



**City of Willow Park  
City Council  
Workshop  
City Hall  
516 Ranch House Rd, Willow Park, TX 76087  
Monday, August 22, 2016 at 5:30 p.m.  
Agenda**

**Section I**

- 1. Call to Order**
- 2. Determination Of Quorum**

**Section II – New Business**

3. Discussion/Action: To take action on a Motion to authorize the selection of the “Most Qualified” Architectural Firm responding to the City Request for Qualifications for a Safety Building Architect and authorizing the Mayor to negotiate the terms of a contract and fee for service with the same.(Architectural Committee)
- 4. Budget Workshop**
5. Discussion/Action: Schedule potential date(s) for Public Hearing(s) related to the Fiscal Year 2016-2017 Tax Rate and Budget and related notice deadlines.
6. Discussion/Action: Police dispatch personnel reduction in force pay and benefits.

**Section III – Executive Session**

The City Council reserves the right to adjourn into executive session at any time during the course of the this meeting to discuss an matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 55.1071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development),418.175-183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code, including, but not limited, Section 321.3022 (Sales Tax Information). The City Council may take action on any agenda item listed for executive session consideration upon reconvening in open session.

**Section IV – Adjournment**

- 7. Adjournment**

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before August 19, 2016 at 5:00 pm

Josh Armstrong  
City Secretary, City of Willow Park

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (817) 441-7108 ext. 6 or fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

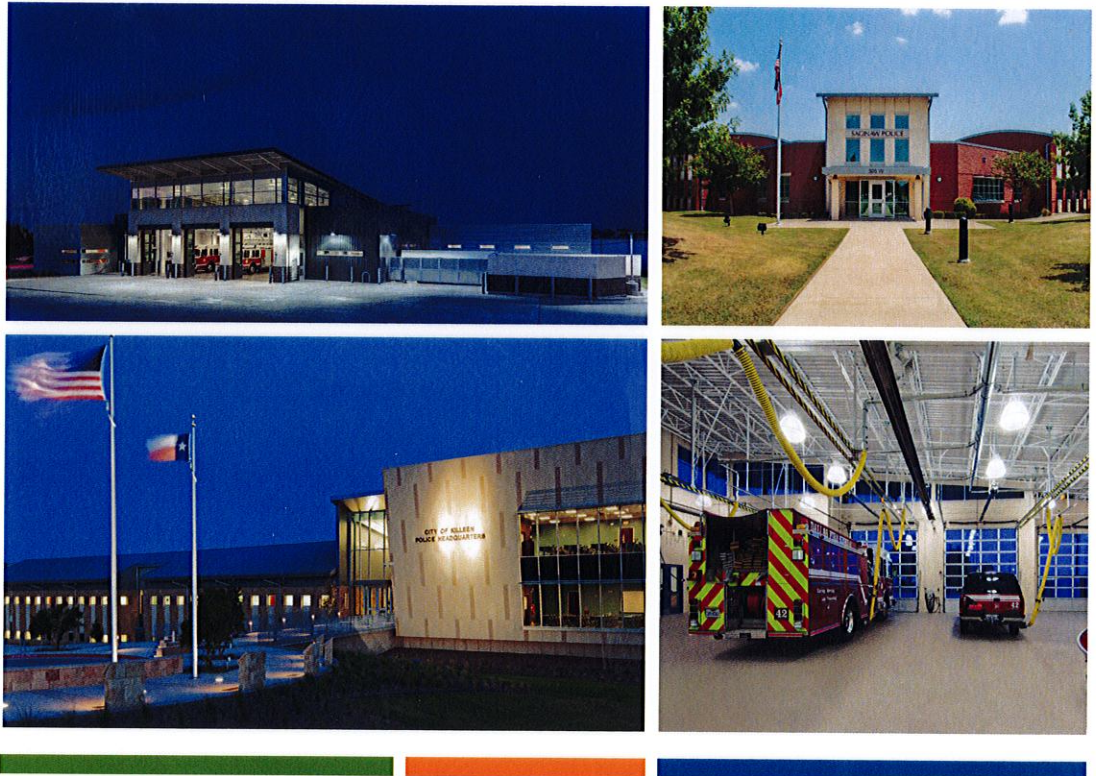
### Agenda info for the Architect:

Five architect firms were selected for the interview process for the design of the new Public Safety Building. Those firms were GSBS, Brown Reynolds Watford, Dewberry, Brinkley Sargent & Wignton, and Callahan & Freeman. Included is the scoring matrix used to rate the firms.

The Committee & staff recommend Dewberry architect as the most qualified and authorize the Mayor to negotiate fees & sign the contract.



## Request for Qualifications for Professional Services



# City of Willow Park, Texas Public Safety Building

Response Deadline: July 7, 2016

SUBMITTED TO:  
City of Willow Park  
516 Ranch House Road  
Willow Park, Texas 76807

SUBMITTED BY:  
Dewberry  
7557 Rambler Road, Suite 670  
Dallas, Texas 75231



Dewberry Architects Inc.  
7557 Rambler Road, Suite 670  
Dallas, TX 75231

469.232.5200  
469.232.5201 fax  
www.dewberry.com

July 7, 2016

City of Willow Park  
Attention: Bobby Rountree, Interim City Administrator  
516 Ranch House Rd.  
Willow Park, Texas 76807

RE: Request for Qualification for Professional Services - Public Safety Building

Dear Mr. Rountree,

Dewberry is grateful for the opportunity to propose on the referenced project and we enthusiastically submit our qualifications as outlined in this Statement of Qualifications (SOQ). A driving factor in our Team's efforts will be satisfying Willow Park's need for a public safety facility that meets the needs of the department and the community. Our Team will be programming the spaces that will respond to your departmental needs and reinforce a sense of civic pride in the most economical way possible. We will strive to provide you with intelligent, responsive and innovative design solutions that are durable, highly functional for 24/7 activities, and cost-effective for long-term investment. Our approach to public safety and municipal design is driven by programmatic and space needs and dedicated to designing for function, adjacency relationships and each department's mission. The Dewberry team offers several advantages to the City of Willow Park with regard to performing the requested design services on your project.

First, Dewberry is eminently qualified to perform this work from a technical perspective. Dewberry has completed more than 400 justice/public safety design projects, over 90 of them being Police and 75 Fire Stations. Secondly, Dewberry's ability to complete these services in-house with our North Texas staff from our Metroplex office without reliance on out of state staff. This offers better quality control, accountability, and the ability to meet project challenges efficiently and effectively. We are not aware of another team that can boast these credentials along with this much experience.

Our team has an understanding of projects like yours through our experience on many similar projects. We stand ready to serve the City of Willow Park in any way we can. We look forward to a favorable response to our submittal and the next steps in competing for this important project.

Sincerely,

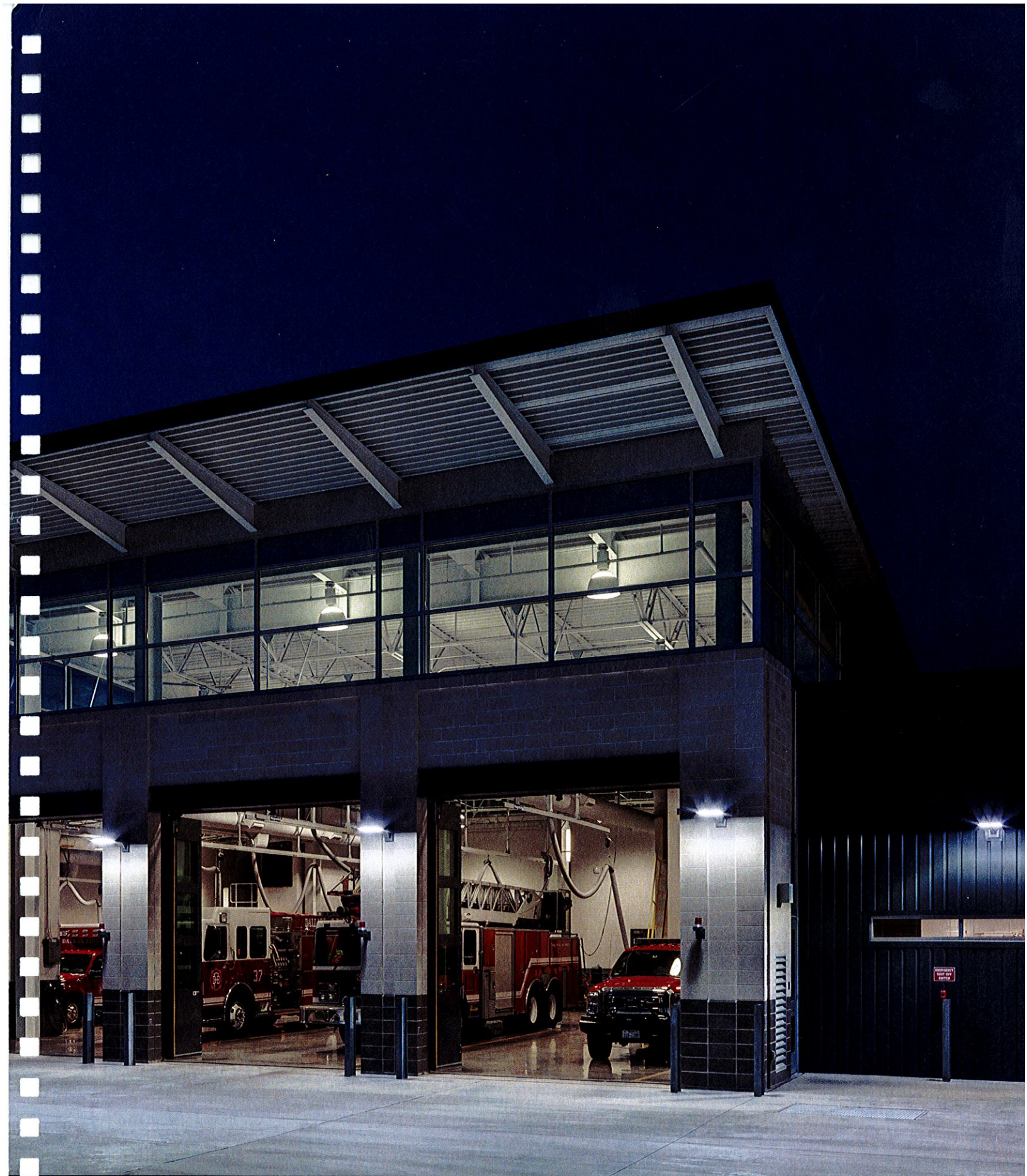
A handwritten signature in black ink, appearing to read "Charles L. Goodman".

Charles L. Goodman, AIA  
Senior Associate

A handwritten signature in black ink, appearing to read "Timothy W. Smith".

Timothy W. Smith, RCDD, RTPM  
Associate Principal





Statement of Qualifications





CITY OF DALLAS, FIRE STATION #37- DALLAS, TEXAS (FRONT AND BACK)



## DEWBERRY

Founded in 1956 as a family-owned business, Dewberry is one of the leading A/E firms in the United States. Consistently ranked in Engineering News Record's Top 50 Firms, we have engaged in nearly every project type. Dewberry is a leading professional services firm with a history of providing architecture, engineering, management and consulting services to a wide variety of public and private sector clients and is dedicated to transforming communities by solving clients' most complex challenges.

Dewberry's Dallas office was established in 1981 and has focused on civic and government architecture for 35 years. The Dallas office has also become the center for Dewberry's technology group focusing on security and telecommunications design for the justice sector including Public Safety. The integration of technology with architecture is important especially in critical infrastructure applications like public safety. Accomplishing both architecture and technology from within the same north Texas office will bring efficiencies to the project that those using outside consultants cannot offer.

## CAPABILITIES

Dewberry's experience in integrating the components of public safety agency into a facility or complex has been successfully delivered for cities and agencies across the nation. Our team's high level of interest in your project and professional qualifications make us the best team for your project based on the following:

- Our planning experience includes, but is not limited to, the preparation of needs assessments and feasibility studies, the development of space guidelines, programming and design of public facilities, site evaluation and planning, conceptual design, and project management services.
- Our involvement in public safety and municipal projects ranging from the 365,000 SF Dallas Police Headquarters, to the 167,500 SF Police and Courts Public Safety Building for Gilbert, Arizona, and the 80,000 SF Police Headquarters for the City of Killeen, Texas will benefit the City of Willow Park through the strength of our national experience.
- Dewberry's in-house Security / Technology / Communications Specialists will be helpful in addressing solutions necessary for day-to-day 24/7 activities for this project type. These individuals have worked on each of the public safety and municipal projects Dewberry has been retained for and their experience has led to cost effective, highly efficient designs that are planned for from day one.

## Main Contact

Mr. Charles Goodman, AIA, CCHP  
Dewberry Architects Inc.  
7557 Rambler Road, Suite 670  
Dallas, Texas 75231  
T: 469.232.5244  
cgoodman@dewberry.com

## Office Locations

- Dallas, Texas
- Houston, Texas
- Tulsa, Oklahoma
- Peoria, Illinois
- Elgin, Illinois
- Fairfax, Virginia
- Sacramento, California
- Orlando, Florida

## Market Segments

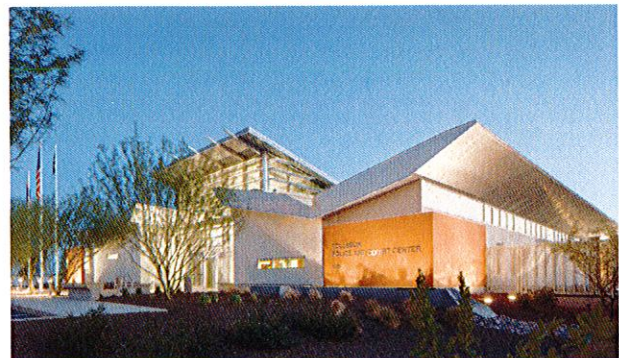
- Public Safety
- Corrections
- Courts
- Federal
- Libraries
- Education
- Healthcare
- Recreation/Wellness
- Religious

## Firm Overview

Dewberry Architects Inc. - 206  
Corporate Total - Over 2,000

## Services Provided

- Architectural Planning/Design
- Security/Technology Design
- Interior Design
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Fire Protection
- Structural Engineering
- Civil Engineering
- LEED Design
- Facility Program Development
- Landscape Architecture
- Cost Estimating
- Construction Admin.



Tolleson Police and Municipal Court - Tolleson, AZ (LEED Gold)



## QUALIFICATIONS

Dewberry represents the nation's top designers of public safety and municipal facilities. Our dedicated public safety and municipal planners and designers are recognized experts in this building type, having led teams to complete a succession of award-winning projects. In 2010 alone, three Dewberry public safety and justice projects received national recognition from the AIA Academy of Architecture for Justice and were published in the Justice Facilities Review. In 2006, Dewberry had an unrivaled six (6) projects recognized in the Justice Facilities Review. In 2008, Dewberry received national recognition with a Station Style Gold Award for the Aurora Fire Station No. 8 and Customer Call Center. We also received similar awards in 2010 for Dallas Fire Station No. 42 and in 2014 for Travilah Fire Station No. 32. This depth of experience allows us to be a resource to our clients, assisting them in the clear definition of project needs and recommending the optimum adjacencies between those spaces to best serve their operations. We give great attention to detail in addressing pragmatic design challenges and concurrently employ our best design talents to create forward thinking architecture that helps lead the industry in defining the forms and aesthetics of public safety and municipal facilities.

## SUBCONSULTANTS

The consultants that we have chosen for YOUR project are well respected engineers and designers that really know the area and this building type. Our civil engineer and landscape architect are completely familiar with the LOCAL authorities having jurisdiction over this project to provide a seamless delivery of YOUR building. Our consultants subscribe to the same values as Dewberry by providing the design services that are second to none and provide leading edge solutions to the complex building systems in use today and tomorrow.



Romeoville Village Hall and Police Department - Romeoville, IL

## MEPCE: Mechanical, Electrical and Plumbing Engineer

Office Location: Fort Worth, TX

Established in 1999, MEPCE has grown each year by providing engineering excellence to all clients. Regardless of the size or complexity of the project, MEPCE's professional engineers fully engage themselves into the project in order to deliver a high quality project that's constructed on budget and without delays.

## JQ Infrastructure: Structural Engineer

Office Location: Fort Worth, TX

JQ is a multi-office firm providing structural engineering and can also provide civil engineering, land surveying, and facility assessments throughout Texas and the southern United States. The firm has earned a reputation as an active member of the design team, providing innovative solutions responsive to the project design, schedule and budgetary constraints. Consistent performance has brought JQ to the forefront of engineering design.

## Baird, Hampton & Brown: Civil Engineer and Landscape Architect

Office Location: Fort Worth and Weatherford, TX

The multi-disciplinary firm of Baird, Hampton & Brown (BHB) provides the complete, integrated services of Civil Engineering and Site Development; Land Surveying; Landscape Architecture; and can also provide Mechanical, Electrical & Plumbing Engineering and Design. BHB has earned a reputation for excellent service to our clients in Texas and throughout the United States. Some BHB clients have relied on the firm for all 24 years of the firm's existence.

BHB has experienced many successful relationships with municipal clients over the past two decades. They have completed more than 2 dozen police related and city hall facility projects. They are continually working with municipal clients such as Fort Worth, Arlington, North Richland Hills, Keller, Lake Dallas, Hood County, and Edgecliff Village. Our recently completed projects are City of Fort Worth Bob Bolen Public Safety Center, City of Richardson Fire Training & Emergency Operations Center, and City of Fort Worth Mounted Patrol Facility.



## DEMONSTRATED DESIGN EXPERIENCE WITH REFERENCES

### Fire Station No. 37 Dallas, TX

This project is a replacement facility and includes two full (70-foot) and two half (40-foot) apparatus bays, with living quarters to accommodate fifteen firefighters per shift. The 1.48 acres site sits on a very busy street so the building was angled to help provide more front apron space for the fire trucks before they enter the street. This project includes a Four-Fold Door System which help reduce response time for the fire trucks to get out since they open in half the time as traditional sectional doors.

Building design features include a large "butterfly" roof over the apparatus bays and large training room which dramatically brings much natural light into both spaces. Red accent metal panels clad the living quarters volume along the busy street while the interiors consists of much burnished block walls and polished concrete floors for easy maintenance and great long term durability. LEED Silver Project.

**FIRM:** Dewberry  
**COST:** \$3.8 million  
**COMPLETION:** 2014  
**SIZE:** 12,000 SF  
**REFERENCE:**  
David Trevino, Senior Program  
Manager Public Works  
david.trevino@dallascityhall.com  
214.948.4538

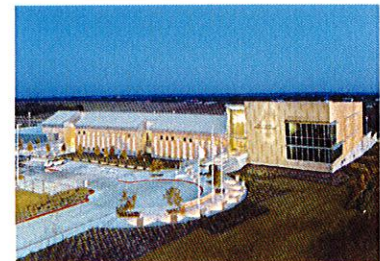


### Killeen Police Headquarters Killeen, TX

Taking into consideration community needs and growth, Dewberry conducted internal and external interviews in order to gain a full understanding of the needs of the Department. Issues determined and evaluated included an inadequate building area, safety concerns and a desire for an enhanced work environment. The existing facilities were spread across six buildings; a 1960's building originally meant for City Hall and five other off-site buildings which totaled approximately 45,500 SF.

The new Headquarters brings all police operations under one roof including booking/processing, patrol, special ops, training and personnel, youth services, tech unit, investigations, records, communications, and evidence processing. The new facility has a state-of-the art crime lab with testing capabilities for latent/fingerprinting/ID, computer forensics, and video enhancement. It also provides a Police Emergency Operations Center that serves as a backup EOC to the City Hall location. In addition, the facility includes backup PSAP operations for the Bell County Communications Center. LEED Gold Project

**FIRM:** Dewberry  
**COST:** \$23 million  
**COMPLETION:** 2010  
**SIZE:** 81,000 SF  
**REFERENCE:**  
Dennis Baldwin, Chief of Police  
dbaldwin@ci.killeen.tx.us  
254.501.8804



### Public Safety Complex Renovation and Addition Bartlesville, OK

The project scope included a renovation and addition to the historic 1942 Art Deco Central Fire Station. The existing 9,161 SF structure was renovated so it met all life safety and accessibility codes. The spaces were reorganized to improve overall operations and functionality for the fire staff. Two existing apparatus bays were reused. The fire station also received a 5,383 SF addition which includes (1) 90'L drive thru apparatus bays, equipment support spaces, with a new elevator and stair.

The police department was relocated from the north side of downtown into the new one story 13,256 SF structure located just south of the central fire station. The new police facility houses the departments records, CID, admin, patrol, property & evidence, as well as expanded support amenities for the staff.

**FIRM:** Dewberry  
**COST:** \$5.8 million  
**COMPLETION:** 2016  
**SIZE:** Police: 13,256 SF  
Fire: 14,544 SF  
**REFERENCE:**  
Terry Lauritsen, Engineering Dir.  
tllaurit@cityofbartlesville.org  
918.338.4251





### Fair Oaks Police and Fire/Rescue Fair Oaks, VA

After conducting a planning study to define the needs and requirements for the improvement of this combination fire and police station, Dewberry designed a major renovation and several additions to the existing stations, doubling the existing square footage for police functions.

Development on the steeply sloped site was challenging; existing site development did not meet existing storm water management requirements and proposed additions left only 4 SF of excess undeveloped land. A new, two-story addition to the existing police wing allows the current staff to be moved into the new building, and the entire existing interior to be gutted and all existing building systems to be replaced or improved upon in the process. The most visible addition to the Fair Oaks Station is a new training room on the front of the existing police wing. This addition and its two-story tower will draw more attention to the public entry of the building, and will serve to keep the public functions separated from the more secure police activities.

**FIRM:** Dewberry  
**COST:** \$8.5 million  
**COMPLETION:** 2015  
**SIZE:** 42,108 SF  
**REFERENCE:**  
Dennis Holder, Project Manager  
dennis.holder@fairfaxcounty.gov  
703.324.5358



### Dallas/Fort Worth International Airport Department of Public Safety Headquarters DFW Airport, TX

The scope of this project was to construct a two story office building consisting of the lower level and upper level of approximately 54,000 total square feet which includes a Sally Port. The new facility is also LEED Silver certified. The design included a new parking lot to accommodate 282 total spaces. MEPCE was responsible for mechanical, electrical, and plumbing engineering.

Mechanical/plumbing consisted of two new air cooled scroll chillers, 8 new air handler units, numerous FPB boxes, one new chilled water pump, ductwork, building controls to meet DFW standards, domestic water heaters, waste and vent piping, and "low flow" water fixture installation. Electrical consisted of utilizing high efficiency LED lighting systems throughout, emergency power systems, lighting controls, uninterruptable power supply (UPS) system, surge suppression, lighting protection, generator, temporary site construction power, and a power transfer switch.

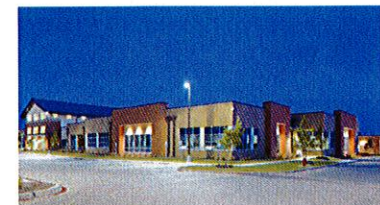
**FIRM:** MEPCE  
**COST:** \$17 million  
**COMPLETION:** 2016 (est.)  
**SIZE:** 54,000 SF  
**REFERENCE:**  
Darrn Deffner, AIA  
Architectural Sr. Project Manager  
ddefner@dfwairport.com  
972.973.1826



### Bob Bolen Public Safety Complex Fort Worth, TX

New combined headquarters and training academy for both the Fire and Police departments for the City of Fort Worth. Two pre-World War II warehouses were renovated and repurposed to house 500,000 SF of indoor training space. This resulted in significant savings versus building completely new facilities. The training center includes a 30,000 SF warehouse capable of simulating a variety of industrial and hazardous material scenarios with leaking gas, chemicals, smoke and fire. Additionally, the complex contains a 30,000 SF indoor tactical training village. It also has an eight-story high rise and a two-story Class A residential fire training building, a dive training facility, a flashover survival training chamber, a simulated collapsed parking garage for urban search and rescue training, and an emergency vehicle driving course. The complex's indoor firing range includes a 50-yard tactical range, 25-yard tactical range, 100-yard rifle range, and a small 25-yard range for individual training. Finally, the Bob Bolen Public Safety Complex includes over 40 acres of outdoor training space. In addition to providing structural engineering and surveying services for the project, JQ also performed LiDAR (laser scanning) data acquisition and generated a BIM model of the existing historical structures to help the design team to efficiently and accurately complete the project.

**FIRM:** JQ Engineering  
**COST:** \$101.5 million  
**COMPLETION:** 2015  
**SIZE:** 500,000 SF  
**REFERENCE:**  
Jack Durham  
Construction Superintendent  
jack.durham@fortworthtexas.org  
817.392.8072



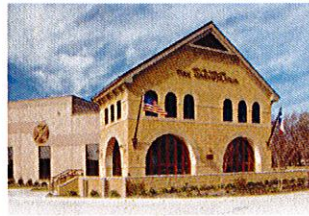


## ADDITIONAL EXPERIENCE



**Fire Station No. 42**  
Dallas, TX

**FIRM:** Dewberry  
**COST:** \$3.4 million  
**SIZE:** 12,067 SF



**Fire Training Facility**  
Garland, TX

**FIRM:** Dewberry  
**COST:** \$13.3 million  
**SIZE:** 51,256 SF



**Police Facility**  
Saginaw, TX

**FIRM:** Dewberry  
**COST:** \$4.5 million  
**SIZE:** 16,000 SF



**Jack Evans Police HQ**  
Dallas, TX

**FIRM:** Dewberry  
**COST:** \$52 million  
**SIZE:** 352,000 SF



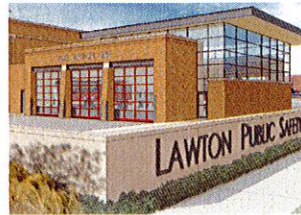
**Police Station**  
Deer Park, TX

**FIRM:** Dewberry  
**COST:** \$4.5 million  
**SIZE:** 26,000 SF



**Police, Jail and Courts**  
Euless, TX

**FIRM:** Dewberry  
**COST:** \$9.5 million  
**SIZE:** 56,000 SF



**Public Safety Facility**  
(Police, Fire, Courts and Jail)  
Lawton, OK

**FIRM:** Dewberry  
**COST:** \$35 million  
**SIZE:** 87,299 SF



**Public Safety Facility**  
(Police, Fire and City Hall)  
Altus, OK

**FIRM:** Dewberry  
**COST:** \$8.533 million  
**SIZE:** 43,410 SF



**Police and Municipal Courts**  
Tolleson, AZ

**FIRM:** Dewberry  
**COST:** \$7 million  
**SIZE:** 23,000 SF  
**ASSOCIATE:** HDA Architects



**Fire Station No. 32**  
Travilah, VA

**FIRM:** Dewberry  
**COST:** \$10.3 million  
**SIZE:** 26,650 SF



**Police Headquarters**  
Alexandria, VA

**FIRM:** Dewberry  
**COST:** \$60 million  
**SIZE:** 110,000 SF



**Police Headquarters**  
DeKalb, IL

**FIRM:** Dewberry  
**COST:** \$9.3 million  
**SIZE:** 35,600 SF



**Public Safety Facility**  
(Police, Fire and Jail)  
Gilbert, AZ

**FIRM:** Dewberry  
**COST:** \$30.1 million  
**SIZE:** 167,000 SF  
**ASSOCIATE:** HDA Architects



**Police Headquarters**  
Hanover Park, IL

**FIRM:** Dewberry  
**COST:** \$16 million  
**SIZE:** 69,990 SF



**Village Hall and Police Dept.**  
Romeoville, IL

**FIRM:** Dewberry  
**COST:** \$30.5 million  
**SIZE:** 117,000 SF

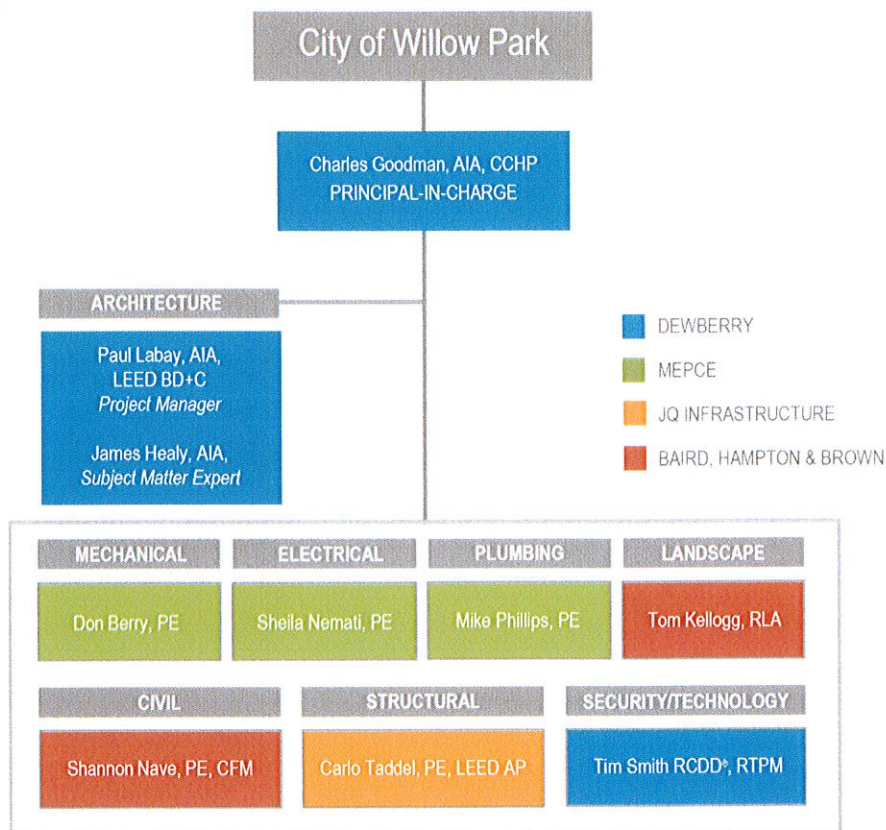


**Western Area Public Safety**  
(Police and Fire)  
Glendale, AZ

**FIRM:** Dewberry  
**COST:** \$5.1 million  
**SIZE:** 30,000 SF  
**ASSOCIATE:** DWL Architects



## PROJECT TEAM



### Charles L. Goodman AIA, CCHP | Principal-In-Charge

Mr. Goodman is a architect with over 32 years of design experience, and is a Senior Associate and Office Manager for Dewberry. Charles' primary duties as a Principal-In-Charge include planning, directing and monitoring all aspects of large justice-related, multi-discipline projects or medium sized projects with a high degree of technical complexity.



**EDUCATION:** BArch,  
University of  
Minnesota

**REGISTRATIONS:** Registered Architect:  
TX + 14 states, Certified Correctional  
Health Professional and NCARB

**YEARS OF EXPERIENCE:** 33

**AFFILIATIONS:** American Institute of  
Architects, American Correctional  
Association

#### RELEVANT EXPERIENCE

- Lawton Public Safety Facility, Lawton, OK
- David L. Moss Justice Center Expansion, Tulsa, OK
- Montgomery County Evaluation and Treatment Facility, Conroe, TX\*
- Kuwait Correctional Facilities Complex, Kuwait City, Kuwait\*
- Volusia County Consolidated Dispatch & Emergency Operations Center, Deland, FL\*

### Paul Labay AIA, LEED BD+C | Project Manager

As a Project Manager, Mr. Labay has successfully guided a multitude of complex design projects for programming/schematics through construction administration, while assisting with initial project budgets, staffing plans, client review meetings and city official reviews.



**EDUCATION:** MA,  
Architecture, Univ. of  
Houston | BArch,  
University of Texas

**REGISTRATIONS:** Registered Architect:  
TX and TN, LEED BD+C Accredited  
Professional

**YEARS OF EXPERIENCE:** 24

**AFFILIATIONS:** American Institute of  
Architects

#### RELEVANT EXPERIENCE

- Bartlesville Public Safety Complex, Bartlesville, OK
- Allen Fire Station #1, Allen, TX
- Hillsborough County Public Safety Operations Complex, Tampa, FL
- Bay City Public Safety Study, Bay City, TX
- US Border Patrol Station & Checkpoint, Cornstock, TX\*



**Jim Healy, AIA**  
Subject Matter Expert  
Dewberry



- 32 years' experience
- BArch, Architecture, University of Oklahoma | BS, Environmental Design, University of Oklahoma
- Registered Architect in OK
- Experience includes:
  - Bartlesville Public Safety Complex (OK)
  - Lawton Public Safety Facility (OK)
  - Sand Springs Public Safety Complex Master Plan and Implementation (OK)
  - Bay City Public Safety Study (TX)
  - David L. Moss Justice Center Expansion (Tulsa, OK)
  - Garland County Jail and Courts (AR)

**Tim Smith, RCDD, RTPM**  
Security/Technology  
Dewberry



- 30+ years' experience
- Technicians Diploma, DeVry Institute
- Registered Communications Distribution Designer | Registered Telecommunications Project Manager
- Experience includes:
  - Lawton Public Safety Facility (OK)
  - Jack Evans Police Headquarters (Dallas)
  - Tolleson Police and Courts (AZ)
  - Killeen Police Headquarters (TX)
  - St. Charles Police and Courts (MO)
  - Stanislaus County Public Safety Center Expansion (CA)

**Don Berry, PE**  
Mechanical Engineer  
MEPCE



- 47 years' experience
- BS, Mechanical Engineering, Louisiana State University
- Professional Engineer in TX
- Experience includes:
  - D/FW Airport New Department of Public Safety Building
  - D/FW Airport Fire Training Research Center
  - City of Dallas Fire Station #44
  - City of Irving Fire Station #12
  - City of Plano Police Station
  - Parker County Emergency Station #7

**Sheila Nemati, PE**  
Electrical Engineer  
MEPCE



- 39 years' experience
- BS, Electrical Engineering, University of Missouri
- Professional Engineer in TX
- Experience includes:
  - D/FW Airport New Department of Public Safety Building
  - D/FW Airport Fire Training Research Center
  - City of Dallas Police Quartermaster
  - City of Dallas Fire Station #44
  - City of Fort Worth Fire Station #39
  - City of Irving Fire Station #12

**Mike Phillips, PE, LEED AP**  
Plumbing Engineer  
MEPCE



- 9 years' experience
- BS, Science Engineering Technology (Mechanical Spec.)
- Professional Engineer TX, CO | LEED Accredited Professional
- Experience includes:
  - City of Irving Fire Station #12
  - City of Dallas Fire Station #44
  - Wellton Border Patrol Station
  - Corpus Christi Border Patrol Station
  - Marfa Border Patrol Station
  - Lew Sterrett County Jail MEP Upgrades

**Carlo Taddel, PE, LEED AP**  
Structural Engineer  
JQ Infrastructure



- 14 years' experience
- MS, Civil Engineering, Texas A&M University
- BS, Civil Engineering, Texas A&M University
- Professional Engineer TX | LEED Accredited Professional
- Experience includes:
  - Bob Bolen Public Safety Complex, Fort Worth
  - Brazos County Sheriff's Department
  - Lon Evans Correctional Center
  - Dallas County Government Center
  - Sulphur Springs City Hall Renovation

**Shannon Nave, PE, CFM**  
Civil Engineer  
Baird, Hampton & Brown



- 19 years' experience
- MS, Civil Engineering, University of Texas at Arlington | BS, Hydrology & Water Resources, Tarleton State University
- Professional Engineer TX, | Certified Floodplain Manager
  - City of Weatherford Fire Station No. 4
  - ESD #6 Fire Station, Parker County
  - ESD #7 Fire Station, Parker County
  - Trinity Christian Academy, Willow Park
  - Trinity Bible Church, Willow Park
  - Christ Chapel West Campus, Willow Park

**Tom Kellogg, RLA**  
Landscape Architect  
Baird, Hampton & Brown



- 33 years' experience
- BLA, Landscape Architecture, University of Arkansas
- Registered Landscape Architect in TX
- Experience includes:
  - Fort Worth CIP Park Renovation
  - Fort Worth Nature Center & Refuge
  - Trinity Valley School New Playground, Fort Worth
  - North Riverside Drive Reconstruction, Fort Worth
  - The Shops at Willow Park
  - Golden Triangle Center Mission Office

\*experience gained while associated with another firm



## PROJECT UNDERSTANDING

### Best Value Approach

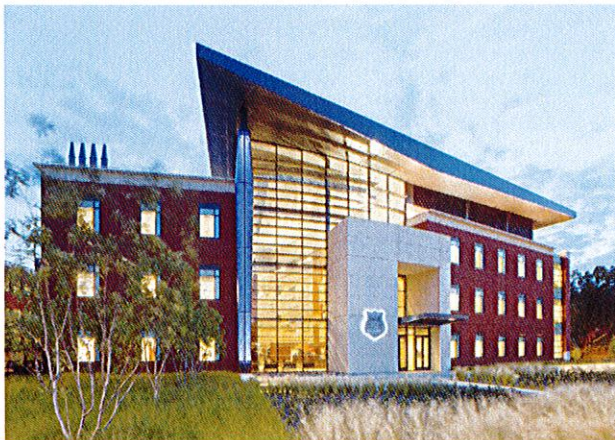
Inherent in our standard design approach is the search for the optimum solution that takes into account all of the objectives and goals of the City of Willow Park. A best value approach allows us to quantify key decisions on early design concepts and share the quantitative metrics with decision makers as well as stakeholders that relate to design opportunities within the constraints of project location; sensitivity to the locational characteristics of the project as sited; and, comprehension of the needs of the City.

### Multiple Schemes - Quantitative and Qualitative Comparisons

The key tool in a best value approach is the development of several schemes (that all solve the problem but have fundamental differences) and then comparing those schemes by assigning scoring values for the basic criteria of each design as they relate to the listed design elements. The basic, and generic, areas of comparison are normally as follows:

- Functionality
- Constructability
- Maintainability
- Construction Cost
- Schedule
- Operational Cost
- Appropriateness of Image

However, each project must be tailored to the specific issues at hand. Obviously, we would tailor our comparison points in conjunction with working with the City and your stakeholder groups; but, we suggest the above list as a starting point. Each scheme would be rated on the agreed upon comparative points and used as a tool in choosing the optimum scheme. It further allows a closer look at individual elements that might be used from one scheme in the final design solution.



Alexandria Police Headquarters - Alexandria, VA (LEED Gold)



Garland Fire Administration and Training Facility - Garland, TX

### Functionality

- Operations (work flow analysis, staff movement, and staff communication).
- User interface (accessibility, security, ease of interface with staff and other areas of the facility).

### Constructability

- Environmental (design response to environmental and climatic conditions).
- Building systems (appropriateness of systems relative to skilled labor pool, changing market conditions and speed of construction).

### Maintainability and Longevity

- Building systems (appropriateness of systems relative to skilled labor pool in the Metroplex and projected cost to maintain).
- Major materials (cost to longevity comparison).



#### Appropriateness of Image

- Building context (how it establishes a civic presence and how that presence sets the context for the rest of the neighborhood).
- Governmental image (how the building might reflect the seat of law for the city).
- Stewardship (does the building reflect the values of the taxpayers).

#### Managing the Project - Project Controls

##### **BUDGET AND COST CONTROL**

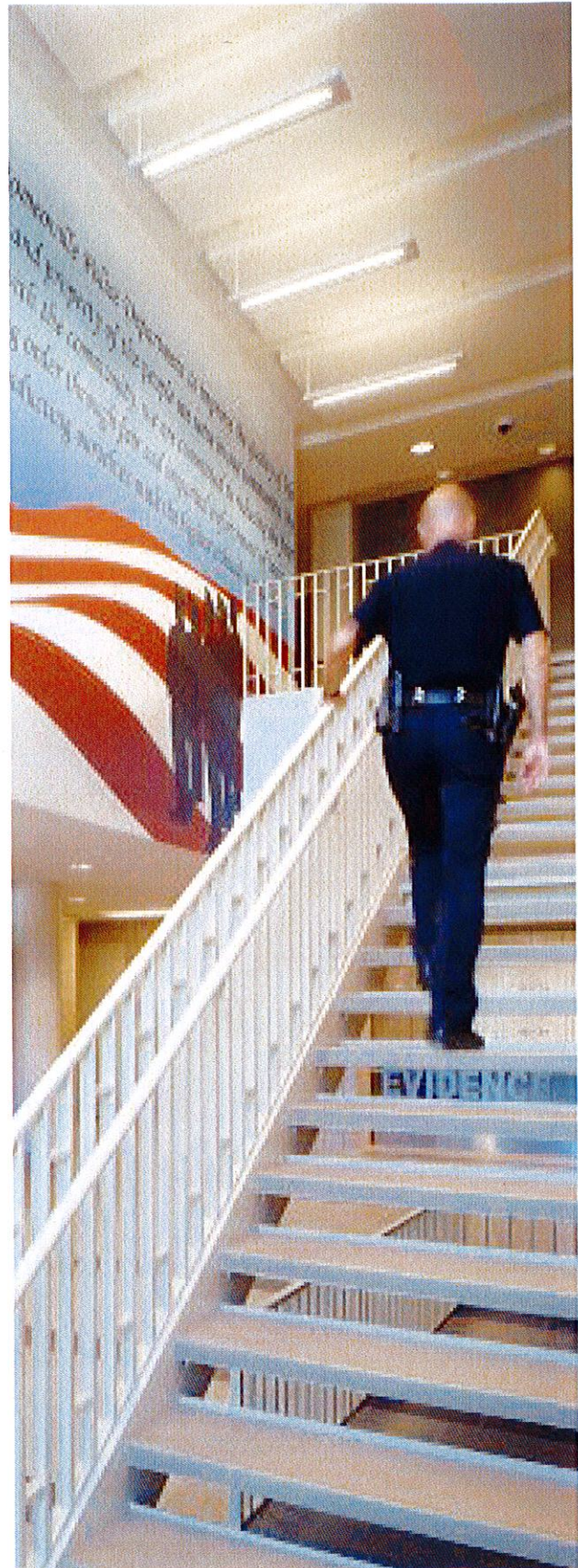
Cost estimating is an integrated part of the design process. Our goal is to manage the project throughout the design and construction phases within the available funding target. We bring alternatives that fit our client's business and project objectives and then offer the relevant impacts of the options to help arrive at the best decision, including initial operational and life cycle costs. Our budgeting and cost control process includes understanding the scope of work and cost targets before the project begins. To achieve the maximum value within available funds, internal peer review, quality and cost checkpoints are used throughout design and construction.

##### **SCHEDULE**

Our track record for timely delivery and keeping projects in budget for our clients is evidenced by our long list of satisfied clients who have come to rely on our response time and our abilities to meet the schedule. Tight deadlines during construction can increase the risk of cost overruns. We apply feasibility budgeting in addition to architectural budgeting to monitor the risk of increasing costs due to scheduling conflicts or lack of material availability. We closely monitor estimating during all phases of design and test against the project cost model established at the outset of the project.



Dallas Fire Station No. 37 - Dallas, TX (LEED Silver)





#### QUALITY DESIGN THROUGH COMMUNICATION: CLIENT REVIEW, FEEDBACK AND INTEGRATION INTO THE PROCESS

During design, coordination is the key to ensuring quality and avoiding potentially costly change orders that occur later in construction. The project's success will depend on free-flowing communication among the team and with the City. We will open the communication lines between our project team members, the City and its representatives.

At the project launch, we will develop a communications plan that will:

- Establish Critical Design Review and coordination meetings with our subject matter experts.
- Provide timely and consistent communication and regular progress reports to the City.
- Implement regular reviews with the City to address quality, team performance and lessons learned
- Clearly communicate project scope, project budget, fee and additional services to team and the City.
- Highlight and address critical path items and other time-sensitive decision making with the City.
- Establish channels for listening for opportunities to provide continuous improvement to the process
- Educate team members on processes, guidelines and standards, and subsequent updates.

#### RESOURCES

While the Dewberry team remains very active in servicing its current commitments to clients throughout our organizations, the firms' staff resources and technical capabilities provide more than sufficient capacity to complete the work required for this project. Our knowledge of the scope of the project gives us good insight into the work effort required to successfully complete the project.

#### WORKING WITH STANDARDS

Dewberry Architects is well versed in the use and interpretation of all current building codes and standards related to public safety buildings. We will apply this knowledge to your project to provide you with the safest and most modern building possible. We will also work closely with Authorities Having Jurisdiction (AHJ) over the project to make sure that any and all local codes and standards over and above national and state standards are adhered to. Although our designers are well educated in the Texas Accessibility Standards (TAS) for the elimination of architectural barriers, we will also engage with a Registered Accessibility Specialist (RAS) for the review and application of all national, state and local accessibility standards.



*"...our department's experience with Dewberry was nothing short of phenomenal. The company's representatives were well versed in all aspects of the policing mission, and understood how to work through the various stages of local government to get the project up and running."*

Dennis Baldwin  
Killeen Police Department





## Willow Park FY 16-17 Budget

<b><u>Budget Factors</u></b>	<b><u>Cost</u></b>	<b><u>Fund</u></b>
5% merit pay increase for all employees.	\$37,733	General
5% merit pay increase for all employees.	\$8,618	Water & Wastewater
Water filters to remove discoloration in the water	\$40,000	Water
Contract with Parker County for Dispatch services	\$65,000	General
Park Master Plan	\$32,000	Reserves
Utility Rate study for water and wastewater	\$18,000	Water & Wastewater
Water meter change out program	\$135,000	Water
CIP Update	\$25,000	Reserves
Economic Development	\$20,000	Reserves

### **Other:**

- No utility rate increase for FY16-17
- Number of employees reduced: FY15-16: 46      FY16-17: 42
- No GF capital equipment purchases for FY16-17
- Tax Rate M&O: .2889 I&S: .2014
- Total Tax Rate at .4903





# September 2016 (United States)

October 2016

S	M	T	W	T	F	S
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31	1 ● New Moon	2	3
4	5 LaborDay	6 P&Z	7	8	9 ☾ 1st Quarter	10
11	12	13 Council Meeting 1st Public Hearing	14	15 2nd Public Hearing?	16 ☽ Full Moon	17
18	19	20 2nd Public Hearing?	21	22 2nd Public Hearing?	23 ☾ 3rd Quarter	24
25	26	27 Budget Adoption?	28 Budget Adoption?	29 Budget Adoption?	30 ● New Moon	1