



**JOHNSON CITY
MUNICIPAL COMPLEX**
Johnson City, Texas

**STATEMENT OF QUALIFICATIONS
FOR
PRELIMINARY ARCHITECTURAL
DESIGN SERVICES**



OOA | Office of Architecture
15401 Ranch Road 12, Suite 104
Wimberley, Texas 78676
512-847-7600

www.ooarch.com



December 22, 2023

Mr. Rick Schroder
Chief Administration Officer
303 E. Pecan Drive
Johnson City, Texas 78636

re: Qualification Statement – Office of Architecture (OOA)
Johnson City – Municipal Complex

Dear Mr. Schroder:

Thank you for this opportunity to submit our qualifications for the new Municipal Complex. We are very excited by the prospect of working with you and greatly appreciate your consideration.

As requested, we are pleased to submit some basic information to you regarding OOA and its qualifications. We believe our office has the experience and talent for your project and look forward to your review of our information.

OOA client base and project experience is broad and diverse. We feel this provides us the ability to see each project as new and fresh. Our designs, reflecting this perspective, are supported by a long history of delivering successful projects. Focusing on the uniqueness of each client's individual vision leads us to thoughtful, creative, and well-defined solutions specifically suited to their needs and goals; our broad-based experience ensures these solutions are rational and real. We believe the number of repeat clients we have attest to the validity of this approach and our ability to deliver.

Thank you for this opportunity; we look forward to the possibility of working with the City. I trust you will find that our submittal demonstrates our ability and commitment to providing the highest quality professional services possible consistent with the needs of your project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Neel Morton', is written over a horizontal line.

Neel Morton, Architect AIA
neel@ooarch.com
Principal
Office of Architecture

15401 Ranch Road 12, Suite 104
Wimberley, TX 78676
512-847-7600



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303 E. Pecan Drive
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A handwritten signature in blue ink, appearing to read 'Neel Morton', is written over a horizontal line.

Neel Morton, Architect AIA
neel@ooarch.com
Principal
Office of Architecture

15401 Ranch Road 12, Suite 104
Wimberley, TX 78676
512-847-7600

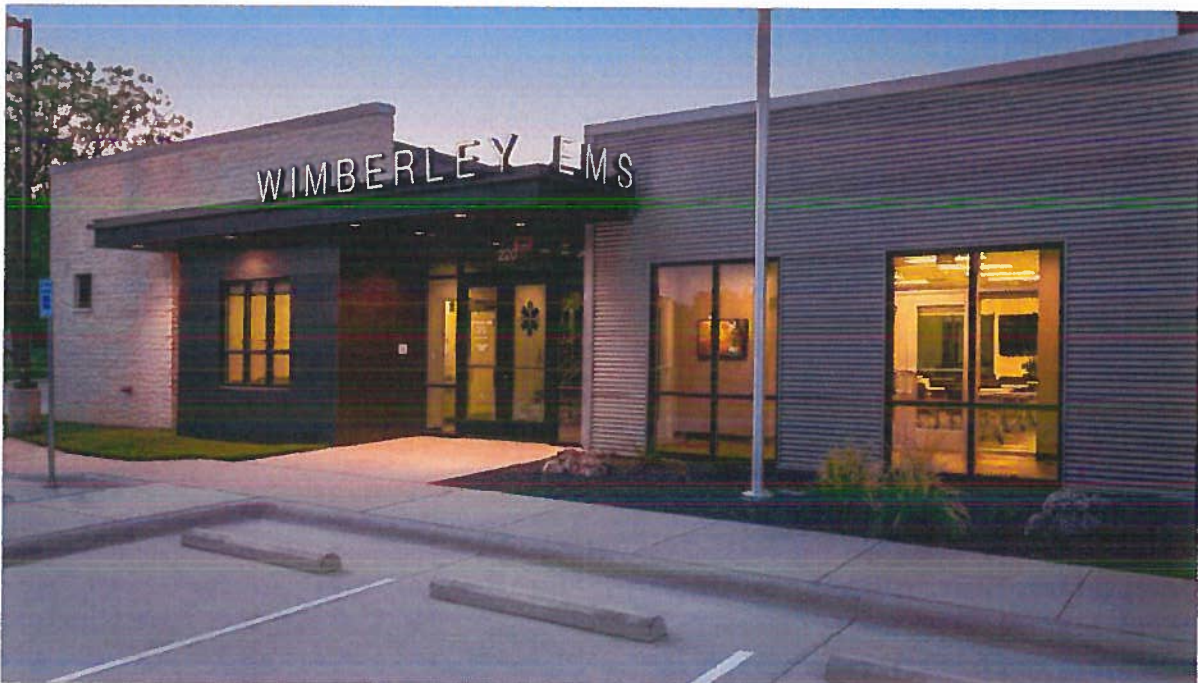
GENERAL INFORMATION

Neel Morton, AIA opened his first office in 1986 in Austin, Texas. In 2003, Mr. Morton moved his office to Wimberley, Texas and created Neel Morton Architecture, Inc. and has been doing business as Office of Architecture (OOA) since that time.

OOA has developed a portfolio of broad and varied project types by intention. Rather than being seen as a specialist in any one building type, OOA strives to understand what makes their clients' needs unique. Recognizing the general consistencies of building methodology, OOA focuses on identifying the particular needs of its clients and the end users creating solutions that are specifically tailored to their needs and goals.

OOA experience reflects projects with complex user needs. OOA understands how to unravel complex programs with sometimes conflicting needs and goals. Understanding how to address these varying sets of needs and how they interface with each other without diminishing one another is critical to the long-term success of any project.

Understanding the building as a machine by paying close attention to its systems is also key to the success of any project. OOA works with its subconsultants striving to ensure its buildings function well and efficiently providing the proper environment for the users and those in charge of maintaining the building. Indoor air quality, natural (day-lighting) and artificial lighting, acoustics, resource management, life safety systems, IT/communication systems, building management systems, and durable/low-maintenance materials on the exterior and interior are all carefully considered through the design of their buildings.



STATEMENT OF QUALIFICATIONS

At OOA, our goal is to satisfy the specific needs of our Clients. Once identified, we strive to design solutions to these specific needs creating places that users want to be in, to return to. We believe successful projects are the result of building relationships that utilize good communication, critical thought, expertise, careful and consistent project management, and creativity to achieve project goals.

With over 40 years of experience, OOA has a resume including a wide variety of project types, sizes, and locations. Our office most often provides the traditional set of Schematic Design, Design Development, Construction Documentation, Bidding, and Contract Administration services for its projects. In addition to these services, we are often tasked with an initial step of Site Analysis to assist our Clients with studying site conditions and determining potential building sites.

We also begin all of our projects with Program Development. During Program Development, we work closely with our Clients to help them determine and document their goals and vision through a Project Program Statement. The Program then becomes our guide in developing design solutions represented through 2D plans and 3D models.

Our unique approach to 3D modeling includes specific site modeling to demonstrate accurate topography, views, solar orientation for shading studies, and other natural elements; our building modeling utilizes realistic building materials and elements that are specific to the project and the Client. The result is a dependably accurate representation of the proposed design affording our Clients complete confidence in the decisions being made.



SERVICES PROVIDED

Feasibility Studies

Site Analysis including Infrastructure Analysis

Existing Conditions Documentation

Programming

Design

Construction Documentation

Consultant Coordination

- Civil Engineering
- Landscape Design
- Structural Engineering
- Mechanical, Electrical, and Plumbing (MEP) Engineering
- Surveying
- Interior Design

Permitting/Plan Review Coordination

Bidding

Contract Negotiation

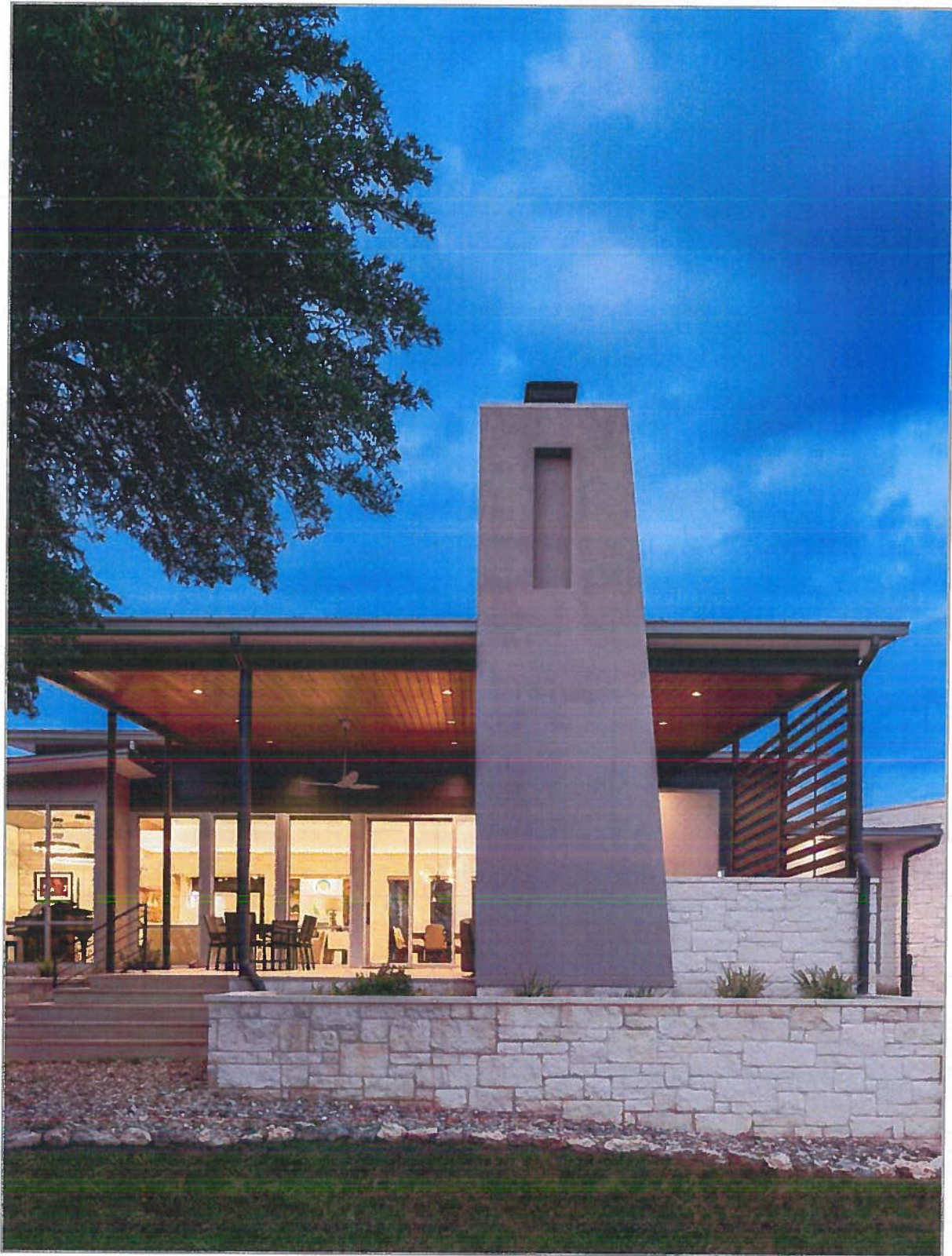
Contract Administration

Construction Observation

Post-occupancy Evaluation



QUALIFICATIONS



SUMMARY RESUMES



Neel Morton, AIA
Firm Principal, Project Architect

“The project has the “wow” factor I was hoping for: Mr. Morton and his group clearly heard us and their knowledge of the community was invaluable in getting us a project that reflects the essence of Wimberley. I am confident that this project is something we can be proud of now and well into the future.”

Rebecca Minnick
Mayor Pro Tem, City of Wimberley

Education

Bachelor of Architecture with Honors, University of Texas

Registration

Registered Architect with the Texas Board of Architectural Examiners (TBAE) #11015

Membership

American Institute of Architects (AIA)
Texas Society of Architects (TSA)
Austin Green Building Program
Sustainable Building Coalition

Neel decided in the early years of his career that he could best serve his clients by truly understanding the construction industry. After leaving school he supervised the building of custom single-family residences, cluster homes, and townhouses as part of a family business in Katy.

Neel now has more than thirty-five years of experience as an architect and has successfully designed and managed the construction of a large variety of projects including private residences, commercial buildings, recreational facilities, restaurants, churches, medical facilities, and multi-family developments including a co-housing project in Arizona.

A long-time interest in sustainable design led Neel to explore such alternative building materials as adobe, rammed earth, straw bale, structural insulated panels, insulated concrete forms (ICFs), and more.



"We're a family business and we rely on OOA to provide a range of services: design, bidding, cost estimating, site planning, permitting and construction management. From a design standpoint OOA is creative and adaptive. We view Neel and OOA as our development partner and rely on their long experience, excellent responsiveness and integrity. We started working with Neel based on the architectural appeal of his buildings; we stay because of his ability to execute."

William B. Meigs
Owner/Developer

Dax Morton, AIA, NCARB
Project Architect

Education

Master of Architecture with Distinction, Boston Architectural College
Bachelor of Science Architecture, Magna Cum Laude, University of Texas at San Antonio

Registration

Registered Architect with the Texas Board of Architectural Examiners (TBAE) #29924

Membership

American Institute of Architects (AIA)
Texas Society of Architects (TSA)
National Council of Architectural Registration Boards (NCARB)

Before joining OOA, Dax spent valuable time on jobsites through his work in construction as an Electrician's Apprentice, and through volunteer work with groups including the San Antonio Historic Preservation Association, HEB's Operation FINALLY HOME, Pulte Group's Built to Honor, and the Wimberley Valley Habitat for Humanity.

Since joining OOA full-time in 2014, Dax has worked on a wide variety of projects ranging from 1,000 square foot custom homes to 28,000+ square foot multi-level office buildings. Primarily, his experience is in healthcare, retail/office buildings, and custom residential. He has managed projects from initial programming, schematic design, and planning through construction documents and contract administration.



Marc Wilson
Construction / Production Manager

“Neel not only designed the new facility but also provided oversight during the entire project. We found (OOA) to be extremely knowledgeable and proficient in design skills and ideas in creating a facility that is highly functional.”

Ken Strange
Director, Wimberley EMS

Education

Bachelor of Science Urban & Regional Planning, Southwest Texas State University

Marc has over thirty years of experience as a production manager, CAD manager, and project manager. Marc’s past experience has included working with firms such as WSM Architects and Planning Consultants and BLGY, Inc. which has given him extensive experience in commercial, institutional, governmental, and educational projects throughout the State of Texas. Since joining OOA in 2006 he has expanded his experience to include extensive Medical and Custom Residential projects.





Mason Morton
Visualization Specialist

"Neel and his highly qualified, competent, and punctual team will deliver a set of architectural construction documents that have been carefully reviewed, tried, tested, and will leave almost no room for interpretations. I highly recommend Neel Morton and Office of Architecture for any project that truly needs authentic individualized attention. Neel and his team are true partners in any project they participate in."

Bank Chisum
President, JB Chisum Inc.

Education

Bachelor in Fine Arts in Communication Design, Texas State University

Mason has worked with OOA off and on for years, on a part-time basis, as he has pursued his own professional career. Mason is an award-winning Industrial Designer who worked for Phillips Lighting for over 11 years. Mason is the lead on all our 3D renderings. With a degree in Communication Design, Mason has an eye for proportion, light, and color.





Melinda Connors
Financial Administrator

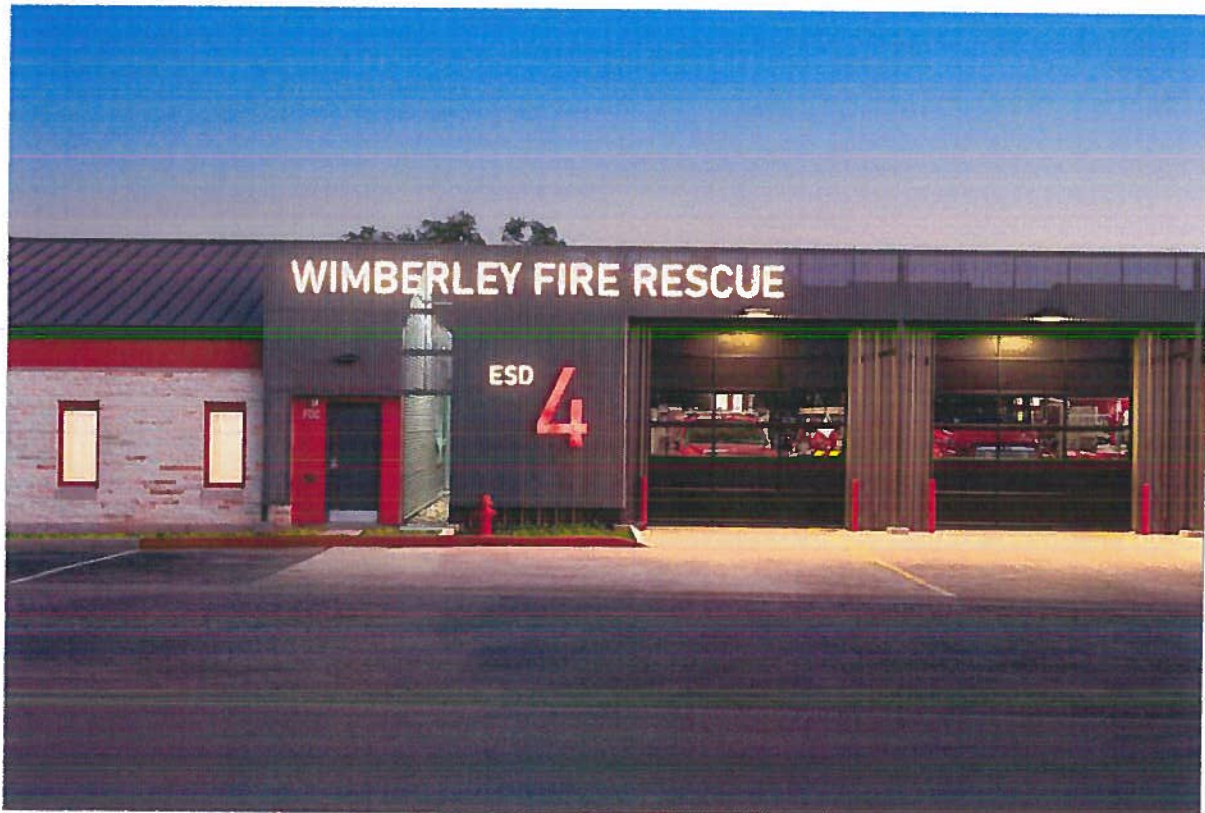
"We have had the privilege of working with Office of Architecture and specifically, with Neel Morton as the lead Architect for upwards of 30 years. We have found them to be talented, professional, attentive to the design needs and requirements of their Clients, and creative in their design acumen. Additionally, we have found them to be very committed to representing their Clients interests throughout the design and being fair and responsible during the construction process. As General Contractors, we have appreciated the thoroughness of OOA in the preparation of their Construction Documents."

Mike Nazar
President, Austin Canyon Corporation

Education

Bachelor of Science Electrical Engineering, Texas A&M Kingsville

Melinda joined OOA in 2014 as the firm's Contract Bookkeeper. She has 20 years of experience bookkeeping for several Architectural and Engineering Firms in Wimberley and Austin. Although her degree is in Engineering, she found her way into finance and bookkeeping through supporting her husband's business ventures.



FIRM EXPERIENCE

OOA has successfully completed a wide variety of projects including feasibility studies, new construction, additions, remodels, and renovations. Following is a partial list of more recent representative projects:

Public Projects

- Dittmar Park Gym
- Wimberley Emergency Medical Services (EMS) Building
- Wimberley Emergency Services District (ESD) 4 Addition
- City of Wimberley – Oak Park and Welcome Center
- City of Wimberley – Visitor Center

Private Projects

Office/Retail

- Market Square Addition and Site Improvements, Wimberley
- Keystone 1, Pflugerville
- Keystone 2, Pflugerville
- Keystone 5, Pflugerville
- Keystone 11, Pflugerville
- The Commons, Dripping Springs
- Ramsey Ridge, Dripping Springs
- Love Creek Orchard, Medina
- Dean Contracting, Kyle



Medical Clinics

- Austin Regional Clinic, Wilson Park
- Austin Regional Clinic, Cedar Park
- Austin Regional Clinic, Dripping Springs
- Austin Regional Clinic, Pflugerville
- Austin Regional Clinic, Bee Cave
- Austin Regional Clinic, Manor
- Austin Regional Clinic, Hutto
- Austin Regional Clinic, Far West Medical Tower
- Austin Regional Clinic, Kyle
- Austin Regional Clinic, Southwest
- Lone Star Pediatric Dental, Belton
- Lone Star Pediatric Dental, Kyle
- Lone Star Pediatric Dental, Elgin
- Lone Star Pediatric Dental, Killeen
- Lone Star Pediatric Dental, Bee Cave
- Lone Star Pediatric Dental, Dripping Springs
- Peterson Medical Building, Kerrville

Restaurants

- Dos Olivos Market, Wimberley
- Dos Olivos Market, Dripping Springs
- Community Pizza, Wimberley
- The Let Go, Wimberley





Residential (non-single family)

- Milagro Cohousing, Tucson
- Chenzira, Austin
- Hotel Pleasant, Wimberley
- 1500 Cabins, Wimberley
- Canyon Lake BnB, Canyon Lake
- The Word Place, Kyle
- Vista View, Fredericksburg

Institutional

- Unity of Austin
- Unity of Austin Offices
- Burke Chapel
- Burke Center for Youth Dormitory
- Cypress Creek Church Addition
- Focus on the Family Retreat Center

Recreational

- Plum Creek Park
- Magnolia Creek Park
- Harborwalk Recreation Center
- Harborwalk Canoe Launch
- La Ventana Park

Some of the projects listed are currently in development.



We thank you for your consideration!
-OOA





RELIANCE
ARCHITECTURE

RFQ FOR ARCHITECTURAL SERVICES

City of Johnson City
Rick Schroder
rschroder@johnsoncitytx.org

Value | Design Management | Strategic Partnership | Unique Expertise



Antonio Naylor, President
Reliance Architecture, LLC
12 Chisholm Trail Rd. Suite 200
Round Rock TX, 78681

December 27, 2023

City of Johnson City
Rick Schroder
rschroder@johnsoncitytx.org

Mr. Schroder,

Reliance Architecture is honored to present our statement of qualifications for your consideration. As a young and eager architecture and planning firm, our primary commitment revolves around innovative and forward-thinking concepts aimed at enhancing public facilities throughout Texas. With a substantial track record of successfully collaborating on projects with central Texas cities such as Johnson City, we bring a wealth of experience to the table. Our expertise extends to navigating intricate renovation and addition endeavors, seamlessly managing these undertakings while facilities remain operational. We eagerly anticipate the prospect of collaborating with you to elevate the City of Johnson City's capacity to meet the diverse needs of its community.

Undertaking a construction project of your magnitude demands the unwavering attention of skilled architects and project managers. At Reliance Architecture, we routinely engage with municipalities of similar scale, actively contributing to projects such as a renovating office spaces for the City of Waco, the renovatio and addition to the Historic Hostess House with the City of Lampasas. Our involvement on these projects has fortified our capabilities in handling projects of similar nature and scale.

Additionally, we take pride in our successful collaboration with the City of Taylor, where we spearheaded the design of a multifaceted project encompassing a new amphitheater, pavilion, restrooms, splash pad, play and dining areas, as well as extensive gardens and landscaping – all enriching the community experience.

LEADERSHIP

At Reliance Architecture, our professional trajectories have been dedicated to partnering with municipalities to enhance the fabric of their communities. This commitment is not just a business model for us; it is our genuine passion. The cornerstone of our success lies in the personalized service and dedication we provide to our clients. By understanding their needs, assisting in decision-making processes, and transforming visions into reality, we prioritize hands-on involvement. Our projects are not managed from a distance; instead, they are overseen by experienced and licensed architects collaborating with architects-in-training. This approach creates a welcoming environment, drawing inspiration from our clients and fostering a true partnership throughout the design and construction phases.

PROCESS

Our planning and design process is both efficient and comprehensive, grounded in open dialogue and transparency. As we deepen our understanding of your unique requirements, we tailor the process to align seamlessly with your vision. Through a series of in-person meetings and other communication channels, we bring your project to life without monopolizing your time. Our extensive experience attests to our ability to deliver results, and we are dedicated to ensuring that your project is completed successfully and to your utmost satisfaction.

EXPERIENCE

Our accomplished team of architects collectively boasts an impressive 70 years of dedicated service and expertise in the architecture and construction industry. Throughout our extensive tenure, our unwavering commitment has been to deliver high-value design and planning services to the state of Texas. Our project history reflects a rich tapestry of experiences, ranging from expansive endeavors to intricate, small-scale projects. Notably, our involvement with the City of Waco aligns seamlessly with the scope of work you are contemplating.

AGILITY

We take immense pride in our ability to provide personalized service, collaborating closely with city staff and stakeholders to address the unique requirements of each project. Our approach is tailored to honor the distinctive values and character of your community. Leveraging our extensive experience and applying our specialized expertise, Reliance is dedicated to transforming your vision into a tangible reality. We have a proven track record of successfully assisting numerous cities in the Central Texas region, completing projects within budgetary constraints while surpassing expectations. Accessibility is a cornerstone of our service ethos, and we make ourselves readily available for meetings with you, stakeholders, or your city council as required.

Our overarching goal is to empower your stakeholders and city council to maximize the value of taxpayer funds while surpassing the needs and expectations of your community. Achieving this objective involves a meticulous project selection process and the strategic alignment of our professional staff to ensure heightened focus, superior quality, and unwavering dedication to your unique needs. With abundant resources and profound experience in managing complex, staged, and multi-scope projects, Reliance Architecture stands poised to turn your vision into a resounding reality.

Thank you,



Antonio Naylor, AIA, ALEP
President, Principal Architect
antonio@reliancearchitecture.com
512-758-7660 x11





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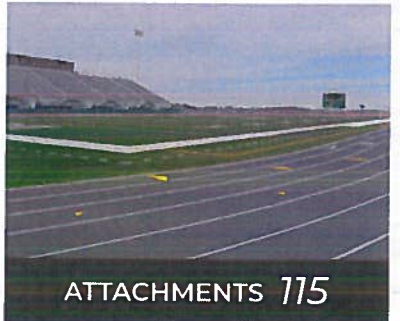
DOCUMENT Highlights



AGENCY PROFILE 07



EXPERIENCE & METHODOLOGY 71



ATTACHMENTS 115





AGENCY
PROFILE



Reliance Architecture stands as a dynamic, full-service Architecture and planning firm with an exclusive focus on public architecture. The collective expertise of our architects, spanning an impressive 70 years in the architecture and construction industry, is the driving force behind our commitment to providing Central Texas with high-value design and planning services. Notably, founders Antonio Naylor and Clifton Stuckey honed their skills as project managers at Fromberg Associates in Austin before joining forces to establish Reliance Architecture.

Since our inception in May 2017, we hit the ground running, undertaking numerous projects and maintaining a steady pace of activity ever since. Our dedication to assisting clients in better serving their communities is evident through successful collaborations with entities such as the City of Taylor, Williamson County, City of Brady, City of Waco, and City of Lampasas.

The growth of our team reflects our commitment to excellence. In 2019, Registered Architect Kimberly Thompson joined our ranks, bringing a wealth of experience. Later that year, recent graduates Saraya Saadat and Alex Davila became valued additions. In 2021, Trent Stevens joined us, followed by Taylor Perez in 2022. Together, our diverse team contributes to the vibrancy and success of Reliance Architecture.

Headquartered in Round Rock, with a new satellite office in Johnson City, Texas, we strategically position ourselves to provide a comprehensive range of services throughout Central Texas and beyond. This dual-location approach allows us to maintain a strong local presence while extending our reach to better serve the diverse needs of our clients across a broader geographical area.

- Budgeting and Feasibility Analysis
- Facility Assessments
- Accessibility Conformance Studies
- Master Planning
- Bond Planning
- Project Programming
- Conceptual and Schematic Design
- Design Development
- Construction Documents
- Construction Administration
- Architectural Renderings
- Promotional Material Graphics

Working extensively in the public sector has instilled in us a profound appreciation for effective communication, meticulous planning, budget adherence, and adherence to schedules. At Reliance Architecture, we specialize in optimizing resources for our clients, with the overarching goal of delivering projects on time and within budget. Our commitment to excellence and client satisfaction remains at the forefront of everything we do.



OUR
TEAM



RELIANCE
ARCHITECTURE



Antonio Naylor AIA, ALEP

PRESIDENT / PRINCIPAL ARCHITECT

INTRODUCTION

Antonio Naylor has spent his professional career providing high value design and planning services to the public sector in Texas. He continually searches for ways to advise his clients on the best solutions to fit their unique needs and provide results that maximize the functionality and aesthetics of the client's program. With his decades of involvement in professional organizations and his extensive network, Antonio has a heightened ability to provide innovative design solutions. His knowledge and experience provide clients with proactive management of risk and change during a project. Clients can be confident in the process Antonio utilizes to deliver a successful project. From large scale conceptual planning with stakeholders to working on the smallest details of a design, Antonio's effective communication ensures that clients receive nothing less than his best during every step of the process.

Antonio co-founded Reliance in 2017 and offices out of Round Rock, Texas.

KEY PROJECT EXPERIENCE

- Texas Facility Commission; Austin, Texas; Security Master Plan
- ★ Williamson County; Georgetown, Texas; Juvenile Justice Center Judges Chambers
- ★ Williamson County; Georgetown, Texas; Juvenile Justice Center Records Room
- ★ Williamson County; Georgetown, Texas; CJC ADA Access
- ★ Williamson County; Georgetown, Texas; Juvenile Justice Center Mechanical
- ★ Williamson County; Georgetown, Texas; Central Texas Treatment Center
- ★ Williamson County; Georgetown, Texas; Medic 11 EMS Addition Replacement
- ★ City of Taylor; Taylor, Texas; Dickey-Givens Community Center
 - Burton ISD; Burton, Texas; New Stadium
 - Burton ISD; Burton, Texas; Districtwide Site Improvements
- ★ City of Lampasas; Lampasas, Texas; Historic Hostess House Renovation and Addition
 - Pflugerville ISD; Pflugerville and Austin, Texas; Bid Package 1 and 2 District-Wide Campus Improvements
 - Pflugerville ISD; Pflugerville, Texas; Cele Middle School Ag Facility Drainage Improvements
 - Pflugerville ISD; Pflugerville, Texas; Mott Elementary Site Improvements
 - Pflugerville ISD; Pflugerville, Texas; Copperfield Pedestrian Bridge & Trail
 - Pflugerville ISD; Pflugerville, Texas; Land Acquisition for Elem. #23
- ★ City of Taylor; Taylor, Texas; Heritage Square Park Improvements
 - Taylor ISD; Taylor, Texas; High School Athletic Facilities
- ★ City of Lampasas; Lampasas, Texas; New Water & Wastewater Facility
 - High Country Liquor Store; Round Rock, Texas; Renovation
- ★ City of Austin(Associate to Heimsath); Austin, TX; Ney Museum Renovation
- ★ City of Austin(Associate to Heimsath); Austin, TX; Rodeway Homeless Shelter Improvements
- ★ Capitol Bearing and Hydraulics; Austin, Texas; New Retail and Warehouse
- ★ City of Taylor; Taylor, Texas; Dickey-Givens Community Center
 - Burton ISD; Burton, Texas; HS Addition and Renovation
 - Burton ISD; Burton, Texas; Kitchen and Cafeteria Expansion
 - Burton ISD; Burton, Texas; Districtwide Site Improvements

LICENSES & CERTIFICATIONS

Registered Architect in the State of TX 26403

Certified Educational Facility Planner Council of Educational Facilities Planner International

Accredited Learning Environment Professional Association for Learning Environments

EDUCATION

Bachelor of Environmental Design
Texas A&M University
College Station, TX
1991

Advanced Certification Program in Educational Facilities Planning
San Diego State University
San Diego, California
2015

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Texas Society of Architects

Association for Learning Environments

AWARDS AND HONORS

Recognized Educational Facilities Planner Council of Educational Facilities Planner International





Clifton Stuckey AIA

VICE-PRESIDENT / PRINCIPAL ARCHITECT

INTRODUCTION

Clifton Stuckey has spent his professional career providing high value design and planning services to the public sector in North and Central Texas, specifically focusing on environments in which the youth of Texas can learn and grow. He is continually searching for ways to make the design process more efficient and easier on clients through the use of technology and other tools. He strives to use keen problem-solving skills and our best scientific understanding of the built environment combined with an understanding of his clients and their desires to arrive at designs that best fit their unique needs and wishes. From large scale conceptual planning with stakeholders to working on the smallest details of a design, Clifton brings leadership and attention to the appropriate scale to accomplish the goals of the project.

Clifton co-founded Reliance in 2017 and offices out of Round Rock, Texas.

LICENSES & CERTIFICATIONS

Registered Architect in the
State of TX 26471

Registered Architect in the
State of AZ 64266

EDUCATION

Bachelor of Environmental Design
Texas A&M University
College Station, TX
2004

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Texas Society of Architects

Association for Learning
Environments

KEY PROJECT EXPERIENCE

★ City of Waco; Waco, Texas; City Hall Renovation

- Thrall Independent School District, Thrall, Texas; Bond 2022 Projects; Field House, Tennis Courts, Event Center, High School Addition and Renovation, New Elementary School
- Thrall Independent School District, Thrall, Texas; Master Plan and Bond Planning
- Nordheim Independent School District, Nordheim, Texas; Bond 2021 Projects
- Brady Independent School District; Brady, Texas; Bond 2018 Projects
- Johnson City Independent School District; Johnson City, Texas; Bond 2018 Projects
- Yorktown Independent School District; Yorktown, Texas; Campuswide Additions & Renovations
- Yorktown Independent School District; Yorktown, Texas; Conceptual Design

★ City of Waco; Waco, Texas; Office Space Finish Out

★ City of Waco; Waco, Texas; Cameron Park Zoo Entry Building Renovations

★ City of Waco; Waco, Texas; Cameron Park Zoo New Hoofstock Barn

- Brady Independent School District; Brady, Texas; Facility Assessment & Master Plan

★ City of Brady / McCulloch County; G. Rollie White Complex Master Plan & Conceptual Design

★ Blanco County Fair & Rodeo; Johnson City, Texas; Master Plan & Conceptual Design

- Taylor Independent School District; Taylor, Texas; Legacy Early College High School
- Taylor Independent School District; Taylor, Texas; Pasemann Elementary Classroom Addition

KEY PROJECT EXPERIENCE AT OTHER FIRMS

- Thrall Independent School District; Thrall, Texas; Elementary Renovations & Addition
- Thrall Independent School District; Thrall, Texas; High School Addition
- Poteet Independent School District; Poteet, Texas; Junior High Field House and Cafeteria
- Poteet Independent School District; Poteet, Texas; Intermediate School Addition and Renovation
- Austin Independent School District; Austin, Texas; Kocurek Elementary Renovations
- ★ Bastrop County ESD #1; Elgin, Texas; Elgin Fire Station Addition
- Holliday Independent School District; Holliday, Texas; New Elementary School





Kimberly Thompson AIA, LEED AP, NCARB JR. PRINCIPAL ARCHITECT

INTRODUCTION

Kimberly Thompson views each project as a unique challenge and places the client at the center of the design process. She uses her inquisitive approach to discover the individual needs her clients require. Her background in sustainable design produces projects with a feeling of place, durability and sensitivities to the specific project needs. Kimberly uses these skills to produce sites and buildings with a feeling of timeless design and flexibility to grow with her clients evolving demands. Her clients appreciate her thorough approach, clear communication skills, dedication to meeting schedule deadlines and challenging budgets, and commitment to producing a sustainable, sensible design.

Kimberly joined Reliance January of 2019 and offices out of Round Rock, Texas and Johnson City, Texas.

LICENSES & CERTIFICATIONS

Registered Architect in the
State of TX 27090

LEED AP Professional USGBC (US
Green Building Council)

NCARB Certified

EDUCATION

Bachelor of Environmental Design
University of Houston
Houston, TX
2003

Bachelor of Architecture
University of Houston
Houston, TX
2003

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Texas Society of Architects

National Council of Architectural
Registration Boards

Johnson City Chamber of
Commerce, Former Director

Preservation Texas, Member

Rice Design Alliance, Former
Member

Austin Pets Alive, Volunteer

Blanco County Mounted Search
and Rescue, Former President

KEY PROJECT EXPERIENCE

- ★ Texas Facilities Commission; Austin, Texas; Security & Technology Master Plan
- ★ City of Round Rock; Round Rock, Texas; Historic Palm House Relocation to Old Settlers Park (In progress; Assoc. to Heimsath Architects)
- ★ Chinatown Center; Austin, Texas; Interior Tenant Office Finish Out (In progress)
 - Thrall Independent School District, Thrall, Texas; 2022 Bond; Event Center
 - Cross Trails Ministry, Camp Chrysalis; Kerrville, Texas; Master Plan (Assoc. to Heimsath Architects)
 - Cross Trails Ministry, Camp Ebert; Harper, Texas; Master Plan (Assoc. to Heimsath Architects)
 - First Baptist Church; Dripping Springs, Texas; Historic Site - Master Plan (in progress; Assoc. to Heimsath Architects)
- ★ City of Lampasas; Lampasas, Texas; Historic Hostess House Renovation & Addition
 - Congregation Beth Israel; Austin, Texas; Smith Auditorium Renovation (Assoc. to Heimsath Architects)
 - Camp of the Hills; Marble Falls, Texas; Master Plan (Assoc. to Heimsath Architects)
 - Riverbend Retreat Center; Glenrose, Texas; Master Plan (Assoc. to Heimsath Architects)
 - Johnson City ISD; Johnson City, Texas; 2018 Bond; Administration Building
 - Highlights of Hutto Plaza; Hutto, Texas; Interior Tenant Finish Out
 - Site 5 at Ramsey Ranch; Dripping Springs, Texas; Professional Office Development Feasibility Study
 - McMahan Barn; Johnson City, Texas; New Residential Workshop & Garage
 - Bluff Condominiums; Austin, Texas; Site Development Feasibility Study
 - Morris Residence; Johnson City; Addition to Historic Residence
 - Johnson City ISD; Johnson City, Texas; Renovation of Existing Building to District Administration Offices
 - Johnson City ISD; Johnson City, Texas; 2018 Bond: High School Tennis Courts, Concessions, Athletic Field Restrooms, Canopies, and Roof Improvements

KEY PROJECT EXPERIENCE AT OTHER FIRMS

- Houston SPCA Freedom Farm Facility; Houston, Texas; Master Plan
- ★ Austin Animal Center; Austin, Texas; New Facility
- Genesis Park Sculpture Garden; Houston, Texas





Saraya Saadat AIA ASSOC. PROJECT DESIGNER

INTRODUCTION

Born and raised in a multicultural household, Saraya has been traveling and exploring the architecture of the world since age 7. This early exploration led to a career in architecture with an undergraduate degree from Louisiana Tech University and a master's degree from the University of Louisiana at Lafayette. In keeping with her need to explore, Saraya decided to move to Texas and join a young Reliance Architecture in June of 2019. She has grown her personal experience and skillset(s) in the profession alongside the company's.

Saraya joined Reliance in June 2019 and offices out of Round Rock, Texas.

KEY PROJECT EXPERIENCE

- Austin Independent School District (assoc. to Heimsath Architects); Austin, Texas; Print Shop
- Camp of the Hills (assoc. to Heimsath Architects); Marble Falls, Texas; Master Planning
- Thrall Independent School District; Thrall, Texas; Bond & Master Planning
- Thrall Independent School District; Thrall, Texas; New Weight Room, New Concession & Restrooms, New Elementary School, Additions & Renovations
- Wardwell Residence; Johnson City, Texas
- The Science Mill; Johnson City, Texas; Master Planning
- Lee Residence; Fredericksburg, Texas
- Hutto Plaza White Boxes 1 & 2; Hutto, Texas
- Westhoff Independent School District; Westhoff, Texas; Addition and Repairs
- Crabapple Residence; Fredericksburg, Texas
- McMahon Barn; Johnson City, Texas
- ★ **City of Waco; Waco, Texas; Office Finish-out**
- Siboney Cellars; Johnson City, Texas; New Winery and Serving
- Brady Independent School District; Brady, Texas; Bond 2018 Projects
- Yorktown Independent School District; Yorktown, Texas; Campuswide Additions & Renovations
- Johnson City Independent School District; Johnson City, Texas; Bond 2018 Projects
- Kennedale Independent School District, Kennedale, Texas; Campus Improvements

OTHER EXPERIENCE

- Larkin Gibbs Memorial Pavilion Design|Build; Sibley, LA; Original schematic design team; site plan layout and design team; Roof design and budget; General foundation and construction labor
- 1020 House Design|Build; Lafayette, LA; Safety Manager on site & Head of weather sealing and insulation selection and installation
- University of Louisiana at Lafayette Campus Design Work; Lafayette, LA; Research, Drawing, and Digital Modeling | Design

EDUCATION

Bachelor of Science in Clinical Kinesiology
Louisiana Tech University
Ruston, LA
2009

Bachelor of Science in Architectural Studies
Louisiana Tech University
Ruston, LA
2015

Master of Architecture
Louisiana Tech University
Ruston, LA
2018

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Texas Society of Architects

AWARDS AND HONORS

Award of Merit from AIA Louisiana
Larkin Gibbs Memorial Pavilion

Member's Choice Award AIA Louisiana
Larkin Gibbs Memorial Pavilion

2nd Place in the GCC (Gulf Coast Green) Competition The Fuchair

1st Place-Graduate Research Showcase Poster Competition (Professional Category)





Alex Davila AIA ASSOC. PROJECT DESIGNER

INTRODUCTION

Born in North Mexico, Alex grew up in a bi-cultural landscape, juggling living in Matamoros, Tamaulipas, and learning in Brownsville, Texas. Alex's design sensibilities started to develop in the Science Academy of South Texas, A Project Lead the Way High School that from its first years teaches the processes of design and engineering. He then went on to attend the UT School of Architecture, during which he would achieve several scholarships, being a member of a winning competition entry, and being part of a design build public structure that is standing in Galveston, TX. Out of college Alex has begun his career at Reliance Architecture, where he has been able to work on projects of different scales and scopes. In his time at Reliance Alex has been able to learn the intricacies of design and construction, as well as work to help maximize value and build valuable partnerships.

Alex joined Reliance in June 2019 and offices out of Round Rock, Texas.

KEY PROJECT EXPERIENCE

- ★ **City of Waco; Waco, Texas; City Hall Renovation**
 - Pflugerville Independent School District; Pflugerville, Texas; District-Wide Playground Modernization and Campus Modernization
 - Thrall Independent School District; Thrall, Texas; Bond Planning
 - McDade Independent School District; McDade, Texas; Facility Assessment & Bond Planning
 - Burton Independent School District; Burton, Texas; Bond Planning
- ★ **Williamson County; Georgetown, Texas; Juvenile Justice Center Judges Chambers**
- ★ **Williamson County; Georgetown, Texas; Juvenile Justice Center Records Room**
- ★ **Williamson County; Georgetown, Texas; CJC ADA Access**
- ★ **City of Lampasas; Lampasas, Texas; Hostess House Renovations**
 - Austin Independent School District (Associate to VLK); Austin, TX; McCallum High School
 - Tiffin House Assisted Living and Memory Care; Georgetown, Texas; Wing Addition
 - Capitol Bearing and Hydraulics; Round Rock, Texas; New Warehouse and Storefront
 - Pflugerville Independent School District; Pflugerville, Texas; Pflugerville Middle School Floor Replacement
 - High County Liquor Store; Round Rock, Texas
- ★ **Williamson County; Georgetown, Texas; Juvenile Justice Center Mechanical Replacement**
 - Austin Independent School District (Associate to VLK); Austin, TX; Brentwood Elementary School
- ★ **City of Taylor; Taylor, Texas; Dickey-Givens Community Center**
 - The Human Bean; Pflugerville, Texas; New Coffee Shop
 - Pflugerville Independent School District; Pflugerville and Austin, Texas; Bid Package 1 and 2 District-Wide Campus Improvements
 - Pflugerville Independent School District; Pflugerville, Texas; Mott Elementary Site Improvements
 - Pflugerville Independent School District; Pflugerville, Texas; PACE, Transportation Facility and Northwest Elementary District Day Care Facility

LICENSES & CERTIFICATIONS

Registered Architect in the State of TX 26471

Registered Architect in the State of AZ 64266

EDUCATION

Bachelor of Environmental Design
Texas A&M University
College Station, TX
2004

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Texas Society of Architects

Association for Learning Environments





Trent Stevens AIA ASSOC. PROJECT DESIGNER

INTRODUCTION

Born and raised in Louisiana, Trent's father turned his sights to architecture when he was in middle school and since then he has never turned away. Trent received his undergraduate and graduate degree from Louisiana Tech University and during that time he experienced the impact the built environment can have on people's lives. Wanting to attain more experience and see the world Trent decided to leave Louisiana and move to Texas working for 5 years honing his technical and design skills while also further driving his passion for design. In 2021 Trent joined the Reliance team bringing with him his experience and his passion of working together with end users to bring their vision to life.

Trent joined Reliance in January 2021 and offices out of Round Rock, Texas.

EDUCATION

**Bachelor of Science in
Architectural Studies**
Louisiana Tech University
Ruston, LA
2015

Master of Architecture
Louisiana Tech University
Ruston, LA
2016

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Texas Society of Architects

AWARDS AND HONORS

Award of Merit from AIA Louisiana
Larkin Gibbs Memorial Pavilion

**Member's Choice Award AIA
Louisiana** Larkin Gibbs Memorial
Pavilion

Scholarship Awarded by AIA
Shreveport Chapter

KEY PROJECT EXPERIENCE

- Kennedale Independent School District; Kennedale, Texas; Concessions and Restroom Building
- Thrall Independent School District; Thrall, Texas; Thrall ISD Bond 2022 Projects
- St. Mark's Episcopal Church; Austin, Texas; Master Planning
- Congregation Beth Israel; Austin, Texas; Master Planning (Assoc. to Heimsath Architects)
- First Baptist Dripping Springs; Dripping Springs, Texas; Master Planning (Assoc. to Heimsath Architects)
- ★ City of Lampasas; Lampasas, Texas; Historic Hostess House Renovation & Addition
 - Yorktown Independent School District; Yorktown, Texas; Conceptual Design
 - Tiffin House Assisted Living; Georgetown, Texas; Tiffin House Addition
 - Riverbend Camp Glen Rose; Master Planning (Assoc. to Heimsath Architects)
 - Cross Trails Ministry; Camp Chrysalis & Camp Ebert; Master Planning (Assoc. to Heimsath Architects)
 - Nordheim Independent School District; Nordheim, Texas; Bond 2021 Projects
 - Burton Independent School District; Burton, Texas; Bond Planning
 - Siboney Cellars; Johnson City, Texas; New Winery and Serving
 - Tarver Ridge Townhomes; Temple, Texas; New Townhomes Development
 - Hutto Plaza White Boxes 1 & 2; Hutto, Texas
- ★ City of Waco Cameron Park Zoo; Waco, Texas; New Hoofstock Barn
 - Salons at Arbor Walk; Austin, Texas; Salon Finish-out
 - Johnson City Independent School District; Johnson City, Texas; Bond 2018 Projects

KEY PROJECT EXPERIENCE AT OTHER FIRMS

- Brazosport Independent School District; Freeport, Texas; Renovations to 9 schools
- Clear Creek Independent School District; League City, Texas; Renovations to various campuses
- Clear Creek Independent School District; League City, Texas; Campbell Elementary School
- Clear Creek Independent School District; League City, Texas; Facility Assessment
- College Station Independent School District; College Station, Texas; Facility Assessment
- Denton Independent School District; Denton, Texas; Denton High School Addition
- Hutto Independent School District; Hutto, Texas; Renovations to 4 campuses





Taylor Perez IIDA ASSOC. Interior Design Specialist

INTRODUCTION

Taylor's introduction to design began in early high school when she chose to follow an Engineering academic path and discovered architecture her senior year. Pursuing that passion as a major in Interior Design at Texas State University confirmed her love for designing meaningful, functional, and beautiful spaces. Her experience with special needs children, as well as public speaking from a young age, has lent her to better understand the sensitivities of human interaction and environmental influences. Her professors at Texas State University highlighted these qualities as her strongest attributes which allows her to produce highly tailored concepts that truly speak to the needs and desires of each client.

Taylor joined Reliance in December 2022 and offices out of Round Rock Texas.

EDUCATION

Bachelor of Science in Family and Consumer Sciences
Texas State University
San Marcos, TX
2022

PROFESSIONAL AFFILIATIONS

International Interior Design Association

American Society of Interior Designers

AWARDS AND HONORS

Dean's List - Texas State University, Spring 2018

Dean's List - Texas State University, Fall 2018

Dean's List - Texas State University, Spring 2019

Dean's List - Texas State University, Fall 2019

Dean's List - Texas State University, Spring 2020

Dean's List - Texas State University, Fall 2020

Central Texas Food Bank, Volunteer

KEY PROJECT EXPERIENCE

★ City of Waco; Waco, Texas; City Hall Renovation

- Galilean Lutheran Church; Corpus Christi, Texas; Interior Renovation (Assoc. to Heimsath Architects)
- Kennedale Independent School District; Kennedale, Texas; 2023 Bond Projects
- Pflugerville Independent School District; Pflugerville, Texas; 2022 Bond Projects: District-Wide Playground Modernization, District-Wide Campus Modernization
- Chinatown Center; Austin, Texas; Interior Office Finish-Out
- Thrall Independent School District; Thrall, Texas; Bond 2022 Projects
- Nordheim Independent School District; Nordheim, Texas; Bond 2021 Projects

★ City of Lampasas; Lampasas, Texas; Historic Hostess House Renovation & Addition

- Burton Independent School District; Burton, Texas; HS Addition and Renovation
- Burton Independent School District; Burton, Texas; Kitchen and Cafeteria Expansion



DICKEY-GIVENS

OUR
REFERENCES

CITY OF TAYLOR, TEXAS

Heritage Square Park and Dickey Givens
Community Center

Contact:

Kelly Katz - City Engineer
kelly.kaatz@hdrinc.com
432-816-1502

Contractor:

Baird Williams
Britt Williams - 254-773-3499 ext. 205
britt@bwconst.com

CITY OF WACO

Future Use Office Space and Cameron
Park Zoo Hoofstock Barn

Contact:

Derrick Oltmann, Facilities Project
Manager. 254-750-8027
DerrickO@wacotx.gov

CITY OF LAMPASAS

Water / Wastewater Lab & Offices

Contact:

Gary Cox - Assistant City Manager
gcox@cityoflampasas.com
512-556-6831
Van Sims - Director of Water and
Wastewater Management
vsims@cityoflampasas.com
512-556-6831

Historic Hostess House Renovation

Contact:

Finley deGraffenried - City Manager
512-556-6831

BLANCO COUNTY FAIR GROUNDS

Facility Master Planning

Contact:

Romelia Favrot
romelia@myhogheaven.com

MULTIPLE FEASIBILITY PROJECTS**Contact:**

Craig Van Engelen
craigve@realtyaustin.com
512-800-1138

WILLIAMSON COUNTY

Multiple Projects

Contact:

Dale Butler - Facilities Director
dbutler@wilco.org
512-943-1609
Tom Stanfield - Senior Project Manger
tom.stanfield@wilco.org
512-943-1636

THRALL INDEPENDENT SCHOOL DISTRICT

2022 Bond projects. and 2015 Bond
projects

Contact:

Tommy Hooker - Superintendent
thooker@thrallisd.org
512-898-0062

BURTON INDEPENDENT SCHOOL DISTRICT

2021 Bond Projects

Contact:

Dr. Edna Kennedy - Superintendent
ekennedy@burtonisd.net
979-289-3131
Contractor:
D.S.A Construction Management
Kery Williams, 817-645-8864
kery@dsamgt.com

CUERVO 290, LLC

Siboney Cellars Winery

Contact:

Mary Anne Waldrip, 210-386-9322
maryanne.waldrip@gmail.com

SWING HOLDINGS, LLC

The Human Bean Coffee Shop

Contact:

Scott and Whitney Ingeroll
whitneyingersoll1726@gmail.com
541-297-6007

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT

2022 Bond Projects and 2018 Bond/
Miscellaneous District-wide work

Contact:

Craig Pruett - Executive Director of
Support Services
craig.pruett@pfisd.net
512-924-0070

TAYLOR INDEPENDENT SCHOOL DISTRICT

2015 Bond Projects

Contact:

Jerry Vaughn - Former Superintendent
vaughnjds57@gmail.com
512-309-4594

Contractor:

Baird Williams
Britt Williams - 254-773-3499 ext. 205
britt@bwconst.com

JOHNSON CITY INDEPENDENT SCHOOL DISTRICT

Districtwide Renovations & Additions

Contact:

Richard Kolek - Superintendent
rkolek@jcsid.txed.net
830-868-7410

Contractor:

Stoddard Construction Management Inc.
Keith Stoddard Jr., 830-438-5904
KS@stoddardcmi.com

YORKTOWN INDEPENDENT SCHOOL DISTRICT

Additions and Renovations

Contact: (construction phase)

Katherine Kuentler - Superintendent
kkuentler@yisd.org
361-564-2252

Contact: (design phase)

Chad Gee - Former Superintendent
geec@kisdtx.net
817-563-8000

Contractor:

Weaver & Jacobs
Mike Weaver, 361-277-9300
mweaver@weaverandjacobs.com



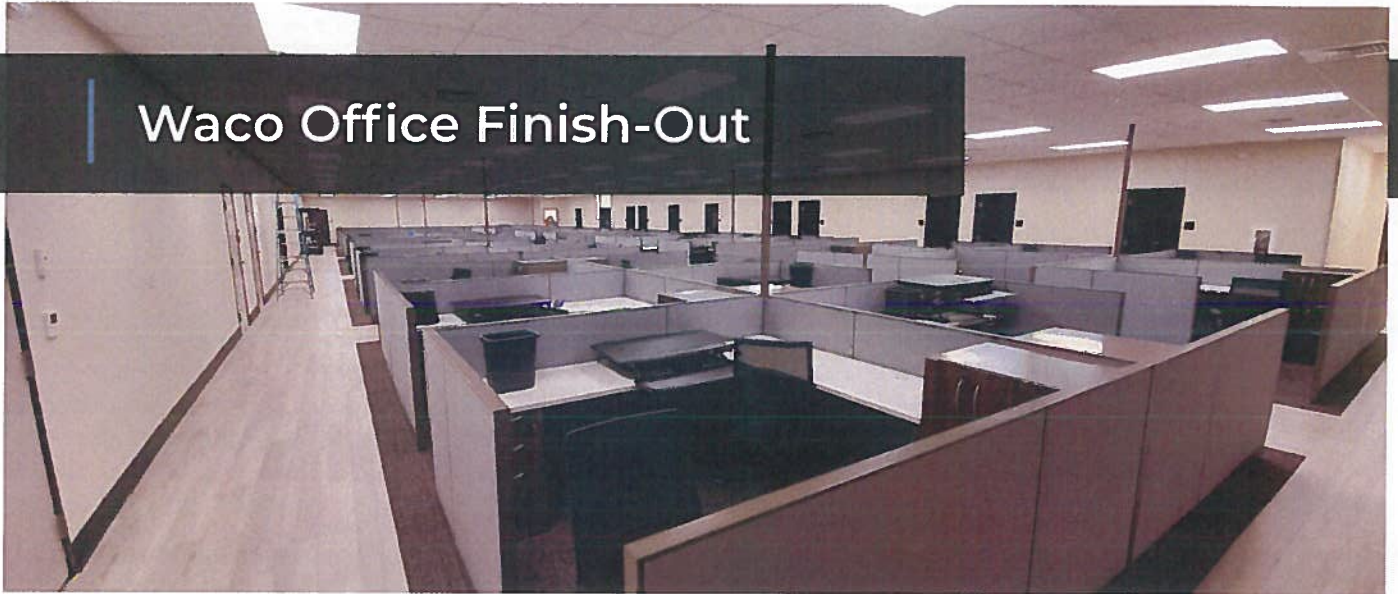


PROJECT
SHEETS



RELIANCE
ARCHITECTURE

Waco Office Finish-Out



The City of Waco's lease for the property required that any finish-out had to be able to be returned to the previous empty state which provided an interesting design challenge. After much in-depth programming for the spaces and many test fit variations for different interior layouts, the best solution revealed itself. A shell within a shell of the building for this finish out would provide offices on the perimeter and open seating in common areas at the center. To provide exits, we built temporary walls into overhead door openings.

- **Owner:** City of Waco
- **Owner's Contact:** Derrick Oltmann, DerrickO@wacotx.gov, (254) 750-8027
- **Lead Designer:** Clifton Stuckey
- **Start Date:** (design) November 2019
- **Completion Date:** (construction) Septemeber 2020
- **Size:** 15,000 square feet
- **Budget:** \$1,300,000
- **Final Cost:** \$699,146
- **Cost Overrun:** none

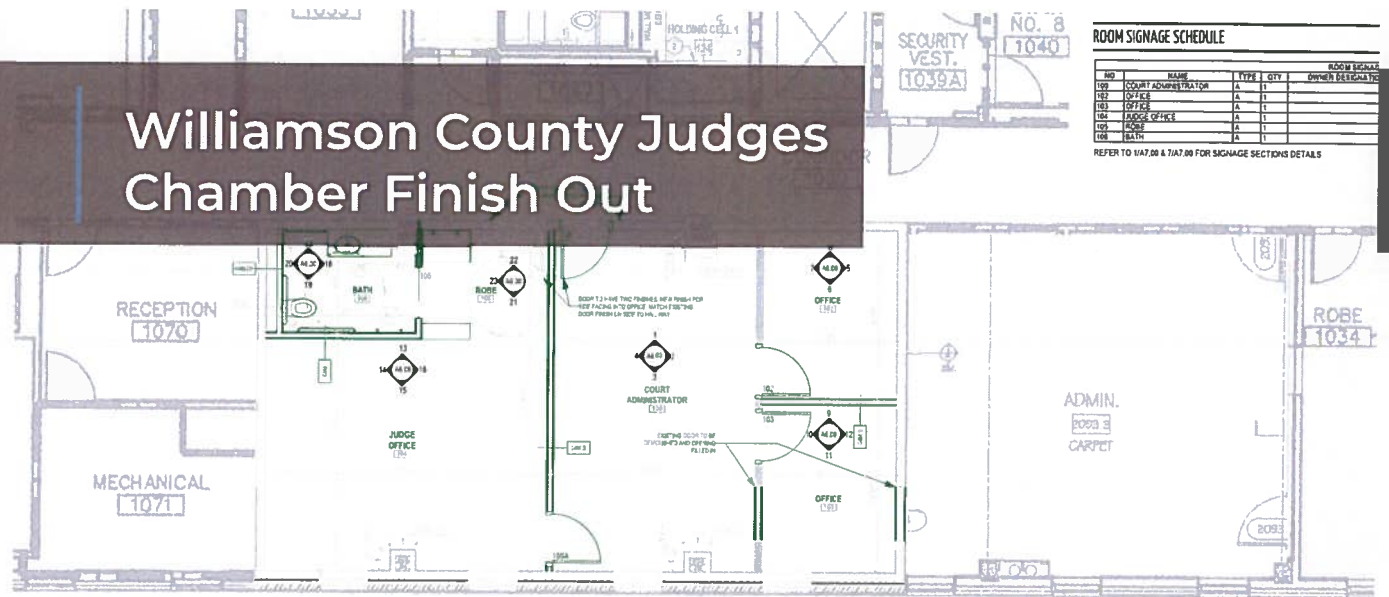


Williamson County Judges Chamber Finish Out

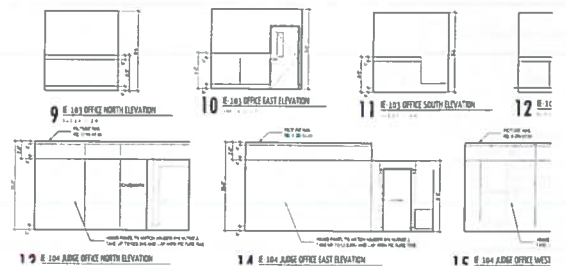
ROOM SIGNAGE SCHEDULE

NO.	NAME	TYPE	QTY	ROOM DESIGNATION
100	COURT ADMINISTRATOR	A	1	
102	OFFICE	A	1	
103	OFFICE	A	1	
104	JUDGE OFFICE	A	1	
105	ROBE	A	1	
106	ROBE	A	1	
108	BATH	A	1	

REFER TO 047.00 & 7107.00 FOR SIGNAGE SECTIONS DETAILS



- **Owner:** Williamson County
- **Owner's Contact:** Dale Butler, dbutler@wilco.org, (512) 943-1609
- **Lead Designer:** Antonio Naylor
- **Start Date:** (design) May 2019
- **Completion Date:** (construction) July 2020
- **Size:** 1,100 square feet
- **Budget:** \$223,294
- **Final Cost:** \$163,700
- **Cost Overrun:** none

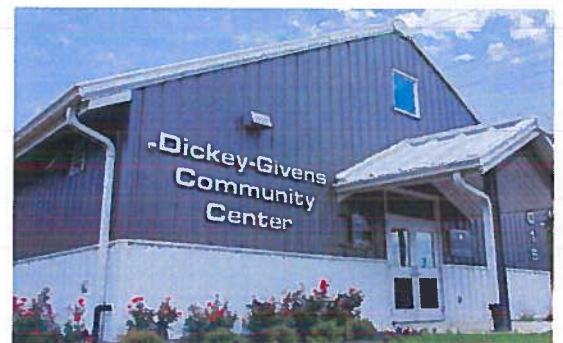


DICKEY-GIVENS COMMUNITY CENTER



This project was years in the making and a sensitive topic within the community. Many professionals had looked at the aging community center and come to the same conclusion that it had passed its life. Reliance designed a new community center to replace the historical community center, working with the city and community groups to provide the most value for budget available. The Dickey-Givens Community Center offers a gathering place for the Taylor Community. The vibrant history of the negro community is commemorated with this new facility. The center served the communities needs since 1940 for health meetings, screening, recreation, school activities, school cafeteria, kindergarden graduations and many other activities.

- **Owner:** City of Taylor
- **Owner's Contact:** Kelly Katz, kelly.kaatz@hdrinc.com, (432) 816-1502
- **Lead Designer:** Antonio Naylor
- **Start Date:** (design) March 2019
- **Completion Date:** (construction) February 2021
- **Size:** 2,100 square feet
- **Budget:** \$500,000
- **Final Cost:** \$521,361
- **Cost Overrun:** While the project was scheduled to come in under budget, project scope was added by Owner.



Taylor Heritage Square Park

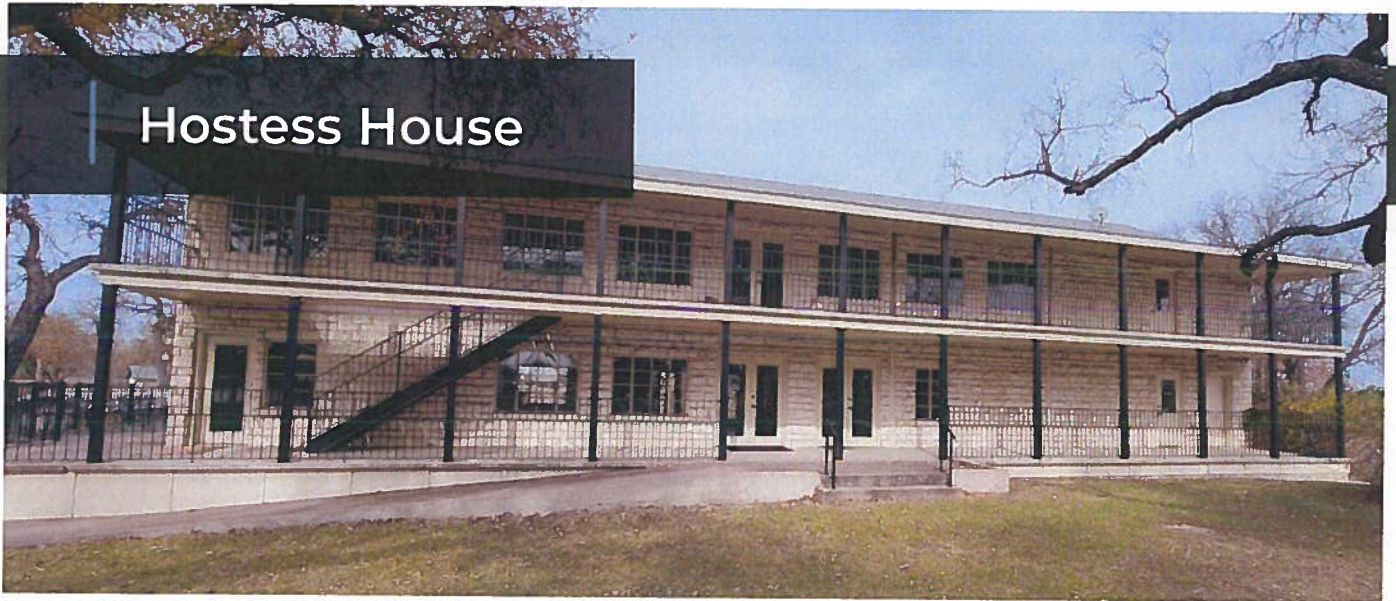


Heritage Square Park is a historic icon in the Taylor Community. It had the eye of the community on it and we engage them throughout the design. The project adhered to design guidelines set forth in the Taylor Downtown Master Plan and the Parks and Recreation Master Plan. Design included Texas Native Plants and xeriscaping to lessen matienence and reduce consumption of water. Aesthetically pleasing structures and landscaping were used to blend on site, large unsightly utilities organically into the enviornment. This project was the second phase that completed the transformation of the downtown areas that began with Taylor ISD.

- **Owner:** City of Taylor
- **Owner's Contact:** Kelly Katz, kelly.kaatz@hdrinc.com, (432) 816-1502
- **Lead Designer:** Antonio Naylor
- **Start Date:** (design) 2018
- **Completion Date:** (construction) 2019
- **Size:** 88,700 square feet
- **Budget:** \$3,130,000
- **Final Cost:** \$3,800,000
- **Cost Overrun:** Project scope was added by Owner.

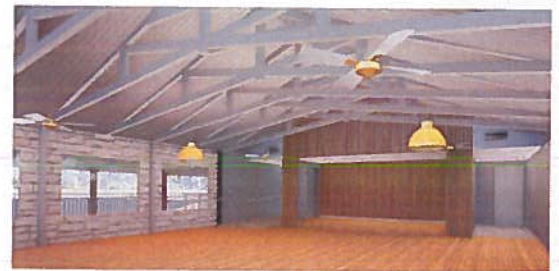
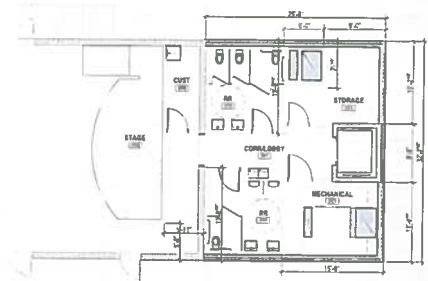


Hostess House

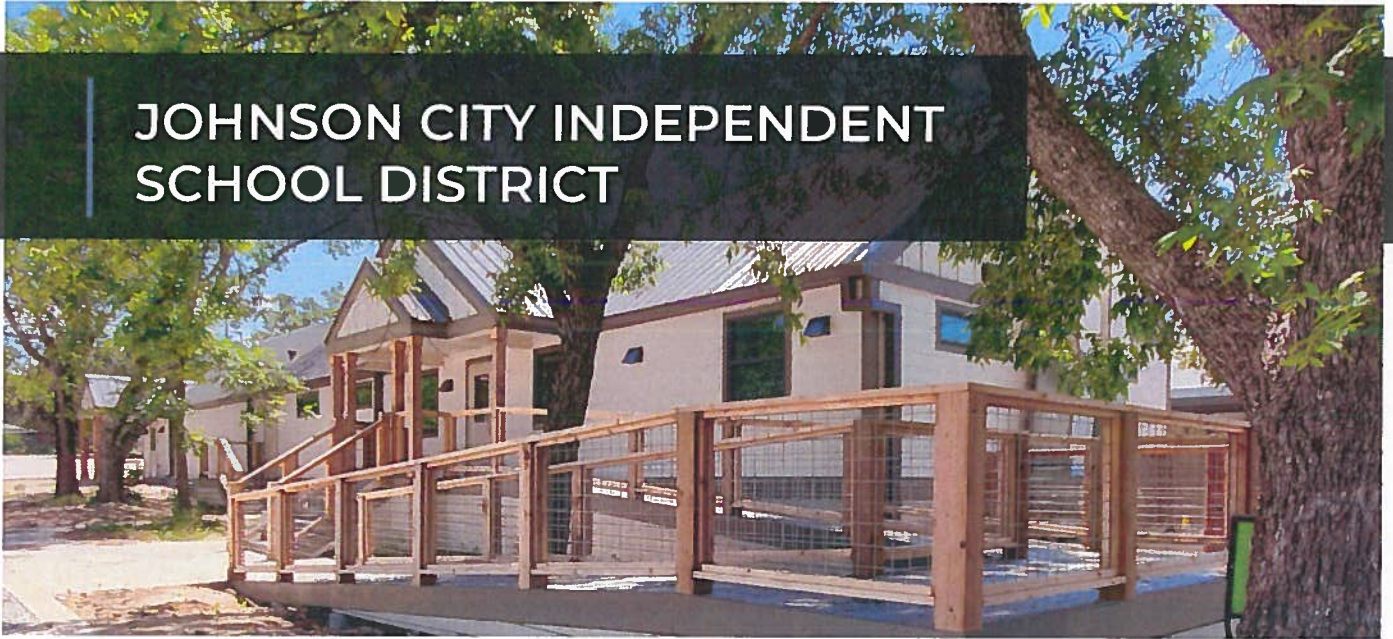


Historic buildings connect us to our past, remind us of our values, and cement us into our present. Thus is the responsibility of history, and our responsibility is to be stewards of that history. In the case of the Lampasas Historic Hostess House: it is our responsibility to investigate and discover opportunities for growth mindfully and compassionately. Using modern technologies such as 3D scanning, photographs, and digital planning, we were able to identify points of focus to address any deficiencies in the building. Stemming from that we have cultivated an understanding of the spaces and have in turn designed conceptual additions that enforce the functions throughout. These additions have been presented to the city and they have made a selection. As we continue to understand this lovely building, we are excited to become part of its lineage.

- **Owner:** City of Lampasas
- **Owner's Contact:** Finley deGraffenreid, finley@cityoflampasas.com
- **Lead Designer:** Antonio Naylor, Kimberly Thompson
- **Start Date:** (design) March 2021
- **Completion Date:** Currently Bidding
- **Size:** 2,425 square feet
- **Budget:** \$1,600,000
- **Final Cost:** Ongoing
- **Cost Overrun:** none



JOHNSON CITY INDEPENDENT SCHOOL DISTRICT

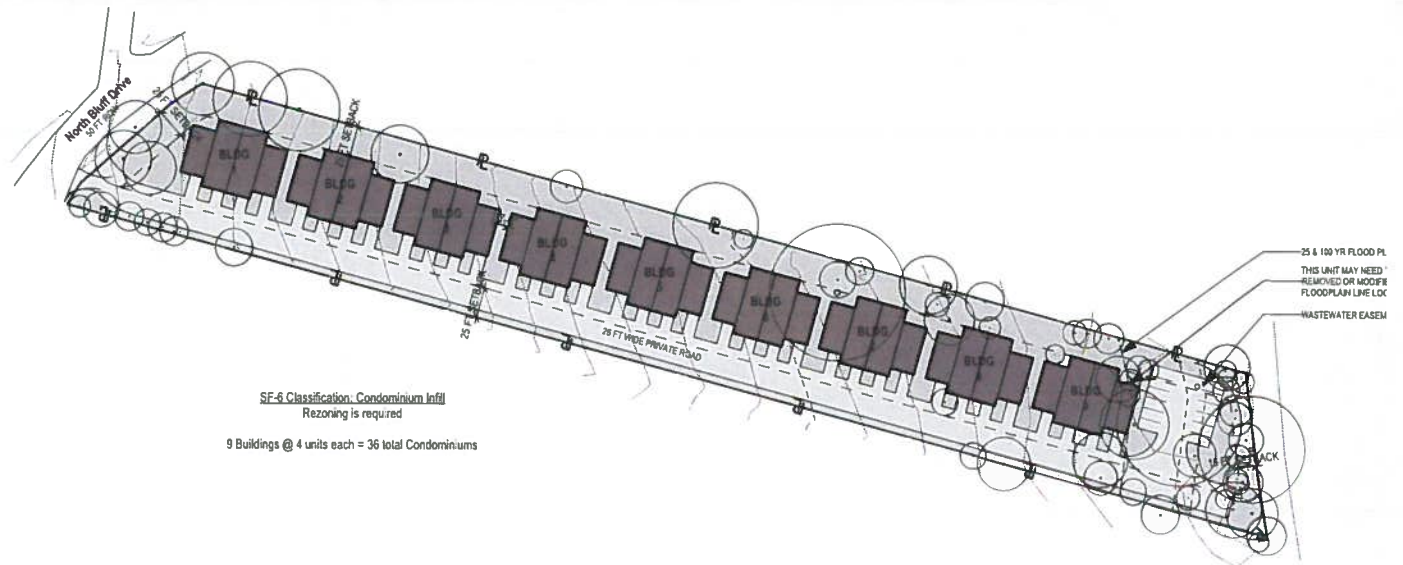


The bond project was divided into two phases to get some higher priority work completed quickly. Phase One included the renovation of the Elementary and High School entries to include secure vestibules for controlling access to the two campuses. Phase Two includes and New Bus Barn Facility, a Shop and Classroom addition at the High School Agriscience Facility, Six (6) new tennis courts at the High School, renovations to an existing building for Administrative offices, renovation of the existing administration offices to new classrooms at the Middle School including a new elevator at the Middle School, a new main entrance, secure entry vestibule and reception area at the Middle School, renovated restrooms, concession and roof improvements at the Middle School Gym, new restrooms near the baseball fields, new canopies at the elementary and middle school campuses, and HVAC improvements at the Elementary and Middle School Gyms.

- **Owner:** Johnson City Independent School District
- **Owner's Contact:** Richard Kolek, 830.868.7410, rkolek@jcisd.txed.net
- **Lead Designer:** Kimberly Thompson
- **Start Date:** (design) May 2019
- **Completion Date:** (construction) June 2021
- **Size:** 95,500 square feet
- **Budget:** \$6,500,000
- **Final Cost:** \$6,883,400



BLUFF CONDOMINIUM FEASIBILITY

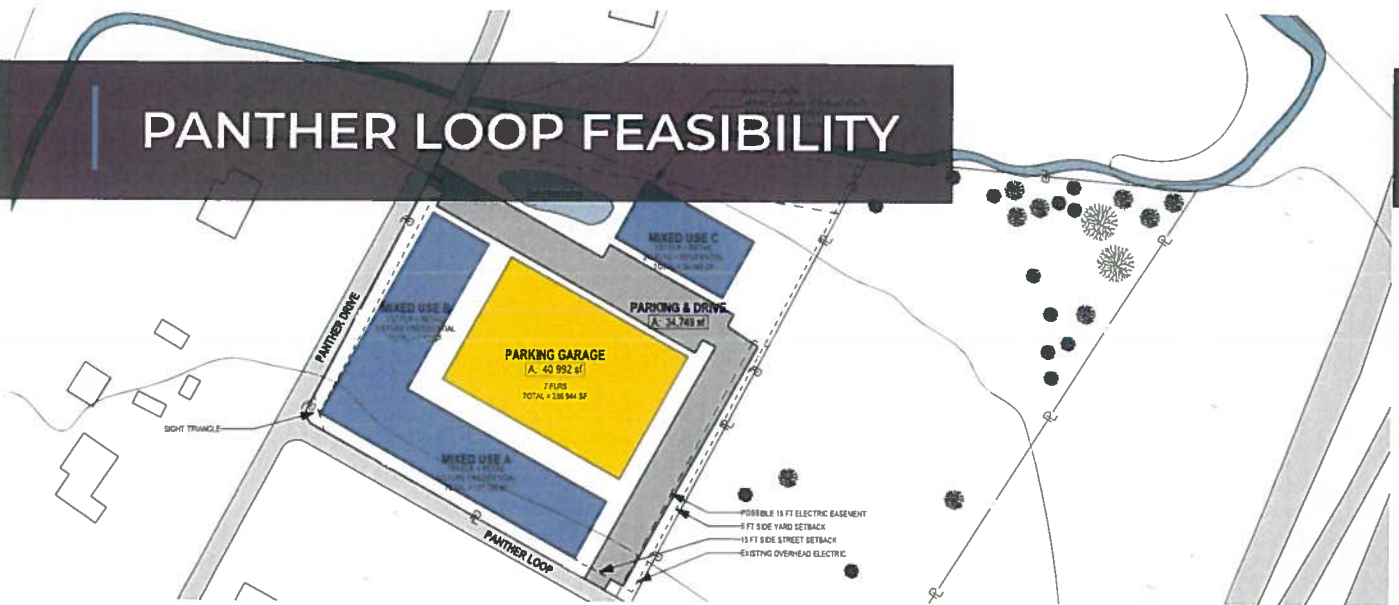


This condominium feasibility study in Austin, TX presented some unique design challenges as this project was located on a very narrow 2.8 acre site. This particular site is also located on the City of Austin's Fully Developed 25-Year floodplain which presented some limiting setback requirements. While originally zoned for single family use, Reliance worked with the City of Austin to explore the possibility of converting to a multi-family designation. At the end of our design studies, Reliance was able to propose 36 townhome style condominium homes on this narrow site.

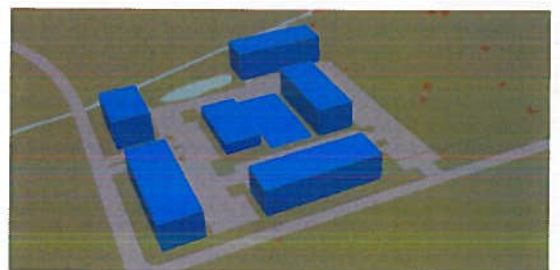
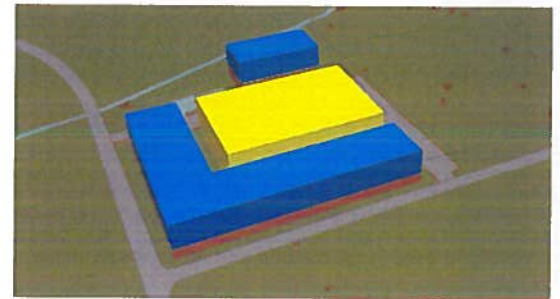
- **Owner:** SVA Gator Investments LLC
- **Owner's Contact:** John Karshcak, john@svag.capital
- **Lead Designer:** Kimberly Thompson
- **Start Date:** (Feasibility) March 2020
- **Completion Date:** (Feasibility) May 2020
- **Size:** 122,840 sq ft site



PANTHER LOOP FEASIBILITY



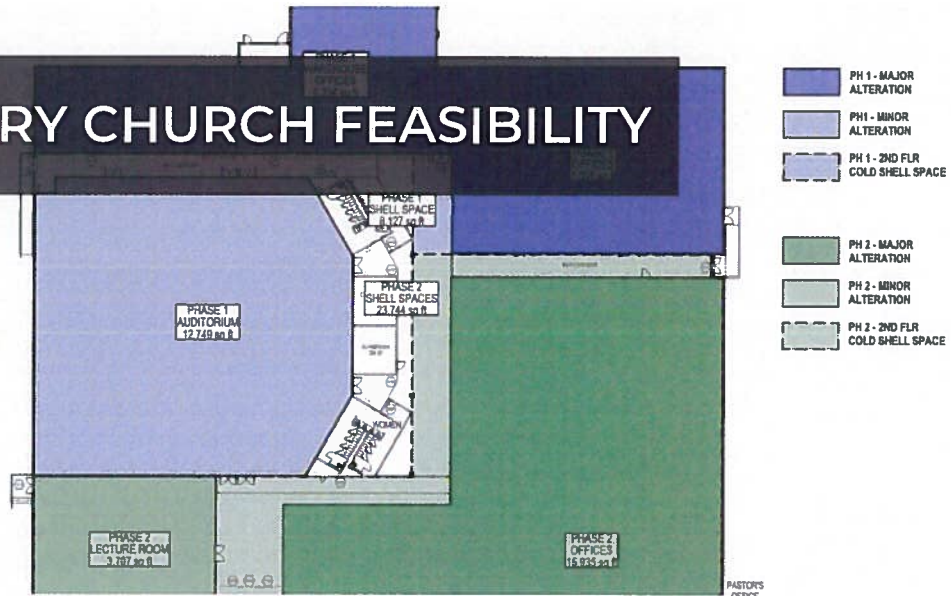
Making a smooth transition from undeveloped land to a multi-family or mixed use residential development takes the trained eye of architects who can clearly see the bigger picture. Building regulations if this property was to be purchased included parking and drive requirements, landscape requirements, adequate site lines in relation to vehicle driver's vision, and building occupancys. Zoning requirements meant that any building created needed to fulfill city desires such as walkable neighborhoods and vibrant community spaces. Many utilities would need to be brought on site as well as more research into the site itself/the most cost effective way to build. After careful consideration Reliance presented two options for building; A mixed-use development as well as an apartment complex both with a detention pond to account for proper drainage of the site.



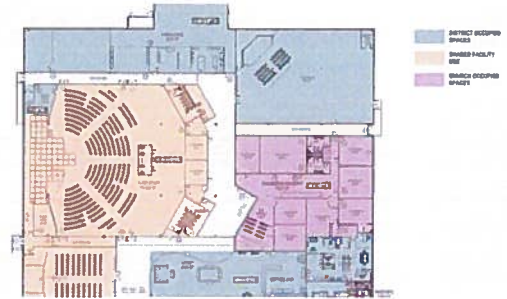
- **Owner:** Cenocore Assets Inc.
- **Owner's Contact:** Jae Son, json@cenocore.com
- **Lead Designer:** Kimberly Thompson
- **Start Date:** (Feasibility) 2022
- **Completion Date:** (Feasibility) 2022
- **Size:** 211,507 sq ft. site



CALVARY CHURCH FEASIBILITY



To best serve the Pflugerville Independent School District community, to be good stewards of taxpayer funds, the Pflugerville ISD Board of Trustees and Superintendent alongside Reliance, developed this feasibility to determine the existing condition of Calvary Chapel and its adaptive reuse as a future district facility. This renovated facility would provide additional officing for crowded staff, an increase in meeting/conference spaces for training, development, and other district needs. In an effort to accomodate Calvary while their new Chapel was built, this project was split into three phases. This would allow both staff from Pflugerville and Calvary to occupy the facility at the same time. To avoid additional cost for relocating tenant temporarily and disruption of services, the second level would be constructed as a shell space that can be finished out when needed by district. The façade of the building would undergo a modernization to provide a distinct look for the district's property.



- **Owner:** Plugerville Independent School District
- **Owner's Contact:** Craig Pruett, Executive Director of Support Services, craig.pruett@pfisd.net
- **Lead Designer:** Antonio Naylor
- **Start Date:** January 2021
- **Completion Date:** March 2021
- **Size:** 82,082 sq ft
- **Budget:** Phase 1: \$5,725,000
Phase 2: \$7,813,000
Phase 3: \$15,888,000

Preliminary Cost Estimate (Sitework)

Building System	Area	x	Unit Cost	Cost
9) Clearing	1200	SY	\$1.25	\$1,500
10) Excavation	400	CY	\$6.50	\$2,600
11) Demo Existing Curb	250	LF	\$16.00	\$4,000
12) Subgrade Preparation	420	SY	\$9.57	\$3,999
13) 12" Base	380	SY	\$12.25	\$4,655
14) Curb and Gutter	232	LF	\$18.00	\$4,176
15) 2" Hot Mix	3,427	SF	\$9.30	\$31,871
16) Saw cut HMAC	250	LF	\$25.25	\$6,313
17) Street Signs	2	SF	\$200.75	\$402
18) Sidewalks	310	SF	\$9.25	\$2,868
19) Curb Ramps	2	EA	\$2,500.00	\$5,000
20) Mortared Rock Wall	100	SF	\$125.00	\$12,500
21) Relocate Portable Buildings	2	EA	\$45,000.00	\$90,000

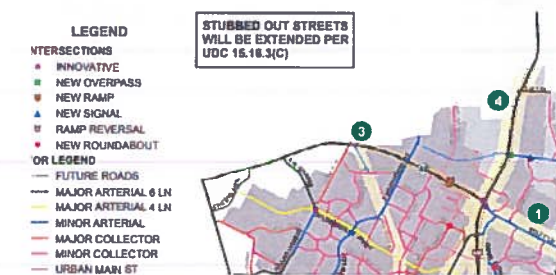
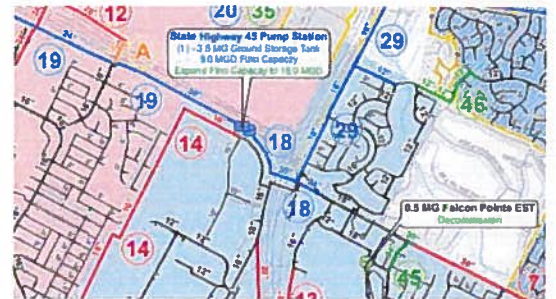


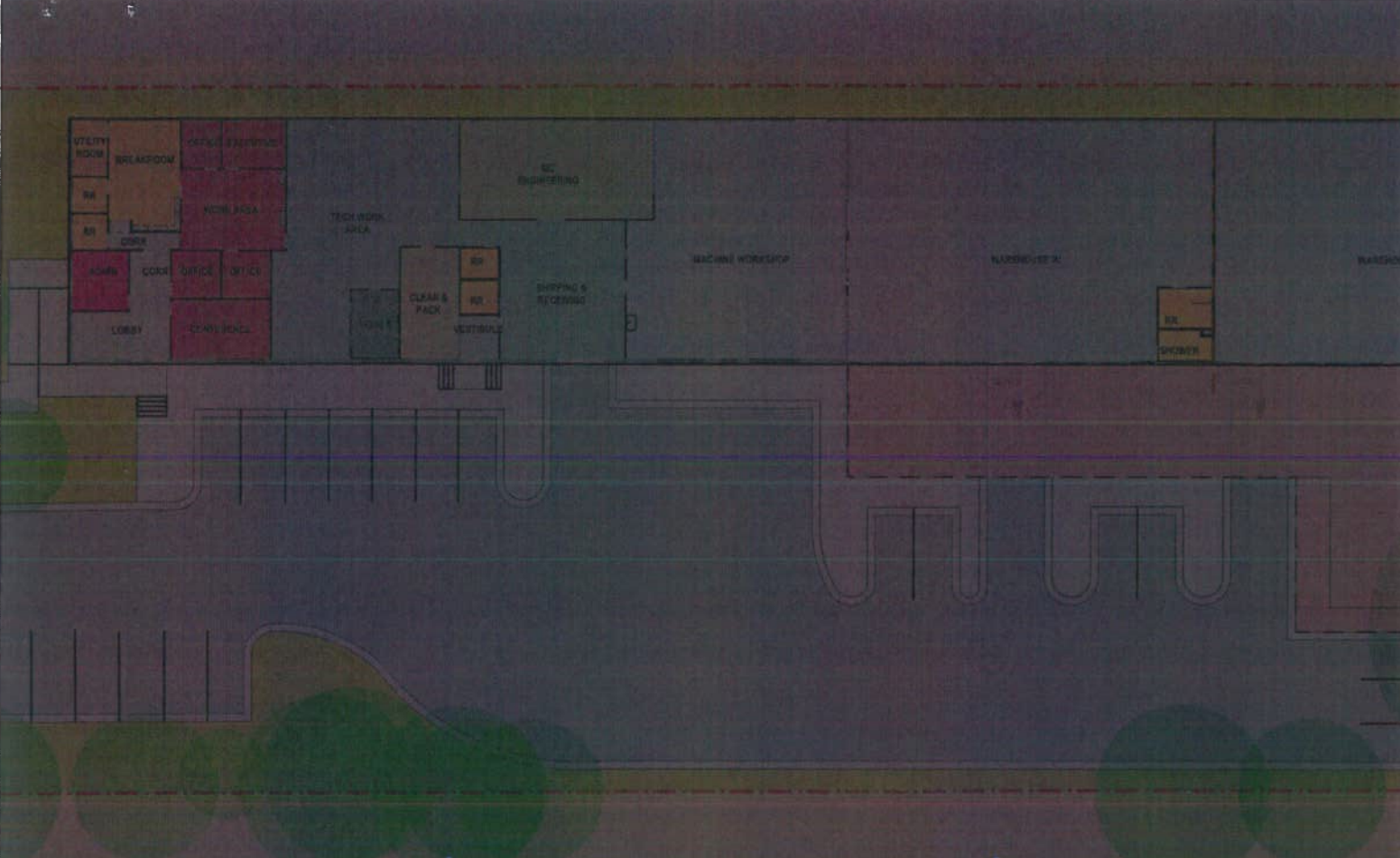
MEDICAL CENTER FEASIBILITY



Making a smooth transition from undeveloped land to a multi-family or mixed use residential development takes the trained eye of architects who can clearly see the bigger picture. The owners of this property wanted to see the potential for how this 1.19 acre site in Dripping Springs could make the transition from empty land to a dental/medical facility. Reliance presented a plethora of information to the clients on just what it would take to develop this site which included: many meetings with the City of Dripping Springs, adopted codes from the city that would need to be followed, existing site challenges, site utility availability as well as proposed conceptual site plans.

- **Owner:** Christopher Cordero and Evy Guerrero
- **Lead Designer:** Kimberly Thompson
- **Start Date:** May 2021
- **Completion Date:** July 2021
- **Size:** 51,836 sq ft
- **Budget:** \$7,340,000





PROJECT
APPROACH



14 PARKING SPACES
 EXCLUDING PARKING SPACES
 ON TOTAL PARKING SPACES



RELIANCE
 ARCHITECTURE

CONCEPTUAL DESIGN

Reliance Architecture would ideally begin by sitting down with City Staff to gather information on the history of the project up to this point, the goals, scope, and proposed budget of the project. With that understanding we would then first like to meet with end user groups of the new facilities within the scope to better understand their space and functionality needs. To get the best results out of these interview meetings, Reliance Architecture prepares questionnaires that would be distributed to those we will be meeting with at least a week before the meeting. The purpose of these questionnaires is not to have them filled out and returned, but to get the end users involved and thinking about relevant topics before our interviews with them so that we can gather as much and as good information as possible without using too much of their time. We would then take this information and begin to shape a narrative description and program of spaces for the facilities which we would then confer back with the city to ensure the narrative and program of spaces being developed fits the goals of Hutto ISD. Next, we would like to hold a similar but less formal open meeting with the school faculty to introduce the project and get an understanding of their goals and hopes for the project.

Once this initial information has been gathered and coordinated with the district administration, Reliance will flesh out the program of spaces and narrative and establish a preliminary budget. This will then be reviewed with the district to ensure that we are on track to be within the funds available for the project. If needed, adjustments will be made to ensure that we are.

Once this basic narrative, program of spaces and budget have been brought within the wishes of the district, Reliance will develop several space layouts based on input from all parties. These will be brought to the district administration for review and comment. At this point, you may like a layout presented but with some proposed changes or challenges, you may like parts of different layout that could be combined, you may not like any and ask us to go back to the drawing board with some additional information. From this point, Reliance and the district will work through different options, refine, challenge, change, and develop the layout of spaces.

As the layout of spaces coalesces into an agreed upon form, Reliance will develop several aesthetic designs for the facilities, likely with each taking a different approach to a concept and color palette, letting input from the district administration and chosen staff take the lead. We will go through another development phase to arrive at one or more fully realized design for the facilities. At this point it will be wise to once again meet with user-groups and community groups to get their input and buy-in for the development of design for the various facilities.

During the conceptual design, it will be important to start on a detailed site survey and geotechnical investigation so that the information will be ready for use once the design phase begins.

Once a final layout and design have been reached within the budget set by the district administration, and with buy-in from the community and stakeholders, we will be in a very strong position to take the conceptual design to the school board for review and approval.



DESIGN AND DOCUMENTATION

Once the conceptual design is approved by the school board, and with the buy-in of the community, we will be in a good position to have an efficient design phase. Reliance Architecture will create a schedule for the completion of design and construction documents with Hutto ISD. It will be important to stick to this schedule, which will require rigor on the part of Reliance and timely feedback and approval from the city. The central Texas construction industry has been in a boom for a while and there is no sign of that letting up. Contractors are busy, which has led to increased construction prices, and prices continue to increase. Because of this, bidding in a timely manner is important. Just as important is doing it "timely" and not quickly, as a good, well considered and well documented design can save money both at bidding and construction.

Reliance Architecture prides itself on offering turnkey design services. Our team will include all necessary consultant and skills to provide a fully equipped and ready-to-move-in facility upon completion of construction. This will include civil engineering; structural engineering if necessary; technology, security, communications, and audio / video design; interior design; and mechanical system commissioning, in addition to the standard services provided by most architectural firms.

We will begin by doing a final review of space layouts to ensure that nothing has been missed by user groups or administration. We will then head into the development of the interior spaces and site.

Much like our initial information gatherings meeting with user-groups, as we begin development of the spaces and the sites we would like to meet with the user-groups to gain a deeper understanding of how they use their spaces, the furniture, fixtures, equipment, technology, and other systems that will be required for their maximum productivity. Once again, we will provide thought provoking questions before the meeting to ensure that we maximize the output from the meetings. And, once again, once this information is gathered, we will review it with district administration to ensure we are staying within the goals and budget of the project. Sometimes end-users can get overly excited about new projects and need to have their ideas reigned in to stay within the means of the project.

We will then begin layouts of the furniture, fixtures, equipment, technology, and other systems required for the different buildings in scope. We will hold special meetings to discuss how these different design solutions can be implemented to ensure the best possible outcome. We will then go through a development stage of refining the design, bringing in user groups as necessary, until we have reached a detailed design for the project.

Concurrent with this Reliance Architecture will begin developing our code analysis of the project and open communications with the City of Hutto code enforcement department. It will be important that we keep open communications with the city code enforcement department to make sure that we are on the same page, and following their interpretation of code, as in the end it is the only interpretation that counts. However, if we feel that the departments interpretations are overly strict and causing issues, especially budget issues, we will counter and look for compromises as necessary to keep the project on track and under budget.



Reliance Architecture specializes, through our many years of working in public education, in developing designs and using materials to deliver affordable buildings while minimizing maintenance needs. Similarly, we will also serve as a watch on scope and budget creep during design to ensure that the project remains within the budget approved by the district.

During Design Reliance architecture and our consultants will also explore energy saving options with the district as well as discussing the possibility of incorporating affordable energy productions measures, such as solar energy arrays.

Once the final design has been approved by district administration, Reliance and our consultants will create bidding and construction documents. This phase can take a couple of months. However, with modern technologies such as building information modeling (BIM), and the abilities for the entire design team to coordinate more readily, this phase has become rather efficient. That will be important in getting the project bid as soon as possible, while trying to avoid the summer (the busiest time of the year for contractors), to ensure we get good bids.

BIDDING

Reliance Architecture will then work with Hutto ISD to develop a bidding package and schedule. We will work with district administration to hold a pre-bid conference to ensure that contractors have a chance to ask questions. We will answer contractor questions and substitution requests. We will help the district evaluate received bids.

During biddings we will work with the city code enforcement department to ensure that the building has been designed to fit code (as code is subject to interpretation, and sometimes minor changes must be made to fit differing interpretations).

CONSTRUCTION AND BEYOND

During construction Reliance Architecture will work as partners with Hutto ISD and your selected contractor, as your advocate, to help ensure that the project is kept on schedule and that construction is done in accordance with the Construction Documents, while remaining available and flexible. This will include reviewing shop drawings and product data from the contractor, answering questions from the field, attending regular progress meetings, regularly walking the construction site to identify any deviations from the Construction Documents or conditions that will result in the project not being completed as expected, regular reports and communication with the city, and a throughout final inspection.

After construction Reliance stays available to you for communication with the contractor regarding warranty issues, and inspection before the end of the typical one-year overall warranty period, and beyond as you need us.

Working in the public sector for our entire careers has instilled in us a deep respect for communication, planning, budget, and schedules. We bring this to every project, serving as protectors of the budget and schedule, by keeping lines of communications open and clear, and keeping your head on a swivel to ensure that you are seeing the project from all possible angles and planning for as many possibilities as necessary.





Thank you.

Reliance educates, provides resources, and guides you, to simplify the design and building process. We are your advocate in your building project, navigating the entire process seamlessly, consistently and efficiently together.



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Value | Design Management | Strategic Partnership | Unique Expertise