STATEMENT OF QUALIFICATIONS

PGAL

FARMERS BRANCH NEW PUBLIC LIBRARY

JANUARY 24, 2019 | 3:00 PM

SEGUIN PUBLIC LIBRARY

TRANSMITTAL LETTER

SEGUIN
PUBLIC LIBRARY

TABLE OF CONTENTS

Tab 1 Transmittal Letter 1

Tab 2 Firm Information 2-4

Tab 3 Firm History + Qualifications 5-14

Tab 4 Financial + Legal Status 15

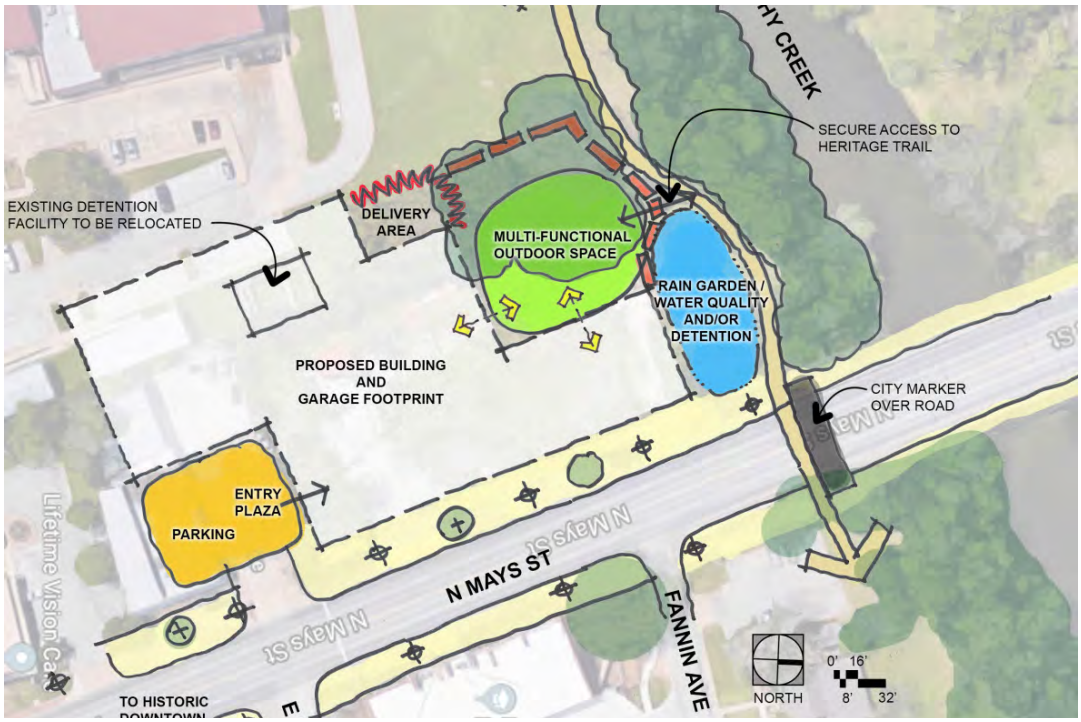
Tab 5 Experience + References 16-28

Tab 6 Management + Organization 29-32

Tab 7 Design Visuals 33-37

Tab 8 Required Forms 38

SITE/PARK INTEGRATION CONCEPT
ROUND ROCK PUBLIC LIBRARY



1. TRANSMITTAL LETTER

PGAL

ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

January 25, 2019

Mr. Lee Hammock
Purchasing Agent
City of Farmers Branch
13000 William Dodson Parkway
Farmers Branch, TX 75234

Subject: Architectural Services for Farmers Branch New Public Library

Dear Mr. Hammock & SOQ Review Committee:

PGAL is pleased to submit our qualifications to provide architectural services for the City of Farmers Branch New Public Library Project. We have earned a highly favorable reputation throughout Texas for creating award-winning architectural solutions crafted to serve and express the unique attributes of each and every client, on each and every project including new designs for public libraries.

Legacy. We are a 73-year, Texas based architectural firm, with our Dallas office serving the Metroplex since 1982. Conveniently located on Midway Road in Addison, PGAL offers the perspective, resources, and savvy of a national firm, while delivering the personal service and contextual understanding that only a Texas architect can.

Design. When it comes to design, we are tenacious. We will not settle for mediocrity or mere competence. PGAL brings to your project an inclusive approach combined with the knowledge, experience and success of having created and delivered thousands of high-performing, responsive and cost-effective projects for hundreds of civic clients.

Service. When it comes to service, we pride ourselves in our ability to listen. PGAL values multiple voices and diverse perspectives. We offer a progressive, collaborative approach that is fiscally and environmentally responsible. Our team has the experience and skill to complete the project within budget and on time - yet with the innovation required to create a long-lasting, dynamic venue.

We encourage you to contact our clients; they can best communicate the skill, dedication, creativity and insight of our PGAL team and our commitment to design excellence. The proposal set forth is effective for 90 calendar days. If you have any questions, please contact me at 972.871.2225 or jbulla@pgal.com.

Sincerely,

Jeff D. Bulla, AIA, LEED AP
Principal in Charge

PGAL.COM
14135 Midway Road, Suite G-200
Addison, Texas 75001
T 972.871.2225
F 972.871.2228

FIRM INFORMATION

SEGUIN PUBLIC LIBRARY

TAB 2 - FIRM INFORMATION

2. FIRM INFORMATION

PGAL

Firm Name/Addresses/Telephone Numbers

12 OFFICES NATIONALLY

Alexandria 201 N. Union Street, Ste. 500 Alexandria, VA 22314 703.336.0588	Chicago Orrington Plaza 1603 Orrington Avenue, Ste. 600 Evanston, IL 60201 312.856.5006	Las Vegas 3379 W. Oquendo Road Las Vegas, NV 89118 702.435.4448
Atlanta 15425 Ellsworth Industrial Park, Ste. 15 Atlanta, GA 30318 404.602.3800	Dallas / Fort Worth 14135 Midway Road, Ste. G-200 Addison, TX 75011 972.871.2225	Los Angeles 6033 W. Century Blvd., Ste. 895 Los Angeles, CA 90045 310.645.3276
Austin 2222 Western Trails Blvd., Ste. 300 Austin, TX 78745 512.236.1005	Hoboken 117 Washington Street, Ste. 2 Hoboken, NJ 07030 201.984.6210	Salt Lake City 65 East Wadsworth Park Drive Ste. 210 Draper, UT 84020 801.518.3849
Boca Raton 791 Park of Commerce Blvd., Ste. 400 Boca Raton, FL 33487 561.988.4002	Houston 3131 Briarpark Drive, Ste. 200 Houston, TX 77042 713.622.1444	San Diego 2731 B Street San Diego, CA 92102 619.269.5288

PGAL STRUCTURE/YEARS IN BUSINESS

PGAL, Inc. was established in 1946 as a Corporation in the great State of Texas, headquartered in Houston and currently employing just under 250 individuals. Our library practice is led by Principal Jeff Bulla and a team of 18 located in our DFW office.

NAMES OF PRINCIPALS

David Andrews	Chris Larsen
Paul Bonnette	Jack Linville
Ken Brown	Michael Lloyd
Jeff Bulla	David Moss
Dennis Comiskey	Greg Mullen
Matthew Ellis	Ian Nestler
Sam Ferreri	Ivan Pire
Beth Funk	Cris Ruebush
Cheryl Gajeske	Will Scott
Costas Georghiou	Derron Vincik

PRIMARY CONTACT

Your primary contact with the Dallas-Fort Worth PGAL office will be:

Jeff Bulla, AIA, LEED AP
Principal
14135 Midway Road, Suite G-200
Addison, Texas 75001

jbulla@pgal.com
214.402.3156 (C)
972.871.2225 (O)
972.871.2228 (F)

ORGANIZATIONAL DESCRIPTION

The project management, architectural design and construction administration for the City of Farmers Branch New Public Library will be contracted for and provided by the DFW office of PGAL. PGAL will provide all engineering services via sub consultant contracts. If needed additional team members are available through the inter-office collaboration of our 3 Texas offices.

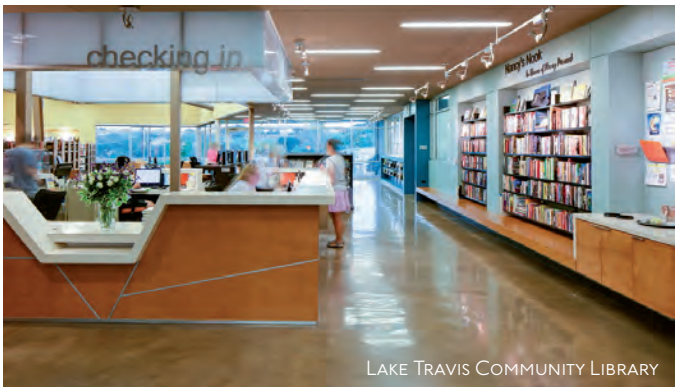
FIRM PHILOSOPHY

At PGAL, our vision is to consistently enhance our value to clients by embracing their goals and delivering extraordinary results for them. Through our **highly collaborative process**, we observe, imagine and shape the built environment in unique ways to enhance and inspire the communities that we serve.

When it comes to design, we are tenacious. **We will not settle for mediocrity or mere competence.** What sets PGAL apart from other architectural firms is our sincere passion to seek the deepest understanding of our Client's desires, their program, their site, their challenges, their community - and then create a solution exclusively and uniquely crafted to fit them. In all projects, we strive to create environments that:

- Reflect the values and character of the community
- Uplift the human spirit and refresh one's sense of purpose
- Transcend the sum of the parts
- Contribute to a sustainable future
- Meet the budget, exceed expectations and endure

Seguin Public Library



Lake Travis Community Library

Joann Mitte Cole Community Library

Allen Public Library

You, our client, will be immersed in the project. We will use drawings, 3-D renderings, computer models, vitual reality experience, actual samples and examples, and extended discussions to convey our design so that you can understand and evaluate it in real time. For typical design decisions, we will develop and present two or three or four options (with respective advantages and disadvantages) for your consideration. This allows you to see and weigh the assets and liabilities from different perspectives and make informed decisions rather than simply accept or reject one idea.

FIRM HISTORY + QUALIFICATIONS

JOANN COLE MITTE MEMORIAL LIBRARY

3. FIRM HISTORY + QUALIFICATIONS

Project Manager & Team

ORGANIZATION CHART & KEY PERSONNEL

PGAL Principal Jeff Bulla, AIA, LEED AP, will serve as the main point of contact and lead the project team. Jeff has vast experience in the design and renovation of a wide variety of municipal buildings, especially libraries. He is recognized for his collaborative spirit and skills in community engagement, facilitating open community meetings and creating consensus among stakeholders. His extensive architectural background guarantees an attention to detail and skills necessary to sift through multiple ideas and hone in on the best possible solution for your unique project.

A full-service architectural firm, PGAL offers these professional services in-house:

- Facility Evaluations
- Feasibility Studies
- Strategic Planning
- Programming and Needs Analysis
- Master Planning
- Site Analysis
- Architecture
- Interior Design
- Sustainable Design
- LEED Administration
- Building Information Modeling (BIM)
- Environmental Graphics

In addition, through the services of our consultants, we will provide the following professional services as needed:

- Civil Engineering
- Geotechnical Investigation
- Landscape Architecture
- Structural Engineering
- Mechanical, Plumbing & Electrical Engineering
- Lighting Design
- Acoustical Consulting
- Audio/Visual Systems Design
- Closed-Circuit TV System Design
- Food Service Planning and Equipment Specification
- Access Control System Specification
- Technology Consulting for Voice/ Data infrastructure
- Brand Development and Enhancement

ORGANIZATION CHART

FARMERS BRANCH MANSKE LIBRARY

PGAL LEADERSHIP

Principal-in-Charge
Jeff Bulla AIA LEED AP

QA + QC

Mason Guillamun AIA LEED AP BD+C
PGAL

PGAL ARCHITECTURAL TEAM

Julio Noriega AIA LEED AP BD+G
Project Architect

Michel Lyn Hurst RID IIDA NCIDQ
Interior Designer

Charlotte Vanderhoof
BIM Expert

SUB CONSULATANT TEAM

Library Program Specialist
Maureen Arndt AIA LEED AP
720 Design

Civil Engineers
Jared Bratz PE
RLG

Landscape Architect
David Baldwin RLA ASLA
DCBA, Inc.

Structural Engineers
Christopher Baker PE
JQ Engineering

MEP Engineers
Ken Fulk PE
David Boon PE
Aaron Morken COD
RWB

IT / Audio Visual
Mark Valenti CTS
Scott Ondic PE CPP
The Sexton Group

Roofing Consultant
Tom Brand
DryTec

JEFF BULLA AIA, LEED AP

Principal-In-Charge

Mr. Bulla has over 30 years of professional experience in Texas, Oklahoma, New York, Georgia, Virginia, and North Carolina involving a variety of complex building types. He has performed project management, programming, planning, architectural/interior design, construction documentation and construction administration for numerous public and private clients. His work has been recognized by his peers, clients and the press for its high quality and design sensitivity. As an established leader in public library and sustainable design, his opinions have been sought by various media outlets, including The Wall Street Journal and Dallas Morning News.

EDUCATION

Master of Architecture, Clemson University

B.S. Design Clemson University

Harvard School of Design: Certification for Public Libraries in Planning & Design

REGISTRATION/LICENSES

Architect TX #12089; Interior Designer TX #12262

NCARB #68547

LEED Accredited Professional

AFFILIATIONS

American Institute of Architects

Texas Society of Architects

Texas Fire Chief Association

Texas Library Association

Chairman of the Gary Lipman Memorial Golf Tournament – raised over $750K for clean water wells in Africa

PROJECT EXPERIENCE

- Seguin Public Library, Seguin, TX
- Round Rock Public Library, Round Rock, TX
- Allen Public Library & Civic Center, Allen, TX
- Dripping Springs Public Library, Dripping Springs, TX
- Pearland Shadow Creek Public Library, Pearland, TX
- New Braunfels SE Public Library, New Braunfels, TX
- J. Erik Jonsson Central Library, 6th Floor Renovation, Dallas Public Library
- J. Erik Jonsson Central Library, 1st Floor Renovation, Dallas Public Library
- Fretz Park Public Library Renovation, Dallas, TX
- Lake Travis Community Library, Lakeway, TX
- Joann Cole Mitte Memorial Library, Burnet County Library System, Bertram, TX
- Sammy Brown Community Library, Panola County, Carthage, TX
- Hamilton Public Library Study & Conceptual Design, Hamilton, TX
- Bremond Public Library Study, Bremond, TX
- Chico Public Library, Chico, TX
- Bee Cave City Hall / Public Library Master Plan & Renovation, Bee Cave, TX
- Krum Public Library Needs Assessment, Krum, TX
- Farmers Branch Fire Station No. 2 Relocation, Farmers Branch, TX
- DFW Department of Public Safety Headquarters, DFW, TX
- Allen Central Fire Station Expansion & Renovation, Allen, TX
- Richardson Senior Recreation Center Renovation, Richardson, TX
- Carrollton Senior Recreation Center Expansion & Renovation, Carrollton, TX

JULIO NORIEGA AIA LEED AP BD+G

Project Architect

Julio has over 10 years of experience in Texas, Vermont and Puerto Rico. The experience of practicing architecture in different regions with different environments, approaches to design, sustainable, construction systems and materials has given Julio a broad view of the profession and invaluable experience to achieve the best solutions for the client. Julio's design sensitivity, attendtion to detail and dedicated follow-through often lead to requests from repeat clients to serve as the project architect on their next projects.

EDUCATION

Master of Architecture
University of Puerto Rico
Bachelor of Architecture
University of Puerto Rico

REGISTRATION/LICENSES

Architect TX #26776
Safety Assessment Program Evaluator
LEED Accredited Professional

PROJECT EXPERIENCE

- Farmers Branch Fire Station 2 Relocation, Farners Branch, TX
- Pearland Shadow Creek Public Library, Pearland, TX
- Dripping Spring Public Library, Dripping Springs, TX
- J Erik Jonsson Central Library, 6th Floor Renovation, Dallas Public Library
- Round Rock Public Library, Round Rock, TX
- DFW Department of Public Safety Headquarters, DFW Airport, TX
- Central Fire Station Renovation, Allen, TX
- Medical City Parking Garage, Dallas, TX
- PGAL-DFW Office Interior Project, Addison, TX
- CT Scan Suite, Burlington, VT*
- TOX Clinic, Saint Albans, VT*

*previous firm

MICHEL LYN HURST RID IIDA NCIDQ

Interior Designer

Ms. Hurst has been practicing interior design for over 20 years and leads her projects with a conscientious, passionate and curious attitude. Her goal is to exceed the client's expectations by listening intently and turning information into the desired interior form. Specializing in historical preservation Michel Lyn appreciates any opportunity to combine her interiors effort in that project type. A resourceful leader, a team player with a passion for educating those around her, as well as pleasing her clients.

EDUCATION

Bachelor of Interior Design, O'More College of Design, Franklin, TN
Bachelors of Historic Preservation, O'More College of Design, Franklin, TN

REGISTRATION/LICENSES

TX License RID # 9897
International Interior Design Assn. #114958
NCIIDQ# 017217

.PROJECT EXPERIENCE

- Farmers Branch Fire Station No. 2 Relocation, Farmers Branch, TX
- Pearland Shadow Creek Public Library, Pearland, TX
- Dripping Spring Public Library, Dripping Springs, TX
- Round Rock Public Library, Round Rock, TX
- Leander Senior Community Center, Leander, TX
- Princeton Community Center, Princeton, TX
- Richardson Senior Recreation Center Renovation, Richardson, TX
- Allen Central Fire Station Expansion & Renovation, Allen, TX
- Senter Park Recreation Center Renovation, Irving, TX
- DFW Department of Public Safety Headquarters, DFW, TX
- Rubicon Renderings, Addison, TX
- San Marcos State University, Interior Project, San Marcos, TX
- Texas Baptist General Convention Headquarters- Dallas, TX*

CHARLOTTE VANDERHOOF

Project Designer / BIM Specialist

Charlotte is a talented project designer who is able to develop an immediate rapport with clients and consultants alike. With a background in architecture as well as interior design, she brings a unique sensitiveity and holistic design approach to all project assignments. Charlotte is passionate in her search to understand a client's unique project aspirations and in her desire to build long-term client relationships.

EDUCATION
Bachelor of Architecture, University of Oklahoma

REGISTRATION/LICENSES
NCARB Intern Development Program
Associate AIA

PROJECT EXPERIENCE

- Farmers Branch Fire Staion No. 2 Relocation, Farmers Branch, TX
- Pearland Public Library, Pearland, TX
- Dripping Spring Public Library, Dripping Springs, TX
- J Erik Jonsson Central Library, 6th Floor Renovation, Dallas Public Library
- Round Rock Public Library, Round Rock, TX
- New Braunfels SE Branch Library, New Braunfels, TX
- Chico Public Library Conceptual Design, Chico, TX
- Hamilton Public Library Renovation & Expansion, Hamilton, TX
- Central Fire Station Renovation & Expansion, Allen, TX
- DFW Department of Public Safety Headquarters, DFW Airport, TX
- Athens Recreation & Aquatic Center Renovation, Athens, TX
- Senior Center Adaptive Reuse, College Station, TX

MASON GUILLAMUN AIA, LEED AP BD+C

Quality Assurance / Quality Control

Mason Guillamun has over 14 years professional experience in the design of complex building types. He has served as a project leader on multiple projects overseeing scheduling and production for team members and sub consultants. Conveyed standards of quality in project documentation to assure project success and assurance.

EDUCATION
Bachelor of Science in Environmental Design, Texas A&M University

REGISTRATION/LICENSES
Architect TX# 24046
NCARB# 87147
GBCI# 10521496

AFFILIATIONS
American Institute of Architects

PROJECT EXPERIENCE

- J Erik Jonsson Central Library 6th Floor Renovation, Dallas Public Library
- Pearland Shadow Creek Public Library, Pearland, TX
- Round Rock Public Library, Round Rock, TX
- Farmers Branch Fire Station No. 2 Relocation, Farmers Branch, TX
- Leander Senior Community Center, Leander, TX
- Richardson Senior Recreation Center Renovation, Richardson, TX
- Princeton Community Center Reuse, Princeton, TX
- Allen Central Fire Station Expansion & Renovation, Allen, TX
- 2nd Fort Worth Animal Care & Control Facility, Fort Woth, TX
- DFW Department of Public Safety Headquarters, DFW Airport, Dallas, TX
- Celina ISD Elementary School, Celina, Texas*

*previous firm

MAUREEN ARDNT AIA LEED AP

Library Program Design Expert

Maureen has devoted her entire career to the design of libraries that are both beautiful and functional. Having worked on nearly 200 libraries across the country she beings wealth of knowledge and expertise to each new project. She is a frequent speaker at library events sharing "Lessons Learned" and "Trends in Library Design" from an architect and interior designer's perspective. Maureen is committed to providing outstanding client service and enjoys working with stakeholders on each of her designs.

EDUCATION
Bachelor of Science Architecture
Ball State University

REGISTRATION/LICENSES
Registered Architect: TX, OK, LA, GA
Registered Interior Designer: TX, GA, LA

AFFILIATIONS
American Institute of Architects
TX Society of Architects
Texas Library Association

MWBE CERTIFIED

PROJECT EXPERIENCE

- Round Rock Public Library, Round Rock, TX
- Seguin Public Library; Seguin, TX
- New Braunfels SE Branch Library, New Braunfels, TX
- Manske Library Acoustical Remediation, Farmers Branch, TX
- Bachman Lake Branch Public Library; Dallas, TX
- Timberglen Library; Dallas, TX
- Forest Green Library; Dallas, TX
- Bishop Arts Library; Dallas, TX
- Downtown Branch Central Library Renovation, Dallas, TX
- Nashville Public Library 15 branches, Nashville, TN
- Hewitt Public Library; Hewitt, TX
- Rowlett Public Library, Rowlett, TX

JARED BRATZ PE

Principal-In-Charge / Project Team Leader

Mr. Bratz has more than 20 years of experience managing design teams to produce multiple concurrent land development projects of various sizes from conception through engineering design to construction completion. He manages the Fort Worth and Dallas Civil Engineering Departments. His professional engineering experience includes six years of engineering construction which adds practicality and constructability to designs. Mr. Bratz has served as Area Practice Manager for a top five ranked firm in ENR exhibiting his capability to manage projects and staff of any size.

EDUCATION
Bachelor of Science, Civil Engineering
Texas Tech University,

REGISTRATION/LICENSES
Registered Professional Engineer TX#94302

AFFILIATIONS
American Society of Civil Engineers
Texas Society of Professional Engineers
National Society of Professional Engineers
The Real Estate Council

PROJECT EXPERIENCE

- Farmers Branch Fire Station No. 2 Relocation, Farmers Branch, Texas
- Seguin Public Library, Seguin, Texas
- Round Rock Public Library, Round Rock, Texas
- Cedar Hill Library, Program Management, Cedar Hill, Texas
- Athens Municipal Complex, Athens, Texas
- Botanic Gardens, Fort Worth, Texas
- Briscoe Conventino Center, Fair Park, Dallas, Texas
- Bartlett Park, Burleson, Texas
- Bailey Lake Park, Burleson, Texas

DAVID BALDWIN RLA

Landscape Architect

Dave, a registered landscape architect and a member of the American Society of Landscape Architects, has dedicated his career to helping clients achieve the vision they have for their projects. With a thorough academic grounding in ornamental horticulture, his continuing interest in visual art and design, and his training in landscape architecture, he has developed DCBA as a well-rounded firm with varied project types. Enjoying all aspects of the business of landscape architecture, Dave has provided the inspiration and directive for the firm's success.

EDUCATION

Bachelor of Landscape Architecture, Louisiana State University

REGISTRATION/LICENSES

Texas Landscape Architect #704
CLARB #1259

PROJECT EXPERIENCE

- Farmers Branch Fire Station #2 Relocation, Farmers Branch, TX
- Seguin Public Library, Seguin, TX
- New Braunfels Southest Branch Library, New Braunfels, TX
- Durant Community Center & Library, Durant, OK
- Allen Library Parking Additions, Allen, TX
- Denison Central Library and Technology Center, Denison, TX
- Arlington SE Sector Library - Arlington, TX
- Garland Library Streetscape, Garland, TX
- Gay Library Expansion, McKinney, TX
- Maribelle Davis Library, Plano, TX
- Frisco Public Library Study, Frisco, TX

CHRISTOPHER BAKER PE LEED AP

Structural Engineer

Chris has 13 years of experience in structural design and analysis, specification writing, and construction management for various clients and project types including municipal, higher education, K-12, commercial and healthcare. Having served in this role for numerous library projects, Chris understands the functional requirements and need for libraries to be adaptable to accommodate reconfiguring of book stacks and changes in media sources, which often results in the need for column-free spaces.

EDUCATION

Bachelor of Science Architectural Engineering, University of Texas at Austin

REGISTRATION/LICENSES

Registered Architect:
TX: #112676
USGBC LEED Accredited

AFFILIATIONS

American Institute of Steel Construction
Structural Engineers Association of Texas

PROJECT EXPERIENCE

- Fire Station No. 2 Replacement, City of Farmers Branch, Farmers Branch, Texas
- Highland Hills Library, City of Dallas, Dallas, Texas - Gold LEED Certified
- Public Library Feasibility Study, City of Frisco, Frisco, Texas
- North Richland Hills Central Library, North Richland Hills, Texas
- Prairie Creek Branch Library, City of Dallas, Dallas, Texas - Platinum LEED Certified
- Forest Green Branch Library (Design Only), City of Dallas, Dallas, Texas
- White Rock Branch Library, City of Dallas, Dallas, Texas - Gold LEED Certified
- Old Church, Farmers Branch Historical Park, City of Farmers Branch, Farmers Branch, Texas
- Churchill Recreation Center Expansion, Dallas Park & Recreation, Dallas, Texas
- Pleasant Oaks Recreation Center Renovation, Dallas Park & Recreation, Dallas, Texas
- Samuell Grand Park Recreation Center, Dallas Park & Recreation, Dallas, Texas

MIKE ADCOCK PE

Principal in Charge | Mechanical Engineer

Mike Adcock's design experience includes commercial, industrial and institutional projects across the United States. These projects have ranged from less than five-hundred square feet to over one-million square feet in size and include all types of Municipal, Broadcast Facilities, Churches, Corporate Headquarters and Campuses, Call Centers, Data Centers, Distribution Centers, Light Industrial Buildings, Mission Critical Facilities, Retail Centers, Restaurants, Schools, Telecommunications Facilities, University Buildings and Campuses.

EDUCATION
Bachelor of Science in Mechanical Engineering, Texas Tech University

REGISTRATION/LICENSES
Registered Engineer in Texas #86850
USGBC LEED Accredited

AFFILIATIONS
American Society of Heating, Refrigeration & Air Conditioning; American Society of Mechanical Engineers; American Society of Healthcare Engineering

PROJECT EXPERIENCE

- Farmers Branch Fire Station No. 2 Relocation, Farmers Branch, Texas
- Round Rock Public Library, Round Rock, Texas
- Moody Library Basement Renovation, Baylor University, Waco, Texas
- Shotwell Public Library Renovation, Grand Prairie, Texas
- Allen Central Fire Station Phase I, Allen, Texas
- Desoto Public Library Renovation, Desoto, Texas
- Addison Athletic Club Renovation, Addison, Texas

DAVID BOON PE

Senior Electrical Engineer

David Boon's design experience includes commercial, industrial and institutional projects across the United States. These projects have ranged from less than five-hundred square feet to over one-million square feet in size and include broadcast facilities, churches, corporate headquarters and campuses, call centers, data centers, distribution centers, light industrial buildings, mission critical facilities, retail centers, restaurants, schools, telecommunications facilities, university buildings and campuses .

EDUCATION
Bachelor of Science in Biology & Neuroscience, Baylor University
Bachelor of Science in Electrical Engineering, University of Texas at Arlington

REGISTRATION/LICENSES
Registered Engineer in Texas #956000

AFFILIATIONS
National Society of Professional Engineers; Texas Society of Professional Engineers

PROJECT EXPERIENCE

- Farmers Branch Fire Station No. 2 Relocation, Farmers Branch, Texas
- Farmers Branch Justice Center Support Building, Farmers Branch, Texas
- Allen Central Fire Station Renovation, Allen, Texas
- Round Rock Public Library, Round Rock, Texas
- Shotwell Public Library Renovation, Grand Prairie, Texas
- Desoto Public Library, Desoto, Texas
- Frisco Fire Stations 5 – 8, Frisco, Texas
- Grapevine Fire Station No. 1 Renovations, Grapevine, Texas
- Lewisville Fire Station No. 2 & No. 6 Additions & Renovations, Lewsiville, Texas
- Richardson Public Safety Complex & Fire Station, Richardson, Texas

AARON MORKEN CPD

Plumbing Designer

Aaron has 17 years of experience in the consulting engineering industry in the areas of design and specification of commercial, residential and institutional projects including medical offices, hospitals, retail centers, municipal buildings, banking, aviation and air, education facilities, and large apartment complexes including assisted living. His project responsibilities include overall project management and engineering coordination between the client and project team, design and quality control of the technical product, project assurance and client satisfaction, and construction administration.

REGISTRATION/LICENSES
Certified Plumbing Designer
USGBC LEED Accredited

PROJECT EXPERIENCE

- Farmers Branch Fire Station No. 2 Relocation, Farmers Branch, Texas
- Seguin Public Library, Seguin, Texas
- Round Rock Public Library, Round Rock, Texas
- McKinney Library at Gabe Nesbitt Park, McKinney, Texas
- Shotwell Public Library Renovation, Grand Prairie, Texas
- Sammy Brown Library, Panola County, Carthage, Texas
- Hoover Public Library & Genealogy Center, Waco, Texas
- Waco Central Library, Waco, Texas
- Frisco Public Library, Adaptive Reuse Study, Frisco, Texas
- Donald W. Reynolds Community Center & Library, Durant, Oklahoma

MARK VALENTI CTS

Principal | Audio Visuals

A professional for over 30 years in broadcasting and communications, Mark founded The Sextant Group in 1995. He is an expert in digital media technologies, architectural acoustics, and market trends in the multimedia industry. As a consultant specializing in planning and design, Mark's work extends across a broad range of projects, including feasibility studies, master plans, high-technology learning environments and other public assembly spaces. Mark leads exploration of emerging technologies and the impact on the facility; determines strategic direction of technology solutions in support of client's business and technology objectives; leads technology team; acts as executive level contact for client.

EDUCATION
Bachelor of Arts in Economics, Pennsylvania State University
Institute of Audio Studies, Unviersity of Bridgeport

REGISTRATION/LICENSES
Certified Technology Specialist

AFFILIATIONS
Audio Engineering Society
Acoustical Society of America

PROJECT EXPERIENCE

- Round Rock Public Library, Round Rock, Texas
- Frisco Public Library Feasibility Study, Frisco, Texas
- James B. Hunt Library, North Carolina State University, Raleigh, North Carolina
- Slover Memorial Library, Norfolk, Virginia
- Orradre Library, Harrington Learning Commons & Sobrato Technology Center, Santa Clara University, Santa Clara, California
- Taylor Family Digital Library, University of Calgary Digital Library, Calgary, AB

SCOTT ONDIK PE CPP

IT / Security

A professional engineer holding the pretigious Certified Protection Professional (CPP) certification, Scott is an electronic security and telecommunications systems expert, with project experience spanning corporate, healthcare, higher education and municipal segments. Scott leads discussions of IT/telecom and Security stratgies in support of client's business and tecyhnology objectives; designs and specfiices IT/ telecom and security systems; applies principles of CP-TED (Crime Prevention Through Environmental Design); creates infrastructure and systems drawings and prepares site reviews.

EDUCATION

Bachelor of Science, Engineering, Colorado State University

REGISTRATION/LICENSES

Registered Professional Engineer
Certified Protection Professional

AFFILIATIONS

American Society of Industrial Security
Building Industry Consulting International

PROJECT EXPERIENCE

- Round Rock Public Library, Round Rock, Texas
- Frisco Public Library Feasibility Study, Frisco, Texas
- Colorado School of Mines, Arthur Lakes Library Programming, Golden, Colorado
- University of Wyoming, William Robertson Coe Library, College of Business, Laramie, Wyoming
- Colorado State Unviersity, William E. Morgan Library, Rockwell Hall Master Plan, Chemistry Building, Fort Collins, Colorado
- Front Range Community College, Healthcare Career Center, Westminster, Colorado

TOM BRAND AIA

Roofing & Moisture Protection Consultant

DryTec Moisture Protection Technology Consultants, Inc., formerly DryTec Roof Consultants, was incorporated in October 2001 and was an outgrowth of the roofing and waterproofing division of Brand-Sayers Architects, a firm established in 1989. DryTec provides building envelope consulting services to owners, architects and general contractors in need of specialized knowledge related to below grade waterproofing, plaza deck waterproofing, all types of exterior wall assemblies, vegetative roofing, steep slope roofing of all types and low slope roofing of all types.

EDUCATION

Master of Business Administration, SMU
Bachelor of Architecture University of Texas

REGISTRATION/LICENSES

Registered Architect: TX #10160
Registered Roof Consultant

PROJECT EXPERIENCE

- Allen Central Fire Station Renovation, Allen, TX
- Renzo Piano Pavilion, Plano, TX
- Museum of Fine Arts Houston, Gussell School of Art, Houston, TX
- America Tower Waterproofing Assessment, Houston, TX
- Collin County Justice Center Roof Recovery, McKinney, TX
- Texas Discovery Gardens, Fair Park, Dallas, TX
- Dallas Water Utilities - White Rock Pump Station & Bachman Lake Maintenance Facility, Dallas, TX

FINANCIAL + LEGAL STATUS

FRETZ PARK PUBLIC LIBRARY

4. FINANCIAL + LEGAL STATUS

PGAL

General Financial Capability

PGAL IS SECURE

PGAL's DFW office has been in continuous operation for 37 years since opening in 1982. First established 73 years ago as Pierce & Pierce in Houston, PGAL, Inc. has evolved, and has operated under its current name, and registration/license number for 30 years since incorporating in 1989. Transforming over the years from the partnership Pierce & Pierce, to Pierce Goodwin Flanagan, Pierce Goodwin Alexander, Pierce Goodwin Alexander & Linville, and ultimately PGAL, Inc. a trusted legacy of exceptional quality has helped make PGAL the highly recognized architecture firm we are proud to be today.

Starting as a small firm and growing into a national corporation, we take our financial strength and insurance coverage very seriously. PGAL, Inc. has performed professional services similar in size and scope to the proposed Farmers Branch New Public Library project on many occasions. We are confident in our ability to fulfill your contract requirements. Below is a summary of our average revenue for the past five years as well as our financial bank reference.

2017	$67,496,000
2016	$58,196,000
2015	$52,795,540
2014	$48,369.775
2013	$37,832,636

PGAL Bank Reference: Michelle Huth, Market President Commercial Banking, Frost Bank, 9821 Katy Freeway, Suite 100, Houston, Texas 77024. Phone: 713.388.7575.

Financial Statements will be provided upon request.

REGULATORY ACTIONS

We are pleased to report that no regulatory action has been taken against PGAL or any of its architects, programmers, planners and engineers.

LITIGATION AGAINST PGAL OR ITS EMPLOYEES

The PGAL DFW office has not been involved in any litigation, mediation or arbitration and Principal in Charge Jeff Bulla has never been involved in a claim of any kind in his 30+ year career.

PGAL INSURANCE COVERAGE

Our insurance certification can be found in Section 8 and meets or exceeds the minimal requirements for the City of Farmers Branch.

EXPERIENCE + REFERENCES

SEGUIN PUBLIC LIBRARY

5. EXPERIENCE + REFERENCES

Project Experience
MUNICIPAL AND LIBRARY EXPERTISE

The PGAL team has extensive experience in designing every conceivable type of municipal facility, including libraries. This offers the City of Farmers Branch a team who understands the needs, demands and forward thinking trends of today's municipal facilities. The Projects listed below show our extensive varied municipal experience. Projects shown in blue are projects from our DFW office.

At the end of this section are 7 projects that demonstrate our recent and public library design experience.

Programming

- City of Allen Police, Fire, Library, and Senior Recreation facilities
- City of Bellaire EOC
- City of Carrollton Senior Center
- City of Cedar Park City Hall Complex
- City of College Station Public Safety and Senior Center
- City of Coppell Senior and Community Center
- City of Dallas Public Libraries (4 projects)
- City of Frisco Police Headquarters
- City of Garland Police Department
- City of Houston Emergency Center
- City of League City Safety Complex
- City of Liberty Police Station
- City of McKinney Public Safety Complex
- City of Navasota Municipal Building
- City of Pearland Public Safety Building
- City of Pearland Shadow Creek Public Library
- City of Rowlett City-wide Needs Assessment
- City of Round Rock Public Library
- City of Sealy Police Station
- City of Southside Place
- City of Sugar Land Police, Courts & EOC
- City of West University Place Police Department
- Collin County Administrative Building
- Collin County Courthouse
- DFW Department of Public Safety Headquarters
- Greater Harris County 9-1-1 Tom Bass Building
- Joann Cole Mitte Memorial Library
- The Woodlands Township Public Safety
- University of Houston Downtown Police Department

Libraries

- Burnet County Library System, Joann Cole Mitte Memorial Library, Bertram
- City of Allen, Public Library and Civic Auditorium
- City of Bee Cave City Hall / Public Library Master Plan & Renovation
- City of Bremond Public Library Study
- Chico Public Library, Inc. Alterations & Renovations, Chico, TX
- City of Dallas J Eric Jonsson Library 6th Floor Renovation
- City of Dallas Fretz Park Expansion & Renovation
- City of Dallas Downtown "Flagship" Branch Library, 1st Floor Renovation
- City of Denison, Public Library & Technology Center
- City of Dripping Springs Public Library
- City of Hamilton Public Library Needs Assessment
- City of Krum Public Library Needs Assessment
- City of Lakeway, Lake Travis Community Library
- City of League City Public Library Study
- City of New Braunfels SE Branch Library
- City of Round Rock Public Library
- City of Pearland Public Library
- City of Seguin Public Library
- Panola County, Sammy Brown Library, Carthage

City Halls

- City of Baytown City Hall Expansion

CITY OF SEGUIN

SEGUIN PUBLIC LIBRARY

Seguin, Texas

PROJECT DESCRIPTION: Working closely with the Library Board and the City's Project Team, PGAL designed the Seguin Public Library located on a wooded site overlooking Walnut Creek. The 43,000 SF building was designed to preserve as much of the site's natural habitat as possible. The contemporary two-story structure embraces its scenic natural surroundings and draws patrons in.

Shaped to fit within several existing heritage trees and with ample glazing, the building successfully blends exterior and interior environments. The use of local limestone and brick with exposed wood roof decking enrich the exterior, while colored metal panels highlight showcase spaces that project from the building. Cantilevered decks overlook the adjacent Walnut Creek and intercity hike-and-bike trail and an enclosed quiet room with floor to ceiling glass on three sides extends out into the branches of a pecan tree, providing patrons with the experience of sitting in a tree house. Champagne-colored aluminum sunscreens strategically shade the high performance glass covering nearly 40 percent of the facade, delivering abundant natural light to the interior. Salvaged wood, from a small number of pecan trees removed from the site, was re-purposed as flooring and unique live-edge furnishings throughout the facility.

Project was designed in association with 720 Design.

Initial Budget: $11.25 M

Final Cost: $11.5 M / $14 M (FFE)

Completion Date: 2016

Key Staff: Jeff Bulla, AIA, Principal/ Design Architect; Brett Atchison, Project Designer/BIM; Maureen Arndt, AIA, 720 Design

CMAR: Bryne Construction, Lee Howell, 817.335.3394 lhowell@tsbyrne.com

Completed on time and within approved budget

LAKE TRAVIS LIBRARY DISTRICT

LAKE TRAVIS COMMUNITY LIBRARY

Lakeway, Texas

PROJECT DESCRIPTION: Occupying a prominent site in a mixed-use development, overlooking a large retention pond, fronting a major thoroughfare and visible from all sides, this library serves the four communities of the Lake Travis Library District.

The 11,000 SF design has a twofold response; to blend with the Tuscan/Hill Country theme mandated by the developer who bequeathed the land to the District, as well as create a dynamic and inviting presence for the community. PGAL worked closely with the District Board, the Friends, the library director and staff in many interactive, hands-on sessions to nail down an efficient, functional layout, fitted to site constraints and optimal views.

The interior layout provides a state-of-the-art cross between a contemporary bookstore and a patron-friendly library. Spaces include separate Adult, Teen and Children's libraries, a browsing lounge and reading room focused on the lake views, and a multipurpose, subdivided community room/computer lab.

PGAL worked closely with the Lake Travis Library District Board (included Library Director and community leaders) to determine programming, master planning and design. Donors' names were etched on interior glass for recognition.

Initial Budget: $2.4M

Final Cost: $2.38M

Completion Date: 2013

Key Staff: Jeff Bulla, AIA, Principal/ Design Architect; Brett Atchison, Project Designer / BIM

General Contractor: Bartlett Cocke General Contractors
512.326.4223

Completed on time and within approved budget

CITY OF ROUND ROCK

ROUND ROCK PUBLIC LIBRARY

Round Rock, Texas

PROJECT DESCRIPTION: The new Public Library is to be located on North Mays Street in Downtown Round Rock, overlooking Bushy Creek and connected to the public hike and bike trail. The library will act as a landmark and a natural extension of Historical Downtown; to create a public link between Downtown and the larger circuit of cultural and historic options available in Round Rock.

The 3-story, 65,000 square-foot facility is to include highly flexible and adaptive spaces such as technology hub, maker space, café, large multipurpose rooms, quiet reading room, genealogy room, ample study spaces and rooms, an entire floor dedicated to children and teens, and secure outdoor interactive space. The site is to include a 300+ car parking garage that will provide parking for the Library as well as the neighboring middle school and public parking for the community.

The building is positioned around a Heritage tree that is to be the focal point for many spaces within the library. Large glass facade will provide abundant natural light and will draw visitors to connect with nature. Cantilevered patios and secured outdoor space overlook the creek and trail.

Project was designed in association with 720 Design.

Initial Budget: $26.4M

Final Cost: TBD

Completion Date: Estimated 2021

Key Staff: Jeff Bulla, AIA, Principal / Design Manager; Scott Smith, Project Designer/ BIM; Maureen Arndt, AIA, 720 Design, Programming

General Contractor: TBD

On time and within approved budget

CITY OF ALLEN

ALLEN LIBRARY & CIVIC CENTER

Allen, Texas

PROJECT DESCRIPTION: Occupying a prominent 10-acre site, the new Public Library and Civic Auditorium complex is the premier public facility in the City of Allen's Central Business District. The project included master planning of the 10-acre site, which allowed for a two-phase construction approach. The first phase provided approximately 53,500 square feet of space for the Public Library and Civic Auditorium. To be completed at the future build-out of the city, the second phase will expand the library, creating a final project of 100,000 square feet.

The elliptical Patron Services Hall is the functional and aesthetic heart of the library. The first floor checkout and the second floor reference desk serve as focal and control points for each level. The design places the facility close to adjacent streets, fostering a sense of urban scale and anticipation. Retail concepts including over-scaled signage, the corner tower, transparency, and bookstore-style shelving create an exciting destination for library patrons.

The Civic Auditorium is a 290-seat venue with excellent sight lines, state-of-the-art sound, projection and lighting, and superb acoustics. The architectural forms of the library and auditorium define three sides of the public courtyard. With attractive landscaping and comfortable benches, the courtyard is not only a pleasant place to read a book, but a "stage" for artistic performances and municipal activities. Patrons enter the gallery lobby from the courtyard or east entry, and can purchase a drink or snack at the coffee shop, attend an event in the Civic Auditorium, access the public meeting rooms, or enter the library.

Initial Budget: $7.8 M

Final Cost: $7.2 M

Completion Date: 2005

Key Staff: Jeff Bulla, AIA, Principal / Project Manager

General Contractor: Ratcliff Constructors, Scott Trcka, Project Manager, 972.432.9969 or scotttrcka@ratcliffconstructors.com

Completed on time and within approved budget

BURNET COUNTY LIBRARY SYSTEM

JOANN COLE MITTE MEMORIAL LIBRARY

Bertram, Texas

PROJECT DESCRIPTION: This 25,000-volume, county library occupies a prominent site along Highway 29 serving as a "gateway landmark" for downtown Bertram. At 8,550 SF, it includes a public meeting room, coffee shop, adult and teen areas, children's library, staff and support areas. Naturally lit from raised clerestory windows, the interior features comfortable seating, study tables, public access computer stations, and wireless access throughout.

Exterior materials reflect local architecture: facades consist of a 10' high base of "pasture stone" in a fieldstone pattern with copper-colored metal siding above, and a galvalume roof. A continuous covered walkway visually and functionally ties the facility to the historic covered porches common throughout Bertram.

The roof and long clerestory windows bring to mind nostalgic images of agrarian buildings and train depots.

Initial Budget: $1.75 M

Final Cost: $1.76 M

Completion Date: 2011

Key Staff: Jeff Bulla, AIA, Principal / Design Manager

CMAR: FT Woods Construction, 2500 NE Inner Loop Building 2, Georgetown, TX 78626 512.930.2607

Completed on time and within approved budget

CITY OF DALLAS

FRETZ PARK PUBLIC LIBRARY

Dallas, Texas

PROJECT DESCRIPTION: Originally designed in 1976 by Pierce Lacey Partnership (now PGAL, Inc.), the Fretz Park Library is a cherished local institution with an aesthetic that enhances the nearby park and recreation center. The City of Dallas commissioned PGAL to refresh, renovate and expand the existing facility in a way that celebrates and honors the beloved original design.

PGAL maintained 75 percent of the original building while delicately adding new spaces, materials and finishes to enhance the structure. The renovation includes a Black Box Theater equipped with performance lighting, sound system, flexible stage and seating, a small dressing room area and seating for 80 patrons. PGAL also updated the library's landscaping, interior design and finishes, accessibility, HVAC system and technology. Minimal repairs to the exterior of the building were required.

The library now provides a more inviting entrance, views of the park and collaborative seating areas throughout. Fretz Park Library is now fully accessible to state mandated requirements and provides a vibrant flow of natural light throughout its interior.

Initial Budget: $3.4 M

Final Cost: $3.4 M

Completion Date: 2015

Key Staff: Jeff Bulla, AIA, Principal/ Design Architect; Brett Atchison, LEED Specialist; Bernabe Jara-Alvarez, Project Designer/ BIM

General Contractor: Core Construction, John Hero, Director of Business Development
972.668.9340
johnhero@coreconstruction.com

Completed on time and within approved budget

SAMMY BROWN COMMUNITY LIBRARY

Panola County, Carthage, Texas

PROJECT DESCRIPTION: PGAL teamed with 720 design to complete the adaptive reuse of an existing 14,300 SF art deco style armory building as the new Sammy Brown Library. PGAL served as the architect of record and participated in all architectural service phases.

The updated library includes adult and children areas, a genealogy room, a large hospitality space for library programs and library foundation events, a media browsing room, various reading spaces and all required support service offices. Power was added to all tables for the patrons convenience. Professional services included refurbishing the exterior, landscaping, signage and a drive up book return. A new logo was developed for the library in an art deco book "sunburst" that was utilized in details throughout -- wood paneling, floor covering, acoustical custom art work and book cart patterns.

Project was designed in association with 720 Design.

Initial Budget: $1.625M

Final Cost: $1.65 M

Completion Date: 2013

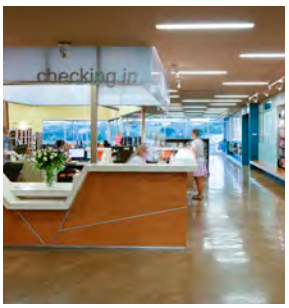
Key Staff: Jeff Bulla, AIA, Principal / Design Architect; Brett Atchison, Project Designer / BIM; Maureen Arndt, AIA, 720 Design

General Contractor: JE Kingham Construction Company, John Kingham, jkingham@jekcc.com, 936.564.3329.

Completed on time and within approved budget

PGAL References
ASK THESE LIBRARY CLIENTS

Seguin Public Library
Seguin, Texas
New Build/43,000 SF/$14.8 M
Completion: 2016
Jacki Gross, Library Director
830.401.2466
jgross@seguintexas.gov



Lake Travis Community Library
Lakeway, Texas
New Build/11,000 SF/$2.4 M
Completion: 2013
Dr. Carol Black, President
District Board of Trustees
512.263.2885
mozzey@prodigy.net

Allen Public Library & Civic Center
Allen, Texas
New Build/53,500 SF/$7.8 M
Completion: 2005
Barbara Buehler, Library Director (now retired), 972.596.1325 or snooky1@verizon.net

Joann Cole Mitte Memorial Library
Bertram, Texas
New Build/8,550 SF/$1.76 M
Completion: 2011
Ann Brock, Library Director
512.355.2113
abrock@burnetcountylibrary.org

Round Rock Public Library
Round Rock, Texas
New Build/30,000 SF/$21 M
Completion: 2021 (on hold)
Michelle Cervantes
Library Director
512.341.3311
mservantes@roundrocktexas.gov

Sammy Brown Library
Panola County, Carthage, TX
Adaptive Reuse/14,300 SF/$1.65 M
Completion: 2013
Debbie Godwin, Library Director
903.693.6788
dgodwin@sammybrown.org

Fretz Park Public Library
Dallas, Texas
Remodel/30,000 SF/$8.2 M
Completion: 2016
Jo Giudice, Library Director
214.670.7809
dpldir@dallascityhall.com

SEGUIN TEXAS

PUBLIC LIBRARY

313 W. Nolte St.
Seguin, TX 78155
830.401.2422
library.seguintexas.gov

December 27, 2017

To Whom It May Concern:

It is my pleasure to provide this letter of recommendation for Jeff Bulla of PGAL who served as the principal architect for City of Seguin's 43,000 square-foot public library completed 2016.

In November 2013, the citizens of Seguin approved a 14.8 million dollar bond package for the construction of a new public library. The contract for architectural, engineering and FFE services for the new facility was awarded to PGAL and 720 Design the following month. During the planning process, I spoke to several directors who had experience with new construction projects. The main piece of advice I gleaned from these conversations was to be vigilant in ensuring that the final product was a building that was functional not just aesthetically pleasing. Forewarned, I entered the first meeting with the design team ready to do battle. Imagine my surprise when Jeff kicked off the meeting by stating that, as the project architect, his main job was to design a library that would meet the needs of Seguin for years to come, and to always fight for what the owner wanted not what was most expedient for the construction company. He did not disappoint.

In choosing Walnut Springs Creek as the location for the library, we were aware that the shape and grade of the lot would be challenging for both the design team and construction company. Throughout the design and construction process, Jeff worked closely with the various stakeholders (city leaders, library staff and city management) and was always available to answer questions, address concerns and provide guidance. During the construction phase, his keen eye and attention to detail guaranteed high quality workmanship. When problems arose, he and the PGAL team worked to offer viable solutions, but always placed City needs before others.

Jeff and PGAL, in association with 720 Design and Byrne Construction, have not only created a beautiful, contemporary building that complements the scenic surroundings, but one that is functional, flexible and welcoming. It is a standout feature of this growing city and source of community pride.

I highly recommend Jeff Bulla and PGAL. It was an honor to work with him.

Sincerely,

Jacki Gross

Jacki Gross, Director

MANAGEMENT + ORGANIZATION

LAKE TRAVIS COMMUNITY LIBRARY

6. MANAGEMENT + ORGANIZATION

Project Understanding

FARMERS BRANCH NEEDS

The City of Farmers Branch is desiring to relocate their Manske Public Library to **a park-like site** located at the southwest corner of Webb Chapel Road and Golfing Green Drive. The site the City has chosen is naturally beautiful which we believe will enrich the patron's as well as employee's experience at the newly designed library. We understand that the City desires an indepth needs assessment with extensive community engagement in both the programming and design of a new 35,000 SF library. This facility should effectively serve Farmers Branch for the next 50 years.

ORGANIZE TO PERFORM SERVICES + DESIGN APPROACH

Our approach is simple:

We listen…

Ours is a deliberate, re-traceable, personal process that starts with blank paper and open minds, peeling away the layers of preconceptions and stereotypes that tend to derail the creative process. We embrace passionate, inclusive collaboration with our clients, users and stakeholders, seeking to understand as much as possible about your program and community so your facility will be responsive to the forces that are shaping it.

But, we begin - at the end, by establishing clarity about the desired outcomes and then working backwards to achieve them. Pursuing larger outcomes that transcend the sum of the parts to produce measurable results beyond just built form, we begin by resolving the large issues first and then follow a convergent process working from the general to the specific.

We use this process because we've found that Clients:

- Are less intimidated and interact more with us.
- Enjoy participating in the creation of a new environment.
- Understand why decisions were made.
- Have confidence that decisions were made prudently.
- Appreciate knowing other possibilities were explored.

As we seek to comprehend the subtleties of place and context, the varied nature of human activities, the unique opportunities of the program, the nature of materials and ways and means of construction, our process will be marked by the following:

1. A core belief that design breakthroughs are more likely to come from asking new questions than by debating or advocating a certain position.
2. Constant probing to reveal the hidden opportunities inherent in every project.
3. Constant probing to reveal the hidden opportunities inherent in every project. Ongoing dialogue that values multiple voices and diverse perspectives.
4. Questioning assumptions such as "that's the way things have always been done".
5. Trial, error and experimentation.

6. Responding creatively.
7. Exploring multiple options for milestone decisions.
8. Building consensus.
9. Keeping you involved and informed.
10. Never, ever settling for mediocrity!

ENGAGING ALL STAKEHOLDERS INCLUDING THE CITY OF FARMERS BRANCH KEY STAFF & RESIDENTS

We believe it is our job not only to engage our Client and stakeholders in the design process, but to inspire them to new possibilities and opportunities. As mentioned, we value multiple voices and diverse perspectives. It is our experience that communicating well with the Public enriches and enhances our designs and builds consensus and "buy-in" for the project's goals. As such, we must involve them in the planning and keep them informed about its development from the very beginning through grand opening.

We will strive to build consensus for your project and give the whole community a sense of ownership in the process and the design. We will involve them in the planning and design process itself through asking them what is important and by sharing design drawings for review and comment. We can do this via formal presentations at set times during the design process. Schematic plans and sketches could be presented to the community allowing them to help select the scheme that is developed into the final design. Other presentations can be made during design development and construction documents to keep the community up to date on the progress of the design.

OUR PROJECT MANAGEMENT

Maintaining Schedules

Utilizing leadership skills honed from years of experience with large, complex projects, we pro-actively manage the process to guide our Client through reviews and decision-making, reliably predict our workloads and avoid bottlenecks. At the beginning of the project we will establish a time line for all phases jointly with the City. This time line will include important milestones in each phase that we will use to coordinate our work (in addition to the work of our Consultants) with the timing of your input and reviews so the project proceeds in a timely manner. Periodically, we will update the schedule with the City's input to reflect the current status and projected time frame.

We know time equals money and maintaining the schedule is essential. PGAL has a superb track record of meeting deadlines and is proactive and organized in our management of the systems and processes for ensuring timely performance. Good schedule control systems provide a discipline to think through the process and knit the project team together. These systems and schedule allow individual project team members to see their responsibilities and the "details of the moment" in the context of the entire program. As Project Manager, one of Jeff Bulla's key functions will be to keep schedule milestones, critical path elements, and review dates on target, beginning with the confirmation of the City's critical dates during initial work sessions.

During the process, we will use drawings, 3-D renderings, computer models, virtual reality, actual samples and examples, and extended discussions to convey our design so that you can understand and evaluate it in real time. For typical design decisions, we will develop and present two or three or four options (with respective advantages and disadvantages) for your consideration. This allows you to see and weigh the assets and liabilities from different perspectives and make informed decisions rather than simply accept or reject one idea.

The project schedule will be a driving force for this project. The published dates for the start of construction and project completion will require a commitment from all team members including the architect, engineer, specialty sub consultants, contractor, and the City to provide timely submittals and approvals to stay on schedule.

A schematic design package from PGAL is as complete as many of our competitors provide for the design development phase and likewise the design development package actually has many elements and details included in most firms' construction documents. This pushing forward of decision-making provides the project with a two-fold benefit:

1. Defining more complete systems and finishes

earlier the cost estimator has better information on which to base early estimates, eliminating surprises later in the process.

2. Actually pushing forward decision-making in the early design phases we reduce the time allotted for later phases of construction documents and even into construction. PGAL has proven this method of operation necessitate little, if any, need for schedule recovery.

A PROVEN TRACK RECORD OF BUDGET CONTROL

The key to achieving value for our Clients is our aggressive approach in obtaining reliable cost information as soon as possible so that cost adjustments can be made in a timely manner and with minimum impact.

At the conclusion of Programming, we will present budget scenarios with total square footage options times unit costs ($/SF), based on research and experience with similar local facilities. These scenarios will include budgets for site work and "soft" costs and will give the City some flexibility in establishing or confirming an acceptable budget before design begins.

Cost estimating begins at the earliest stages of a project and evolves quickly into detailed budgets for every system in the project. The design for each system is then aimed at a specific budget, even in schematic design.

Throughout the Design Development and Construction Documents Phases, we will work early and diligently with either our Cost Estimator or the Construction Manager to prepare a detailed takeoff estimate and update that through each Phase.

ONGOING VALUE ENGINEERING

We believe Value Engineering should not be considered a Phase that comes between Bidding and Construction, but a discipline or methodology that is intrinsic to the design process. When it becomes a Phase only, rarely is any "value" achieved for the City. Throughout the programming and design process, we will use an on-going value-engineering process working directly with our consultants and the contractor to reduce unnecessary costs and increase efficiency. Together, we will evaluate and compare alternate materials, building systems and construction details. Significant issues and analyses that affect quality or cost will be discussed with you so that informed decisions can be made prior to proceeding further.

PGAL'S ONGOING PROACTIVE QA/QC METHODOLOGY

Architecture is not an assembly-line, repetitive creation of a product. The end result is a one-time, custom creation tailored to serve the unique needs and desires of a unique Client, their unique site or existing facility, the local context and other inherent distinct challenges. Consequently, no design, no set of construction documents will ever be perfect. Nevertheless, that is always our goal!

The PGAL approach stresses quality management throughout the project by all team members. We are very proactive in our efforts to produce accurate, detailed Plans and Specifications. Over time, PGAL has developed an aggressive, proactive ongoing quality assurance methodology:

1. A written quality assurance plan is developed by and reviewed by PGAL's Quality Assurance Officer. The plan defines roles, standard procedures for reporting and communications, deliverables, common work breakdown structure, project work plan/schedule and labor-hour budgets for each task, by discipline.

2. We employ quality–oriented staff and use a "real time" QA approach based on personal accountability and continual testing of decisions and documentation.

3. Project Leaders must track QA Checklist Templates for each Phase of work.

4. We also utilize in-house conferences and Senior Level Project Management Reviews prior to all key delivery milestones to challenge and confirm the validity of key issues and document quality.

5. With the use of Autodesk Revit® Architecture as our BIM platform, we add additional layers of quality assurance:
   - Improved design communication and visualization

- Streamlining of multi-discipline coordination issues
- 3rd party validation of 2D construction documents
- Constructibility reviews
- Discrepancy and Collision Reports

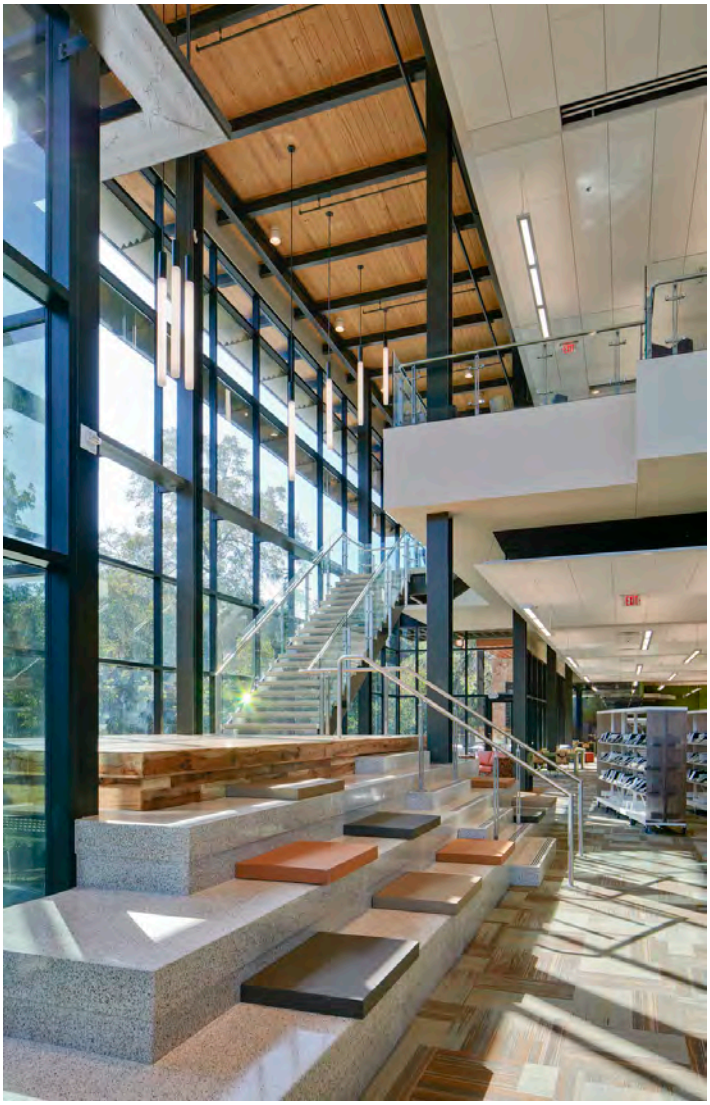
COMMUNICATION EQUALS SUCCESSFUL PROJECTS

Our communication with the City and Construction Manager will be transparent, ongoing and via the means that best serves the City and the CMAR, whether that it is via email, in-person meetings, teleconference, etc. Our preference is old-school: in person backed up with meeting minutes. During construction, we will utilize Newforma project cloud for real time sharing of construction communication, RFI's, submittals, etc.

CODE ANALYSIS + JURISDICTIONAL APPROVALS

PGAL has vast experience with various Texas municipalities and take pride on working within the codes and with the local jurisdictional requirements. Currently PGAL is designing Farmers Branch Fire Station No. 2 Relocation and has developed excellent working relationships with Planning, the Building Inspector, the Fire Marshal, Park and Recreation and Public Works departments.

DESIGNED LIBRARY SPACES



DESIGN VISUALS

LAKE TRAVIS COMMUNITY LIBRARY

7. DESIGN VISUALS

Illustrating Site Design Experience
VISUALIZATION

Libraries today create spaces reflecting the unique cultural desires and needs of each community.

Contemporary public libraries face rapid unprecedented changes in user expectations and demands, availability of resources, new customer service models, and changing economics of information, and most importantly, a library landscape defined by and driven by networked electronic information sources widely distributed over the Internet and other networks. Incremental planning is not very effective in the face of this changing environment. It is important that the planning process be broad, inclusive and collaborative resulting in a plan that will assist the library to transform itself and update its programs and services to meet these new challenges.

Some of the impact of technology on future library services include:

- Technology should facilitate a "Wow" experience, but what does that mean for the new Farmers Branch Library?
- Libraries have the opportunity to collaborate and learn from past library competitors—Google, Amazon, and bookstores.
- Flexibility—not just walls and structural grid any more…flexibility must plan for future technologies like wireless from LED fixtures and power broadcast rather than plugs.
- People spaces for collaboration with personal technology—library will act more like a kitchen than a grocery store.
- Technology allows staff to be mobile, they are no longer anchored to a service desk.
- Technology rich presentation spaces for students, businesses and individuals.
- Technology should facilitate real learning not just education.
- Each Library should be of the community not just for the community.

The City of Farmers Branch purposing has been stated to be "A library in the park." This is an exciting challenge as our architectural team will creatively approach this theme to develop the design. Integration of outdoor reading spaces, possible outdoor classroom(s) and a nature trail ....will enhance the patron's experience while visiting the library.

A CITY WITHIN A PARK

To illustrate our ability to incorporate a design into a park-like site we address four of our previous projects including Seguin Public Library, Round Rock Public Library, Farmers Branch Fire Station No. 2 and Coppell Senior Recreation Center.

Seguin Public Library

Located along Walnut Creek on a wooded site, the contemporary two-story structure embraces its scenic natural surroundings with the use of local limestone and brick with exposed wood roof decking that enriches the exterior while colored metal panels showcase spaces that project from the building. These spaces include private and collaborative study rooms and an enclosed quiet room with floor to ceiling glass on three sides that extends out into the branches of a pecan tree, providing visitors with the experience of sitting in a tree house. An elevated outdoor reading deck is provided to patrons which overlooks the tree-lined creek.

Round Rock Public Library

The three-story, 65,000 SF library is to include highly flexible and adaptive spaces such as a technology hub, maker space, cafe', large multipurpose rooms, quiet reading room, genealogy room, ample study spaces and rooms and an entire floor dedicated to children and teens and a secure outdoor interactive space. The building is positioned around heritage trees that will be the focal point for many spaces within the library, and overlooks Bushy Creek and connects to the public hike and bike trail. The large glass facade will provide abundant natural light and will draw visitors to connect with nature. Cantilevered patios and secured outdoor space overlook the creek and trails.

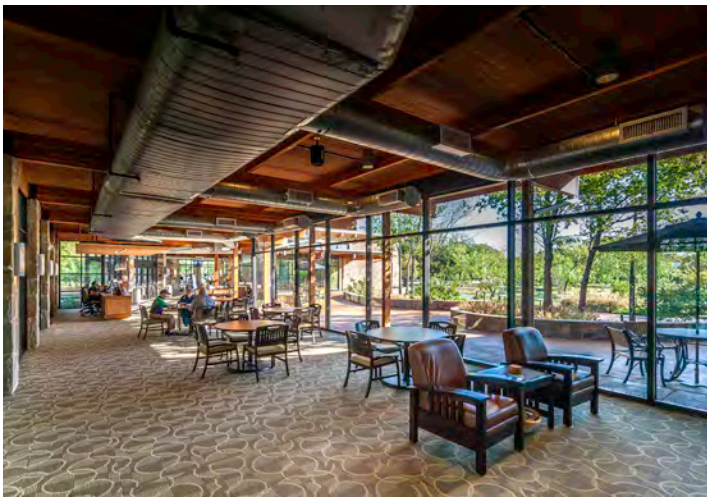
The City is wanting the new library to drive economic development to the historic downtown making the site a gateway to new development.

Farmers Branch Fire Station No. 2 Relocation

Set within Holiday Park, a triangular site shared by a city park and a fire house, with mid-to-high rise buildings, residential homes and a community college campus surrounding it, this contemporary fire house is designed to be transparent and welcoming. To provide noise control between the fire house and park, we recommend a rock covered corridor be designed to allow the natural waterway to be "controlled" and directed through the park. A beautification to the area and a way to create a safety barrier for park patrons. A private raised outdoor grilling area for fire fighters overlooking the park yet above the view of park patrons has been designed.

Coppell Senior Recreation Center

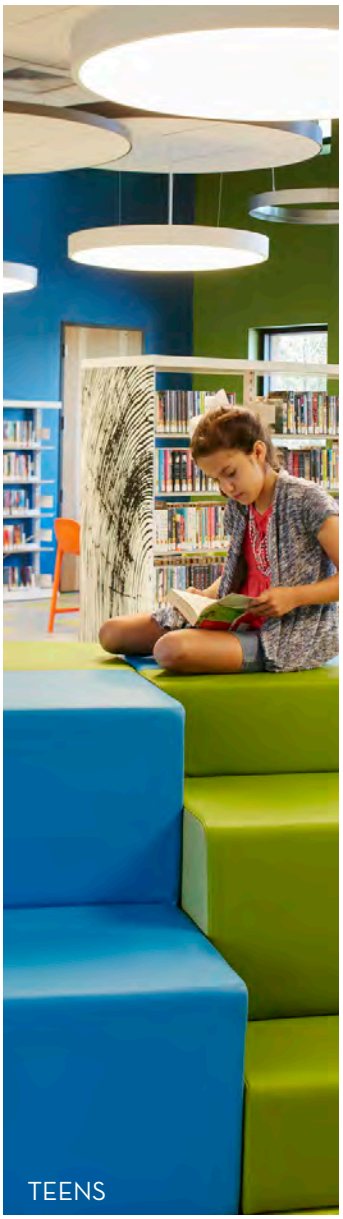
A contemporary lodge-style senior recreation and community center designed for citizens 50 years and older. It's park-like setting has become a popular place for weddings and other milestone celebrations. Programming for the facility was developed with the help of the citizens that met the criteria for membership. Together with the project landscape architect we provided a seamless entrance from the recreation center to a one-third mile walking track through Grapevine Springs park. Natural berms were used to blend the facility into the park and the park into the facility. Aesthetically beautiful, peaceful and natural.



IMAGES FROM OUR SEGUIN PUBLIC LIBRARY TO ILLUSTRATE POSSIBILITIES

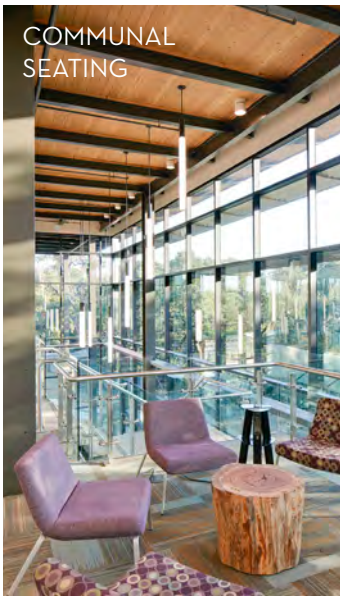
INDOOR/OUTDOOR INTEGRATION

COMMUNITY ROOM AFTER HOURS ACCESS



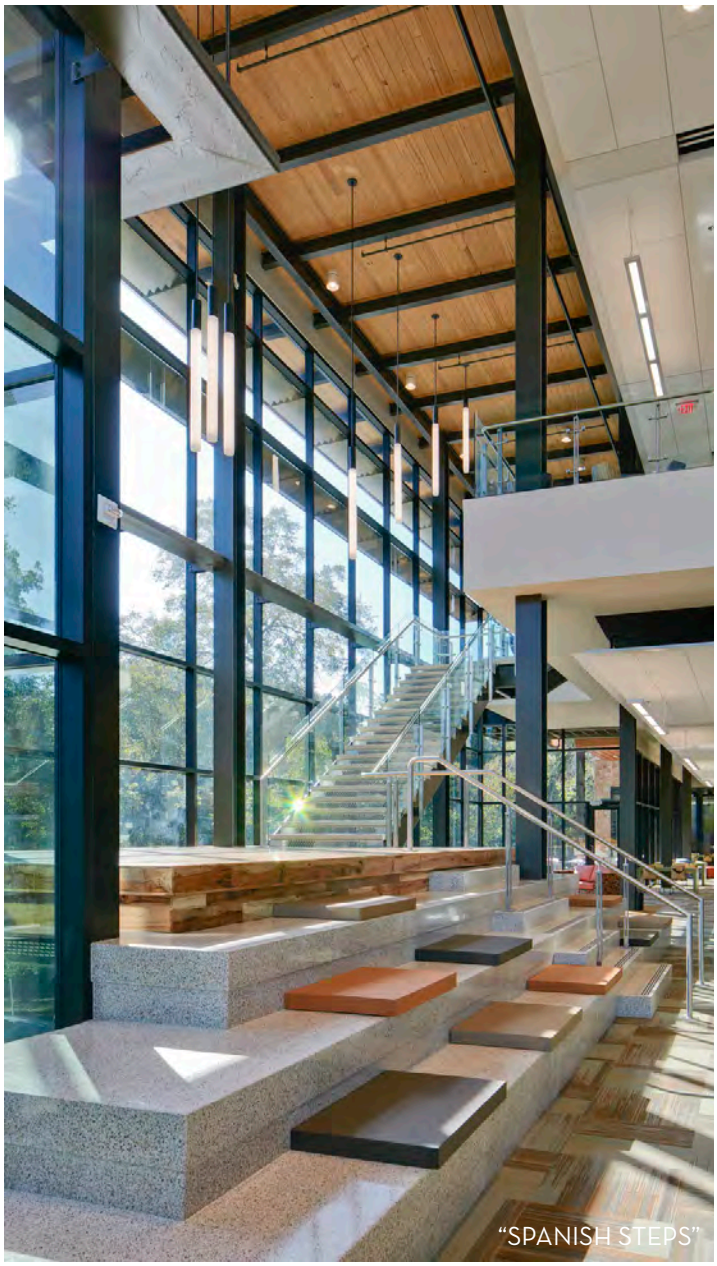
TEENS

CHILDREN'S LIBRARY



COMMUNAL SEATING

CHILDREN'S PROGRAMS

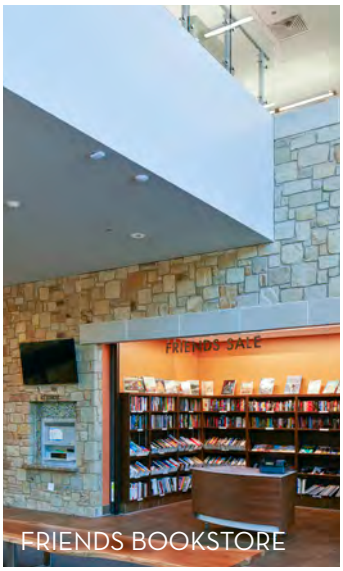


"SPANISH STEPS"

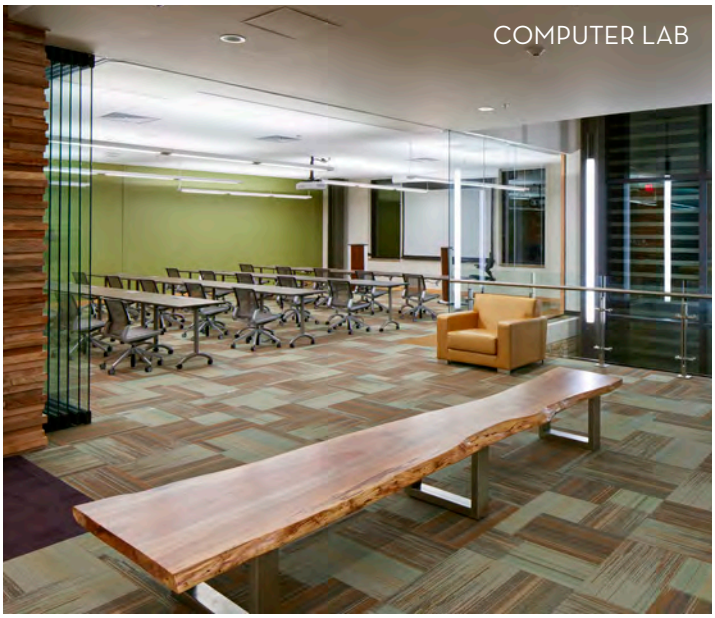
CONFERENCE ROOM

STUDY ROOM

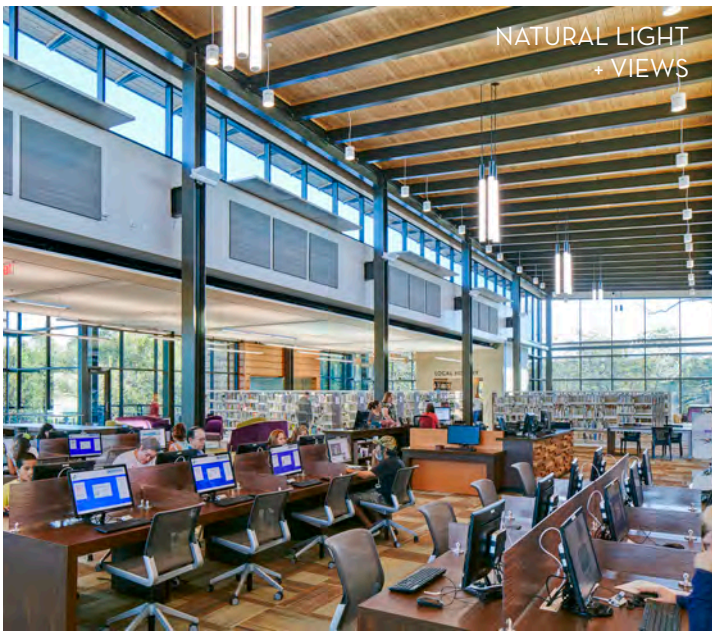
NATURAL LIGHT



FRIENDS BOOKSTORE

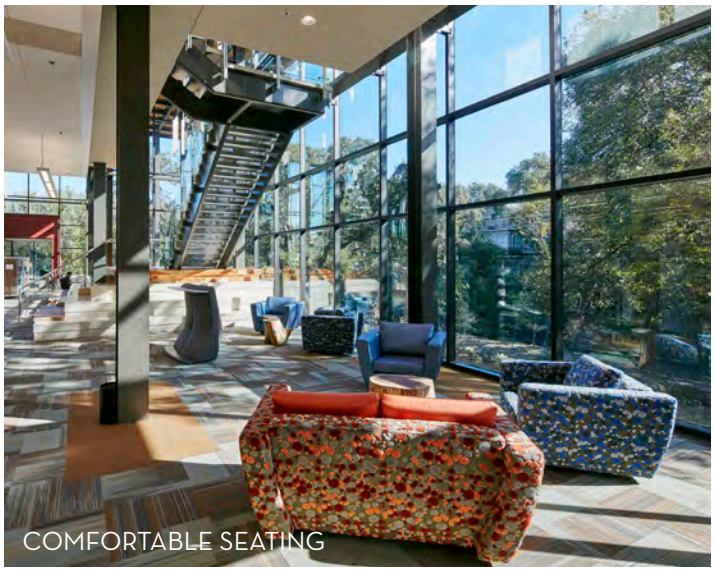

COMPUTER LAB

VISUAL CONTROL


NATURAL LIGHT
+ VIEWS

ART

TEENS


COMFORTABLE SEATING

REQUIRED FORMS

ALLEN LIBRARY & CIVIC CENTER

8. REQUIRED FORMS

Requested Forms

PGAL FORMS

PGAL, Inc. is providing the City of Farmers Branch the requested forms and lists which includes the following:

- Firm Certification to Perform
- Proof of Insurance
- 1295 Form (completed & filed on-line)
- Conflict of Interest
- Addendum 1 Acknowledgment
- Alternate Sub Consultant List

Fretz Park Public Library

TEXAS Board of Architectural Examiners
Architects • Landscape Architects • Registered Interior Designers

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that

PGAL, INC.
DBA: PGAL
is duly registered and authorized in accordance with all rules and regulations of the State of Texas

in testimony whereof this certificate has been issued by the authority of this Board

Registration No. BR 1434

Renewal of this registration is due on September 30, 2019

© 2018 - Texas Board of Architectural Examiners

Client#: 171819 PIERCGOO

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/15/2018

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

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

PRODUCER
USI Southwest
9811 Katy Freeway, Suite 500
Houston, TX 77024
713 490-4600

CONTACT NAME: Shelly Brandman
PHONE (A/C, No, Ext): 713 490-4600 FAX (A/C, No): 713 490-4700
E-MAIL ADDRESS: shelly.brandman@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Continental Casualty Company	20443
INSURER B : Continental Insurance Company	35289
INSURER C : American Casualty Company of Reading PA	20427
INSURER D : Transportation Insurance Company	20494
INSURER E : Berkley Insurance Company	32603
INSURER F :	

INSURED
Pierce Goodwin Alexander & Linville, Inc
PGAL, Inc.; PGAL, LLC
3131 Briarpark Drive, Suite 200
Houston, TX 77042

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			6043241375	08/12/2018	08/12/2019	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$15,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			6043241330	08/12/2018	08/12/2019	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			6043241361	08/12/2018	08/12/2019	EACH OCCURRENCE	$14,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$14,000,000
	DED X RETENTION $10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			643241344	08/12/2018	08/12/2019	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
E	Professional Liability			AEC902230604	08/12/2018	08/12/2019	$5,000,000 Per Claim $5,000,000 Annl Aggr.	

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

California Workers Compensation
D 643241358 Eff Date: 08/12/2018 Exp Date: 08/12/2019
Each Accident Limit: $1,000,000
Policy Limit: $1,000,000
Each Employee Limit: $1,000,000
(See Attached Descriptions)

CERTIFICATE HOLDER

FOR INFORMATION ONLY

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

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

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

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

OFFICE USE ONLY

Date Received

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

None

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

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

Name of Officer

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

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

☐ Yes ☐ No

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

☐ Yes ☐ No

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

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

7 JEFF D. PALLA

Signature of vendor doing business with the governmental entity

January 3, 2019

Date

City of Farmers Branch
13000 William Dodson Parkway
Farmers Branch, Texas 75234

ADDENDUM #1
TO
Request for Qualifications (RFQ) for Architectural Services
for
Farmers Branch Public Library

The Submittal Closing Date and Time for this RFQ has been ***CHANGED***. Please note that the ***NEW DATE & TIME*** for submittals to be received by **3:00 P.M. ON FRIDAY, JANUARY 25, 2019.**

SUBMITTALS *NOW* DUE PRIOR TO January 25, 2019 at 3:00 p.m.

PREPARED BY: _____ DATE: January 3, 2019
Lee Hammock, C.P.M., A.P.P.
Purchasing Agent
City of Farmers Branch

Vendor's authorized representative should acknowledge receipt of Addendum #1 below and return this form along with the submittal to the Office of the Purchasing Agent at the address designated on the Request for Qualifications.

Company Name: PGAL, Inc.

Acknowledged by (Signature): JEFF D. BULLA

Printed Name: Jeff Bulla, AIA, LEED AP

Title: Principal Date: 01.21.2019

ALTERNATE SUB CONSULTANTS

Raymond L. Goodson, Inc.
Structural Engineering
Jared Bratz, PE
Reg. No: 60761 Date: 10-23-86
12001 N. Central Expressway
Suite 300, Dallas, TX 75243
214.739.8100
Projects with PGAL: 5
Municipal Experience: 25 projects

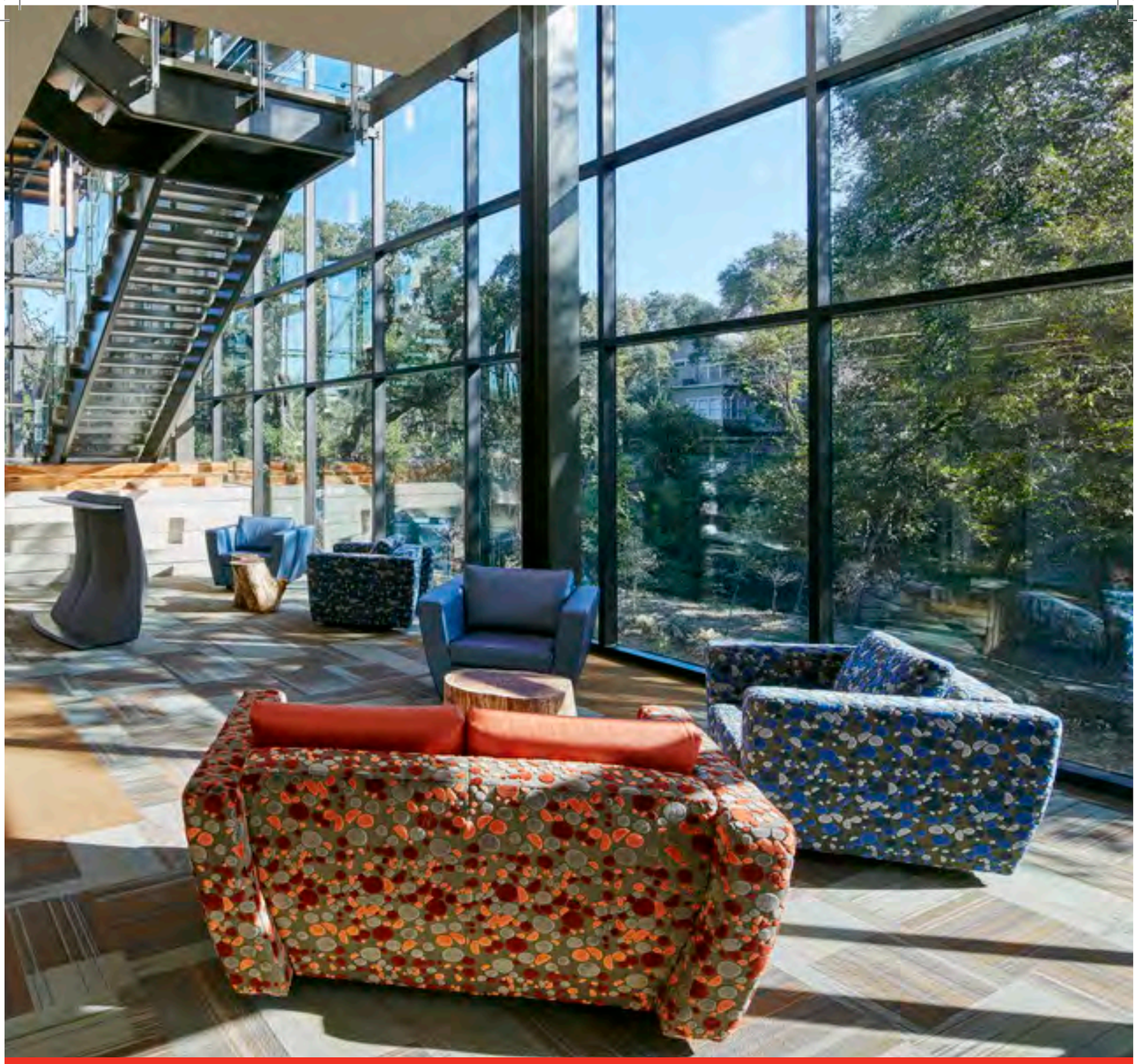
Charles Gojer & Associates Inc.
Structural Engineering
Charles Gojer, PE
Reg. No: 33348 Date: 12-31-73
11615 Forest Central Drive,
Suite 303, Dallas, TX 75243
214.340.1199
Projects with PGAL: 14+
Municipal Experience: 684 projects

Pacheco Koch
Civil Engineering
Javier D. Jaramillo, PE
Reg No: 91007 Date: 2003
7557 Rambler Road, Suite 1400
Dallas, TX 75231
972.235.3031
Projects with PGAL: 17
Municipal Experience: 96

BW2 Engineers, Inc.
Civil Engineering
Jim Waldbauer, PE
Reg No: 65670 Date: 1989
1919 Shiloh Road, Suite 500
LB 27, Garland, TX 75042
972.864.8200
Projects with PGAL: 10+
Municipal Experience: 160+

MEP Consulting Engineers
MEP Engineering
Adam Nemati, PE
Reg. No.: 108657 Date: 5-25-11
2928 Story Road
Irving, Texas 75038
972.870.9060
Projects with PGAL: 2
Municipal Experience: 60+ projects

Pacheco Koch
Landscape Architecture
Reg No: 91007 Date: 2003
7557 Rambler Road, Suite 1400
Dallas, TX 75231
972.235.3031
Projects with PGAL: 17
Municipal Experience: 48



ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS-FORT WORTH
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

14135 Midway Road, Suite G-200
Addison, Texas 75001
972.871.2225

PGAL.COM