

Spring Branch ISD

Architectural and Engineering Professional Services

2022 Career Technology Educational (CTE) Bond

Qualification No.: 15896

July 13, 2023



MWA Architects
11767 Katy Freeway, Suite 430
Houston, TX 77079

www.mwaarch.com

Noe Almaguer
nalmaguer@mwaarch.com



Spring Branch ISD

Lawanda Coffee

Executive Director of Compliance and Procurement Services

Re: Qualification NO: 15896; RFQ for Architectural and Engineering Professional Services for 2022 Career, Technology Education (CTE) Bond

Dear Selection Committee:

The 2022 CTE Bond Program funds important projects spanning nearly every campus in the district. The bond allows SBISD to bring new technology and educational spaces to students and the community. When selecting architectural service providers for your 2023 CTE Bond projects, MWA Architects is your best choice. We say this because:

- ✓ **We understand your Bond** — We have designed more than 24 CTE/STEM programs for many of your neighbors, including Houston ISD, Stafford MSD, Fort Bend ISD, and Aldine ISD.
- ✓ **We are nimble** — We will support SBISD with one team, as your partner from planning through design through construction and post-occupancy. We will provide you with answers and assistance quickly without layers of bureaucracy. Our team members are ready to continue working with SBISD to deliver the 2022 CTE Bond projects
- ✓ **We are local** — MWA Architects' office in Spring Branch is less than 5 miles from the SBISD administration building. As local architects, we are passionate about designing K-12 spaces for the education and advancement for the next generation.
- ✓ **We are a SBE** — MWA is certified by the state of Texas as a HUB, as well as certified as an MBE/SBE/DBE by Metro, Port of Houston Authority, TxDOT, and the City of Houston.
- ✓ **We have the right relationships** — Our team includes consulting firms we have worked with for over 20 years. Together we have vast experience with the exact project types in your 2022 CTE Bond program. Our team knows how to communicate effectively to deliver high-quality and sustainable projects.
- ✓ **We design for the future** — Just as SBISD has an eye toward the future of education, so does MWA Architects. Our approach goes beyond simply satisfying the base project. We will proactively offer recommendations to help SBISD choose cost-effective solutions. This will enable efficient growth as SBISD builds for the future.

We are eager to contribute to the success of SBISD, just as we have for other school districts in the Greater Houston Area. MWA Architects is ready to begin working on your projects immediately. Do not hesitate to contact me at 713-482-2338 or nalmaguer@mwaarch.com if you have any questions or require additional information. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Noe Almaguer'.

Noe Almaguer, AIA
Principal and CEO



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“MWA has been responsive to AISD’s needs, has completed project documents on schedule, provide creative and functional designs, and has responsible dedicated, and stable staff.”

Patrick Moulton
Executive Director of Facilities and Construction
Aldine ISD

Tab 1

Texas CTE/STEM Experience

“

[MWA] has done an excellent job expediting the work, maintaining the logs, resolving problems in the field. I recommend MWA for any projects you may have.”

Darryl King
Construction Project Manager
Houston ISD



Collision Repair



Welding



Distribution & Logistics



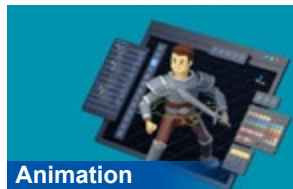
Dental



Hospitality



Programming



Animation



Audio/Video Production



Machining



Emergency Medical Tech



Robotics



Construction

Aldine ISD, Blanson CTE High School

The Blanson CTE High School is a new construction building with a unique eye-shaped design. The high school is a two-story building with a large interior courtyard and amphitheater. The school accommodates 1,500 students and combines core academic classes with career and technical programs. The academic classroom spaces include English, math, science, and social studies. The CTE program includes engineering, audio and video technology, construction, manufacturing, hospitality, health science, business administration, and an automotive shop. Since there is no school athletics, the physical education facilities include a half-court gym, a fitness room with lockers and showers, an outdoor hard surface play area, and soccer and baseball fields.

Aldine ISD, Blanson CTE High School

311 West Road, Houston, TX 77038

Description: New construction CTE high school for 1,500 students.

Initial Budget: \$56,750,000 // Final Construction Cost: \$50,555,000

Start Date: November 2016 // Completion Date: July 2018

Building Area: 227,000 SF

MWA Team: Noe Almaguer, Horacio Gomez, John Tohill, LaTonya Tennyson

Consultant Team: Stanly, Spurling & Hamilton (civil & structural); Stanton Engineering (MEP); Environments & Co (landscape); FDP (food services); BAI and Schuler Shook (sound stage)

Client Reference: Patrick Mouton, 281-985-6373, plmouton@aldineisd.org

Fort Bend ISD, Kempner High School Science Lab Addition

16431 Lexington Blvd, Sugar Land, TX 77479

Description: Two-story addition to add 4 new science labs on an active campus.

Final Construction Cost: \$1,900,000

Start Date: June 2002 // Completion Date: December 2002

Building Area: 7,250 SF

MWA Team: Noe Almaguer, LaTonya Tennyson

Consultant Team: Stanly, Spurling & Hamilton (civil & structural); DBR Engineering (MEP)

Client Reference/Owner's Rep.: Margaret Manley, Retired

"No firm has ever received higher compliments from me and I have worked with many of the best K-12 firms around. MWA is a well established, proven firm."

Featured Program Description

The Dental Assistant lab environment trains students to work in a dental office. Students use the space and equipment to sterilize and disinfect instruments, prepare trays for dental procedures, and prepare materials for making impressions and restorations.

Houston ISD, Worthing High School Replacement

9215 Scott St, Houston, TX 77051

Description: Replacement high school completed in 2 phases. The project contains various CTE/STEM classrooms.

Initial Budget: \$47,917,464 // Final Construction Cost: \$51,277,855

Start Date: August 2013 // Completion Date: October 2018 (all phases)

Building Area: 181,245 SF

MWA Team: Noe Almaguer, Horacio Gomez

Consultant Team: Stanly, Spurling & Hamilton (civil & structural); DBR Engineering (MEP); Environments & Co (landscape); FDP (food services)

Client Reference: Darryl King, 713-556-9292, dking5@houstonisd.org

Houston Community College, Missouri City Campus, Medical Assistant Lab

1600 Texas Parkway Missouri City, TX 77489

Description: Conversion of a typical classroom into a Medical Assistant Lab.

Initial Budget: \$163,922 // Final Construction Cost: \$148,731

Start Date: December 2022 // Completion Date: March 2023

Building Area: 1,148 SF

MWA Team: Horacio Gomez, Noe Almaguer

Consultant Team: Jones Engineering (MEP)

Client Reference/Owner's Rep.: Claudia Autry, 832-718-3403
claudia.autry@mstrategicpartners.com

Featured Program Description

Conversion of a typical classroom to a Medical Assistant Lab for training purposes. The Program trains individuals to function as multi-skilled technicians in ambulatory health care delivery systems. The Renovation included restroom and storage room additions.

Houston Community College, South Campus, Residential Wiring & Carpentry Labs

1990 Airport Blvd, Houston, TX 77051

Description: Conversion of a typical classroom into the Residential Wiring and Carpentry Labs.

Initial Budget: \$132,000 // Final Construction Cost: \$140,000 (JOC)

Start Date: May 2020 // Completion Date: August 2020

Building Area: 4,718 SF

MWA Team: Horacio Gomez

Consultant Team: Jones Engineering (MEP)

Client Reference/Owner's Rep.: Claudia Autry, 832-718-3403
claudia.autry@mstrategicpartners.com

Stafford MSD, Campus Renovations

1633 Staffordshire Road, Stafford, TX 77477

Description: Campus-wide renovations including Science space on an active campus.

Initial Budget: \$1,700,000 // Final Construction Cost: \$1,690,000

Start Date: May 2020 // Completion Date: September 2020

Building Area: 28,000 SF

MWA Team: Noe Almaguer, Horacio Gomez, John Tohill, LaTonya Tennyson

Consultant Team: Stanly, Spurling & Hamilton (civil & structural); Stanton Engineering (MEP); Environments & Co (landscape); FDP (food services)

Client Reference/Owner's Rep.: Dr. Robert Bostic, 281-262-9249,
saustin@staffordmsd.org

Featured Program Description

The Industrial Robotics & Automation Technology lab environment provides students training in an industrial setting. Topics include assembling, installation, programming, troubleshooting, maintaining and operating industrial robotic systems.



Aldine ISD, Nimitz High School, Culinary Arts Kitchen Renovation

2005 W.W. Thorne Dr, Houston, TX 77073

Description: Conversion of a typical classroom into the Residential Wiring Labs.

Final Construction Cost: \$4,103,000

Start Date: September 2013 // Completion Date: June 2014

Building Area: 5,374 SF

MWA Team: Noe Almaguer, LaTonya Tennyson

Consultant Team: tanly, Spurling & Hamilton (civil & structural); Stanton Engineering (MEP); FDP (food services)

Client Reference/Owner's Rep.: Claudia Autry, 832-718-3403
claudia.autry@mstrategicpartners.com

Houston ISD, Westbury High School Renovations

11911 Chimney Rock Road, Houston, TX 77035

Description: High school renovation which included various CTE programs and STEM classrooms.

Initial Budget: \$10,100,000 // Final Construction Cost: \$10,383,752

Start Date: October 2002 // Completion Date: April 2004

Building Area: 106,000 SF

MWA Team: Noe Almaguer, LaTonya Tennyson

Consultant Team: Stanly, Spurling & Hamilton (civil & structural); DBR Engineering (MEP)

Client Reference: Sizwe Lewis, 7130556-9292, slewis9@houstonisd.org

Featured Program Description

The Distribution and Logistics lab is preparing students for careers in warehousing, transportation and materials management. Distribution and logistics focuses on the movement of people, materials and goods by road, pipeline, air, rail and water.



Houston Community College, Brays Oaks Campus, Residential Wiring Lab

8855 West Bellfort Blvd, Houston, TX 77031

Description: [Conversion of typical classrooms into the Residential Wiring Lab.](#)

Initial Budget: [\\$60,325](#) // Final Construction Cost: [\\$60,000 \(JOC\)](#)

Start Date: [May 2020](#) // Completion Date: [August 23020](#)

Building Area: [2,992 SF](#)

MWA Team: [Horacio Gomez](#)

Consultant Team: [Jones Engineering](#) (MEP)

Client Reference/Owner's Rep.: [Claudia Autry, 832-718-3403](#)
claudia.autry@mstrategicpartners.com

Houston Community College, W.B. Whiteley Central Campus, Residential Wiring & Carpentry Labs

1301 Alabama Street, Houston, TX 77002

Description: [Renovation of existing residential wiring lab.](#)

Initial Budget: [\\$293,604](#) // Final Construction Cost: [\\$300,000](#)

Start Date: [May 2020](#) // Completion Date: [August 23020](#)

Building Area: [4,718 SF](#)

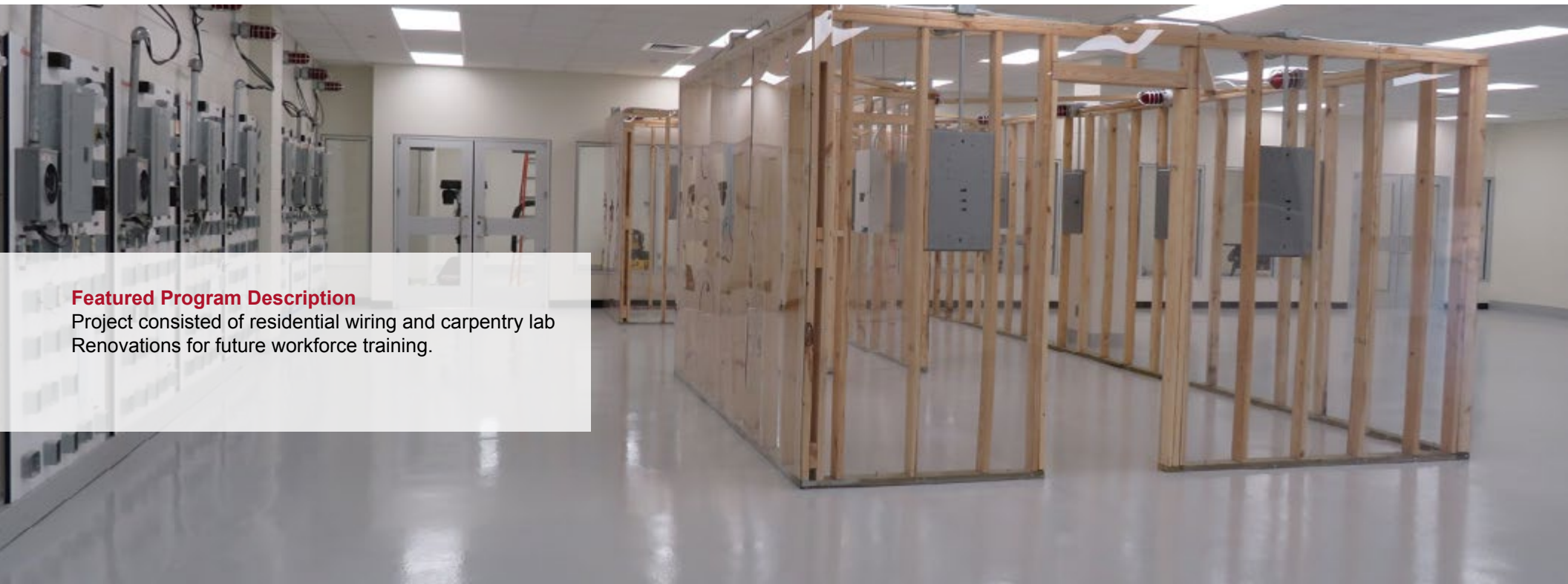
MWA Team: [Horacio Gomez](#)

Consultant Team: [Jones Engineering](#) (MEP)

Client Reference/Owner's Rep.: [Claudia Autry, 832-718-3403](#)
claudia.autry@mstrategicpartners.com

Featured Program Description

Project consisted of residential wiring and carpentry lab
Renovations for future workforce training.



REFERENCE LETTERS

ALDINEISD

ALDINE INDEPENDENT SCHOOL DISTRICT
2520 W.W. Thorne Blvd. • Houston, Texas 77073-3406

January 26, 2018

My name is Dr. Archie L. Blanson and I am the Deputy Superintendent for Aldine ISD. I have known Mary Walker and her architectural firm for over 20 years. The quality of work and the level of detail that the company provides is equal to none. Mary's company has become our lead architectural firm and has yet to not deliver services when promised. Recently, the voters passed an 800 million dollar bond referendum and Mary Walker became the lead for the design of our new school concepts. We told her what we wanted and they converted our vision and ideas to blue prints. This included the concept for the new Blanson Career and Technical Education High School and their drawing exceeded our expectations. We are so pleased with her work that we have delayed projects in order to accommodate her schedule.

Therefore, I recommend Molina Walker Almaguer Architects, Inc. without reservation. If you have any questions please don't hesitate to call me at (281)985-6301.

Sincerely,



Dr. Archie L. Blanson
Deputy Superintendent
Aldine ISD

ALDINEISD

Facilities Planning and Construction Department

Dr. Wanda Bamberg Resource and Staff Development Center
9999 Veterans Memorial Drive • Houston, Texas 77038 • Phone (281) 985-6373 • Fax (281) 442-6716

January 25, 2018

Molina Walker Almaguer Architects has worked with me at Aldine Independent School District on numerous projects over the last 20 years and has performed well on these projects. I believe that the firm would perform well for your district for projects in your Bond Program.

Molina Walker Almaguer Architects has designed a variety of facilities for our district, including new facilities, additions, and renovations for schools at all grade levels, as well as support facilities. Scope of work has included programming, design, construction documents and construction administration. Current work under construction as part of Aldine ISD Bond Program are the **Career and Technical High School**, and **Merlin Griggs and Lou M. Vardeman EC/Pre-K/K schools**. Prior to the bond projects, recent projects of Molina Walker Almaguer Architects included the **Aldine Education Center** and the **Child Nutrition Center**, completed in 2015.

Molina Walker Almaguer Architects has been responsive to AISD's needs, has completed project documents on schedule, provided creative and functional designs, and has responsible, dedicated, and stable staff. We intend to continue to utilize their services in the future, and I highly recommend that you consider them for your work as well.

Yours truly,



Patrick Mouton
Executive Director of Facilities and Construction

REFERENCE LETTERS



Facilities Planning and
Construction Department
5999 Veterans Memorial Dr
Houston, TX 77038

281.965.6275
info@aldineisd.org

aldineisd.org

April 15, 2023

MWA Architects
11767 Katy Freeway Suite 430
Houston, Texas 77079

To Whom It May Concern

It is with much enthusiasm, I am writing to recommend the service of MWA Architects, Inc. (MWA). Although I have worked with MWA while in my current position at AISD, I have also worked with them elsewhere on several projects. Currently, I am working with MWA at Aldine Independent School District on Neely HS Culinary Arts Renovation and AISD District Design Guidelines and Building Standards. I believe that the firm would perform well for your district for projects in your 2023 Bond Program as their professionalism and customer service is on the highest levels I have seen in many years.

Marlin D. Linggs Sr. and Jani Vardeman I-C/Pre-K/K prototype schools and Dr. Archie L. Blanson CTE High School are recent construction projects MWA Architects, Inc. designed for our district as part of the Aldine ISD Bond Program. The scope of work included programming, design, construction documents, and construction administration. These buildings were successfully completed and opened in April 2018. MWA maintained a presence on the projects to help keep construction on time and within budget. They never hesitate to go above and beyond to make sure we have all the necessary information to make an informed decision on each project.

We intend to continue to utilize their services in the future, and I highly recommend that you consider them for your work as well.

Sincerely,

Perla J. Lane
Director of Facilities Planning & Construction

HISD | Construction & Facilities Services SERVICE EXCELLENCE

April 17, 2023

MWA Architects designed the Worthing High School Replacement project. They worked very well with the Contractor and school staff. They have also provided assistance with AE work at Walnut Bend ES, Crespo ES, T.H. Rogers Education Center and our Center Street Administration Building. They are prompt, collaborative and professional. I would recommend MWA Architects for any projects.

Sincerely,

Darryl King, Construction Project Manager
Houston Independent School District

HOUSTON INDEPENDENT SCHOOL DISTRICT

Construction and Facility Services • 3200 Center Street • Houston, Texas 77007-5909
www.HoustonISD.org • www.facebook.com/HoustonISD • www.twitter.com/HoustonISD

REFERENCE LETTERS

HISD | Construction Services SERVICE EXCELLENCE

April 19, 2023

Fort Bend Independent School District
2023 Bond Program

Attn: The Evaluation Committee

Re: Reference for MWA Architects, Inc.
RFQ for Architectural Design Teams and their Engineering Team Members
FBISD RFQ #23-04KB 2023 Bond Program
Houston ISD Lewis Elementary School, and Madison High School Renovations

Dear Committee:

I am writing a reference letter on behalf of MWA Architects.

I worked with MWA Architects on the Houston ISO Lewis Elementary School throughout the project, and on the initial portion of the construction phase of the Madison High School Renovations. The Lewis Elementary School, a two-story elementary school, was completed on time and in budget, and received LEED Silver certification. The architects promptly responded to RFI's, reviewed shop drawings in a timely manner, and diligently solved all job snags. The Madison High School Renovations project was completed in a timely manner with no major issues.

I would feel pleased to work with MWA Architects on any future projects and believe that they would provide exceptional services to you as well.

Sincerely,



Sirave Lewis
Senior Manager, Construction
Services (713) 556-9292

HOUSTON INDEPENDENT SCHOOL DISTRICT
Construction Services • 3200 Center Street • Houston, Texas 77007-5909
www.HoustonISD.org • www.facebook.com/HoustonISD • www.twitter.com/HoustonISD

JACOBS

2323 Texas Parkway
Missouri City, TX 77489
281.634.5590

August 10, 2018

Jacobs serves as the Program Manager for Fort Bend Independent School District's 2014 \$484M Bond Program. This letter validates that Molina Walker Almaguer Architects, Inc. has experience with Fort Bend Independent School District. A current project with MWAA Architects is the Juan Seguin Elementary School rehabilitation due to flooding from Hurricane Harvey. This project is substantially complete, and will open for students on August 15, 2018. In addition to this current work, MWAA Architects has provided services for over 10 projects of new construction and renovation work in the past.

I have worked directly with several individuals at MWAA. These individuals always go the extra mile to do what it takes for Fort Bend ISD to get a restored facility that meets the current standards, and one that the school principal, staff, students, and parents will be proud of. They are always quick to respond, and strive to provide all the correct information required for the contractor to successfully complete the project.

It has truly been a pleasure working with MWAA, and I look forward to continued success working with MWAA in the future.

Sincerely,



Bill Lyle
Senior Project Manager
(713) 714-7575

Tab 2

Firm's Reputation and Quality of Services

“

They never hesitate to go above and beyond to make sure we have all the necessary information to make an informed decision on each project.”

Pearly J. Lane
Director of Facilities Planning & Construction
Aldine ISD

A. EXPERIENCE

General Firm Overview

MWA Architects designs environments that cultivate high-quality education for the long term. Since the 1990s, MWA Architects has worked with school districts to deliver new construction and renovation K-12 facilities ranging in construction cost from \$50,000 to \$50 million.

Our team of architects and designers have focused their careers on designing education spaces. Additionally, we have a network of engineers and specialty consultants who have worked with MWA Architects on K-12 projects for the past 20 years. The long tenure of our staff and the deep history with consultants provide dependability in communications and leadership.

We have the history, the team, the experience, and the qualifications to meet SBISD's goals. We're ready to work with SBISD to deliver the 2022 CTE Bond Program projects to benefit the community, the students, and the future.

Previous Performance

MWA Architects continuously provides services to public school districts that exceeds the district's expectations and meets the terms and conditions. There have not been any discrepancies, issues, or complaints reported concerning our organization's performance.

B. CLAIMS

Within the past 5 years, MWA Architects has not had any judgments, claims, arbitration, mediation proceedings, or suits against the company. In 2016, MWA Architects testified as an expert witness during a litigation case between Houston Independent School District and a General Contractor. The case was litigated and resolved by jury decision. **MWA Architects never filed a claim against a client.**

49
years in
business

90%
firm's work is
K-12 projects

Local School District Experience

Fort Bend ISD
Stafford MSD
Aldine ISD
Houston ISD

Galena Park ISD
Sheldon ISD
Alief ISD
Hoffman ISD

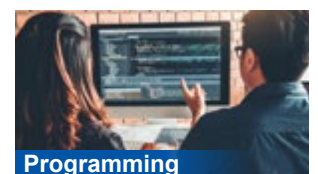
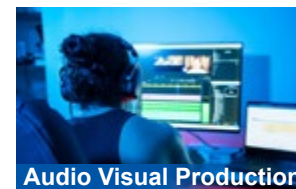


7 High School &
CTE Schools

24 CTE/STEM
Programs

10 CTE/STEM
Renovation/
Additions

Sample of CTE/STEM Experience



Tab 3

Project Approach

“

The quality of work and level of detail that the company provides is equal to none. I recommend MWA without reservation”

Dr. Archie L. Blanson
Deputy Superintendent (retired)
Aldine ISD

A. APPROACH AND CAPABILITIES

The key to our team's approach is organizing the project at the beginning, with an understanding and attention to the end in mind.

- We establish lines of communication with our consultants and clients.
- We determine which entities require review, approval, and permitting early so these requirements and processes don't create delays.
- We produce a project schedule that allocates sufficient milestones and intermediate goals to help ensure the team stays on track to complete all deliverables on time.
- We verify each of the intermediate milestones as we go along, and if we are behind on any, we will then spend additional time to get back on track with the schedule.

Benefit to Spring Branch ISD

Our approach to proficient communication will provide SBISD and community with the CTE/STEM classrooms you need and want.

- We will listen carefully to the SBISD's requirements and vision to develop an aesthetic and functional design that aligns with the your goals and objectives.
- We will develop the space program and drawings with communication in mind, both with the SBISD and all our consultants.
- We will assign employees for the project's duration, providing continuity throughout all the phases.

Capabilities

Our educational facilities experience includes a variety of facilities ranging from early childhood/pre-kindergarten/kindergarten facilities, elementary schools, additions and renovations, new and renovated high school projects. Support-type facilities include renovations for administrative staff, renovation for support facilities, museum, and child nutrition center.

We have well-rounded K-12 experience in various project delivery types, including competitive sealed proposals, construction management at risk, and JOC (Job Order Contracting), all of which we have used on our projects Houston area school districts.

Project Delivery

 Project Kick Off	 Programming	 Schematic Design	 Design Documentation	 Construction Documentation	 Construction Administration	 Closeout & Warranty
Meet with SBISD representatives Understand educational needs, physical needs, client design standards, and building codes Communicate project-specific goals with all project stakeholders and consultants	Define the building function and occupancy Review the project cost estimate and space plan <i>Renovation/Addition Projects:</i> investigate and document existing conditions	SBISD approval of overall direction, concept, design, and preliminary budget Define MEP and structural systems Finalize the Schematic Design with outline specifications, and preliminary cost estimates	Meet with users to plan unique classrooms and spaces Develop and refine overall design, and individual spaces Continued review by SBISD	Prepare detailed construction drawings, including plans and details and ensure necessary information is included Distribute construction documentation package and prepare for bidding or GMP	Attend owner-architect-contractor meetings Conduct site visits to monitor progress, and address any unforeseen issues Answer RFIs and prepare ASIs Review shop drawings	Reiterate closeout documents requirements Schedule accessibility inspection Provide oversight for testing and balancing and commissioning Walk through the project before warranty ends so there are no outstanding issues or defects

Consultant Involvement — Consultants are brought in early so we can benefit from their expertise. Early involvement ensures structural, mechanical, electrical, and technology systems remain within budget and schedule. We will meet throughout the design process to review drawings, coordinate systems, and resolve any conflicts.



B. CAPABILITIES TO PROVIDE SERVICES

MWA Architects has the capability and capacity to provide needed services for SBISD. We have the financial stability, are a stable firm with 49 years in business, and long-tenured staff with many years of K-12 CTE/TEM experience. Our team is ready and excited to work with SBISD.

Our K-12 Focused Team



Noe Almaguer, AIA
Principal-in-Charge

25 Years of K-12 Experience



Horacio Gomez, AIA, LEED AP
Project Manager & Design Principal

15 Years of K-12 Experience



John Tohill, AIA
Project Architect

20 Years of K-12 Experience



LaTonya Tennyson, RID, NCIDQ
LEED Green Associate
Interior Designer

18 Years of K-12 Experience

C. COLLABORATIVE MANAGEMENT STYLE

MWA Architects' management approach mirrors the Spring Branch Five Cs.

Every Child

We put students at the heart of every design decision we make.

Collective Greatness

We leverage the individual strengths of the project team to reach challenging goals.

Collaborative Spirit

We believe in all of the project team members and stakeholders and find joy in working together.

Limitless Curiosity

We never stop learning and growing.

Moral Compass

We are guided by strong ethics, character, and integrity.

MWA Architects' culture is rooted in inclusiveness, flexibility, and improvement. We believe diversity and inclusion are essential for creating learning environments that serve today's students and are flexible to support tomorrow's educational needs.

Active listening is one of the cornerstones of our management approach. We understand that effective collaboration begins with genuinely hearing and understanding the perspectives of all team members, District representatives, stakeholders, and the community. Through active listening, we create a space where individuals from diverse backgrounds feel valued, respected, and empowered to contribute their unique insights. Our open management allows us to leverage the richness of diverse experiences and expertise, leading to better design outcomes.

We prioritize clear and transparent communication to facilitate effective interactions

across diverse groups. We recognize that people have different communication styles, language preferences, and cultural norms and adapt our communication strategies accordingly. By understanding the specific needs of SBISD, the community, and the project team, we can provide multiple channels for communication, such as face-to-face, virtual platforms, and written documentation. This ensures everyone can express themselves comfortably and fully participate in decision-making.

MWA Architects is a diverse firm, and we promote cultural sensitivities and awareness. We organize training sessions and team-building activities that celebrate and explore the diverse cultures, traditions, and personalities represented in our team. By fostering an understanding environment, we promote empathy, respect, and appreciation for different perspectives, strengthening our ability to collaborate effectively.

COLLABORATIVE MANAGEMENT STYLE *CONTINUED*

Recognizing that physical and cognitive abilities can also vary among individuals, we take proactive steps to ensure that our architectural spaces are inclusive and accessible. We integrate universal design principles into our projects, considering factors such as mobility, sensory perception, and cognitive functions. By creating environments accommodating diverse abilities, we strive to make our spaces welcoming and functional for all people, regardless of their physical or cognitive challenges.

Lastly, we embrace a multidisciplinary approach to problem-solving. We actively seek input from professionals outside of architecture, such as engineers and community organizers, to enrich our understanding of our projects' social, cultural, and technical aspects. Engaging a diverse range of experts gives us new perspectives and insights that lead to more holistic and inclusive design solutions.

A genuine commitment to diversity, inclusive, and equal participation drives MWA Architects' collaborative management style. By actively listening, promoting clear communication, fostering cultural sensitivity, ensuring accessibility, and embracing a multidisciplinary approach, we create an environment where all individuals feel valued, respected, and empowered.

D. COST CONTROL PLAN AND METHODOLOGY

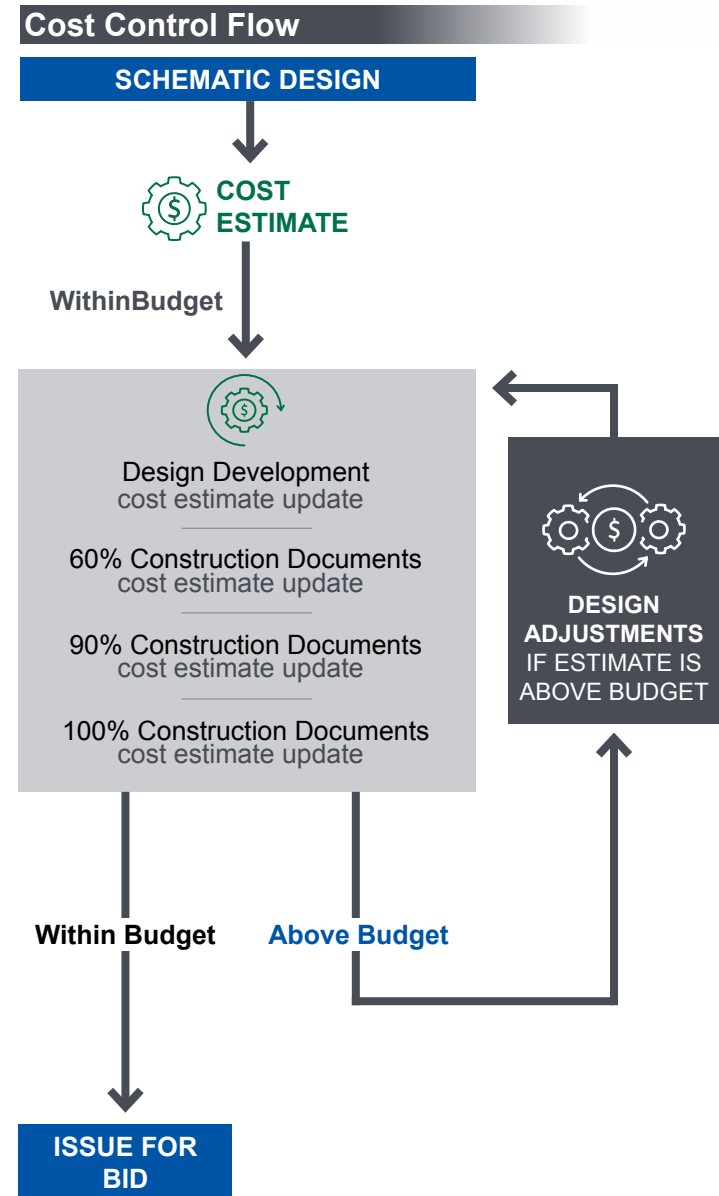
From the initial stage of the project, MWA Architects will determine that the project's space program is in alignment with the project budget. If a space program does not exist, we will work with SBISD's stakeholders to develop one. MWA Architects will turn collected information into design layouts based on approved programming by SBISD. This is followed by the initial cost estimate.

MWA Architects will compare SBISD's project with recently bid projects. By comparing with recently bid projects on a square footage basis, we can determine where the project is compared to the project budget. We can then reconcile any differences early on and adjust the scope to stay within the budget. Once the size of the building has been determined to be within the established budget, it is important not to increase the project size.

Our cost estimator will update the cost estimate at each project phase. At any phase where it becomes evident that the anticipated cost exceeds the budget, steps will be taken to get the estimated cost of the building within the budget. The design team will move on to the next phase if the project progresses within the budget.

If the project cost estimate exceeds the budget, we will work with SBISD on acceptable modifications to bring the estimated cost within budget. We use alternates and contingency for unforeseen conditions as additional factors to steer receiving contractor bids within the project's budget.

The figure to the right shows MWA Architects' cost control flow during the design and construction document phase.



Tab 4

Proposed Team Structure and Experience

“

I have worked directly with several individuals at MWA. These individuals always go the extra mile to do what it takes for Fort Bend ISD to get a restored facility that meets the current standards, and one that the school principal, staff, students, and parents will be proud of. They are always quick to respond, and strive to provide all the correct information required for the contractor to successfully complete the project. It has truly been a pleasure working with MWA.”

Bill Lyle
Senior Project Manager
Jacobs/Fort Bend ISD

A. PROJECT TEAM

CTE/STEM Focused Team

Noe Almaguer, AIA
Principal-in-Charge

Noe will ensure SBISD's expectations are met and provide oversight of the team.



Horacio Gomez, AIA, LEED AP
Design Principal & Project Manager

Horacio will be the primary point-of-contact for SBISD. He will manage the project with a focus on design, quality, and consultant coordination.



Spring Woods High School Graduate

John Tohill, AIA
Project Architect

John will work closely with Horacio and will coordinate consultants, quality, be actively involved in each design phase, and will provide construction administration.



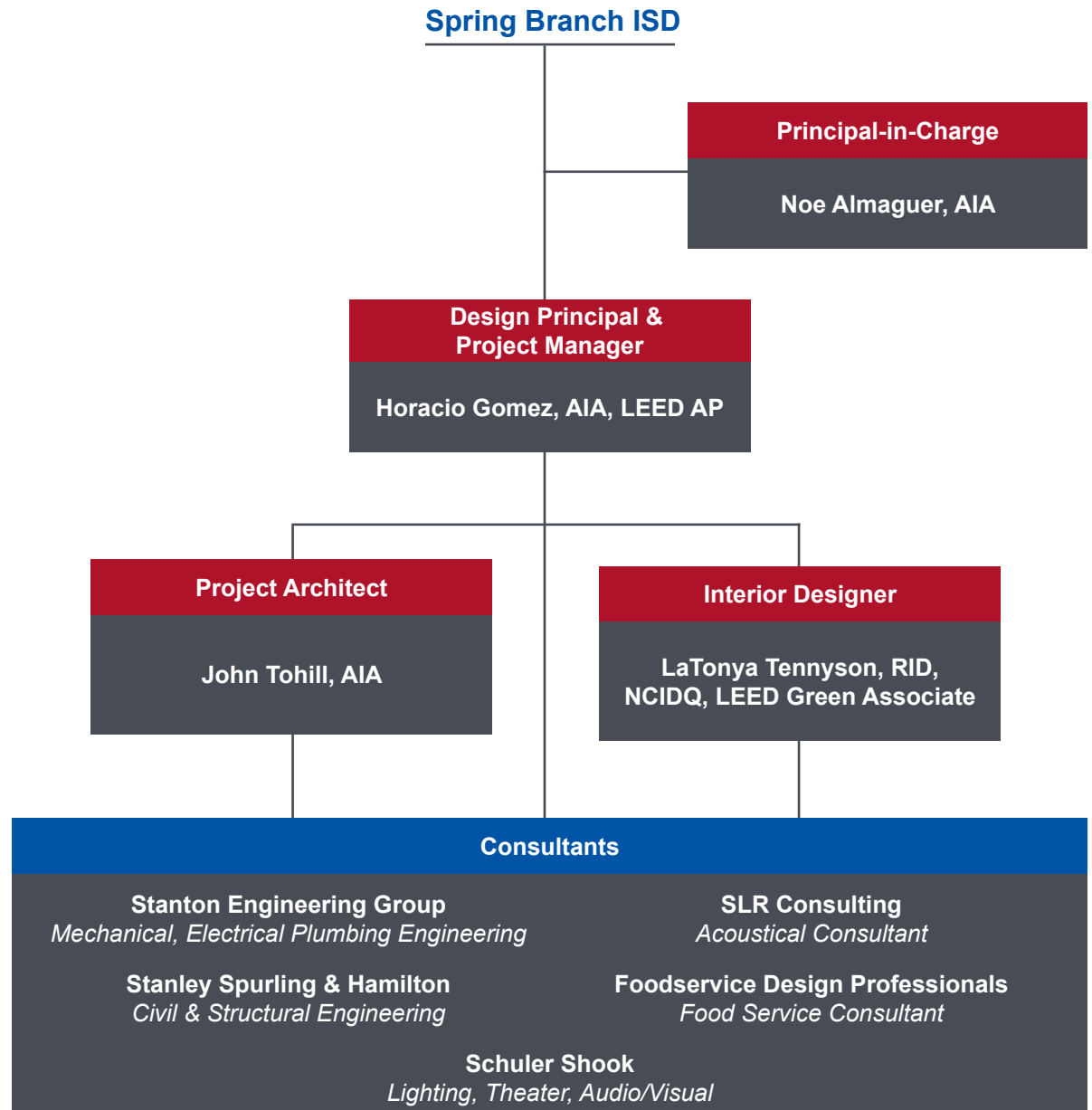
John has lived in Spring Branch for more than 30 years.

LaTonya Tennyson, RID, NCIDQ
LEED Green Associate
Interior Designer

LaTonya will be Involved in all levels of design with a focus on interiors, finish selections, and construction administration.



B. ORGANIZATIONAL CHART





Noe Almaguer, AIA Principal-in-Charge

Profile

Noe Almaguer is president of MWA Architects with over 29 years of professional working experience. Noe manages client relationships, project planning, programming design, and development of construction documents. Noe leads project presentation meetings, monitors staff productivity, and ensures proper communication between MWA Architects and clients to assure a positive client experience.

CTE/STEM Experience

Experience

23 years with MWA Architects

29 years of experience

Office Location

Houston, TX

Education

Bachelor of Architecture,
University Autonomous of
San Luis Potosi, Mexico
1993

Professional Registration & Affiliations

Registered Architect:
State of Texas #22651

State of Arizona #48252

Mexico, D.F. #1925313

American Institute of
Architects

Texas Society of Architects



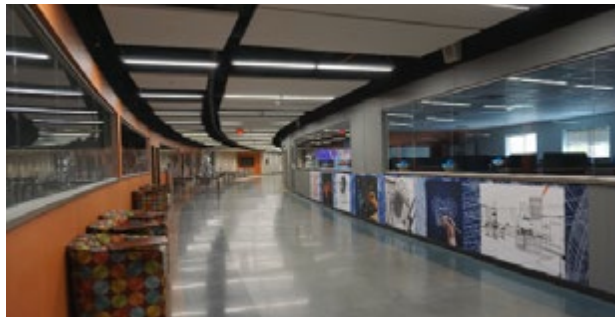
Houston ISD, Worthing High School

\$51.2 million // 181,245 SF // replacement school

Noe served as the principal-in-charge and construction contract administrator. The school incorporates a Jr. ROTC suite with shooting range and hospitality program classrooms.

Client Reference

Daryl King, 713-556-9292
dking5@houstonisd.org



Aldine ISD, Blanson CTE High School

\$50.5 million // 227,000 SF // new CTE high school

Noe served as the principal-in-charge and was responsible for QA/QC for this new CTE high school.

Client Reference

Patrick Mouton
281-985-6373
plmouton@aldineisd.org



Houston Community College, Central South Campus, Residential Wiring & Carpentry Lab

\$140,000 // 4,718 SF // renovation

Noe served as the principal-in-charge responsible for the multi-campus carpentry and residential wiring lab renovations.

Client Reference

Claudia Autry, Project Manager/Owner's Rep
832-718-3403
claudia.autry@mstrategicpartners.com

Additional CTE/STEM and K-12 Experience

- Fort Bend ISD, Kemptner High School Science Lab Renovations and Additions
- Houston Community College, West Loop Campus, Residential Wiring Lab
- Houston Community College, Stafford Campus, Carpentry Lab
- Aldine ISD, Nimitz High School Culinary Arts Kitchen Addition
- Houston ISD, Westbury High School and CTE Program Renovations



Horacio Gomez, AIA, LEED AP Project Manager & Design Principal

Profile

Horacio Gomez is a principal and project manager with MWA Architects with 25 years of experience. Horacio leads projects from conceptual design to construction documents, and construction contract administration. Horacio has acquired significant professional experience and is committed to the success of projects through quality of design and construction documents.

CTE/STEM Experience

Experience

7 years with MWA Architects

25 years of experience

Office Location

Houston, TX

Education

Bachelor of Architecture,
University of Houston
2000

Spring Woods High School,
Spring Branch ISD 1993

Professional Registration & Affiliations

Registered Architect:
State of Texas #18967

LEED AP

American Institute of
Architects

Texas Society of Architects



Aldine ISD, Blanson CTE High School

\$50.5 million // 227,000 SF // new CTE high school

Horacio served as the project designer, manager
and construction contract administrator

Client Reference

Patrick Mouton

281-985-6373

plmouton@aldineisd.org



Houston Community College, Central Campus Residential Wiring & Carpentry Lab

\$300,000 // 4,718 SF // renovation

Horacio served as the project manager responsible
for design and the construction documents

Client Reference

Claudia Autry, Project Manager/Owner's Rep

832-718-3403

claudia.autry@mstrategicpartners.com



Houston Community College, Missouri City Campus, Medical Assistant Lab

\$148,731 // 1,148 SF // renovation

Horacio served as the project manager responsible
for classroom conversion into the Medical Assistant
Lab

Client Reference

Claudia Autry, Project Manager/Owner's Rep

832-718-3403

claudia.autry@mstrategicpartners.com

Additional CTE/STEM and K-12 Experience

- Raindrop Academy
- Aldine ISD, Child Nutrition Center
- Fort Bend ISD, Kitchen Renovations
- Fort Bend ISD, Flooring Renovations at Various Campuses
- Fort Bend ISD, Culinary Center
- Stafford MSD, STEM Renovations
- Dayton ISD, Dayton High School Renovation
- Duncan ISD, Duncan High School Additions and Renovations



John Tohill, AIA Project Architect

Profile

John Tohill is a senior architect with over 38 years of working experience on projects in Houston and around the world. He is well versed in standards and codes required to build many building occupancies and construction types. John has managed projects in education, housing, healthcare, hospitality, industrial, religious, corporation, public work, mid-rise and high-rise projects

CTE/STEM Experience

Experience

7 years with MWA Architects

38 years of experience

Office Location

Houston, TX

Education

Bachelor of Architecture,
University of Tennessee
1979

Professional Registration & Affiliations

Registered Architect:
State of Texas #12592

American Institute of
Architects

Texas Society of Architects



Aldine ISD, Blanson CTE High School

\$50.5 million // 227,000 SF // new CTE high school

As the senior project architect, John was responsible for the construction documents for the new CTE High School.

Client Reference

Patrick Mouton
281-985-6373
plmouton@aldineisd.org

Houston Community College, Stafford Campus Residential Wiring & Carpentry Lab

\$300,000 // 4,718 SF // renovation

John served as the senior project architect responsible for construction documents.

Client Reference

Claudia Autry, Project Manager/Owner's Rep
832-718-3403
claudia.autry@mstrategicpartners.com

Stafford MSD, Campus Renovations

\$1,690,000 // 28,000 SF // renovation

John served as the senior project architect responsible for construction documents and construction administration.

Client Reference

Dr. Robert Bostic
281-262-9249
saustin@staffordmsd.org

Additional CTE/STEM and K-12 Experience

- Galena Park ISD, Woodlands Acres Elementary School and Middle School
- Bellville ISD, Bellville High School
- Aldine ISD, Lauder Transportation Center
- Bellville ISD, West Elementary School
- Houston ISD, Austin HS Natatorium Assessment



LaTonya Tennyson, RID, NCIDQ, LEED Green Associate Interior Designer

Profile

LaTonya Tennyson is a project coordinator and registered interior designer with more than 23 years for working experience providing professional services from design phase through construction contract administration. LaTonya is focused on building efficient, client-oriented relationships to bring client's visions and expectations to life with creativity and excellence

CTE/STEM Experience

Experience

14 years with MWA Architects

23 years of experience

Office Location

Houston, TX

Education

Bachelor of Architecture,
Prairie View A&M
University 1999

Professional Registration & Affiliations

Registered Interior
Designer:
State of Texas #12886
National Council for Interior
Design Qualification
LEED Green Associate



Aldine ISD, Blanson CTE High School

\$50.5 million // 227,000 SF // new CTE high school

LaTonya served as the project coordinator and was responsible for facilitating interior finish selections on the new CTE High School.

Client Reference

Patrick Mouton
281-985-6373
plmouton@aldineisd.org



Aldine ISD, Nimitz High School Culinary Arts Kitchen Addition

\$300,000 // 4,718 SF // renovation

LaTonya served as the project coordinator and was responsible for the kitchen design and interior finish selections.

Client Reference

Claudia Autry, Project Manager/Owner's Rep
832-718-3403, claudia.autry@mstrategicpartners.com



Fort Bend ISD, Kempner High School Science Lab Addition

\$1,900,000 // 7,250 SF // Addition

LaTonya served as the project coordinator for the 2-story building addition housing 4 new science labs..

Client Reference

Margaret Manley, Retired

Additional CTE/STEM and K-12 Experience

- Houston ISD, Madison High School Renovations
- Fort Bend ISD, Ridgemont Elementary School Renovations
- Fort Bend ISD, Quail Valley Middle School Renovations
- Houston ISD, Worthing High School Addition
- Houston ISD, Davila Elementary School Renovation

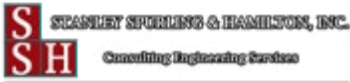
D. TYPICAL CONSULTANTS

With more than 25 years of experience in the industry, Noe (principal-in-charge) and Horacio (project manager) have developed an extensive network of subconsultants. Noe and Horacio will build a team of consultants to meet the specific services required for the awarded project. Additionally, we are prepared to work collaboratively with any of SBISD's preferred consultants or vendors.

MWA Architects considers the following criteria when selecting subconsultants

- ✓ Experience in PreK-12 project types
- ✓ Past performance with school districts and MWA Architects
- ✓ Qualifications and technical knowledge of team members
- ✓ Depth of resources to support the project schedule

List of Typical CTE/STEM Consultants

CIVIL & STRUCTURAL ENGINEERING	MEP & TECHNOLOGY ENGINEERING	FOOD SERVICE	ACOUSTICS	LIGHTING, THEATER & AUDIO VISUAL
 Stanley, Spurling & Hamilton, Inc. ✓ Located in Houston ✓ 45 year working relationship with MWA Architects ✓ Extensive PreK-12 experience ✓ 3 award-winning projects with MWA Architects	 Stanton Engineering Group, LLC ✓ Located in Houston ✓ 45 year working relationship with MWA Architects ✓ Extensive PreK-12 experience ✓ 2 award-winning projects with MWA Architects	 Foodservice Design Professionals, LLC ✓ Located in Houston ✓ 18 year working relationship with MWA Architects ✓ Extensive PreK-12 experience	 SLR Consulting ✓ Located in Houston ✓ 16 year working relationship with MWA Architects ✓ 40 years of acoustical design experience	 Schuler Shook ✓ 35 years of experience ✓ 5 year working relationship with MWA Architect's Project Manager ✓ Extensive PreK-12 experience

MWA Architects

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Houston, TX 77079

www.mwaarch.com

Noe Almaguer

nalmaguer@mwaarch.com

