

February 19, 2024



REQUEST FOR QUALIFICATIONS RFQ-FPC #2324-16 ARCHITECTURAL SERVICES BOND 2024



MWA Architects, Inc

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Tab 4

Management Style & Philosophy

“

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)
AISD

MWA
ARCHITECTS

4.1 Does the firm create its own project manuals/specifications or is this service contracted out?

Creating Project Manuals & Specifications

MWA creates its own project manuals and specifications.

We consider project manuals and specifications essential components of construction documents, working collaboratively with construction drawings. Completing specifications in-house by individuals deeply familiar with the project is the most logical approach. Our team, skilled in specification writing, will craft technical specifications concurrently with the construction documents. Aligning the development of specifications with the production of drawings is instrumental in averting coordination errors and ensuring the inclusion of all necessary sections.

4.2 Does the firm have history of producing school District specific master specifications?

Producing Master Specifications

MWA has developed the latest current District Design Standards for AISD

Our master guide specifications, crafted over the years, undergo continuous refinement to cater to the specific needs of regional school districts. We recognize the significance of clear and definitive specifications in capturing the desired functional quality and uniqueness of building design within each school district. Our commitment to understanding and meeting these requirements ensures that our designs align seamlessly with your vision.

4.3 Provide the firm's current workload from 2019 through 2023 (expressed by the number of projects, their budget, and the current phase they are in). For firms that have multiple office locations, please provide information on the local office that would manage and provide such architectural services, and provide the overall firm-wide data as additional information.

Workload History

MWA has maintained a steady load of projects since 2019 comprised mostly of education projects. MWA will have the staff needed for to design the Carver High School and Aldine Middle School projects.

PROJECT NAME	PROJECT BUDGET	CURRENT PHASE
FBISD District Wide Security Fencing	Not Disclosed.	Closed
J&S Office Built Out	Not Disclosed	Closed
QuVa Modifications to Building 1075 W Park One Dr	Not Disclosed	Closed
Bellville HS Auditorium Stage Remodel	Not Disclosed	Closed
JC Penney Building Facility Assessment	N/A	Closed
Stafford MSD Elementary School (1-5) Renovation	\$2,217,468.64	Closed
Stafford MSD Repurposing Intermediate School to PreK-K	\$1,709,483.07	Closed
Aldine ISD District Wide Millwork	N/A	Closed
Boeing BAB 1st Level Restroom Renovation	Confidential	Closed
IAH George Bush Intercontinental Restrooms Electrical Outlets	Not Disclosed	Closed
Boeing BAB Lab Modification at Data Center	Confidential	Closed
HAS Garage C Water Ponding	\$9,749,255.55	Closed
HCC Central CTE Residential Wiring	\$87,770.00	Closed
HCC Central CTE Carpentry	\$165,851.00	Closed
HCC Central South CTE Residential Wiring	\$63,491.00	Closed
HCC Central South CTE Carpentry	\$138,056.001	Closed
HCC Brays Oaks CTE Residential Wiring	\$60,325.00	Closed
HCC West Loop CTE Residential Wiring	\$89,093.00	Closed
Bellville HS Maintenance Facilities Assessment	N/A	Closed
HCC Stafford CTE Carpentry	\$137,833.00	Closed

Workload History (Continued)

PROJECT NAME	PROJECT BUDGET	CURRENT PHASE
HCC Central CTE Carpentry	\$165,851.00	Closed
HCC Central South CTE Residential Wiring	\$63,491.00	Closed
HCC Central South CTE Carpentry	\$138,056.001	Closed
HCC Brays Oaks CTE Residential Wiring	\$60,325.00	Closed
HCC West Loop CTE Residential Wiring	\$89,093.00	Closed
Bellville HS Maintenance Facilities Assessment	N/A	Closed
HCC Stafford CTE Carpentry	\$137,833.00	Closed
Modular Building Fire Protection Design	Not Disclosed	Closed
IAH T/A, T/B, T/D ADA Animal Relief Area	Not Disclosed	Closed
333 West Mount Houston Road Warehouse	Not Disclosed	Closed
FBISD Chain Link Fence and T-Buildings Relocation	Not Disclosed	Closed
Aldine ISD Facilities Design Standards	N/A	Closed
Boeing BAB 1st Level Office Renovation	Confidential	Closed
HISD School Buildings Assessment	N/A	Closed
Bellville ISD West End Elementary School Roof Replacement	\$551,904.00	Closed
Aldine ISD District Wide Marquee Signs, Electrician, Cer. Tile	N/A	Closed
Boeing BAB Parking Garage Beam Repair	Confidential	Closed
FBISD T-Buildings Relocation Phase 2	\$1,092,000.00	Closed
HAS Hobby Pedestrian Skybridge Barrier Design	\$450,000.00	Closed
AISD Teague MS T-Building Relocation	N/A	Closed
UE Waggoner Way Building Tenant Improvement	Not Disclosed	Closed
Turkish Cultural Center Addition	Not Disclosed	Closed
AISD 2021 Wage Rates Determination	Not Disclosed	Closed
AISD District Bids Plumbing, Playground, Concrete, Canopies	N/A	Closed
Missouri City Campus CNA Restroom Renovation	\$140,159.84	Closed
IAH Terminal C U-Ramps Expansion Joints Rehabilitation	\$450,000.00	Closed
Boeing SCIF Office Remodel	Confidential	Closed
FBISD Package No. 30 – Fire Sprinkler	Not Disclosed	Closed
HISD FCS Building Foundation Issues	N/A	Closed
FBISD 2022 T-Buildings Relocation	\$2,096,238.38	Closed
Boeing BAB Building 6TH Level Corridor Modifications	Confidential	Closed
Boeing BAB Building Back-Up Generator Replacement	Confidential	Closed
Evergreen Baptist Church Tenant Improvements	Not Disclosed	Closed

Workload History (Continued)

PROJECT NAME	PROJECT BUDGET	CURRENT PHASE
HISD TH Rogers Elementary School Foundation Issues	N/A	Closed
AISD DAB Office Remodel	N/A	Closed
AISD Bamberg Prof. Dev. and Resource Ctr Space Planning	N/A	Closed
HISD Eliot Elementary School Foundation Issues	N/A	Closed
Alief ISD Natatorium Assessment	N/A	Closed
FBISD 2023 T-Buildings Relocation	\$2,102,355.30	Closed
HISD Crespo Elementary School Tree Valuation	N/A	Closed
HAS IAH Terminal D Conveyance System Modernization	\$8,758,326.75	Closed
HISD Scarborough High School Remodel	Not Disclosed	Closed
HISD Mandarin IMS Foundation Issues	N/A	Closed
IAH Terminal B Beam 2B-34 Repair	N/A	Closed
HISD South Field Office Foundation Issues	N/A	Closed
HISD Shearn Elementary School Foundation Issues	N/A	Closed
HISD Police Department Building Foundation Building	N/A	Closed
HISD Revere Middle School Foundation Issues	N/A	Closed
Tomball ISD Pre-Engineered Building 6 Renovation	\$3,500,000.00	Closed
HISD MacGregor Elementary School Foundation Issues	N/A	Closed

4.4 Provide information on how many architect employees have been added to the staff in the past 12 months and how many architects have left the firm in the past 12 months.

Firm Size Over 12 Months

The firm has 4 registered architects, one registered interior designer and one project coordinator. MWA is in the process of hiring additional architectural professional staff.

4.5 Describe the firm's culture, vision and philosophy.



Our Culture, Vision, and Philosophy

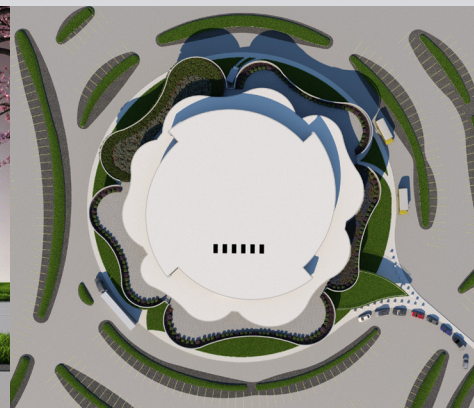
MWA puts students at the heart of every design decision we make. We believe that it takes more than four walls and a roof to create a successful learning environment—the quality of the space matters greatly. Designing with stale techniques that recreate the same type of building does not inspire children's imaginations and their drive to learn. We strive to make learning environments as imaginative and playful as the students.

Something More Than Just A Building

Biomorphic Design with Conventional Construction for Educational Environments

Something More Than a Building seeks a deeper connection between students and the building they occupy as they learn and transform. Our proposed building ideas use buildings as a security layer and create an easily accessible outdoor space while allowing for natural light to reach all classrooms. Our biomorphic building design concepts trade large entry canopies, imposing covered walkways, blade walls, pins, and monumental entries for bold forms and efficient functional plans. At the same time, these school ideas are responsible for integrating program requirements and educational specs. In this way, Something More Than a Building becomes an attainable option to typical conventional school design.

We are committed to creating dynamic learning environments that capture the imaginations of children and in return, create a place that encourages students to **Imagine, Dream, Transform, Elevate, and Perform**. Our unique architectural techniques use biomorphic design to translate complex natural organism inspiration into simple conventional construction. Biomorphic design for educational facilities is a design that adopts natural shapes, patterns, and forms into architectural building design. These innovative designs invite creative building solutions that present what is possible by turning naturally organic shapes into functional and efficient educational structures beyond conventional building design. An inspired design promotes a sense that something more than typical is possible. Let's rethink school facilities as uplifting environments inspired by the creative imagination of kids with bold and fun concepts supporting their developmental and academic learning goals.



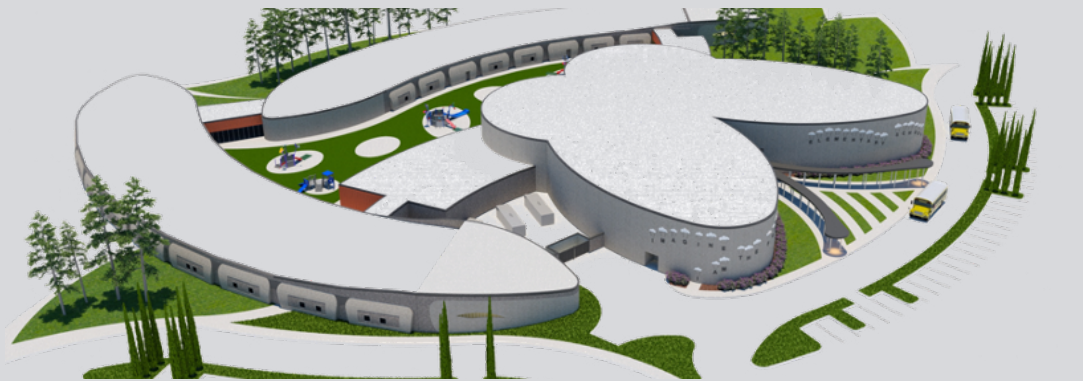
PERFORM (Concept 1) is a proposed high school, CTE HS, or performing arts center concept with a theatre and auditorium at its core. Exterior finish options include metallic painted fiber cement panels, aluminum shingles, or a porcelain cladding system. Site water ripples could serve as part of the detention system in addition to meeting parking requirements.



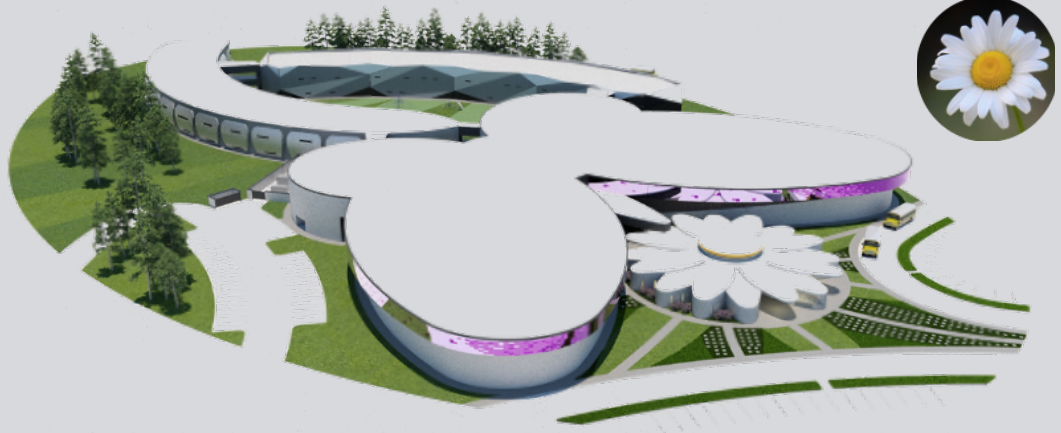
ALDINE INDEPENDENT SCHOOL DISTRICT

The strategy to design building ideas represents only the beginning and will require participation and input from stakeholders to continue the design process. Value for these proposed ideas is achieved when conventional building construction results in something more than a building at the cost of conventional construction. Our knowledge of construction techniques allows us to create these elevated K-12 buildings by adhering to conventional construction and biomorphic design, taking into account the durability and low maintenance of common materials such as brick masonry, fiber cement panels, metal panels, glass, and PVC roof systems. These designs arrive at practical solutions that are then integrated into their project site.

DREAM ON (Concept 3) is a middle school concept made up of 2-story classroom wings with collaboration areas (caterpillar and chrysalis) for 1600 student capacity. Butterfly broad wings hover over common spaces including the gymnasium, kitchen, cafeteria, library, and auditorium. The daisy structure in front of the butterfly is proposed as the administration and main school entry.

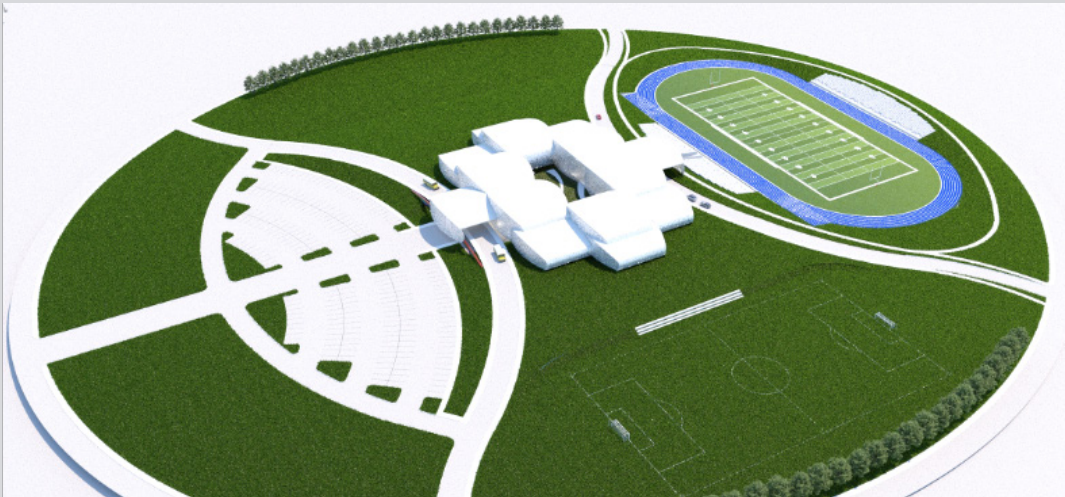
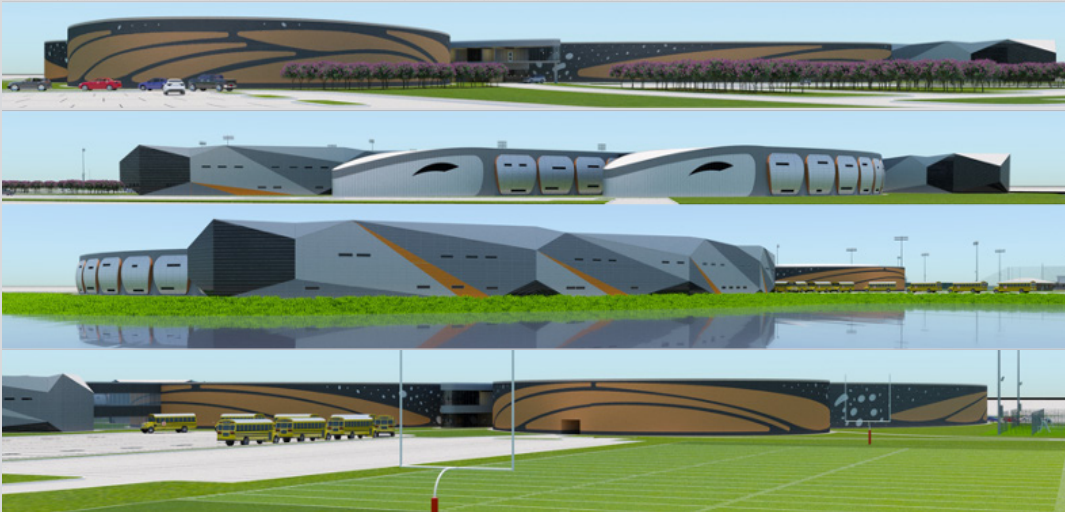


IMAGINE (Concept 2) is a one-story 800-student school facility with two caterpillar classroom extensions holding flex areas and a library. The butterfly wings shelter the administration area, gymnasium, kitchen, and cafeteria with stage.

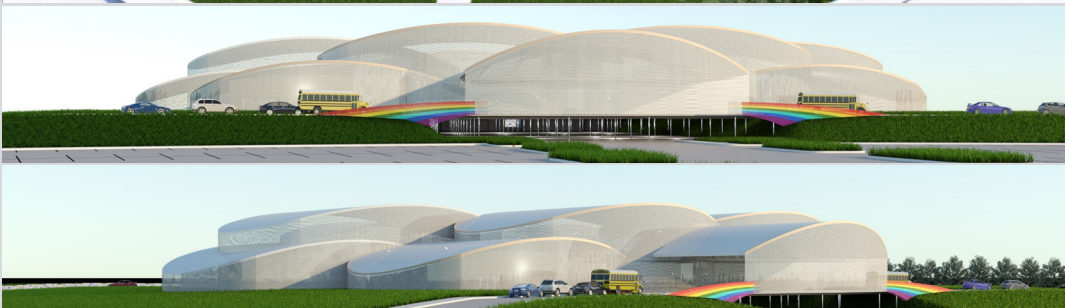




TRANSFORM (Concept 4) is a school big enough for 3200 students. The butterfly's gliding wings stretch out to embrace the cafeteria, kitchen, library, auditorium, and two gymnasiums



ELEVATE (Concept 5) is a cumulus cloud made up of one and two-story building areas for 1600 rainmakers. The silver envelope suspends over the gymnasium, kitchen, cafeteria, library, and auditorium. The building is elevated above ground-level parking which makes it resilient to flooding.



4.6 Describe the firm's design philosophy.

The Architect Leads The Project

We believe that the architect is the hub that manages the entire design team. At MWA, we have a proven track record of successfully managing design projects, and teams, from project inception to the last project deliverable.

We focus on delivering successful projects through leading collaborative efforts with design teams to develop a road map that identifies specific project needs from project inception. Our first task will be to guide AISD through information gathering with department heads and the community to narrow project programming. The MWA design team will analyze the data output from stakeholder meetings and develop design solutions based on community feedback and AISD-approved programming.

We will work with our consultant partner network to generate cost estimates throughout the design process to ensure the project remains within budget. MWA will develop and present options to get additional feedback from stakeholders. MWA will refine and improve the design solution through the construction document phase based on feedback from stakeholders and partners.

We involve our consulting engineers early in the project to enable us to implement their expertise from the initial stage of the project. Early involvement from the engineering team allows us to identify the budget and space impacts of the structural, mechanical, electrical, and technology systems before they become costly changes.



“The quality of work and level of detail that [MWA Architects] provides is equal to none. The company has become our lead architectural firm and has yet to not deliver services when promised... The concept for the new Blanson Career and Technical Education High School and their drawings exceeded our expectations.”

Dr. Archie Blanson
Retired Deputy Superintendent
Aldine ISD

4.7 Describe the firm's organization and project management philosophy.

Organization & Management Philosophy

Our approach to proficient communication provides our clients and community with the buildings they need and want.

MWA remains focused on delivering successful projects through a collaborative effort and road map that identifies specific project needs from the beginning. The road map begins with MWA assisting AISD in gathering information from department heads and the community to narrow each project's programming. The design team will then analyze the data and develop design solutions based on community feedback and AISD-approved programming.

Our Team will generate cost estimates throughout the design process to ensure the project remains within your budget. We will then present options to get additional comments. The design team will refine and improve the design solution through the construction document phase.

Our consulting engineers will be involved early in the project to enable us to implement their expertise from the initial stage of the project. Early involvement from the engineering team allows us to identify the budget and space impacts of the structural, mechanical, electrical, and technology systems before they become costly changes.

4.8 Describe the firm's programming and design process.

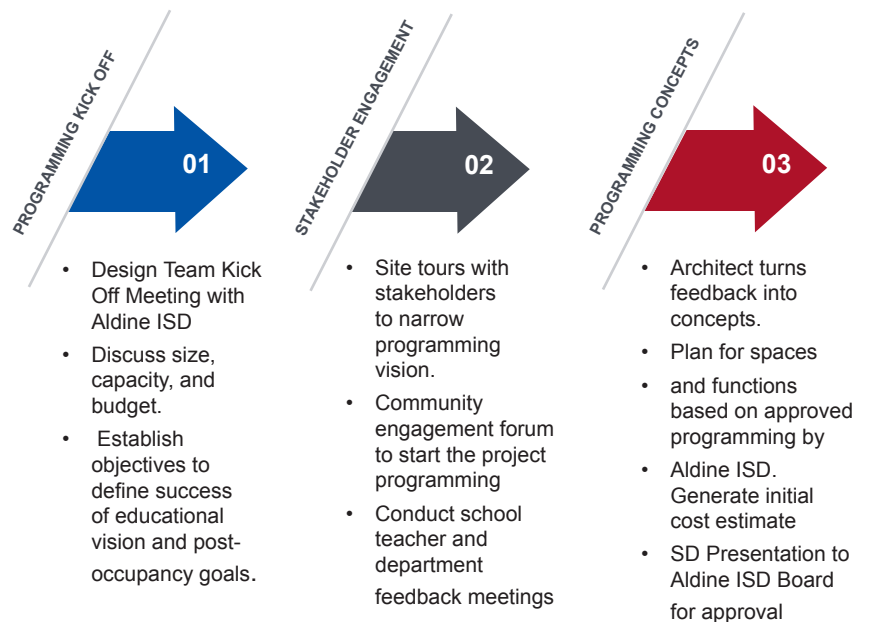
Programming & Design Process

MWA will meet with AISD representatives for the to generate a list of goals for this specific project that will help to generate a successful program. Developing a program includes interviews with necessary department heads to help determine the needs, goals, and discuss problems encountered in past conditions. Interviews will allow us to gain an understanding of the district's priorities, and educational and physical needs. Once we have a clear definition of the goals and parameters of the project, including student population and budget, we would then translate this into physical requirements and architectural concepts.

Before the schematics are finalized, we will review the preliminary concept design sketches, planning solution, and architectural elevations with the District and obtain approval of the overall direction, concept and design. We would then proceed to complete the schematic package along with the preliminary budget and submit to the District for formal approval. The schematic design package would include outline specifications and preliminary cost estimates.

From that point we would proceed into the design development phase, again meeting with the special users to plan such areas as kitchens, cafeterias, gymnasiums, media centers, and special classrooms. In order to assure that the physical elements and spaces of the project properly express the educational goals, we would submit for District review of our work at various stages.

PROGRAMMING & DESIGN PROCESS



4.9 Describe the firm's quality control program during the design services.

Quality Control During Design

Since design intent is communicated through drawings, it is imperative that drawings are reviewed in the same format they are going to be built to avoid costly mistakes that result in change orders. For that reason, MWA prints and manually marks up drawings instead of performing electronic reviews through PDF documents. Our belief is that the cost of printing is much less than the cost of change orders. Reviewing plans electronically is not as thorough a process as printing, highlighting and marking drawings. Performing quality control efforts on printing drawings helps catch many of these errors that would not be evident in an electronic document review and ensures contractors get the most accurate plans to execute the construction.

“Our belief is that the cost of printing is much less than the cost change orders.”

We partner with consultants that share philosophy that quality control starts with proper communication and drawing review protocols. We require that our consultants review and mark up drawings in the same manner we do. We involve our consulting engineers in early conceptual and schematic design phases to determine the impact of the structural, mechanical, and electrical systems on the budget and space requirements to clearly identify and document them accurately and early in the design process so it doesn't result in expensive rework and construction changes.

4.10 Provide history of the firm's design time schedule adherence.

Each project we designed for AISD met the design and construction schedules and opened on time.

MWA has designed over 150 educational facilities, which include new schools, additions and renovation projects. We have always met the design schedule required by the school districts. Although a few of the projects were delayed during construction, the others were completed by the deadline.

Three reasons a project's construction was not completed on time include,

Availability of resources: Centerpoint Energy was required to relocate power lines that crossed the school footprint. However, there were multiple storms in Florida in 2004, and power line technicians were sent to Florida, making them unavailable to work on the project. (1 project)

Acts of God: Multiple extreme rain events. (1 project)

Contractor incompetence (1 project).

MWA's History of Schedule Adherence

AISD

- ✓ Blanson Career and Technical High School - [Completed on time](#)
- ✓ Vardeman Early Childhood, PK-K Center - [Completed on time](#)
- ✓ Griggs Early Childhood, PK-K Center - [Completed on time](#)
- ✓ Education Center - [Completed on time](#)

HOUSTON ISD

- ✓ Worthing High School Phase II - [Completed 2 months ahead of schedule](#)
- ✓ Lewis Elementary School - [Completed on time](#)
- ✓ Westbury High School - [Completed on time](#)
- ✓ Madison High School - [Completed on time](#)
- ✓ The School at St. George - [Completed on time](#)

4.11 Describe the firm's philosophy and practice of document coordination.

Philosophy & Practice of Document Coordination

Our approach to properly coordinating documents is organizing the project at the beginning and communicating with all parties throughout the project. We organize with an understanding and attention to the end in mind.

We will initially analyze all required information and which entities we need approval from. We will obtain a survey, utility letters of availability, geotechnical investigation, and examine potential code issues, so that the information is available when needed for drawing documentation and consideration of impacts. Our consultants will be involved early in the project so that we can anticipate requirements from all disciplines.

We will maintain thorough meeting minutes of our meetings with the client, users, and other pertinent parties during the programming and design phases. We will frequently reference these minutes, as well as owner criteria and guidelines, to ensure that these are incorporated into the documents. An overview of the documents at each phase will be done by a reviewer who is not working on the project so that the documents are viewed with a fresh perspective.

We emphasize personal responsibility and accountability in document coordination. The professional preparing the documents is the key to getting things right the first time. This individual communicates with others, considers how his/her work is impacting the work of others, and immediately seek clarification when needed.

Coordination Review

At each phase of the project, we will host a meeting with all consultants, and owner representatives, to review all documents page by page for every discipline. This practice helps identify areas where coordination is needed between the disciplines, and solutions can be determined immediately.

During the project we typically communicate daily with consultants by email, phone, and exchange of drawings, and the periodic meetings help assure items are not overlooked.

4.12 How does the firm handle its errors and omissions?

Errors and Omissions

The firm's primary approach to quality assurance for errors and omissions is to provide full and direct participation by the firm's highly experienced architects. At each phase of the project, the firm's principals will review the drawings for quality control, to search for errors or inconsistencies, and to adhere to the district's criteria and program. Our long-standing relationships enable MWA to anticipate needs and satisfy expectations resulting in a more seamless, smooth process for our projects.

When an omission actually emerges, we look at correcting plans in a creative way that balances the project without affecting function or quality and with minimum cost associated as possible.

Project Success Story: At the Blanson CTE HS courtyard, mulch beds were sloped in order to eliminate a drop between two hard surface grade levels. The extent of retaining wall/footing required between the two levels was reduced in order to compensate for revision. The revision also reduced paving area from 11,849 square feet down to 11,792 square feet.



4.13 Provide a history of the firm's accuracy in providing project budgets

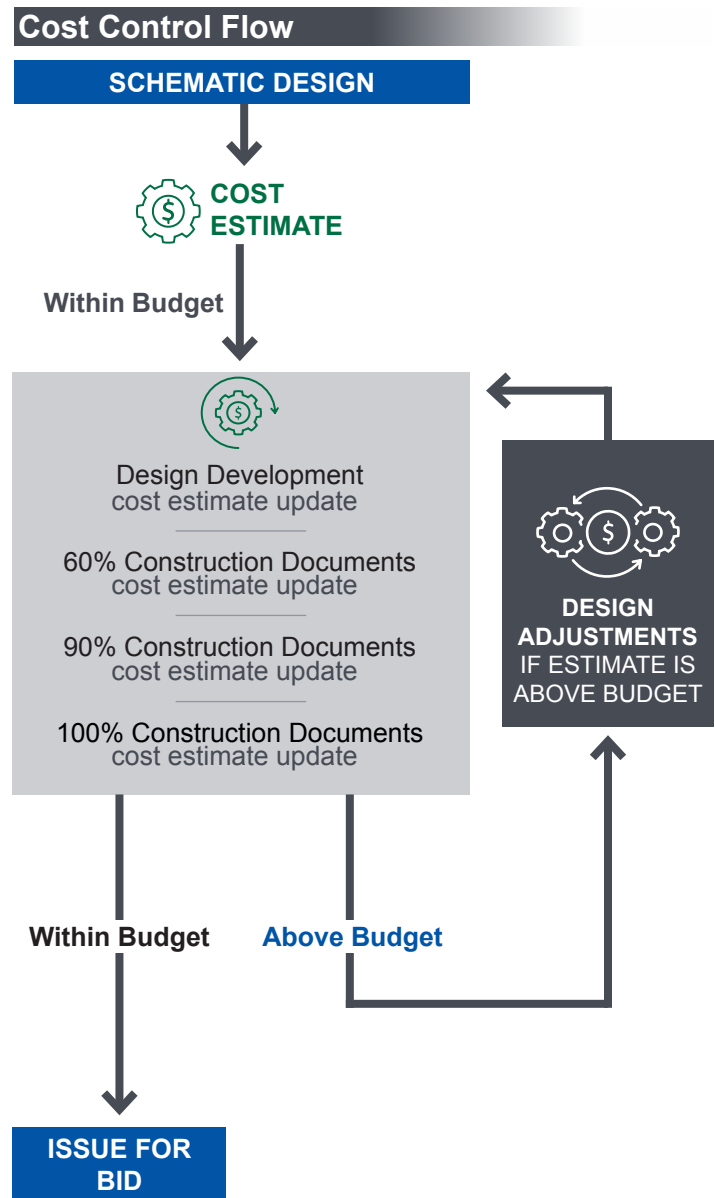
Accurate Budgeting

From the initial stage of the project, MWA 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 AISD stakeholders to develop one. MWA will turn collected information into design layouts based on approved programming by AISD. This is followed by the initial cost estimate.

MWA will compare AISD'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 AISD 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.



Accurate Budgeting History

PROJECT NAME	BUDGETED COST	ACTUAL COST	SAVINGS
AISD Blanson CTE High School	\$56,750,000	\$50,555,000	Savings returned to AISD
AISD Lou Vardeman EC/Pre-K/K	\$23,739,093	\$22,714,000	Savings returned to AISD
HISD Lewis Elementary School	\$14,500,000	\$14,298,000	Savings returned to HISD

4.14 Provide a summary of the firm's bidding history, include the extent of addendum's issued and number of pages.

Addendum History

PROJECT NAME	ADDENDA	PAGES	NOTES
Raindrop Academy	None	0	The owner acted as its own general contractor
Blanson CTE HS	9	304	This project came in \$6.1M under budget.
Lou Vardeman EC/Pre-K/K	9	124	
Merlin D. Griggs EC/Pre-K/K	9	124	
Worthing High School Replacement	4	62	
Aldine Education Center (AEC)**	6	193	This project was issued together with Aldine CNC.
Aldine Child Nutrition Center**	6	193	This project was issued together with Aldine AEC.
Lewis Elementary School	4	99	

4.15 Describe the firm's philosophy regarding value engineering.

Value Engineering

Frequently when value engineering is mentioned on educational facility projects, the implied meaning is an exercise made after over-budget bidding to reduce the scope or quality to reduce the construction cost to be within the budget. MWA' value engineering philosophy is an organized approach to evaluating and analyzing building features, systems, equipment, and material for standard function at live cycle cost, performance, and quality desired by AISD.

The Who, What, When, Why of MWA' Value Engineering Approach

Who:

AISD and Key consultants such as cost estimators, landscape architects, civil engineers, structural engineers, MEP engineers, and technology consultants are involved.

What:

During value engineering activities, the team will focus on and discuss functional values, operations and maintenance impacts, comparable finishes, and life cycle value.

When:

We will incorporate value engineering activities during the conceptual, schematic, and design development phases, allowing AISD to gain more significant advantages than after the project bids. Our goal is not to use value engineering after bidding.

Why:

Our design will deliver AISD, a project that expands the use of the budget without requiring additional funding.

4.16 Describe the firm's coordination practices during preconstruction with the General Contractor/ Construction Manager.

Coordination with the Contractor

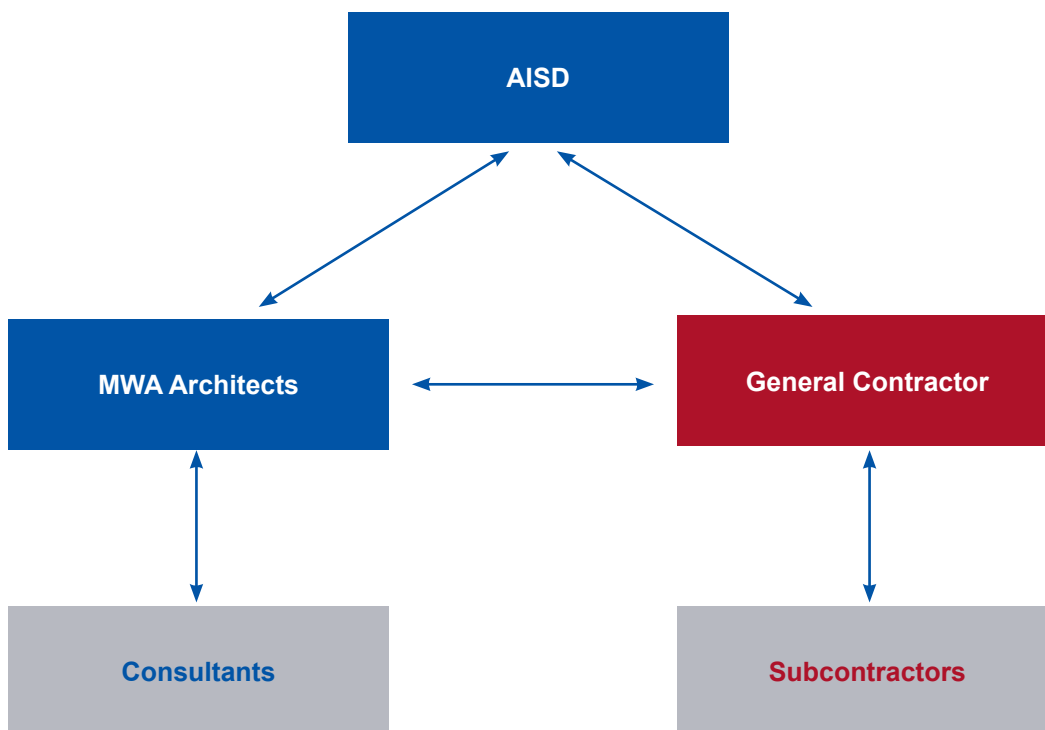
Coordination with the design team during initial design through construction is maintained by daily conversations with the in-house members of the design team. MWA office in an open environment, facilitating accessible communication among the team members. For consultants and clients, we will communicate through daily emails, phone calls, and drawing exchanges. We will furnish all consultants with all project information so they are current on all issues. At each project phase, or more frequently, the entire architectural, engineering, and consulting team will meet to review the documents page by page. Each task lead will review and explain their discipline's work, and others in the meeting will provide comments and recommendations.

For each project, the project architect and production staff will be assigned to the project from the design phase through the completion of construction, the entire project timeline. Our approach maintains continuity throughout the project and the knowledge of why decisions were made during the design phase.

We will keep all consultants updated on construction issues during the construction phase. Consultants will attend construction job meetings when issues are pertinent to their discipline. We will coordinate with the consultants throughout the construction phase with RFIs, RFPs, AEAs, shop drawing submittals, and any other issues.

In addition to the employees within our firm and our consultants, we will coordinate with the District personnel assigned to the project from the initial phases through the design and construction phases. During the entirety of the project, MWA will lead the team in coordination and communication to ensure your vision for each project becomes a reality.

Open Lines of Communication



4.17 Describe the firm's use of technology during design services and construction administration phases of the project. Describe each of the following in detail:

Technology During Construction Administration

MWA uses Autocad, Revit, and 3D Max to develop plans during design. The use of 3D renderings is a great tool to visualize spaces that communicate intent as a way to facilitate decision making for spaces by all stakeholders.

Project Close Out Success

Project close out has varied between projects. MWA recommends using a list of closeout items as part of division one. This will make expectations clear on closeout submittal items expected for review from the start of the project.

Project Close Out with GC

MWA meets with GC to reviewing items required for closeout. Initial meeting is followed up with periodic bi-weekly meeting to review progress made on list of closeout items.

Quality Assurance/Quality Control with Technology

MWA conducts coordination meetings with consultants at key project milestones. We print plans and review. We highlight what is correct and redline what needs to be modified or developed. We believe that the cost of printing is less than the cost of not printing.

4.18 How does the firm handle warranty issues

Warranty

Our commitment to client satisfaction extends to addressing warranty issues with a proactive and systematic approach. In the event of a warranty matter, we promptly report it to the general contractor and, as necessary, involve subcontractors and manufacturers. Each warranty report is meticulously logged to monitor the resolution process, and we keep the district informed of the progress towards a remedy.

To ensure comprehensive coverage, we conduct an 11-month warranty walk-through prior to the expiration of the one-year warranty period. This walk-through serves to document any outstanding issues that may require attention. During this process, defects are formally reported, logged, and closely monitored. Importantly, we actively engage with the construction manager or general contractor throughout this entire process, fostering collaboration and a swift resolution to warranty matters. This commitment reflects our dedication to delivering projects of the highest quality and ensuring long-term satisfaction for our clients.

Warranty Success Story



On the Fort Bend ISD (FBISD) Kitchen projects, the washing machine in the utility room was not properly connected to the underground drainage system. When the washer was run, it was draining onto the sidewalk outside of the utility room. The school's maintenance department opened a warranty issue through the District's warranty process.

MWA was notified of the issue, we walked the site with the general contractor and District representative. MWA stayed involved while the drainage connection was fixed, the team supported the general contractor with specifications and information.

4.19 Describe the firm's policies for on-site inspections during project construction. Describe the process of construction observation and inspections, the frequency of field trips recommended, reporting procedures and steps taken to confirm corrective measures are taken to assure the construction is in compliance with the construction documents.

Construction Observation and Inspection Process

MWA will conduct weekly or bi-weekly visits throughout the construction phase of Carver High School and/or Aldine Middle School. During these visits, our construction administrators will closely monitor the progress of the construction, assess adherence to the approved construction documents, and verify compliance with building codes and regulations.

Recommended Field Trip Frequency

We recommend a carefully planned schedule of field trips to the construction site based on the project's timeline and complexity. Typically, we conduct site visits at key project milestones such as foundation work, structural framing, mechanical and electrical installations, and finishing stages. These visits occur at least bi-weekly during construction to ensure that issues are promptly identified and addressed.

Reporting Procedures

Following each on-site inspection, our team will prepare reports documenting observations, any deviations from the construction documents, and recommendations for corrective action if necessary.

MWA will share the reports with relevant stakeholders or upload them to the project management software as required by Aldine ISD. Clear and transparent communication ensures everyone knows the project's progress and potential challenges.

Confirmation of Corrective Measures

Upon identifying any discrepancies or non-compliance with the construction documents, we will work closely with the construction team to implement corrective measures promptly. This may involve issuing change orders, providing revised drawings or specifications, or conducting additional inspections as needed. We will remain actively engaged throughout the construction process to confirm that all corrective actions are taken and that the project stays on track for successful completion in compliance with the approved plans and specifications.

4.20 Describe the firm's communication process to keep all stakeholders, contractors, vendors, etc., informed during all phases of the project.

Communication Process

We will employ a multifaceted communication approach that includes regular meetings, detailed progress reports, and responsive email correspondence.

To keep Aldine ISD informed, we will schedule frequent progress meetings to provide comprehensive updates on the project's status, discuss any challenges encountered, and solicit feedback on design decisions. Additionally, we will produce detailed progress reports highlighting key milestones, budgetary considerations, and upcoming tasks to ensure transparency and accountability. We will promptly address any questions or concerns through regular email updates, maintaining open lines of communication with Aldine ISD representatives throughout the project's duration.

Similarly, we will communicate closely with the general contractor, facilitating coordination between our design team and the construction crew. MWA will attend OAC meetings and promptly supply information and action needed to ensure alignment and accountability. Additionally, we will provide the general contractor with updated drawings and specifications as needed, facilitating seamless execution of the construction process.

ALDINE INDEPENDENT SCHOOL DISTRICT

4.21 Identify the firm's most successful project and why.

Most Successful Project

Our most recent successful project and program is the Blanson Career and Technical High School. This 228,000 AD facility achieves AISD's vision for career and technical education (CTE). The school accommodates a variety of thought disciplines, including HVAC, welding, construction, machining, diesel, collision and automotive repair, logistics, robotics, animation, A/V production, EMT, Physical Therapy, and Dental professions in addition to academic courses.

AISD, the program manager, the design team, and the contractor worked to deliver this state-of-the-art learning environment from conception to completion. The Aldine community and staff from all disciplines were invited to discuss program requirements. Subsequently, MWA and AISD's design committee collaborated on best incorporating all required elements for CTE programs and academic courses. Through this process, we determined, developed, and designed a comprehensive solution addressing district needs from all involved through plans, renderings, and presentations.

The project was at the peak of construction when Hurricane Harvey hit Houston. Despite this setback, the project was completed on the original contract draft of June 4, 2018. This was only possible because of the dedication and focus of the project team.

The CTE high school, named after Dr. Archie L. Blanson, "has far exceeded his dreams for students." Dr. Blanson is further quoted saying, "As educators, it is our duty to educate the minds, help develop the dreams, nourish the drive, and encourage ambition of our students. This campus forms part of the vision to continue moving forward into the future that holds unlimited possibilities for all students."

Blanson Career and Technical High School

Project Budget
\$56 million

Winning Construction Bid
\$50.5 million

\$5.5 million
Under Budget the District was able to reinvest into other areas of the program.



4.22 Identify the firm's most unsuccessful project and why.

Unsuccessful Project

MWA defines a successful project as one where the user's expectations are exceeded and the vision is brought to life on time and within budget.

The firm's most unsuccessful project was the Worthing High School Phase One 2007 Addition. The Phase One 88,741 SF two-story addition included typical classrooms, science labs, a teaching theatre, a library, and administrative space. Initially, the project delivery method was intended to be competitive sealed proposals but was changed to competitive sealed bids. The lowest bid was Fort Bend Mechanical, a company with ample HVAC experience but little as a general contractor. This contractor was unable to progress adequately on the construction and had extreme problems with the schedule and the quality of construction.

The contractor was released from the construction contract, and the Owner hired another general contractor to build the project. The change delayed the completion date for Phase One as the project required rebidding, re-permitting, re-scheduling, and rebuilding the foundation done by the original contractor. MWA conducted weekly meetings during the project and communicated daily with the client to discuss details of these challenges, coordinating with the various entities involved.

4.23 List the firm's experience with the Competitive Sealed Proposal (CSP) and the Construction Manager @ Risk (CM@Risk) project delivery systems. Fort Construction Manager at Risk (CMAR)

Construction Management at Risk (CM@R)

- Fort Bend ISD, Marshall Construction
- Fort Bend ISD, Rita Drabek Elementary School
- Fort Bend ISD, Scanlon Oaks Elementary School
- Fort Bend ISD, Mary Austin Holley Elementary School
- Fort Bend ISD, Seguin Elementary School
- Houston ISD Lewis Elementary School,
- Houston ISD Worthing High School Classroom Addition, 2009 Bond,

Competitive Sealed Proposals (CSP)

- Fort Bend ISD 2018 Bond Package #13 Kitchen Renovations
- Fort Bend ISD 2018 Bond Package #18 Flooring Replacement Multiple Campuses
- Fort Bend ISD 2018 Bond Package #33 Playground Installation Multiple Campuses
- Fort Bend ISD 2018 Bond Package #55 Austin Parkway ES Drainage Improvements
- AISD Archie L. Blanson Career and Technical High School
- AISD Lou Vardeman EC/PK/K School
- AISD Griggs EC/PK/K School
- AISD Education Center
- AISD Child Nutrition Center
- Houston ISD Worthing Replacement High School, 2012 Bond
- Houston ISD Madison High School Renovations
- Houston ISD, Davila Elementary School Roof Replacement and Renovations
- Stafford Municipal School District Elementary School Renovation
- Stafford Municipal School District Early Childhood Renovation

Job Order Contracting (JOC)

Fort Bend ISD Temporary Building Relocations

- Houston ISD Gordon Chinese School Renovations,
- Houston ISD Culinary Classroom Renovation at Westside High School
- Fort Bend ISD Christa McAuliffe Attendance Office
- Fort Bend ISD Christa McAuliffe Curtainwall Replacement
- Fort Bend ISD Quail Valley and Ridgemont Accessibility/Restrooms Renovation
- Houston Community College, 8 different projects at Coleman College, Central Campus, West Loop Campus, and Town and Country Campus, RHJ-JOC

In addition to the above procurement methods, we have experience in the following:

Competitive Sealed Bids (CSB)

- AISD Demolition of Two Schools, Johnson and Francis Elementary, AAR Inc.
- AISD Demolition of Central Office, P2MG

Bidding to Subcontractors with School District functioning as General Contractor.

The following are projects we have worked on with AISD acting as General Contractor. We developed full set of construction documents that were bid to subcontractors, with subcontractors selected by low bid for each of the disciplines bid.

- Kitchen Renovation and Addition Packages 1 through 10. For a span of ten years, we provided construction documents for two to four schools bid as a package each year, for a total of 27 schools
- Carver Heritage Community Center Renovation
- AISD Smith Academy Renovations