Analysis and Systems Description)

- Upon review of available materials the team will evaluate the project scope in relation to the project budget.
- The design team will identify potential sustainable design strategies appropriate to the park concept determined to best meet the needs of the community.
- Work with City of Pflugerville project manager to develop project schedule.
- Prepare sketches, color graphics and 3D models as appropriate to convey the character of the project to the project stakeholders.
- Prepare an Opinion of Probable Construction Cost based on parametric cost modeling using real world knowledge of construction costs.

MWM DesignGroup will work with the City's Project Manager to adjust the extent of work required by the scope to balance with available funds, and will maintain the project schedule and assign staff based on the schedule and Client needs. The conclusion of the Preliminary Design Phase will entail the delivery to the City of Pflugerville of a Final Design and supporting documentation for each park project.

MWM DesignGroup...a team approach to design.





a team approach to design





Contact

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