

STATEMENT OF QUALIFICATIONS PRESENTED TO THE

CITY OF ANGLETON

FEBRUARY 1, 2022





Table of Contents

A. Cover Letter

B. Project Team

1 - 3

Resumes

(Do not count towards page limit)

C. Firm Capabilities

4 - 5

D. Prior Experience

6 - 13

E. Project Approach

14 - 17

F. References

18

Acknowledged Addenda

(Do not count towards page limit)



816 Park Two Drive
Sugar Land, TX 77478
281.494.3252

January 31, 2022

Megan Mainer
Parks and Recreation Director
City of Angleton
121 South Velasco Street
Angleton, TX 77515

RE: City of Angleton Veterans Park Renovation RFQ No. P-202112

Dear Ms. Mainer:

Much like the City of Angleton is "The Heart Of Brazoria County", our Veterans are "The Heart Of Our Freedom And Our Country".

KSA Engineers, along with our subconsultants, are honored to submit our response to this opportunity to work with the City of Angleton on the upcoming Veterans Park Renovations project. We understand that this is more than a park for the City of Angleton, its residents, visitors, and Veterans. The KSA team holds in high regard those who have served our country so bravely and are excited to partner with the city to honor all Veterans. In fact, as a critical part of the KSA team, we have formed a Veterans Advisory Board made up of Veterans on the KSA team to oversee the design from a "Hero's" perspective to maximize the true sentiment of gratitude this living memorial must stand for years and generations to come.

Team KSA's expertise, experience and relationships will help bridge your project needs within the allocated budget to bring your project to reality. This team has the historic knowledge of similar projects, specialized experience, and technical competence for the type of professional services required. Our experience is well suited for the development of this project, and this experience assists in determining the most cost-effective designs for this project while ensuring a high-quality outcome. KSA is positioned to solve any challenges which require being proactive and steadfast with implementation.

The KSA team combines our experience with the expertise of other, seasoned firms, including White Oak Studio, Ninyo & Moore and Civil-Surv Land Surveying, L.L.C. - all local leaders in their respective fields. We thoughtfully assembled this team specifically for the City of Angleton based on experience and trust. They will provide a superior level of design and service. Our chosen Project Manager, Angie Sanchez, P.E., PMP, who is in our Sugar Land office, is ready to work closely with your assigned representatives and residents to bring your vision for this project to reality.

Please contact your Project Manager, Angie Sanchez, P.E., PMP, at 832.846.1349 if you have any questions or require additional information about KSA or our team.

We appreciate your consideration of our statement of qualifications. We look forward to hearing from you regarding your review of our qualifications and the possibility of working with you on this project.

Sincerely,

KSA


Craig Phipps, P.E.
Vice President
Principal of the firm authorized to bind the firm in a contract


Angie Sanchez, P.E., PMP
Project Manager

About KSA

KSA is an industry leader with a proven track record in the fields of civil engineering and architectural design.

Founded in 1978, KSA provides a broad range of consulting, management, engineering, architecture, planning, surveying, and construction services to our clients across the south-central United States.

KSA is dedicated to making life better in communities.

That's why we work every day to improve the quality of life for our communities by making city halls, courthouses, fire stations, police stations, libraries, community buildings, roads, bridges, water, and

airports safer. From conception to final completion, our knowledgeable teams oversee all aspects of each project on which we work. This attention to detail has resulted in consistent client satisfaction and an excellent reputation throughout the region. It has also led to a high percentage of repeat clients. In fact, we have been serving many of the same clients throughout our entire history.

KSA Core Values

**COLLABORATIVE
TEAMWORK**

**COMMITMENT TO
EXCELLENCE**

MUTUAL RESPECT

**CONSISTENT
INTEGRITY**

FUTURE FOCUSED

PRIMARY CONTACT

Angela "Angie" Sanchez, P.E., PMP
816 Park Two Drive
Sugar Land, TX 77478
281.494.3252
asanchez@ksaeng.com



▲
KSA has grown to 147 employees located in multiple offices in the south central U.S. KSA has been named to the ENR Top 500 list as one of the 500 largest design firms in America. KSA was also recognized as a Zweig Group 2021 Best Firms To Work For.

KSA has received many prestigious awards for architectural projects. KSA was honored with an Award of Merit in ENR Texas and Louisiana Magazine's 2014 Regional Best Projects competition for the Camp Minden Armed Forces Reserve Center. John Selmer, AIA, LEED AP BD+C was the lead architect on this project. KSA also received an AIA Shreveport Design Award for the redevelopment of the Naomi Jackson Heights Apartments in 2012.



WHITE OAK STUDIO

LANDSCAPE ARCHITECTURE

James Patterson Associates, Inc. dba **White Oak Studio** is an award-winning, full-service landscape architecture firm located in Houston, Texas. WOS just celebrated 25 years, after forming in 1996, then incorporating in 2000. Founder Jim Patterson will lead the landscape

architecture effort for Veterans Park. The firm is committed to the creation of positive outdoor environments that nurture and inspire people, and improve and uplift communities. More information is available online at www.wos-la.com.

White Oak Studio will be landscape architect and urban designer for the Veterans Park Project. We will work as a subconsultant to KSA, but we have a collaborative working relationship, taking advantage of technical and creative input from all team partners.

Our practice of landscape architecture ranges widely, addressing challenges and a variety of projects from small-scale parks to large-scale park master planning and open space design. While the firm is small enough to allow hands-on involvement by the principal in each project, White Oak Studio has extensive experience with large, high-profile public and private projects. We currently have 3 licensed landscape architects and 2 graduate landscape architecture designers.

Urban parks are an important part of our practice; we are experienced and eager to partner with local communities to establish a vision and implement new open space opportunities for their citizens. We are passionate about providing high-quality, beautiful, durable park facilities for the public and are ready and able to commit the required staff for Veterans Park from initial concepts through construction completion.

White Oak Studio values public input and local city staff knowledge. Our past projects illustrate how we integrate local history and character to create parks that are unique to the community and a source of pride for citizens and public servants.

White Oak Studio maintains a balance of active projects in various stages of completion. We have several projects nearing completion and under construction, which leaves ample staff capacity for Veterans Park over the next several years. WOS has a demonstrated ability to work on projects outside of Houston, illustrated by satisfied clients in College Station, Center, Jasper, Lake Jackson and Montgomery, Texas.



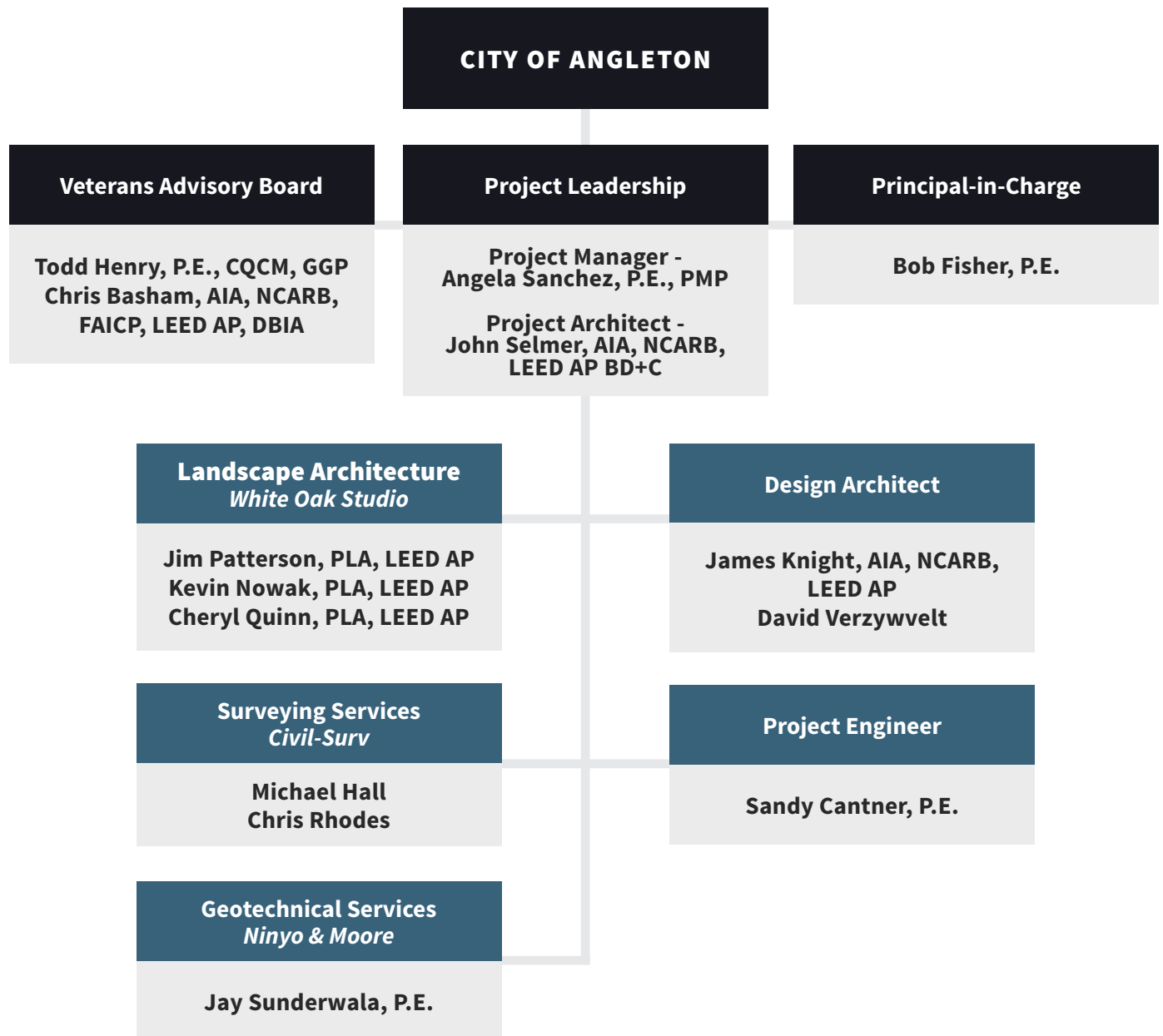
Ninyo & Moore, a minority-owned business enterprise, was established in 1986, and offers consulting services in all aspects of geotechnical engineering, engineering geology, and environmental sciences. Ninyo & Moore has offices in Texas, Arizona, California, Nevada, Colorado, and Utah. The firm is fully committed to being responsive, cost-efficient, and thorough in meeting its clients' project needs and objectives. Ninyo & Moore's geotechnical group provides services during the planning, design, value engineering, construction and post-construction phases of projects. Their environmental group has extensive experience with Phase I and II environmental site assessments and audits, asbestos and lead paint surveys, underground storage tank assessments, hazardous waste investigations, regulatory compliance, water resource development, soil and groundwater contamination studies, and remediation services.



Civil-Surv Land Surveying, LLC has been providing land surveying services to both the public and private sectors within Houston and surrounding communities for over twenty five years for a reason. We take pride in our customer service and providing our clients with a quality product at a quality price in a timely manner. Our vision of responsive customer and team oriented surveying is the key that maintains the strong bonds and trust we have with our long established clientele. Civil-Surv uses

the latest in technological advances, from high end Global Positioning System equipment to custom built computers for computer aided design to stay on top of the speed, quality and precision necessary to keep our clients satisfied.

Our Survey Technicians have extensive training and experience with the most up to date version of AutoCAD and we provide continual training to stay on top of changing technology to provide a quality and timely product to our clients. Our field personnel are also trained and experienced with the latest in surveying equipment and techniques ranging from use of a digital level, data collection with both a robotic total station and GPS equipment, and collecting static GPS data for both horizontal and vertical control points.



Unique Qualifications

The City of Angleton requires a team that can strategically and aggressively lead project development for the anticipated Veterans Park Renovation project. To serve the city and community, KSA has formed a team with a record of solid architectural, engineering, and construction excellence. Team KSA is committed to meeting your project schedules without delay. Our team combines architectural leaders with highly talented local entities. We are committed to providing you with the resources, experience and expertise you require to accomplish your projects on time and under budget. KSA has a 43-year design history, completing architecture and engineering projects at hundreds of municipalities, cities and towns across the country. All staff is committed to your project and our project team will help bring your projects to reality.

Qualifications of the Firm

As prime consultant for the City of Angleton, KSA features recognized staff and a history of successful project completion at numerous towns, cities, municipalities and airports in the Southwest Region of the country. Our experienced staff will provide you with sound advice you can use and design documents you can implement. KSA is committed to innovative solutions that will save you money so that you, the client, can put the most dollars into the Veterans Park improvements.



Angie Sanchez, P.E., PMP

CIVIL ENGINEER

EDUCATION

Bachelor of Science in Civil Engineering
Texas A&M University, 1998

PROFESSIONAL LICENSES + CERTIFICATIONS

Professional Engineer / TX #117443
Project Management Professional /
#1361073

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Harris County Municipal Utility District
No. 506 - Board of Directors, President
Fort Bend County - Court Appointed
Special Advocate (CASA)
Katy A&M Club

◀ Angela “Angie” Sanchez, P.E., PMP serves as Senior Project Manager in Sugar Land, Texas. Angie is an experienced professional civil engineer and Project Management Professional (PMP) in commercial, municipal, industrial, retail, multi and single family development as well as military construction and federal services program and project management. Angie has management and leadership experience working on both private and public sector projects from project acquisition, workload management and project and program life cycle management. She has excellent communication skills through project reporting, client relations, and being a liaison between the project teams, local and international government agencies.

Angie has a background in preparation and/or review of scope of work documents, cost estimates, proposals, feasibility studies, change inspections, coordination with public agencies and TCEQ inspections. She has a hands on approach while working directly with government agencies, clients, construction administration, sub-consultants, and engineers on a wide variety of project types.

Project Experience (with Previous Firm):

- City of Bellaire – Civic Center, Parking and Drainage Improvements
- City of Bellaire – Police Department
- City of Southside Place – Redevelopment of Aquatic Center, Community Center and associated drainage improvements
- City of Conroe – Fire Station No. 5 development
- City of Conroe – Fire Training Center
- Vanbrooke Development - Fort Bend County, TX
- Fort Bend County Municipal Utility District No. 220 - District Engineer
- Hunt Road Pavement and Drainage Improvements - Fort Bend County, TX
- FBCMUD No. 220 Water Plant - Fort Bend County, TX
- FBCMUD No. 220 Wastewater Treatment Plant - Fort Bend County, TX



John Selmer, AIA,
NCARB, LEED AP BD+C
 PROJECT MANAGER/ARCHITECT

EDUCATION

Master of Architecture, Tulane University, 2004; Bachelor of Science in Civil Engineering, Tulane University, 1994; Bachelor of Science in Architecture, Tulane University, 1993

PROFESSIONAL LICENSES + CERTIFICATIONS

Architecture / LA #5669, 2001; TX #19483, 2006; OK #a7473, 2019; AR #4679, 2011; NM #005269, 2013
 LEED AP BD+C / #10107010, 2009

PROFESSIONAL AFFILIATIONS

American Institute of Architects - Louisiana; AIA - Shreveport Chapter
 National Council of Architectural Registration Boards

◀ John Selmer, AIA, LEED AP BD+C, is the architectural services manager for KSA. He is a LEED Accredited Professional and recognizes the need for smart design that utilizes environmentally conscious strategies that will ensure that our decisions, designs, and projects do not inhibit future opportunities. He has extensive experience in all aspects of architecture projects and has served as project manager for projects of all varieties and sizes.

Project Experience

MALAKOFF COMMUNITY CENTER, MALAKOFF, TEXAS. This project consists of the restroom renovations for the Malakoff Community Center located in Malakoff, Texas. Currently the restroom facilities for the community center are outdated, limited, and do not compliance with Texas Accessibility Standards (TAS). KSA was selected to design a restroom facilities for both men and women facilities. The project involves increasing the building area allocated to the restrooms. The newly renovated area is approximately 566 square feet. This area was accomplished through the use of the existing restroom area, as well as, an adjacent office area. The capacity of fixtures was increased for both men and women and all areas are now fully ADA and TAS compliant. The new finishes for the new restrooms include ceramic wall and floor tile, solid phenolic toilet partitions, plastic laminate lavatories, painting, and new toilet accessories throughout.

NEW TOWN SQUARE, NOLANVILLE, TEXAS. KSA was selected to assist the City of Nolanville in their efforts to provide a new Town Square for the city. KSA is providing full service architectural, civil, structural, mechanical, electrical, and plumbing design services for this project. The scope of the work is for one complete project that results in a new Town Square. A pavilion is proposed to over a covered gathering area on the north end of the development. This roof structure will continue to also provide a covering for vendor kiosks and a public restroom on the east side of the square. The site development is to include a lawn area, new landscaping, parking, food truck access drive, and a vehicle lane for accessing the kiosk area. It is envisioned to utilize native vegetation and local materials for the project. Decomposed granite is an excellent material for durability and defining pedestrian and vehicular paths. In addition, gravelpave is a specific manufacturer that can provide a vehicle rated driving surface (with gravel compaction infill) that does not require a hard paved surface.

DEEP EAST TEXAS COUNCIL OF GOVERNMENTS (DETCOG) NEW BUILDING, LUFKIN, TEXAS. This project consists of a new 15,000 square foot building in Lufkin to house all of DETCOG's programs which consists of Administration, Information Technology, Finance, 911 Network, Youth Services, Regional Services, Aging Services, RSVP, and Housing Authority and Accessory Spaces. It will also include a Deep East Texas Emergency Operations and Command Center, providing multi-agency coordination during disasters and other emergency situations. The building site is 3.507 acres.



Bob Fisher, P.E.

PRINCIPAL-IN-CHARGE

EDUCATION

Bachelor of Science in Mechanical Engineering, Texas Tech University

PROFESSIONAL LICENSES + CERTIFICATIONS

Professional Engineer / TX #95047, 2004

- ◀ Since Bob joined KSA over 20 years ago, he's been instrumental in bringing challenging and diverse projects to the firm. He has decades of experience providing thoughtful project oversight for projects of varying size and complexity. As principal-in-charge, Bob will establish the project team including selecting and engaging sub-consultants such as geotechnical and traffic engineers. He will also appoint the engineering team, define the project budget as it relates to scheduling and staff allocation, and be available to communicate the project status to the owner, the engineering staff and elected officials as needed.

Bob is currently serving as one of KSA's regional managers and ensures quality, timely work for each project he supervises. With over 30 years of experience, Bob has been a key contributor to the successful completion of many KSA projects.

Project Experience

- City of Bowie - Municipal Complex Study
- City of Brady - Civic Center Remodel and Expansion
- City of Greenville - New Fire Station
- City of Rockdale - New Police Station
- Crossland Construction Company, Inc. - Leadership Prep School (LPS)
- Crossland Construction Company, Inc. - Main Street and Majestic Gardens- Commercial Development
- Crossland Construction Company, Inc. - North Forty Development - Frisco TX
- Crossland Construction Company, Inc. - Preston @ Wade Crossing Development - Frisco TX
- Crown Sterling Properties - Tucker Hill 3 Story Office
- Frisco Wade Development Partners LLC - Preston @ Wade Crossing
- General Cable - Lone Star Building, Scottsville Texas
- General Cable - Master Plan for Building Expansion
- HLM Construction Management - Braniff Hangars - Phase II
- KSA Engineers, Inc. - New McKinney Office Building
- Lamar Electric Cooperative - Headquarters Building
- LCTCS Facilities Corporation - Services for Act 360 LCTCS Statewide Program, State of Louisiana, Bridging Architect Services-North Region
- MPI Architects - New Main Post Office
- Whitesboro Economic Development Corporation - Whitesboro Strategic Plan



Todd Henry, P.E., CQCM, GGP
VETERAN ADVISOR

EDUCATION

Bachelor of Science in Civil Engineering,
Louisiana Tech University, 1989

PROFESSIONAL LICENSES AND CERTIFICATIONS

Professional Engineer, TX #97955; LA #26821; CO #57313; NM #26476; AZ #71347; CQCM, Associate DBIA, GGP

PROFESSIONAL AFFILIATIONS

American Society of Engineers (ASCE)
Society of American Military Engineers
Design Build Institute of America (DBIA)

- ◀ Todd Henry, P.E., has over 30 years of experience designing, constructing and managing projects and programs for municipal, state, federal, private, and industrial clients / owners in the United States and Middle East. Todd's design experience includes: general civil engineering, site development, water and sewer improvements, hydrologic and hydraulic analysis, pavement design, geometric roadway design, utility relocation, structural analysis, airport design, and construction management.

Project Experience

CAMP MINDEN - ARMED FORCES RESERVE CENTER, MINDEN, LOUISIANA. KSA was chosen to design the LEED Silver Camp Minden Armed Forces Reserve Center located in Camp Minden, Louisiana. The building was designed to provide the Louisiana National Guard with much needed space to better equip today's soldiers. The 28-acre center is home to the 1083rd Transportation Company, the 39th Military Police Company and the 122nd Air Support Operations Squadron. The one-story, 64,136 square foot facility contains an assembly hall, lockers, classrooms, administrative offices and storage areas. The campus is complete with a 12,000 square foot vehicle maintenance building to facilitate shop/repair transportation functions. This project received an Award of Merit as an ENR Regional Best 2014 Project for the region covering Arkansas, Louisiana, Mississippi, Oklahoma and Texas. It was published in the December 2014 issue of ENR (Texas and Louisiana).

JOINT FORCES HEADQUARTERS AT CAMP BEAUREGARD, PINEVILLE, LOUISIANA. After hurricanes devastated the Louisiana coastline in 2005, the Louisiana National Guard saw fit to establish a headquarters building inland. The headquarters at Camp Beauregard maintains trained and equipped forces as reserve components of the Army and the Air Force and performs missions as directed by state and federal authorities. The \$ 32.9M, 73,660 SF facility consists of a headquarters building, a Joint Operations Center (JOC) emergency vehicle storage building and an entry guardhouse.

OVERTON BROOKS VAMC PET CT SCAN SITE PREP SHREVEPORT, LA. Project Manager / Design Manager for a 1500 SF conversion of an existing women's clinic to a new PET CT Scan Suite with 4 Patient Uptake Rooms, Hot Lab, PET CT Scanner, Hot Toilet, Control Room and Associated Infrastructure to include HVAC, Radiation Shielding, Patient Lift and Emergency Power – Battery Backup System.

DEVELOPMENT OF A VA DESIGN-BUILD PROCESS MANUAL CFM,

WASHINGTON, DC. Coordinated with, and solicited input from, subject matter experts involved in the VA's Design-Build program; create a new version of VA's PG 18-15 Volume E – Minimum Requirements for A/E Submissions; provide report providing recommendations for follow-on activities need to support successful integration of the Design-Build procurement method into VA's design and construction program.

OVERTON BROOKS VAMC PARKING GARAGE EXPANSION, SHREVEPORT, LA. Design Manager for the development of options and the design for the Expansion of the Parking Garage. The addition adds 436 new parking spaces to the existing parking garage which is to remain 100% operational during construction. The design also includes a new access road and drainage design due to the hillside site of the expansion.



Chris Basham, AIA, NCARB, FAICP, LEED AP, DBIA

DESIGN BUILD INTEGRATOR

EDUCATION

Master of Science in Engineering Management, Air Force Institute of Technology, 1982

Bachelor of Arts in Architecture, Louisiana Tech University, 1979

PROFESSIONAL LICENSES + CERTIFICATIONS

Architecture, TX #16820, 2000
NCARB (National Council of Architectural Registration Boards) Certification, 1999
USGBC LEED Accredited Professional
American Institute of Certified Planners, 1988
College of Fellows (FAICP), 2012
Designated Design Build Professional, Design Build Institute of America (DBIA), 2020

PROFESSIONAL AFFILIATIONS

American Institute of Architects – AIA
American Planning Association
Society of American Military Engineers
Design Build Institute of America

Chris received his master's in engineering management from the Air Force Institute of Technology, then went on to serve in numerous military design and planning roles across the globe, from Louisiana to Asia and Europe. He is a retired Air Force Officer Architect and Planner. He continued his military career as an Air Force Reserve Civil Engineering Officer for an elite internal Air Force design-build unit called RED HORSE. As a part of several "Nation Building" efforts with this unit, Chris managed the design and construction of airfields, administrative and training facilities, and medical clinics in the Caribbean and South America. He has been the recipient of 7 planning and design awards from the Air Force.

Project Experience

- Veteran's Memorial, Kelly Air Force Base, San Antonio, Texas
- Miramar National Cemetery PhII Expansion, San Diego, CA – \$27M
- New Town Square Planning, Terrell, Texas
- 10 Area Development Plans, US Air Force Academy, CO
- Overton Brooks VA Medical Center Parking Garage Expansion, Shreveport, LA - \$13.2M
- Design Build PET CT Scan Site Prep, Overton Brooks VA Medical Center, Shreveport, LA - \$850k
- Design Build (DB) Tactical Equipment Maintenance Facility, Fort Polk, LA - \$9M
- DB C-130 Maintenance Hangar, Kentucky ANG, Louisville, KY - \$4M
- DB Air Mobility Command Entry Control Facilities, 21 Locations across the US - \$66M
- DB New Air Force Family Housing Mountain Home AFB, ID - \$20M
- DB New Air Force Family Housing, Seymour Johnson AFB, NC - \$17M
- DB Visiting Officer's Quarters, McGuire AFB, NJ - \$15M
- DB Advanced Individual Training Facility, Fort Huachuca, AZ - \$2.9M
- DB Warrior-In-Transition Administrative HQ and Soldier and Family Assistance Center, Fort Bliss, TX - \$12,500,000
- DB Warrior-In Transition Administrative Facility, Fort Hood, TX - \$8.5M
- DB Joint Communications Facility, Carswell JRB, Fort Worth, TX - \$5M
- DB Fort Sam Houston Ballfields, San Antonio, TX - \$1,000,000
- DB Tactical Equipment Maintenance Facility, Corpus Christi, TX - \$8.8M
- DB Military Working Dog Hospital – Recovery Unit Addition and Rehabilitation Unit Renovation and Satellite Pharmacy Expansion/ Renovation, Lackland AFB, TX - \$5.9M
- DB Dental Clinic/Training Facility Addition/Renovation, Barksdale AFB, Shreveport, LA - \$10.2M
- DB Medical Clinic Renovation, Kirtland AFB, Albuquerque, NM - \$15.5M
- DB Grandstands and Marquees, Fort Sam Houston, TX - \$2.2M
- DB Social Security Administration Data Center, Baltimore, MD - \$350M
- DB Lackland Ambulatory Care Center Initial Outfitting, Lackland AFB, TX - \$1M
- DB Rpr/Reno HEMP (High Altitude Electromagnetic Pulse) Hardened Facilities, Fort Meade and Fort Belvoir, VA - \$5M
- DB Bonham VAMC Signage and Wayfinding, Bonham, TX - \$1.7M
- Development of Veteran's Administration Design Build Process Manual, VA Capital Facilities Management, Washington, DC - \$780k



**James Knight, AIA,
NCARB, LEED AP
ARCHITECT**

EDUCATION

Bachelor of Science in Architecture/
Design Specialization, Louisiana Tech
University, 2005

PROFESSIONAL LICENSES + CERTIFICATIONS

Architecture / LA #9655, 2021

PROFESSIONAL AFFILIATIONS

American Institute of Architects -
Louisiana; AIA - Shreveport Chapter
National Council of Architectural
Registration Boards

- ◀ James has been working in the field of architecture since 2005. He's a super-user of both AutoCAD and Revit with a bachelor's of architecture from Louisiana Tech University. James is an excellent listener and communicator with the unique ability to resolve issues on the fly. He has a knack for relating to people and understanding their needs, which he uses to the benefit of his satisfied clients. James has a strong work ethic and a desire to expand his knowledge base and continuously grow in his understanding of architectural principles and concepts.

Project Experience

- City of Nolanville - EMS Testing Addition and City Hall Improvements
- City of Nolanville - New Town Square
- Bulkley & Associates, LLC / Bulkley Trucking - Rendering & Video of a Cold Storage Warehouse
- Center Economic Development Corporation - Virtual Speculative Buildings Estimate
- City of Carthage - Fire and Police Station Study
- City of Kosse - Community Enhancement Fund
- City of Malakoff - Malakoff Community Center Improvements
- City of Rockdale - New Police Station
- City of Springhill, LA - East Side Pool Building Renovation
- City of Springhill, LA - Recreational Complex - Phase 2
- Forest Country Development Corporation - New Office Building
- Frisco Wade Development Partners LLC - Preston @ Wade Crossing
- Gaeke Construction Company - Wortham ISD Design Build
- Gun Barrel City Economic Development Corporation - Community Center Concepts
- HLM Construction Management - Braniff Hangars - Phase II
- JP Morgan Chase Bank - 780 Delta Room Corrective Measures
- JP Morgan Chase Bank - 780 Kansas Outbound Reconfiguration
- JP Morgan Chase Bank - Office Relocation to 780 Kansas
- Lamar Electric Cooperative - Headquarters Building
- Lincoln Builders of Texas, Inc. - Shop Addition and Office and Renovation-Vermeer Texas-Louisiana
- Palestine Economic Development Corporation - Regional Training Facility
- Southern University at Shreveport - Office Renovation-Administration Building
- State of Louisiana Facility Planning & Control - Allen Building Renovation for the School of Nursing, Southern University-Shreveport
- Sugar Land Regional Airport - Hangar 1 Replacement Redesign
- Texas Parks & Wildlife - Fawcett Lodges and Facilities
- Texas Parks & Wildlife - Fawcett WMA Support Systems and Facilities



David Verzywvelt

**3D RENDERING, ANIMATION,
AND VISUALIZATIONS**

EDUCATION

Masters in Architecture, Louisiana Tech University, 2020

Bachelor of Science in Architectural Studies, Louisiana Tech University, 2019

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Green Business Certification Inc (GBCI)

- ◀ David Verzywvelt, Architect Intern, joined KSA after graduating from Louisiana Tech University with his Bachelor's and Master's in the field of Architecture. When David was a sophomore in high school, he fully committed himself to becoming an Architect. His sole purpose for choosing this discipline was to "create a positive experience for people." David utilizes Revit to drive the project from the early stages of renderings and schematic drawings to the final stages of construction documentation. He assists his colleagues in creating imagery and drawing to most effectively communicate the project.

Project Experience

- 3TerraMP - Overton Brooks Shreveport Parking Garage
- City of Pittsburg - Pittsburg Downtown Restroom Rendering
- Design Build Consortium, LLC - PET CT Scan Site Prep Renovation-VAMC Overton Brooks
- Don Jackson Construction, Inc. - Coulter Airfield-New Hangar Rendering
- Granbury Regional Airport - Master Plan/ALP Update
- Inter Community Volunteer Fire Department - Fire Station Near Intersection of FM31 and FM123
- Louisiana National Guard - Building 801 Replacement, National Guard Readiness Center, Camp Beauregard Training Site
- Plummer Associates, Inc. - UTRWD Peninsula Admin Building
- Robinson Aerospace - Private Hangar / MRO Development at Mid-Way Regional Airport
- Springhill Airport - Six Unit T-Hangar
- Texas Parks & Wildlife - Fawcett Lodges and Facilities
- Texas Water Development Board - Pittsburg Asset Management Plan for Small Systems
- The Nay Company - New Water Utilities Metal Prefabricated Building



Cassandra Cantner, P.E.

PROJECT ENGINEER

EDUCATION

Bachelor of Science in Civil Engineering
Texas A&M University, 1992

PROFESSIONAL LICENSES + CERTIFICATIONS

Professional Engineer / TX #84713, 1999

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Association of Water Board Directors
Brazoria County MUD No. 29 - Board of
Directors, Vice President

◀ Cassandra “Sandy” Cantner, P.E., is a Senior Project Manager focused on Municipal projects in KSA’s Sugar Land, Texas office. Sandy is a proven, results oriented civil engineer with more than 29 years of experience in planning, design, project management, and construction management of municipal, transportation, land development, and site development projects serving public and private clients including Federal, State, County, municipal, and special district government clients. She has completed projects that range in size and complexity from small spot drainage system repair from hurricane related erosion damage, complete street reconstruction of major thoroughfares with federal funding, and greenfield construction of residential communities up to 500 acres in the Houston area. She has delivered projects with standard design and emergency disaster recovery rapid response schedules. Her design and project management experience includes a wide variety of projects involving storm water collection, detention/retention ponds, drainage channels, amenity lakes, water treatment, water transmission, and water distribution, wastewater collection, treatment, and reuse, roads, highways, bridges, light rail, and parking lots. She has worked in upland riverine as well as coastal communities located in rural, suburban and urban areas.

Project Experience

- City of Houston – Greens Road Reconstruction from Aldine Westfield to J.F. Kennedy Blvd.
- City of Houston – Greens Road Reconstruction from John F. Kennedy Blvd. to US 59
- City of League City – Nottingham Ditch Improvements
- City of League City – Interurban Ditch Improvements
- City of League City, League City, TX – Big League Dreams Park
- City of League City, League City, Texas – 24” and 12” Water Line along SH 96 and Gum Bayou
- City of Rosenberg – Reading Road from FM 2218 to Town Center Boulevard
- City of Rosenberg – Reading Road Extension from US 59 to FM 2977
- Harris County Flood Control District, Houston – Hurricane Harvey Damage Repairs, Buffalo Bayou
- Houston Public Works, Houston, TX – City of Houston Wastewater Operations Recovery from Hurricane Harvey, Field Assessment and Emergency Design Solutions
- Lakewood Trails MUD, Harris County, TX – Harris County Flood Control District Unit K154-00-00 Drainage Channel
- METRO, Houston – Downtown/Midtown Transit Street Improvement Projects, San Jacinto Street from Calumet to Holman
- METRO, Houston – Light Rail line from Main Street to IH-610 North



Jim Patterson, PLA, LEED AP

WHITE OAK STUDIO - PRINCIPAL

◀ As founder and Principal of White Oak Studio, Jim is involved in all aspects of projects, ensuring the creative and technical quality of the firm's work. He is especially good at bringing the right people and the right team in place for each project and creating conditions where they can work collaboratively, creatively and effectively. Jim also places a very high value on communication: with clients, the community and consultants; this results in projects that run smoothly, on-time and in-budget.

For Veterans Park, Jim will lead the landscape architecture / urban design effort, will collaborate on park design, and help facilitate community and stakeholder meetings. Once detailed drawings are underway, Jim will provide final quality control review and will seal all landscape architecture drawings and specifications.

Jim is widely respected as a leading landscape architect in Houston and southeast Texas. He has led notable and award-winning projects such as The Gardens at Texas A&M, Hermann Park Lake Plaza (pictured below) and recently Avondale Promenade Park and Bayou Greenways Park & Trailhead. Jim is a 1978 graduate of Texas A&M, and licensed landscape architect #779 in Texas.





Kevin Nowak, PLA, LEED AP

WHITE OAK STUDIO -
PROJECT MANAGER

- ◀ Kevin Nowak will lead day to day production and coordination for the Veterans Park project. He has just wrapped up construction of several open space construction projects, and once again proved himself a vital part of the project's success. Kevin's patience, persistence and likeability complement his technical knowledge, construction savvy and commitment to excellence. Clients like to work with Kevin and are always pleased with the results.

Kevin is currently completing design and construction documents for an innovative playground at TC Jester Park in Houston (\$750,000 budget), that is inspired by the surrounding Oak Forest neighborhood woodland environment. Over the last several years Kevin has managed large, complex projects including the \$10M Texas A&M Teaching Gardens and the \$20M Hermann Park Centennial Gardens, as well as smaller parks, such as Bethel Park (pictured below) Jennie Hughes Park in West U, Bayou Greenways Park and Avondale Promenade Park. Kevin is a 2009 Texas A&M graduate and Licensed Landscape Architect #2917 in Texas.





Cheryl Quinn, PLA, LEED AP

WHITE OAK STUDIO -
LEAD PARK DESIGNER

◀ Cheryl Quinn is an award-winning designer, with a passion for creating beautiful open space with cultural and historic context. She will bring that passion and long experience to her design role for Veterans Park. Cheryl works to establish strong functional and esthetic concepts (the 'big idea') early in the park design process, and then work to weave those parameters into the project to ensure continuity and a unique spark of creativity down to the smallest details. Cheryl is an accomplished sketch artist and uses this to efficiently communicate preliminary design concepts to the public and clients.

Cheryl values time spent onsite to understand the 'genius loci' of a park and strives to create a design that respects that spirit as well as creating a positive relationship to the surrounding neighborhood. She has demonstrated that on both park and urban open space projects in Houston, Center TX, Jasper TX, Lake Jackson TX and recently at the Leach Teaching Gardens on the Texas A&M campus in College Station. Cheryl was lead designer for several similar park projects including Avondale Park and Bayou Greenways Park. Cheryl is a 1989 Texas A&M landscape architecture graduate, and is Texas licensed Landscape Architect #2215.





Jay Sunderwala, P.E.

MANAGING PRINCIPAL ENGINEER

EDUCATION

M.S., Civil Engineering, 1998, San Jose State University

B.S., Civil Engineering, 1993, San Jose State University

PROFESSIONAL LICENSES + CERTIFICATIONS

Professional Engineer / TX #88799; NV #16758CA #58666

PROFESSIONAL AFFILIATIONS

American Council of Engineering Companies of Texas
American Public Works Association
American Society of Civil Engineers
Texas Public Works Association
Texas Society of Professional Engineers

As Managing Principal Engineer, Mr. Sunderwala coordinates and supervises all technical and administrative functions for the Houston office. Mr. Sunderwala has performed and managed numerous geotechnical evaluations for commercial, industrial, federal, transportation (road and railway), utility pipeline, public works, educational, and retail projects. He has significant experience in foundation design, earthwork operations, soil treatment, and construction phase geotechnical services. He provides supervision and technical support for both geotechnical and construction services.

Project Experience

Sienna South Outfall No. 6, Missouri City, Texas: Principal Engineer during a geotechnical evaluation for the planned Sienna South Outfall No. 6 project located in the Sienna Plantation development in Missouri City, Texas. The project consists of the design and construction of a new outfall structure from Channel 3 extending through the existing levee. The structure will consist of six 10-foot by 10-foot box culverts and will be located about 2,000 feet northwest of the existing South Pump Station and Outfall Structure. The current top of the levee elevation is approximately 67 feet MSL. The height of the levee will be increased to approximate Elevation 70 feet MSL. The proposed headwall structure will contain flap gates on the west (Brazos River) side and sluice gates on the east side. The outfall structure will include a concrete slab and associated walls on each side of the slab. The flow line for the new structure will be at approximate Elevation 30 feet. An open cut excavation is proposed for the outfall structure construction.

Harris County Administration Building Façade Repair, Houston, Texas: Principal-in-Charge for construction materials testing and inspection services for the Façade Repair of the project. Construction tasks will involve repairs of the exterior panels exhibiting concrete cracking and spalling. Our services will include destructive lab testing for the mockup, casting epoxy mortar cubes, performing Adhesion pull out tests for bond strength of epoxy mortar, obtaining cores of the epoxy injection crack repairs, laboratory testing for compressive strength testing of mortar cubes, and testing of concrete core test specimens.

Harris County Flood Control District Disaster Recovery Program, Cypress, Texas: Principal Engineer for disaster relief for several channels that needed repair from the Tax Day floods in April 2016. The channels experienced slope erosion and failures within the Harris County Flood Control District right-of-way due to the unexpectedly high volume of water. Teamed with six civil consultants to develop a scope for field exploration, laboratory testing and repair recommendations to help them develop repair plans. Each consultant team design repairs for four to six sites.

North Fort Bend Water Authority – Segment 0 and Pump Station, Houston, Texas: Principal Engineer for the geotechnical study for the North Fort Bend Water Authority Segment 0 and Pump Station. The project was part of the Surface Water Transmission Program and consists of the installation of 6,000 linear feet of 48-inch diameter pipe and the construction of a pump station with five 120-foot-diameter water storage tanks. The 48-inch pipe was installed using opening cut techniques. Trenchless techniques were utilized at the two major roadways crossings.

West Harris County Regional Water Authority Contract 34 Waterline, Cypress, Texas: Principal Engineer for geotechnical engineering and phase 1 geologic fault study for the design and construction of 18,600 linear feet of 24- and 30-inch diameter waterline. Geotechnical services included a site reconnaissance, soil borings, installing piezometers, and provided recommendations. Environmental services included the performance of a Phase I ESA, wetland determination, and threatened and endangered species.



Michael Hall

REGISTERED PROFESSIONAL LAND SURVEYOR

EDUCATION | Bachelor of Science in Geography, Texas A&M University, 1997

PROFESSIONAL LICENSES + CERTIFICATIONS | Texas Registered Professional Land Surveyor No. 5765

Michael is the Owner/President of Civil-Surv Land Surveying, LC. Michael is responsible for overall operations which includes overseeing work load distribution, client relations, quality control, project budgets and personnel management. He has over 20 years experience managing surveying services in Houston and surrounding areas for numerous private developers, engineering firms, architects, utility contractors and public sector entities such as Texas Department of Transportation, Harris County Flood Control District, City of Houston, University of Houston, Houston Independent School District, North Fort Bend Water Authority, San Jacinto River Authority, Brazoria County Drainage District 4 and many local Municipal Utility Districts.

Chris Rhodes

REGISTERED PROFESSIONAL LAND SURVEYOR

EDUCATION | Bachelor of Science in Criminal Justice, University of Houston-Downtown; Associate in Arts, Houston Community College

PROFESSIONAL LICENSES + CERTIFICATIONS | Texas Registered Professional Land Surveyor No. 6532

Chris is the Survey Manager/Vice President at Civil-Surv Land Surveying, LC. He is responsible for coordinating all facets of surveys between clients, field crews, engineers and other project managers. Chris has experience running all surveying equipment, including Robots, GPS, Total Stations that utilize laser technology and advanced software to measure distance, perform data collection, construction layout, etc. Chris is well versed in coordinating between clients, field crews, engineers and other project managers. Issuing land title surveys and topographic maps, calculate coordinates to facilitate construction staking and calculate job time to provide estimate used in creating proposals.

SERVICES

Architecture



As architects, we work hard to understand the unique demands of each client's project and respond with a comprehensive and innovative design solution. At KSA, we build on our decades of experience while maintaining a fresh, dynamic perspective. Our design process is centrally focused on blending complex technical requirements with creative ideas. We are interested in learning about our clients and providing spaces that are engaging, actionable and multifaceted.

We bring each and every client – creativity, vision, and the personalities needed to make your project a success.

With every design, we aim to be thoughtful, secure, sustainable and collaborative using cost-effective materials and techniques. To accomplish all this, project coordination is key. We coordinate seamlessly with all the involved disciplines to make sure the project comes together in a cohesive set of plans. We have a reputation for keeping our clients happy and our projects under budget.



As illustrated in the organizational chart contained in section B, our leadership and management functions are clearly defined. The City of Angleton will have a main point of contact, Angie Sanchez, P.E., PMP, who is in our Sugar Land office and will act as the project manager and lead civil engineer. Sandy Cantner, P.E., also located in our Sugar Land office, will support utility, grading and drainage design. John Selmer will lead all architectural aspects of the project with support from James Knight and David Verzwylt. The White Oak Studio team will take lead on the urban planning, landscaping, harscape and aesthetics. Ninyo & Moore will support any geotechnical requirements. Civil-Surv will perform the improvement and topographic survey that will assist the team in the development of the plans. All design aspects will be overseen by our Principle in Charge, Bob Fisher, P.E., as well as the members of our Veterans Advisory Board.

Current and Projected Workload

KSA has reviewed current assignments, backlogged assignments and known future assignments not currently in-house. The company expects to be working at 60% to 80% capacity during the time period indicated in the RFQ. The company is not projected to be at 100% capacity based on planned future projects and backlog. Therefore, KSA has the time, resources and staffing to execute this project. It is important to note that KSA's project manager, Angie Sanchez, has availability in her schedule to manage and execute this project. KSA has 147 employees through 9 offices across Texas, Oklahoma and Louisiana and can allocate additional staff from any one of these offices if needed.

The following table identifies the time key personnel will devote to this project.

Title	Staff	Estimated Time
Project Architect	John Selmer, AIA, NCARB, LEED AP BD+C	50%
Project Manager	Angie Sanchez, P.E., PMP	65%
Principal-in-Charge	Bob Fisher, P.E.	30%
Veterans Advisory Board	Todd Henry, P.E., CQCM, GGP	25%
Veterans Advisory Board	Chris Basham, AIA, NCARB, FAICP, LEED AP, DBIA	25%
Landscape Architect	Jim Patterson, PLA, LEED AP	45%
Landscape Architect	Kevin Nowak, PLA, LEED AP	50%
Landscape Architect	Cheryl Quinn, PLA, LEED AP	50%
Design Architect	James Knight, AIA, NCARB, LEED AP	50%
Architect Intern	David Verzwylt	50%
Project Engineer	Sandy Cantner, P.E.	45%
Geotechnical Engineer	Jay Sunderwala, P.E.	40%
Surveyor	Michael Hall	50%
Surveyor	Chris Rhodes	50%



STATE OF LOUISIANA FACILITY PLANNING & CONTROL

Lake D'Arbonne State Park Event Facility

This project consists of a new multi-use Event Facility for approximately 150 to 200 people at Lake D'Arbonne State Park in Farmersville, Louisiana, to be used primarily for fishing tournaments. The facility will provide areas for spectator viewing of fish weigh-ins, awards ceremonies, and other entertainment. It will also provide areas for set-up, product vendors, and sponsor advertising. Secondary use will be a rental facility for events such as weddings, family reunions, craft festivals, etc. Ancillary areas include a warming kitchen, toilet rooms, and a table/chair storage area. The design will require site selection near the Park's boat launch area, and may include vehicle parking areas designed for parking of vehicles both with and without boat trailers. The facility shall utilize materials selected for durability and ease of cleaning. Agency preference is for a metal building with roll-up doors and an exterior stone wainscot to match Park design standards. The facility will be designed for both open air and climate controlled events.

The Event Facility will make use of a PEMB structure and be open on all four sides. The structural will receive a standing seam metal roof and exterior finishes to conceal the PEMB structure. The project will include electrical work, HVAC work and plumbing work. Required site work will include grading, utility connections, and new asphalt paving.

The project will be constructed under a single prime contract.

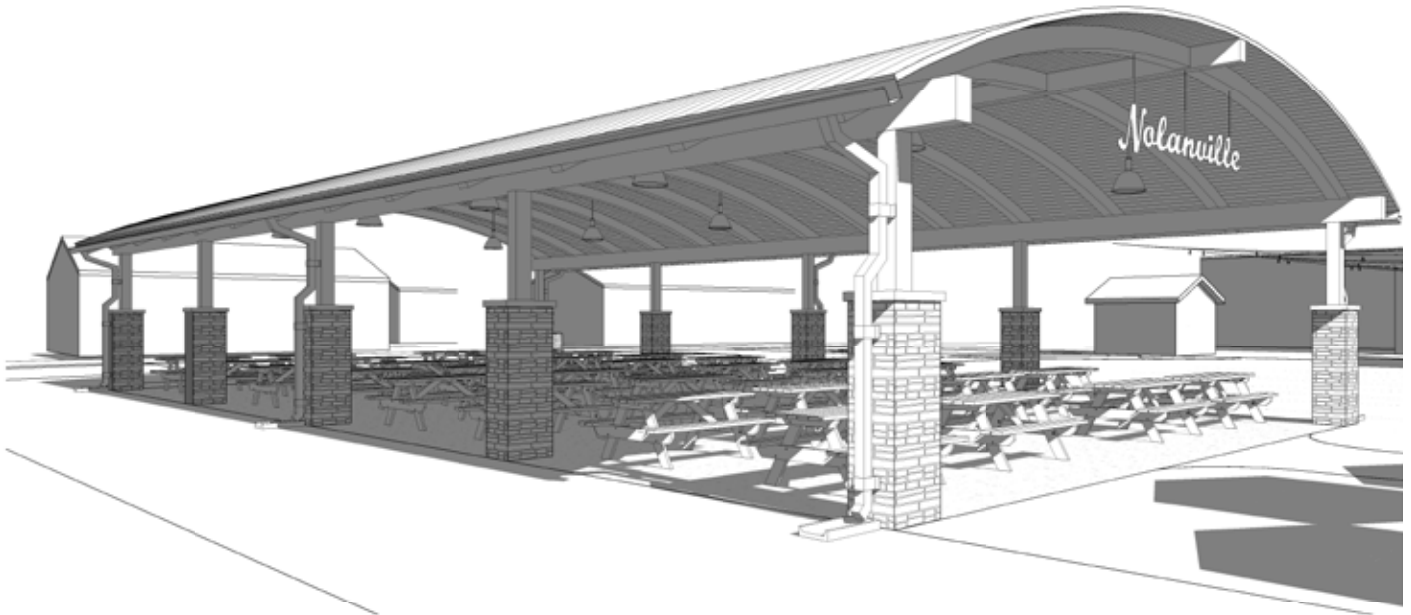
Reference: Roy Dowling, State of Louisiana Facility Planning & Control - Project Manager, 318.393.4890, roy.dowling@la.gov

NOLANVILLE, TEXAS**New Town Square**

KSA was selected to assist the City of Nolanville in their efforts to provide a new Town Square for the city. KSA is providing full service architectural, civil, structural, mechanical, electrical, and plumbing design services for this project.

The scope of the work is for one complete project that results in a new Town Square. A pavilion is proposed to over a covered gathering area on the north end of the development. This roof structure will continue to also provide a covering for vendor kiosks and a public restroom on the east side of the square. The site development is to include a lawn area, new landscaping, parking, food truck access drive, and a vehicle lane for accessing the kiosk area. It is envisioned to utilize native vegetation and local materials for the project. Decomposed granite is an excellent material for durability and defining pedestrian and vehicular paths. In addition, gravelpave is a specific manufacturer that can provide a vehicle rated driving surface (with gravel compaction infill) that does not require a hard paved surface.

Reference: Kara Escajeda, City Manager, City of Nolanville, 254.698.6335, kara.escajeda@ci.nolanville.tx.us





Jennie E. Hughes Park West University Place, TX

PRIOR EXPERIENCE



White Oak Studio's 2015 Parks Master Plan for The City of West University Place illustrated the need for new parks in several areas of this small city. After donation of a residential lot for a quiet park in a sensitive neighborhood location, the City retained White Oak Studio to lead the planning and design process. Detailed donor stipulations and community sensitivities demanded a transparent, iterative public design process for this small park. White Oak Studio worked with Parks staff to develop appropriate community involvement, including the appointment of a volunteer Task Force, a Town Hall meeting and a public presentation to City Council. WOS uses perspective sketches during preliminary design to help clients visualize and evaluate design concepts. The final design was based on a "Front Porch - Back Yard" theme that is open and inviting to the neighborhood. People are invited to greet their neighbors while sitting on a "front porch" rocking chair under a shade structure designed in the architectural character of the City's early bungalows. The park includes a large open lawn for activities and a rock water feature that kids climb on and can activate the water. Prior to, and during the construction, White Oak Studio worked closely with the contractor and the City to mitigate concerns of adjacent neighbors over an active construction zone next to their residences. Due to these proactive efforts, the project was completed quickly and with minimal disruption to the neighbors.

Construction cost: Estimated \$500,000

Date completed: 2018.

Services provided: Community Involvement. Design. Construction Documentation, Construction Administration

Client Contact: West University Place Parks Department. Susan White, Director: (713) 662-5894 SWhite@westutx.gov

White Oak Studio Team: Jim Patterson - Principal in Charge, Cheryl Quinn - Lead Designer, Kevin Nowak - Project Manager



DOWNTOWN ENHANCEMENTS - PHASES 1 & 2

Lake Jackson, TX

PRIOR EXPERIENCE



White Oak Studio was landscape architect for the Master Plan and first two phases of an ambitious project to revitalize downtown Lake Jackson, Texas. The City of Lake Jackson is making a major investment in their downtown to ensure it stays a viable, lively place to shop, dine and conduct business well into the future. It has a unique architectural history which we worked with to give them a streetscape that fits their particular style. After completion of the 2003 Downtown Enhancements Master Plan (Jim Patterson, as Principal at another firm), the City retained WOS to work with KBR on Phase 1. Vehicular traffic and safety was improved along with pedestrian safety and comfort. Parking was a major issue, in conjunction with new lighting, service access, walks, plantings and drainage. The Design Team conducted interviews with stakeholders and business owners along the project area to inform them and gain vital feedback about the planned improvements. The consultant team worked with the City of Lake Jackson to carefully craft the schedule to minimize construction-phase disruption of local businesses in the project area. White Oak Studio was able to meet all deadlines for design and production.

Phase 1 Construction cost: \$4,448,000 Date completed: 2013

White Oak worked with the City from 2011 to 2018 to complete Phase 2, Carriage Square. Formerly known as South Parking Place, the area was a back alley parking lot with potential to supplement street parking for businesses in the heart of downtown. WOS created a unique space that combines a custom festival market pavilion, parking for over 100 cars, pedestrian gathering spaces and a Mid-Century Modern public art piece by White Oak landscape architect, Cheryl Quinn. The driveways and parking were configured to accommodate 18-wheeler traffic and city garbage dumpsters were consolidated into attractive masonry enclosures.

Carriage Square Construction Cost: unavailable Date completed: 2018

Owner: City of Lake Jackson; Contact: Mr. Modesto Mundo, City Manager; Phone: (979) 415-2500



Within the sprawling modern facilities of Texas A&M, the Leach Teaching Gardens is a beautiful green oasis, available to students, faculty, staff and the general public. The individual garden names evoke Texas history as well as today's sustainability issues. This is the 7-acre first phase of The Gardens at Texas A&M University, a 27-acre public garden and open space on the West Campus in College Station Texas.

Opened in 2018, the Teaching Gardens are an important new expression of the University's founding land-grant mission - to bring information to the public, teaching about plants on which we rely: for the air we breathe, food we eat, shelter we require and medicine without which we cannot live – an outdoor classroom for all. White Oak Studio was landscape architect and lead site consultant, working with Rhotenberry-Wellen Architects, the building architect. The Design Team worked closely with University staff to integrate the unique facility into the surrounding campus and ensure compatibility with University standards, circulation system and future development

Construction: New Construction. Delivery Method: CSP. Construction Cost: Approx. \$7,600,000 in two consecutive phases.
Date completed: 2018
Services provided: Lead Site Consultant, Master planning, site analysis, site design, construction documents, permitting, bidding, construction administration.
Owner contact: Gardens Staff - Joseph Johnson, Gardens Manager joseph.johnson@ag.tamu.edu
AgriLife Facilities: David DeLeon, Director, Facilities & Construction dodeleon@ag.tamu.edu



AVONDALE PROMENADE PARK

Houston, TX



Avondale Promenade Park is a new inner-city park in the Montrose area of Houston. Created to provide much-needed open space in a dense, busy urban area, this tiny park reflects its location adjoining the historic Avondale neighborhood. The site is arranged to create a sense of spaciousness and engagement with the surroundings. A brick promenade anchors features including a craftsman-style pavilion, shady seating in a gravel-surfaced grove, play for all ages, an enclosed dog run and the Remembrance Garden tribute to slain LGBTQ community activists. The park includes community interpretive features along with custom-designed lights, railings and signage. White Oak led community workshops to solicit program preferences and feedback on design concepts.

WOS Team: Jim Patterson, Principal; Kevin Nowak, Project Manager, Construction Administration; Cheryl Quinn, Lead Design
 Construction: New Construction. Delivery Method: CSP. Construction Cost: \$830,000
 Date completed: 2021
 Services provided: Prime Consultant, Public involvement, site design, construction documents, permitting, bidding, construction administration.
 Owner contact: Duncan Elliott, City of Houston GSD (832) 393-8044 Duncan.elliott@houstontx.gov
 Lisa Johnson, City of Houston GSD 832/393-8081 lisa.johnson@houstontx.gov



BAYOU GREENWAYS PARK & TRAILHEAD

Houston, TX

PRIOR EXPERIENCE



Bayou Greenways Park and Trailhead was created by the Houston Parks Board to honor major donors and celebrate Houstonians' relationship to the bayous of our city. The park perches on a hilltop nestled between White Oak Bayou and Interstate 10 and offers a spectacular view down the MKT Trail to the Houston skyline. A simple tree-lined path winds up the slope to the main plaza and overlook, where the visitor is rewarded with views of the bayou and surrounding area. Wood steps lead down to a shaded, quiet boardwalk tucked into the wooded hillside facing White Oak Bayou. A rugged urban materials palette of galvanized steel, wood planks and historic brick is used in a creative display of WOS attention to detail and sense of place. Custom donor panels, site-based poetry panels and custom furnishings accent the site development. White Oak and graphics consultant worked with a local poet to display an original poem as a key part of the site experience.

WOS Team: Jim Patterson, Principal; Kevin Nowak, Project Manager, Construction Administration; Cheryl Quinn, Lead Design
 Construction: New Construction. Approx. \$2,000,000
 Date completed: 2021
 Services provided: Prime Consultant, Public involvement, site design, construction documents, permitting, bidding, construction administration.
 Owner contact: Richard McNamara, Houston Parks Board Richard@houstonparksboard.org 713/942-8500 ext 15
 John Brandt, Houston Parks Board johnbrandt@houstonparksboard.org 713/942-8500 ext 47



White Oak Studio (WOS) completed the Cullinan Park Master Plan Update in 2012. The WOS updated master plan creates a vision for the 750 acre park appropriate to changing needs of the growing suburban community. The plan calls for improved park access and circulation, neighborhood connections, added trails, child-friendly nature areas, boating, picnic areas and user-friendly forest access. In 2019 WOS completed Phase I park improvements for the City of Sugar Land. The plan included long-term development of Section 1, and detailed design for the initial improvements package. Construction included the first part of the lake loop trail, improved drainage, a wetland boardwalk, composting restroom, water and electrical service, interpretive / wayfinding signs and donor recognition. WOS identified areas for selective removal of underbrush to improve forest health and create sight-lines for visitor safety. KSA Engineers provided infrastructure engineering.

Completed: June 2019

Construction cost: \$793,600

Work by Staff: Principal - Jim Patterson

Project Manager - Kevin Nowak

Services provided: Master Planning, Schematic Design through Construction Administration

City of Sugar Land Contact: Fenglin Du, fdu@sugarlandtx.gov (281) 275-2905

APPROACH OVERVIEW

Our approach to the proposed Veterans Park Renovation project for the City of Angleton will be based on proven and successful processes tailored to the needs of this particular project. The Management Approach will be interactive and will promote communication among and between all team members, including City representatives and all others designated by the City.

The following work plan details services that KSA would propose for your current project. This proposed work plan could easily be tailored to the specific needs and requirements of this project as they are further defined by all parties.

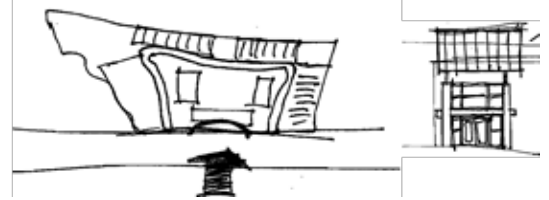
PRE-DESIGN PHASE

Conversation

Every relationship, idea, and project starts with a conversation. The first step in the process development of architecture is for the project team to listen to the client.

Design management will initiate from

this first conversation and evolve. Once the conversation begins, it is vital to open all lines of communication. With open communication, we can translate the needs, objectives and ideas of the City into a tangible space that meets the needs of the administration who will utilize the facilities of The City on a daily basis. We are professional listeners and adept at assembling the initial programming study into preliminary concepts. This begins with a realistic look at the budget, priorities, and the project schedule.



Project Schedule

KSA will develop a Preliminary Design and Construction Schedule indicating the various design, bid and construction phase activities critical to the success of the project. The schedule will indicate the dates for the task to be completed and will also indicate the entity responsible for accomplishing the task.

Project Budget

KSA will develop a Project Cost Model (PCM), which is a display of the budgeted breakdown of the various building components. The Project Cost Model will be used by KSA as the basis of cost monitoring throughout the Design Phase of the project.

Project Launching

Prior to initiating the design process on the project, we will conduct a Pre-Design Project Analysis in conjunction with the city, the KSA Team, and other appropriate parties. This Pre-Design Project Analysis will provide the forum to further analyze the budget and schedule constraints. It serves to eliminate “blind alleys” and will, in general, serve to launch the Project Team in a unified and clear direction. At the conclusion of the Pre-Design Project Analysis, the Management Plan, including the Master Schedule and Project Cost Models (PCM), will be reissued to reflect the adjustments generated in the Pre-Design Project Analysis. In no instance will the adjustments reflect an increased total budget or increased total project duration without the direct approval of the city.

DESIGN PHASE

After collaboration of the initial programming, ideas are developed into designs. During the concept design stage the project will come to light through



the generation of building floors plans, elevation sketches, and perspective drawings. These drawings will represent the initial “ideas” of the project in graphic form. They will provide the City the opportunity to verify that the design team has correctly interpreted their needs and provided the requested functional relationships between the various activities in the buildings.

At the design development stage, the design of the project will be refined. Now the “idea” of the building starts to take off and numerous factors are studied and reviewed. The selections of materials to be used on the inside and outside of the buildings are investigated. The material choices reach a balance between sustainability, environmental impact, durability,

aesthetic value and cost. At this point additional members of the design team come into play to assess their respective components of the building. The collaborative discussion is still ever present at this stage of the project. The design development drawings become the basis for the construction documents. Prior to moving into the next phase the design will be reviewed again to ensure that building design meets the needs and requests of the City. Along the design path, we will also conduct design progress meetings in conjunction with City staff, KSA, consultants and others. These meetings will serve as a forum for the exchange of information and resolution of design decisions, and will be a point where design progress is reviewed and noted. KSA will record, transcribe and distribute minutes of these meetings to all attendees and all other appropriate parties.

The construction documents phase is a synthesis of how the building will be constructed and includes construction details, final material selections, all building components, all necessary systems for building operations and all finishes. During the entire design, the KSA team will coordinate all of the design team's activities and will provide leadership in the implementation of design phase procedures by all parties. We will transmit appropriate documents to the various approval agencies at the appropriate times and will expedite these agencies approvals to the extent possible.

Document Review

On a continuing basis, KSA will review the developing documents and provide input to the City relative to project requirements, value, sequencing of construction, duration of construction of various building methods, and constructability throughout the design phase. We will also review adherence to the City's standards, such as Educational Specifications, Design Guidelines, etc. We will provide coordination between the KSA Team and the City in an effort to obtain the proper flow of information. KSA will coordinate the design reviews at the Schematic Design, Design Development, and 100% Construction Documents phases and will compile and expedite all review comments to all appropriate parties.

BID AND AWARD PHASE

KSA will expedite the Bid Phase Activities, including distribution of all bid documents and addenda to our electronic plan distribution website (www.civcastusa.com) for receipt of competitive bids. We will conduct a Pre-Bid Conference for the benefit of all bidders. These conferences will be a forum for the City and KSA to communicate all the project parameters to the bidders, including information concerning schedule requirements, time, cost and quality control requirements, access and staging requirements, and technical information of the project.

Upon receiving all bids, KSA will review these bids and prepare a Bid Tabulation sheet and provide recommendation for acceptance of the apparent lowest, qualified bid.

CONSTRUCTION MANAGEMENT PHASE

Project Control

Immediately after the construction Notice to Proceed, KSA will conduct a Pre-Construction Conference for the benefit of the successful subcontractors and material suppliers, which will serve to orient them to the various procedures and site rules prior to the commencement of the actual construction.

KSA will establish the procedures for obtaining clarifications and other information from the city, submittal routing and approval, Change Order distribution and approval and Progress Payment Application distribution and approval. KSA will maintain logs, files, inspection reports, field reports and other necessary documentation for the entire project and distribute as necessary.

KSA will conduct regularly scheduled site review meetings with the general contractor working at the job site. We will also conduct monthly progress meetings with city representatives, consultants and all other appropriate parties. We will record, transcribe and distribute the minutes to all attendees, city representatives, and all other appropriate parties.

Quality Assurance Program

KSA utilizes a quality assurance program that is based on the best practices as developed by AIA. Based on the project types and experience of KSA, we have specifically developed a Project Checklist aligned with each project deliverable phase (Program Completion, Schematic Design, Design Development, Construction Documents, Bidding Phase, and Construction Administration). Our Project Managers and Project Architects draw upon their years of experience and understanding of the design process to manage the project team to produce quality documents.

KSA's Peer Quality Review (PQR) Process - In support of our goal to produce outstanding construction documents, we have instituted a Peer Quality Review Program. This program takes the quality assurance program to an entirely different level because we bring in another appropriate discipline lead (usually a principal in the firm) to provide periodic reviews of the documents at assigned project delivery stages. This offers the unique perspective of another professional within KSA taking the time to ensure that we have completed our task of providing the best possible set of construction documents to our clients. The Peer Reviewer makes use of the Project Checklist and reviews the project before every major submittal for reasonableness, accuracy and overall adherence to the industry standard of practice. By implementing this program, KSA is investing in the betterment of our design process and ultimately providing better design quality our clients. This Peer Quality Review Program is a company-wide standard and is implemented for all projects for which KSA is selected.

KSA specializes in offering outstanding construction administration for all our clients. We value the trust placed in us by our clients and we strive to make the construction process as enjoyable as possible. Again communication is central to keeping the entire project team aware of all aspects of the project. As such we have had great success in the use of the web based construction management software provided by Oracle called Submittal Exchange. The flow of information during construction is critical to the successful completion of the project and Submittal Exchange makes all related material available instantly and online to all team members. This service makes the typical deluge of paper processing a thing of the past since all information is transmitted electronically in PDF format.

From RFIs to Meeting Minutes to Field Reports, all information is available instantly and online or through an app on any smart phone. The system maintains a built-in submittal log and tracks the upload, review time and acceptance of each and every submittal. Submittals and RFIs are tagged by discipline and each specific team member will be emailed when any construction information awaits or requires their response. Not only does this service reduce the time required for submittal approval, it saves money that was previously wasted on shipping costs by mail. In addition, the service is sustainable as it will alleviate the need for paper copies of all submittals. And finally one of the most outstanding features of the service is that at the conclusion of the project, Submittal Exchange will provide a copy of all electronic information in CD format for archive purposes. Without a doubt this service is an asset to the construction administration process and we highly encourage its use (or a similar program) on your project.

Site Visits - Aside from the day to day submittal response for each discipline, KSA will contractually work with each consultant to provide a specified number of site visits to the project. These site visits will be coordinated at the appropriate times for critical path services. Our civil engineer of record will be involved with the complete process associated with the development of the project site. Our structural engineer will be requested to visit the site prior to pouring the slab and during the erection of the structural system that will define the building. Mechanical, electrical and plumbing (MEP) engineers will visit the site to observe underground plumbing services and coordinate the installation of ductwork with structural framing. The MEP engineers will also provide an overhead review in conjunction with local municipality field inspections. In addition, all disciplines will be involved with the generation of the project's Punch List to establish the Substantial Completion of the project.

KSA utilizes Revit as not only a 3D design tool, but a 3D design development tool as well. In using Revit as a 3D design development tool, we are able to accurately integrate civil, structural, mechanical, electrical, and plumbing disciplines. This greatly reduces potential conflicts in design development between disciplines. Revit provides the ability to produce accurate and efficient 3D renderings. This allows the client to fully understand the design intent and provides the opportunity for increased client interaction in the design process. KSA also utilizes Lumion in conjunction with Revit to produce high quality presentation renderings and animations.

With our adoption of REVIT for the development of our projects, we can gain a better understanding of the overall appearance and feel of the project at an earlier stage in the design process. In addition, with a modeled project acting as a three dimensional image, our clients have great insight into the actual size, feel, and appearance of the proposed structural. The development of the project model provides a clearer image for the entire project team to understand all facets of the design and building. Currently, for a project in design, we investigative specific LEED and sustainable requirements, and developed a short animation that reflects the effect of the sun angle throughout the year to provide specific information about the amount of daylight that will enter the building. From this we adjust the depth of roof overhangs, the type of glass, and sometime introduce sun shading devices to minimize the exposure of windows to the direct heat gain of sunlight. These design advances improve the overall effectiveness of the building to become more energy efficient. Subtle design decisions during the early stages of design can have a lasting impression on the monthly operational costs of the building.



REFERENCES

Perhaps the most important criteria for your selection team is KSA's reputation for excellence. We have worked diligently to build a reputation for completing our projects on time and within budget. These characteristics, coupled with high quality projects designed by service-oriented team members, set us apart when it comes to client satisfaction. The following list contains a few of KSA's most valued assets, our clients. We encourage you to contact them for an assessment of our performance on previous and ongoing projects.



DEEP EAST TEXAS COUNCIL OF GOVERNMENTS

Lonnie Hunt, Executive Director

1405 Kurth Drive
Lufkin, Texas 75969
409.384.5704
lhunt@detcog.org

LOUISIANA NATIONAL GUARD

Russ Kees, Civilian Contractor

420 F Street
Pineville, LA 71360
318.416.0505
james.r.kees.ctr@mail.mil



STATE OF LOUISIANA FACILITY PLANNING & CONTROL

Sara McCann, Project Manager

1525 Fairfield Avenue, Suite 650
Shreveport, LA 71101
318.676.7984
sara.mccann2@la.gov

CITY OF EMORY

Michael Dunn, C.P.M., City Administrator

399 North Texas
Emory, Texas 75440
903.473.2465
mdunn@emorytx.com

When KSA is hired for a job, we become the eyes and ears of your community's infrastructure and public works. We'll help you manage those issues so you can focus your energy elsewhere.



Acknowledged: AKS

ADDENDUM NO. 1

January 4, 2022

**City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies that the term “architecture” found under Schematic Design A. 10., Design Development B.1. and B.2., and Construction Document A. 6. was mentioned as a catchall to include other forms of architecture like sustainable/green solutions, but structural engineering and landscape architecture will be the primary focus in the Request for Qualification responses.

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



Acknowledged: AKS

ADDENDUM NO. 2

January 13, 2022

**City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) Is there a page limit for the SOQ submittals?

ANSWER: Please keep all submittals to no more than twenty (20) pages.

2) Will you need both architectural and structural work?

ANSWER: We may need both architectural and structural work to address both design and safety but this will depend on solidified park components.

3) Page 12 references using “tables” that correspond to the outline provided. Does this mean a Table of Contents? If not, how would you like to see tables used?

ANSWER: Yes, we’re referring to a Table of Contents.

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



Acknowledged: AKS

ADDENDUM NO. 3

January 19, 2022

**City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) *What will not be counted in the 20-page limit?*

ANSWER:

Cover Page-Back Page
Transmittal Letter
Table of Contents
Divider Tabs
Required Forms
Resumes

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



Acknowledged: AKS

ADDENDUM NO. 4

January 25, 2022

City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) Is the conceptual plan that was included in the RFQ the direction the City of Angleton will want the successful bidder to follow or was this included as an example of the elements that are to be considered for the design? We want to confirm that the design team will have the latitude to develop conceptual plan options and not be already locked in on this concept.

ANSWER: The conceptual plan included in the RFQ was included as an example of the elements that are to be considered for the design. The selected firm and design team will have the latitude to develop conceptual plan options for this project

2) Pages 12 and 13 list Items A through F as sections to be included in our response. Page 13 has the Evaluation and Selection Process matrix that only has Items A through E. Item E is labeled References while in the text above the matrix on page 13 states that Item E is the Project Approach. Can you confirm if the list of Items A through F are the items required for submission? Will the Evaluation and Selection Process matrix be updated to include all six (6) of the items with corresponding evaluation percentages?

ANSWER: Yes, items A through F will be required for firm submissions to be considered. The Evaluations and Selection Process matrix has been updated as follows:

A – Cover Letter	5%
B – Project Team	15%
C – Firm Capabilities	20%
D – Prior Experience	25%
E – Project Approach	30%
F – References	5%
TOTAL	100%

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



Acknowledged: OKS

ADDENDUM NO. 5

January 26, 2022

**City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) Page 2 of the RFQ says that 7 copies and one electronic version must be submitted. Page 11 says that one original copy and one pdf (electronic) version must be submitted, and that the original must be manually signed by an officer of the company. If you can clarify the requirements for submission, it would be appreciated.

ANSWER: Please submit one original copy and one pdf (electronic) version. The original must be manually signed by an officer of the company.

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us

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.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

1/31/2022

Date