



# City of Fort Worth Future City Hall

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*Fort Worth, Texas*



**BRINKLEY  
SARGENT  
WIGINTON**

**ARCHITECTS**

# | Our Team



**Local**



**Accessible**



**Experienced**



# Partnering For Success

## **BOKA Powell – City Hall Tower Interiors**

- Class A Office Architecture Expertise
- Workplace Interiors Strategy
- Complex Project Management
- Consultant Management

## **Brinkley Sargent Wiginton – Council Chambers and Public Meeting Spaces**

- City Hall and Council Chamber Architecture Expertise
- Municipal Programming
- Designing for Safety and Security

## **K Strategies – Community Engagement**

- Planning for Communication with Internal and External Stakeholders
- Town Hall Meetings, Focus Groups, Surveys



# | Matrix of Responsibility Summary

## **Overall Project Management**

Mark Dabney will lead the team from program verification to move-in.

## **Team Engagement**

BOKA Powell will lead the process as it relates to overall team coordination and interface with the City of Fort Worth.

### **City Hall Tower**








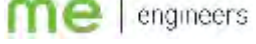




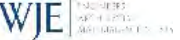
- BOKA Powell is the Interior Designer and Interior Designer of Record
- BSW will lead Programming and Space Planning / Adjacency Diagramming with BOKA Powell's support and collaboration
- BOKA Powell will lead Design, Documentation, CA, and FF&E with BSW support through Move Coordination

### **City Council Chambers Building**

- BSW is the Architect and Interior Designer AOR/IDOR
- BSW will lead Programming and Space Planning / Adjacency Diagramming with BOKA Powell's support and collaboration
- BSW will lead Design, Documentation, CA and FF&E with BOKA Powell support through Move Coordination

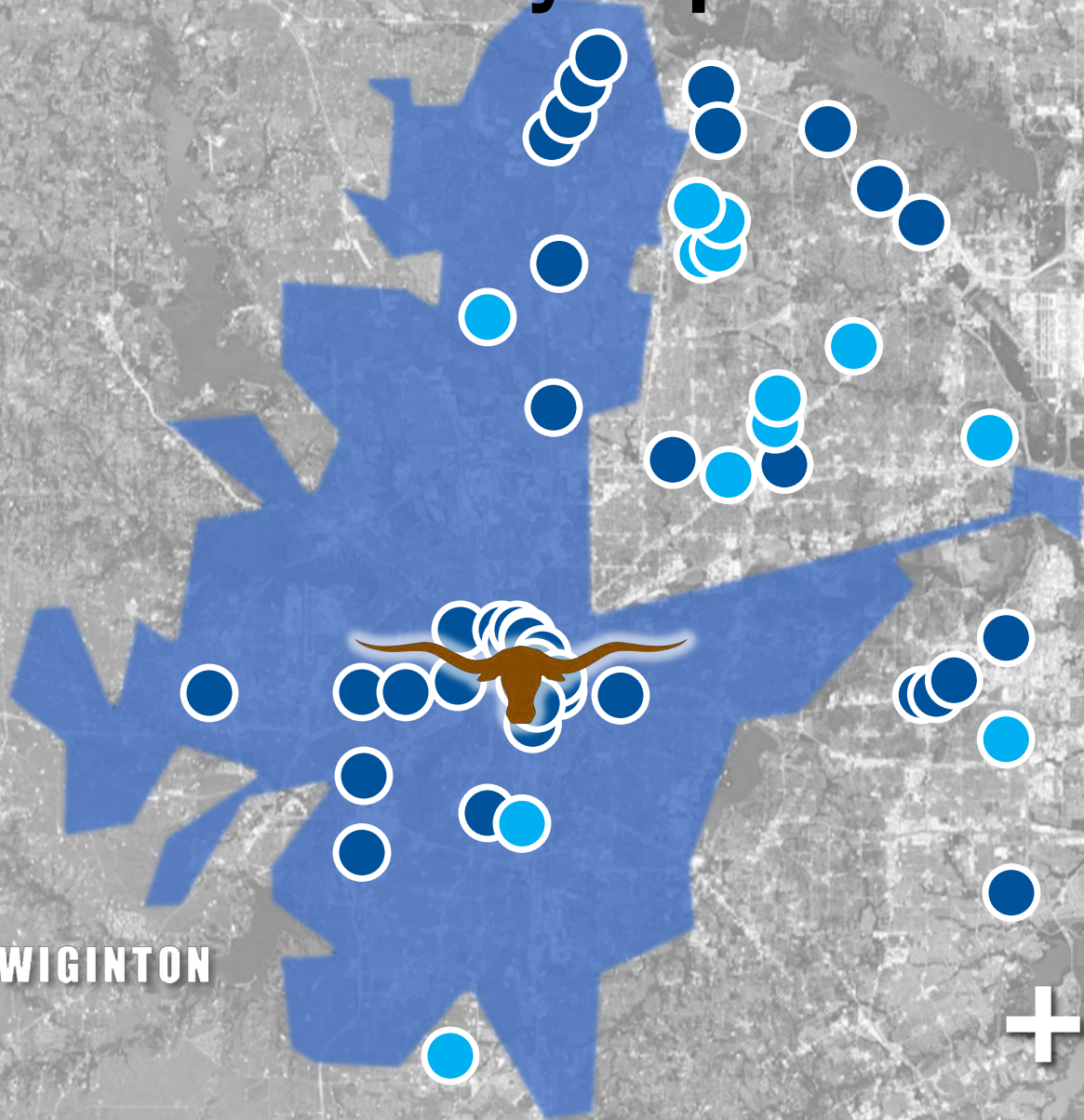


# Consultants

	Consultant	Discipline	Location	Certified
	Access by Design	Accessibility	Dallas, Texas	✓
	Carillo Engineering	Structural Engineers	Fort Worth, Texas	✓
	Caye Cook	Landscape	Dallas, Texas	✓
	Construction Cost Management	Cost Estimating	Fort Worth, Texas	✓
	Essential Lighting	Lighting Design	Dallas, Texas	✓
	JQ Engineers	Structural Engineers	Fort Worth, Texas	✓
	K Strategies	Stakeholder Voice Facilitator	Fort Worth, Texas	✓
	ME Engineering	AV, Security, IT	Denver, Colorado	
	Purdy-McGuire	MEP Engineers	Dallas, Texas	✓
	RSM	Signage and Wayfinding	Dallas, Texas	✓
	Total Office Solutions / Move Solutions	Physical Move Consultant	Fort Worth, Texas	✓
	Winston Services	Permit Expediting	Fort Worth, Texas	
	Wiss Janny Elstner	Code Consulting	Dallas, Texas	



# Fort Worth & Tarrant County Experience



 BOKAPowell

 BRINKLEY SARGENT WIGINTON

**+60** Completed Projects

FORT WORTH

Google Earth

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BOKAPowell + BRINKLEY SARGENT WIGINTON

Image Landsat / Copernicus

# Fort Worth & Tarrant County Experience

1 Mile



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Google Earth

# | Site Accessibility

**Future  
Fort Worth  
City Hall**

**BOKA Powell  
Fort Worth  
Office**

**Current  
Fort Worth  
City Hall**



# | Programming



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**BOKAPowell + BRINKLEY SARGENT WIGINTON**

# Public Engagement Plan



Interactive public engagement plan to gain input and excite stakeholders about the new City Hall

- Strategy to engage and involve **Internal Stakeholders:** City leadership, Departments, Staff, City Council
- Initiatives for public engagement of **External Stakeholders:** Residents, Customers, Vendors
- Coordination with **Other Key Stakeholders**
  - Trinity Metro (transportation connection)
  - ADA groups
  - Minority chambers and organizations
  - Fort Worth Chamber, Visit Fort Worth, downtown business community





## Stakeholder Engagement - Outreach

- Create public engagement plan
- Develop Project Brand for communications and marketing materials
- Engaging Internal Stakeholders:
  - Town hall meeting with city staff
  - Focus groups with key City leadership and departments
  - Survey
  - Videos to build excitement
- External Stakeholders:
  - Community meetings with City residents
  - Focus groups with key stakeholders: ADA, businesses, minority groups, vendors
  - Public surveys
  - Videos to build excitement



## Stakeholder Engagement - Considerations

- What needs does the city have that the old City Hall is not providing
- User-friendly for residents, employees, customers and vendors
- New ways organizations work and use spaces with more collaboration space and technology resources for virtual activities
- Develop a facility that can sustain future Technology and Security infrastructure needs
- Parking and transportation access
- Green space and sustainability usages
- Be an asset for economic growth for adjacent communities
- Signature building in the Fort Worth landscape

# Methodology

## Discover the Vision

- Community/City Meetings
- Department Questionnaires
- Facility Visits

*Municipal Complex Master Plan* 3- Departmental Questionnaire

**STAFFING**  
 Total number of current staff in your department: 12  
 In the chart below, please list the position and number you expect to employ during the specific year indicated. In the last column, indicate the type of space that position will occupy. (i.e. office, cubicle, counter, open, or other). If you need more space, please copy this page.

2032	2037	Comments
1	1	Office
1	1	Office
1	1	Office
2	3	Cubicle w/plan review area
2	2	Office
2	3	open/cubicle
8	10	open/cubicle
4	5	cubicle w/plan review area
4	4	cubicle/front counter
2	3	cubicle w/plan review area
1	2	counter
<b>8</b>	<b>29</b>	<b>36</b>

Department this form represents: Development Services

If you are in charge of more than one department with dissimilar functions please fill out a separate form for each department.

If you are having difficulty with this PDF Form, please call Gina Irwin (972) 969-9970 or email [girwin@baw-architects.com](mailto:girwin@baw-architects.com) with your concerns.

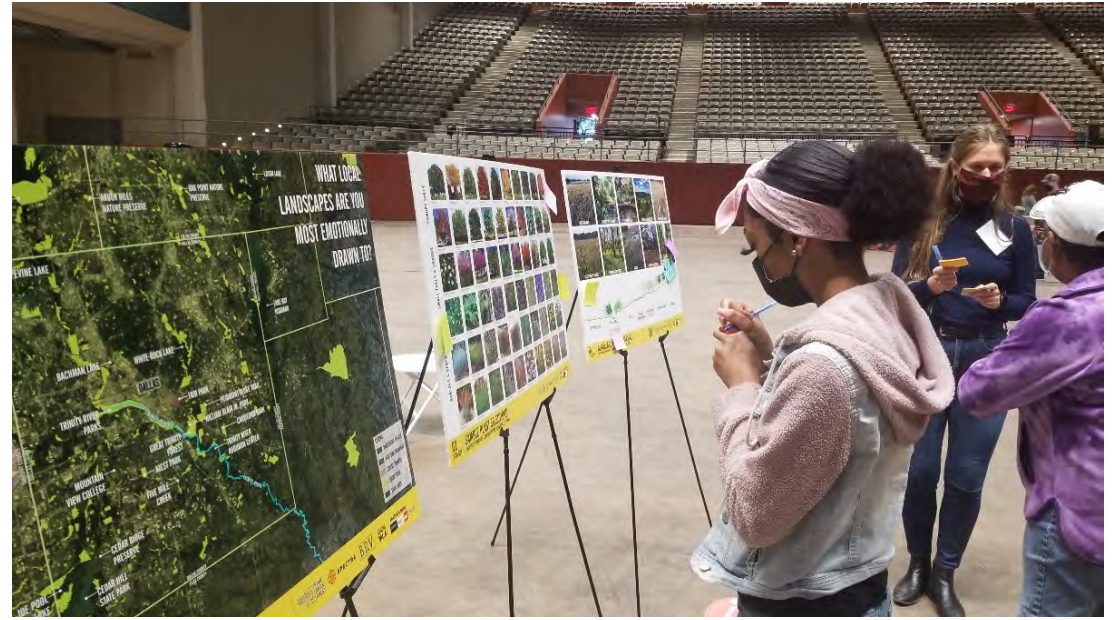
Please answer the following questions about yourself:  
 Name: Chris Coppel  
 Title: Director of Development Services  
 Telephone Number: 972-569-1090 Fax: 972-346-9006  
 Email: \_\_\_\_\_  
 Current Location of this Department: Development Services Complex

**ORGANIZATION CHART**  
 Please insert below or attach a current org chart for the department(s) represented on this form. The org chart file can be sent separate from this form, if that is simpler.

```

    graph TD
      Director[Director of Development Services] --> Building[Building Inspections/ Building Official]
      Director --> Code[Code Compliance]
      Director --> Planning[Planning]
      Building --> Chief[Chief Bldg. Inspector]
      Building --> Permit[Permit Technicians]
      Chief --> Senior[Senior Bldg. Inspector]
      Chief --> Plumbing[Plumbing Inspectors]
      Chief --> Building[Building Inspectors]
      Permit --> Plans[Plans Examiners]
      Planning --> Senior[Senior Planner]
      Planning --> Technicians[Planning Technicians]
    
```

Page 1 of 3



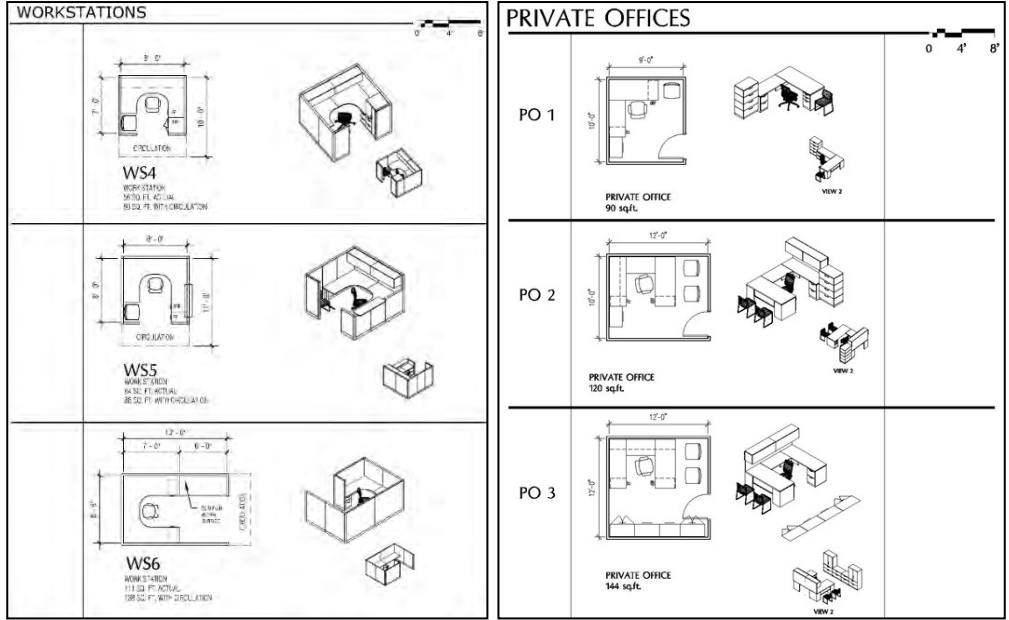
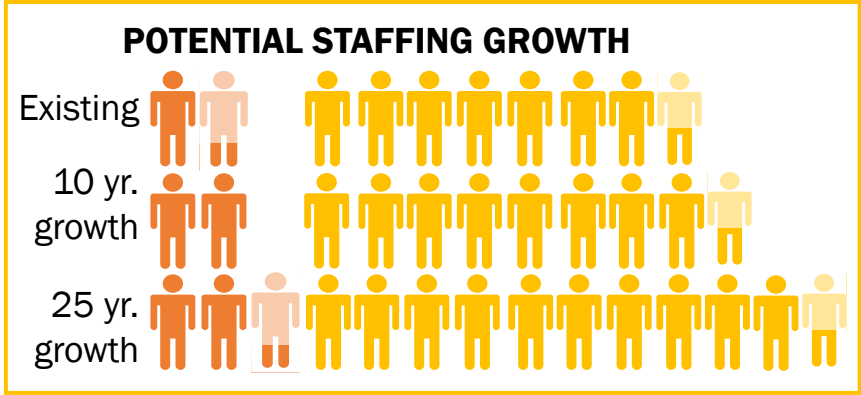
# Methodology

**Discover the Vision**

- Community/City Meetings
- Department Questionnaires
- Facility Visits

**Collaborate/Confirm Needs**

- Space Standards & Staffing
- Specialty / Public Spaces
- Multi-purpose/Flexible Space
- Technology and A/V strategies



# Methodology

## Discover the Vision

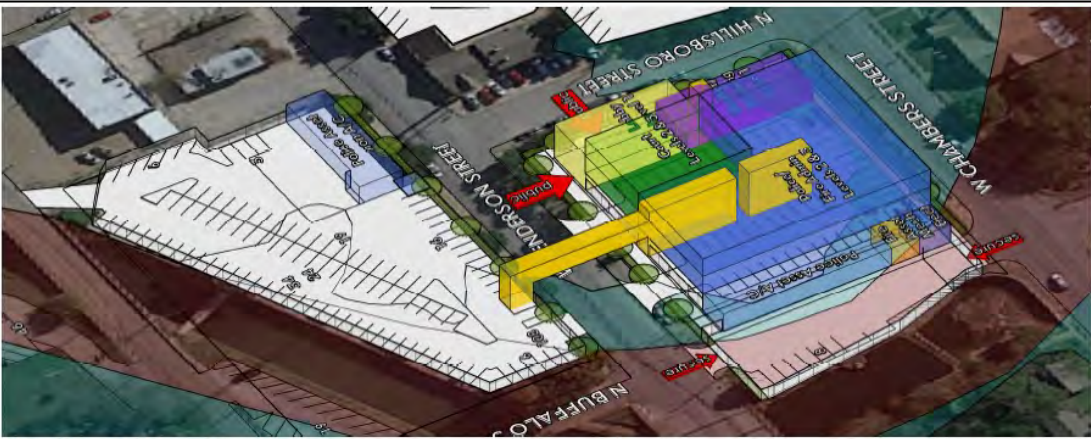
- Community/City Meetings
- Department Questionnaires
- Facility Visits

## Collaborate/Confirm Needs

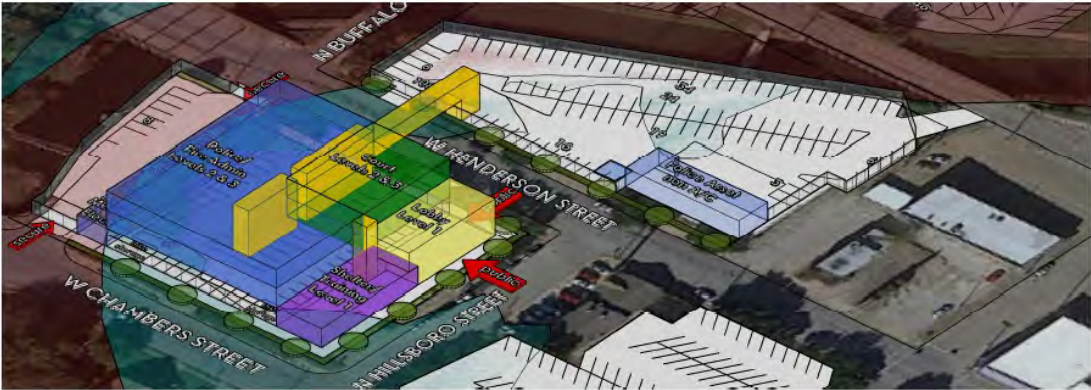
- Space Standards & Staffing
- Specialty / Public Spaces
- Multi-purpose/Flexible Space
- Technology and A/V strategies

## Develop Strategy for Success

- Department Efficiencies
- Operational Needs
- Project Budget Confirmation



NORTHWEST ISOMETRIC



SOUTHEAST ISOMETRIC

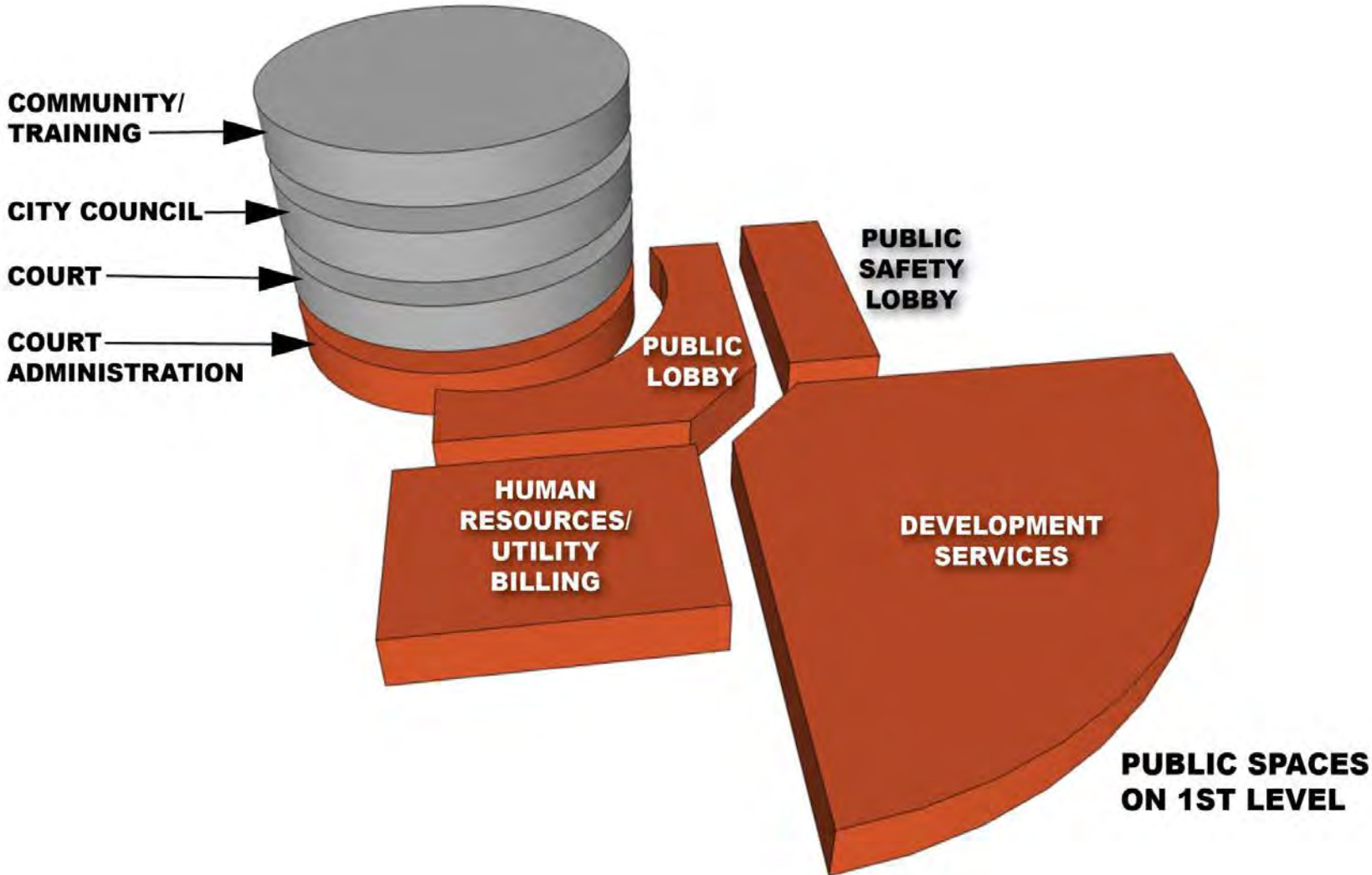
W HENDERSON STREET				
OPTION 1 - POLICE/FIRE ADMIN/COURT				
NEW CONSTRUCTION				
<u>BUILDING REQUIREMENTS</u>				
POLICE - LEVELS 1, 2 & 3	46,637	SF		
FIRE ADMIN - LEVEL 2	5,560	SF		
COURT - LEVELS 2 & 3	12,324	SF		
<u>PARKING REQUIREMENTS</u>				
	POLICE	FIRE	COURT	
PUBLIC	74	0	47	121
STAFF/CITY	188	36	12	236
				357
<u>PUBLIC PARKING AVAILABLE</u>				
LOT E				104
STREET PARKING				17
TOTAL PUBLIC				121
<u>STAFF/CITY AVAILABLE</u>				
LEVEL 1 PARKING				57
LOT A				46
LOT B				19
LOT C				108
LOT D				8
TOTAL STAFF/CITY				238
PARKING SURPLUS = 2				



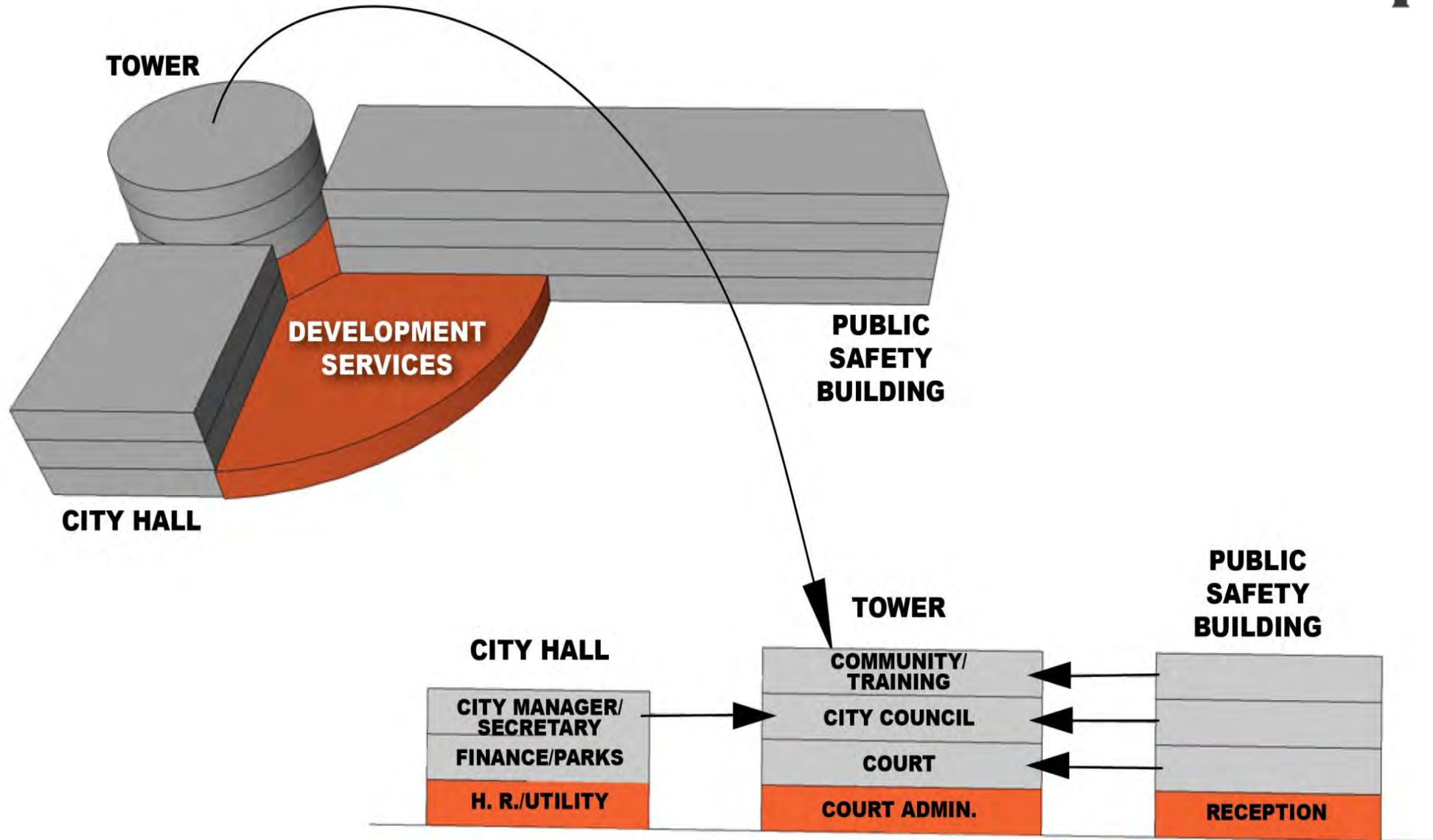
# City of North Richland Hills Municipal Complex



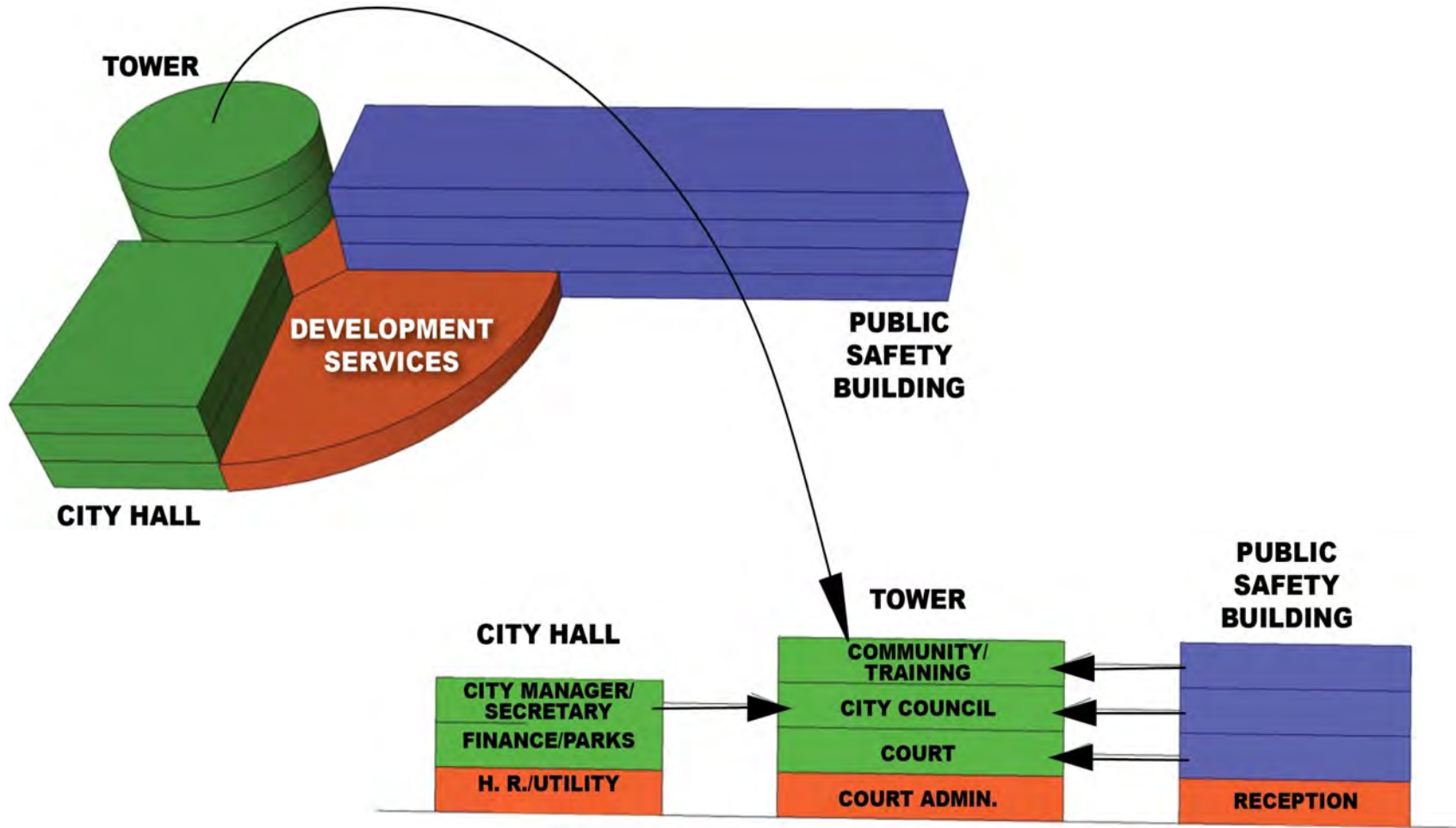
# Conceptual Development



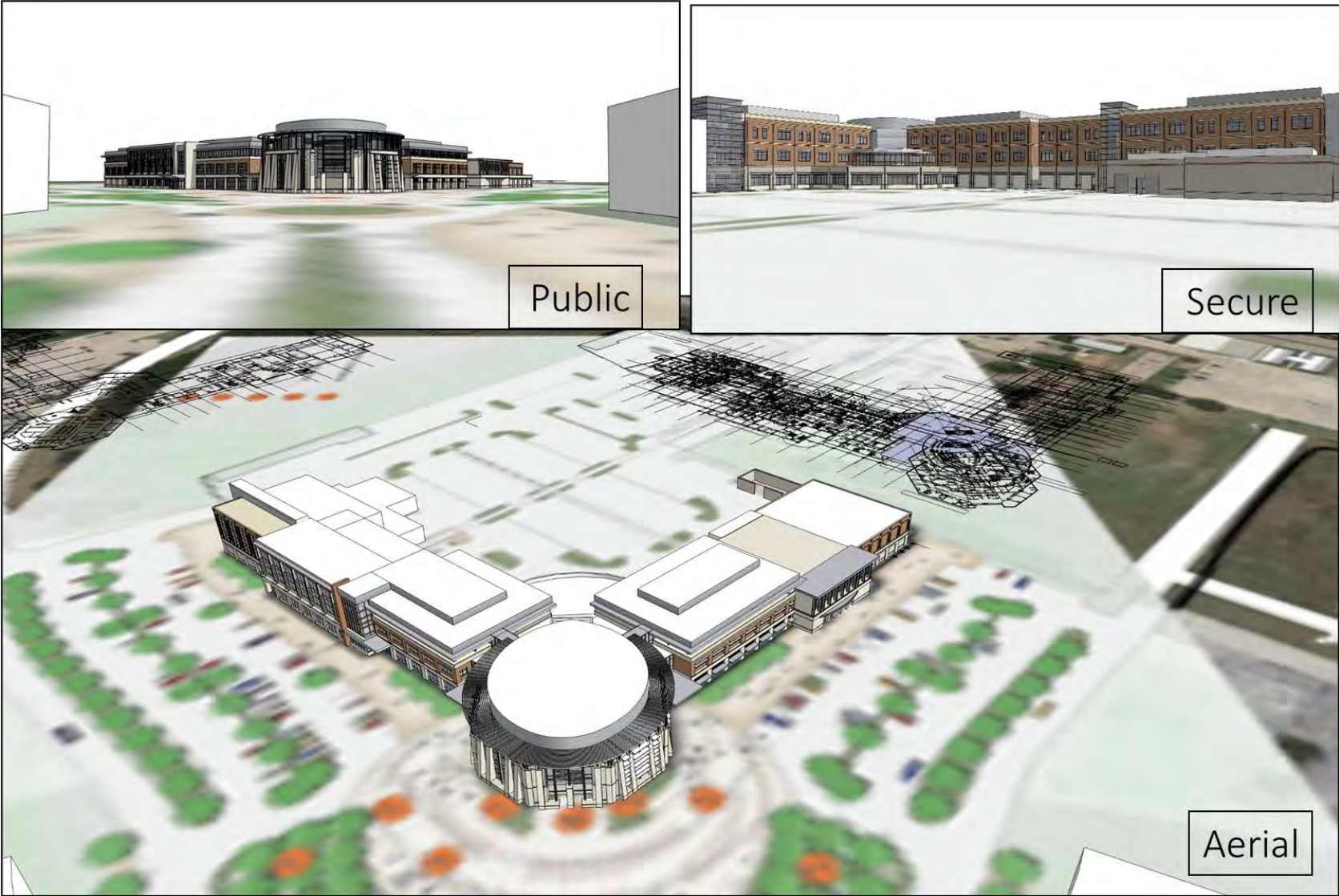
# Conceptual Development



# Conceptual Development



# Building Exterior – Massing & Material Study



# Citizen Oversight Committee Comments



Boulevard View



Court/City Hall View



# Citizen Oversight Committee Comments | Drum Material Options

Copper



*Metal / Stone Option 2*

*Column Material: Austin Limestone*



*Corner View*

# Citizen Oversight Committee Comments | Drum Material Options

Zinc



*Metal / Stone Option 2*

*Column Material: Austin Limestone*



*Corner View*



# Citizen Oversight Committee Comments | Drum Material Options



*Stone / Stone Option 3*



*Column Material: West TX Cream Limestone*



*Corner View*

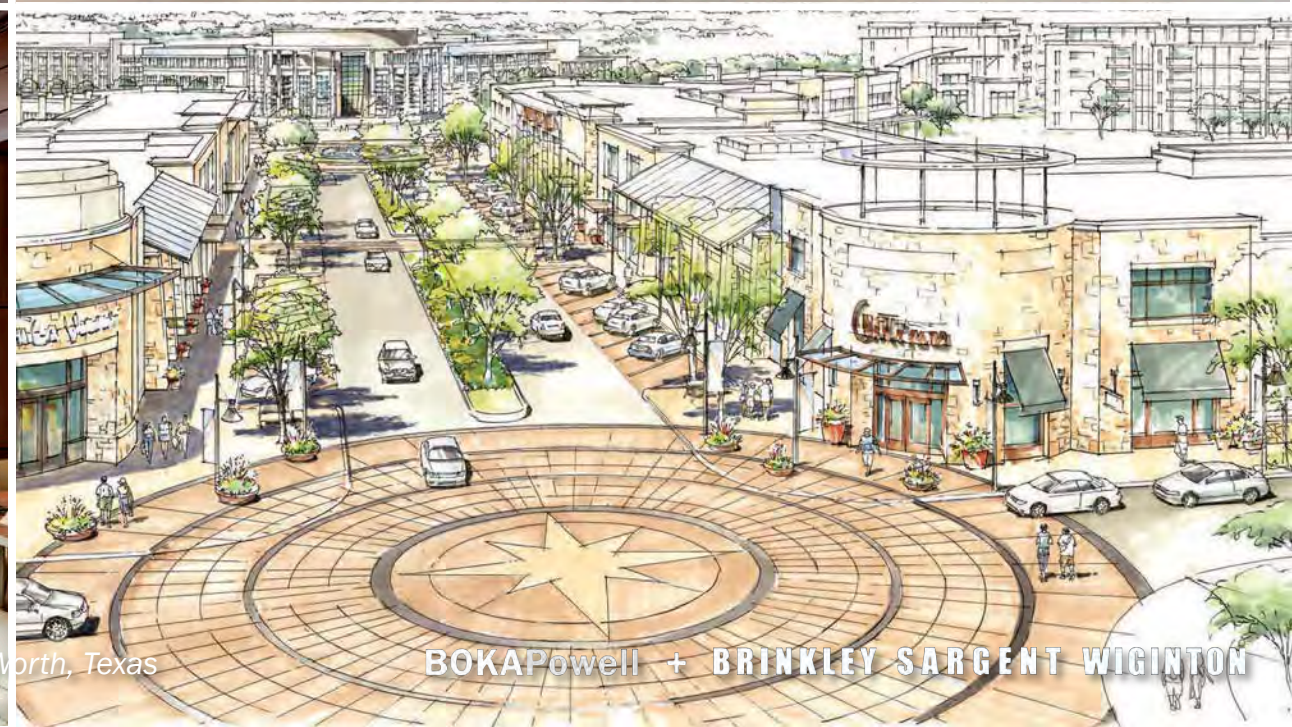


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**BOKA Powell + BRINKLEY SARGENT WIGINTON**



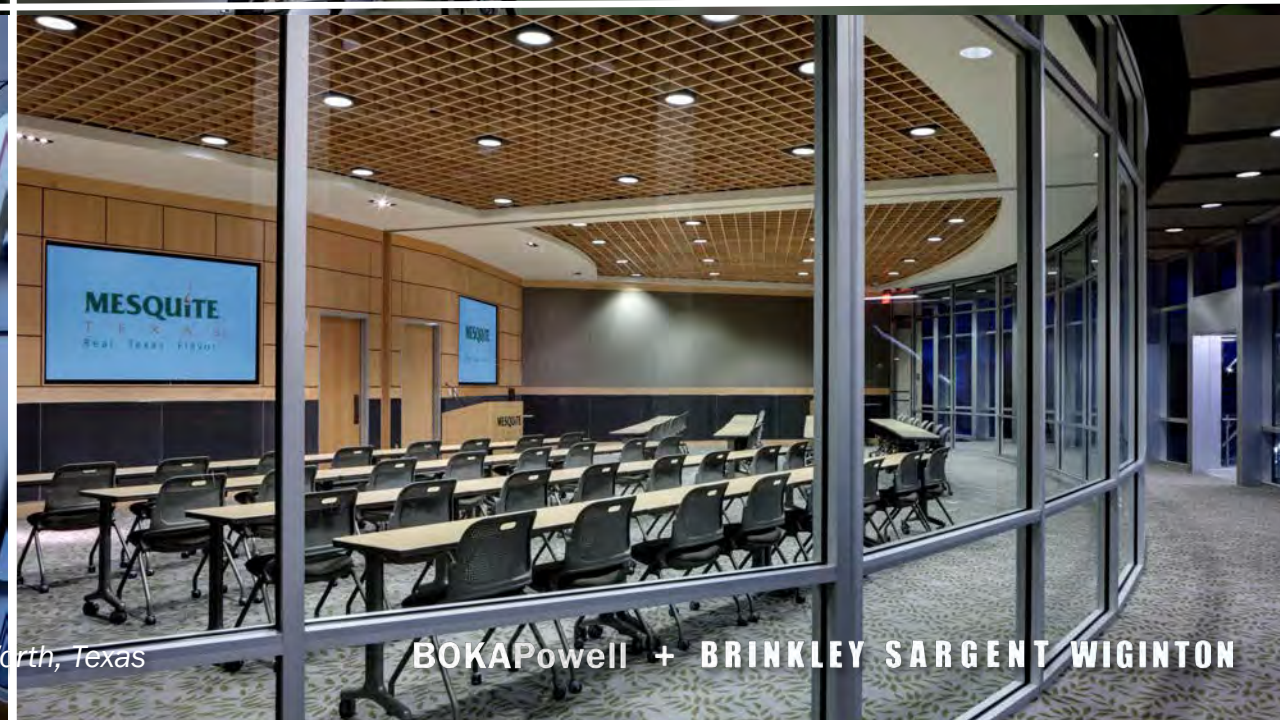
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# City of Mesquite Municipal Complex



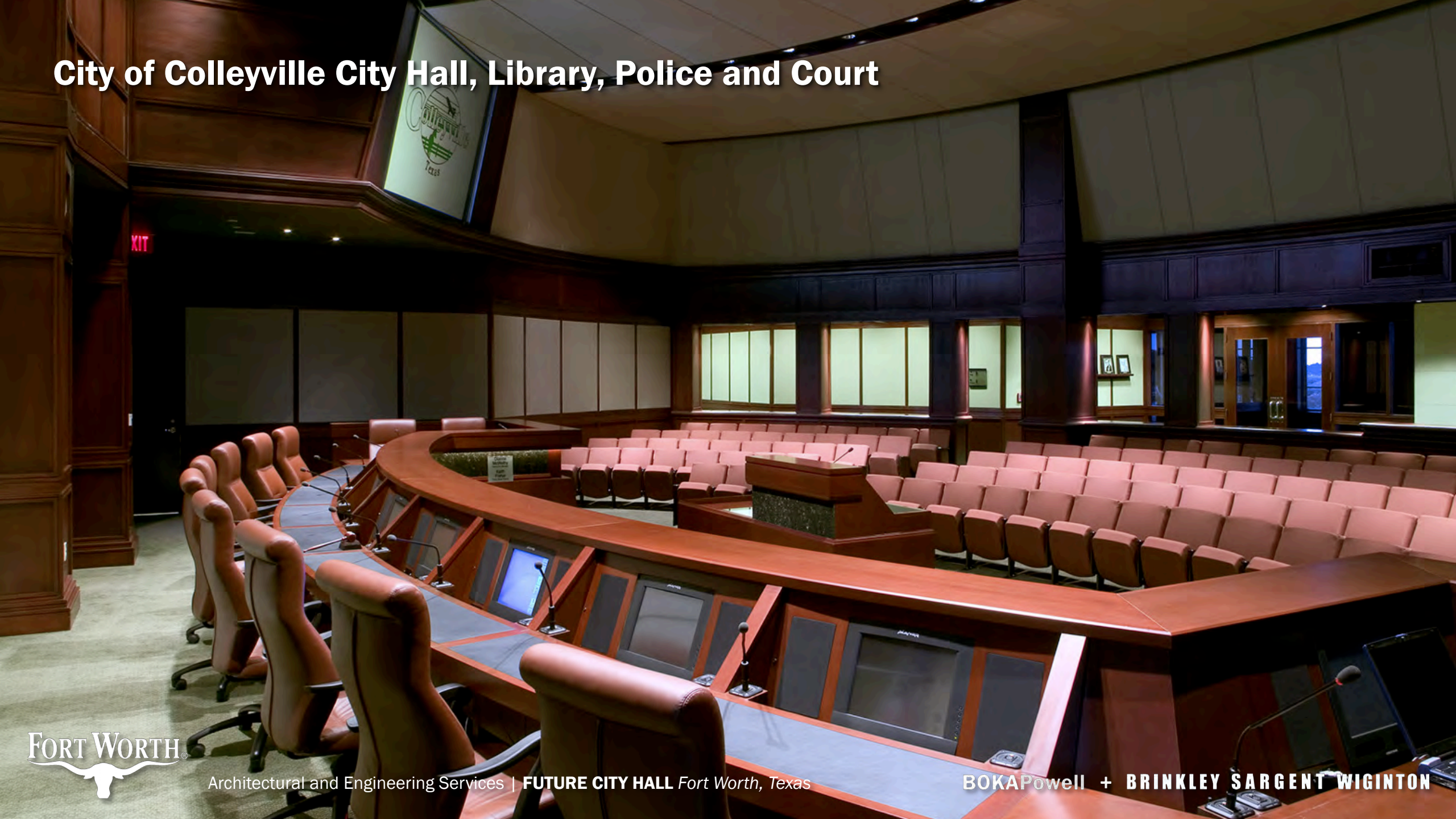


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# City of Colleyville City Hall, Library, Police and Court





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# Dallas County North Government Center

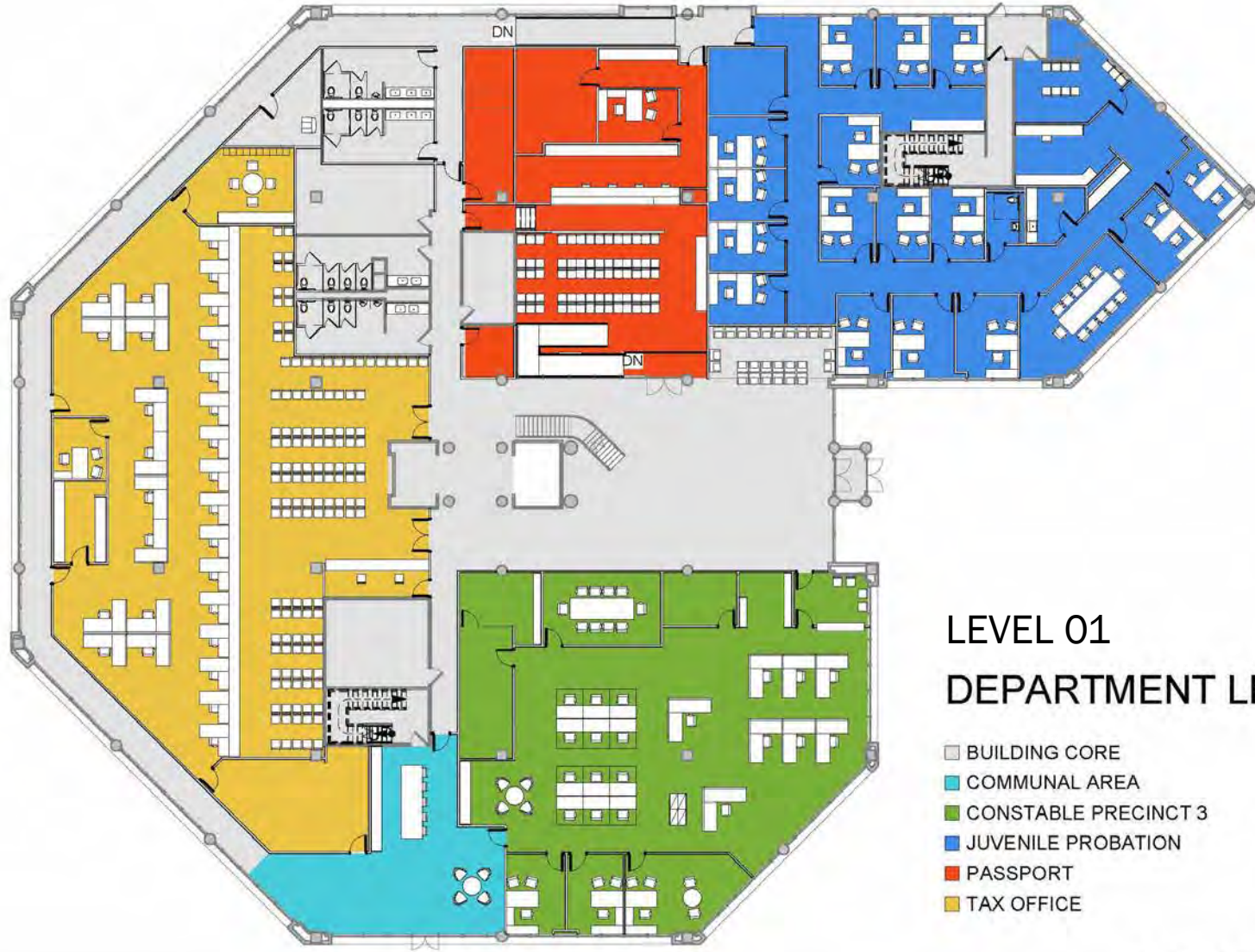


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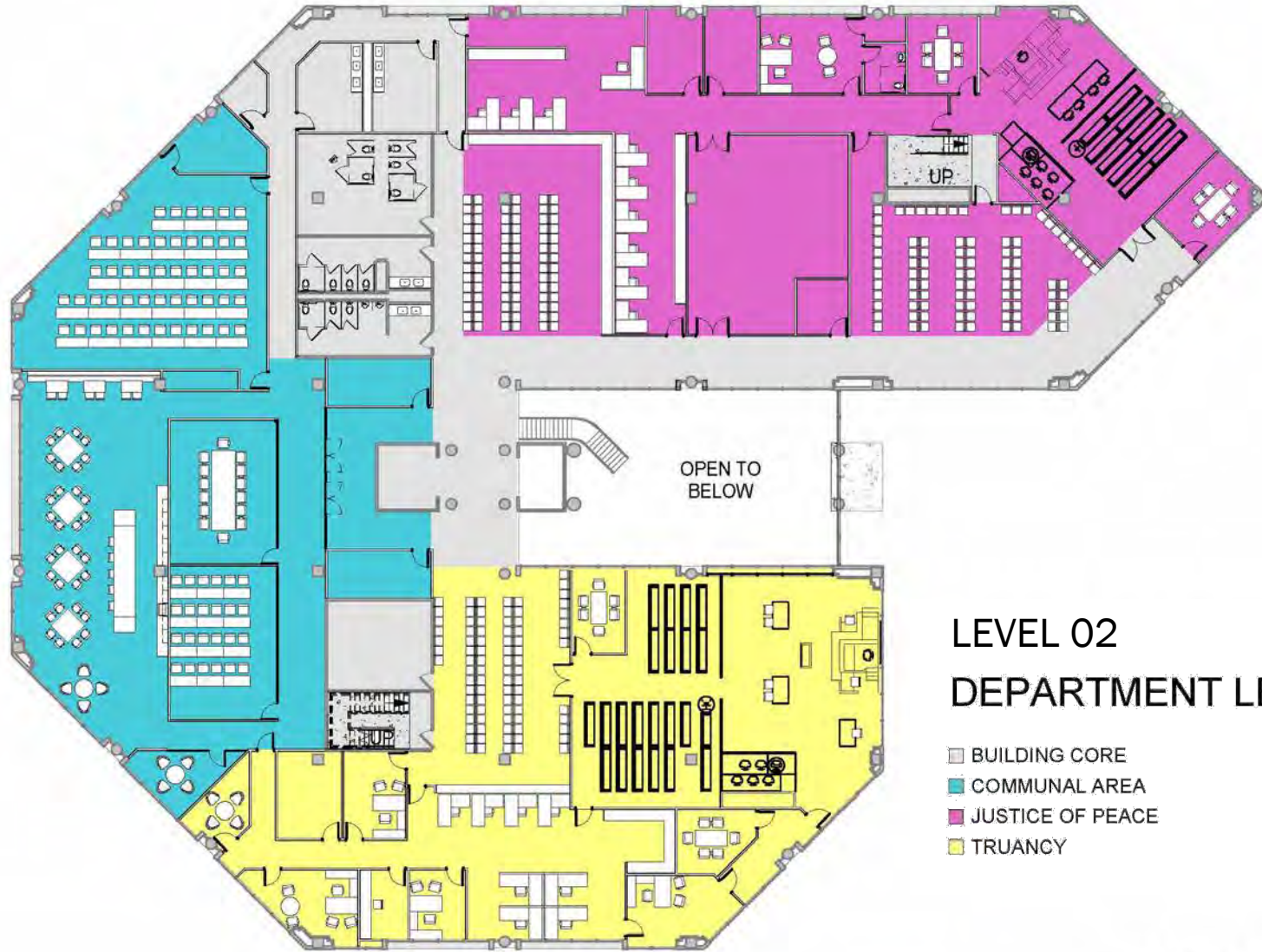
**BOKA**Powell + **BRINKLEY SARGENT WIGINTON**





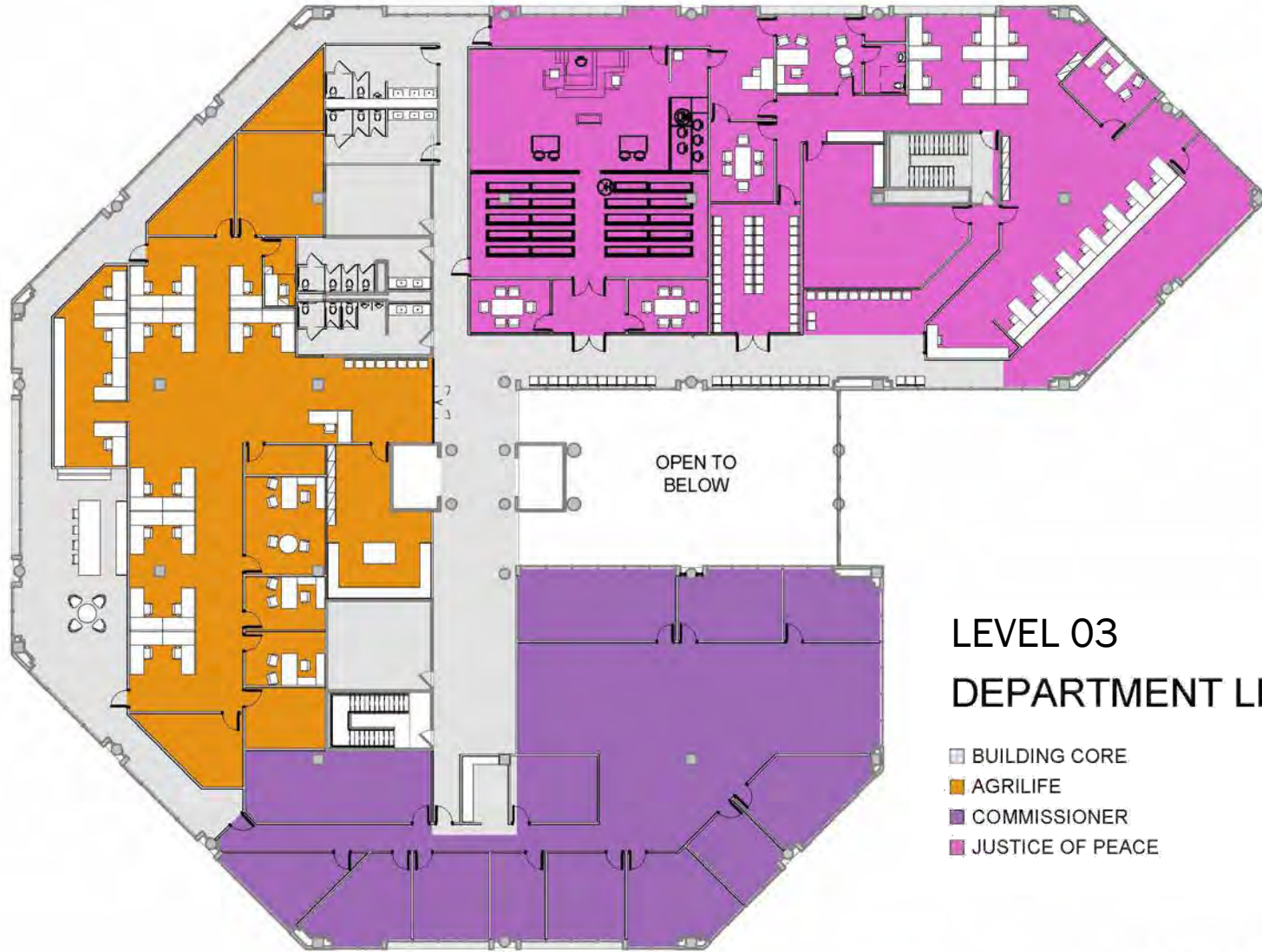
## LEVEL 01 DEPARTMENT LEGEND

- BUILDING CORE
- COMMUNAL AREA
- CONSTABLE PRECINCT 3
- JUVENILE PROBATION
- PASSPORT
- TAX OFFICE



## LEVEL 02 DEPARTMENT LEGEND

- BUILDING CORE
- COMMUNAL AREA
- JUSTICE OF PEACE
- TRUANCY



**LEVEL 03**  
**DEPARTMENT LEGEND**

- BUILDING CORE
- AGRILIFE
- COMMISSIONER
- JUSTICE OF PEACE

# North Central Texas Council of Governments

Highway 360

Centerpoint I

Centerpoint II

Centerpoint III

E. Randol Mill Rd.

		Building	Floor
RPA	REGIONAL POLICE ACADEMY	CP 1	1
RTC	REGIONAL TRAINING CENTER	CP 2	1
CJD	CRIMINAL JUSTICE DIVISION	CP 2	1
EDO	EXECUTIVE DIRECTOR'S OFFICE	CP 2	1
PA	PUBLIC AFFAIRS	CP 2	1
TR	TRANSPORTATION	CP 2	2 and 3
RIS	RESEARCH & INFORMATION SERVICES	CP 2	3 and 4
CS	COMMUNITY SERVICES (AAA)	CP 2	4
EP	EMERGENCY PREPAREDNESS	CP 2	4
AA	AGENCY ADMINISTRATION	CP 2	4
911	911	CP 3	2
ED	ENVIRONMENT & DEVELOPMENT	CP 3	3
WD	WORKFORCE DEVELOPMENT	CP 3	3
PEBC	PUBLIC EMPLOYEES BENEFITS COOPERATIVE	CP 3	3

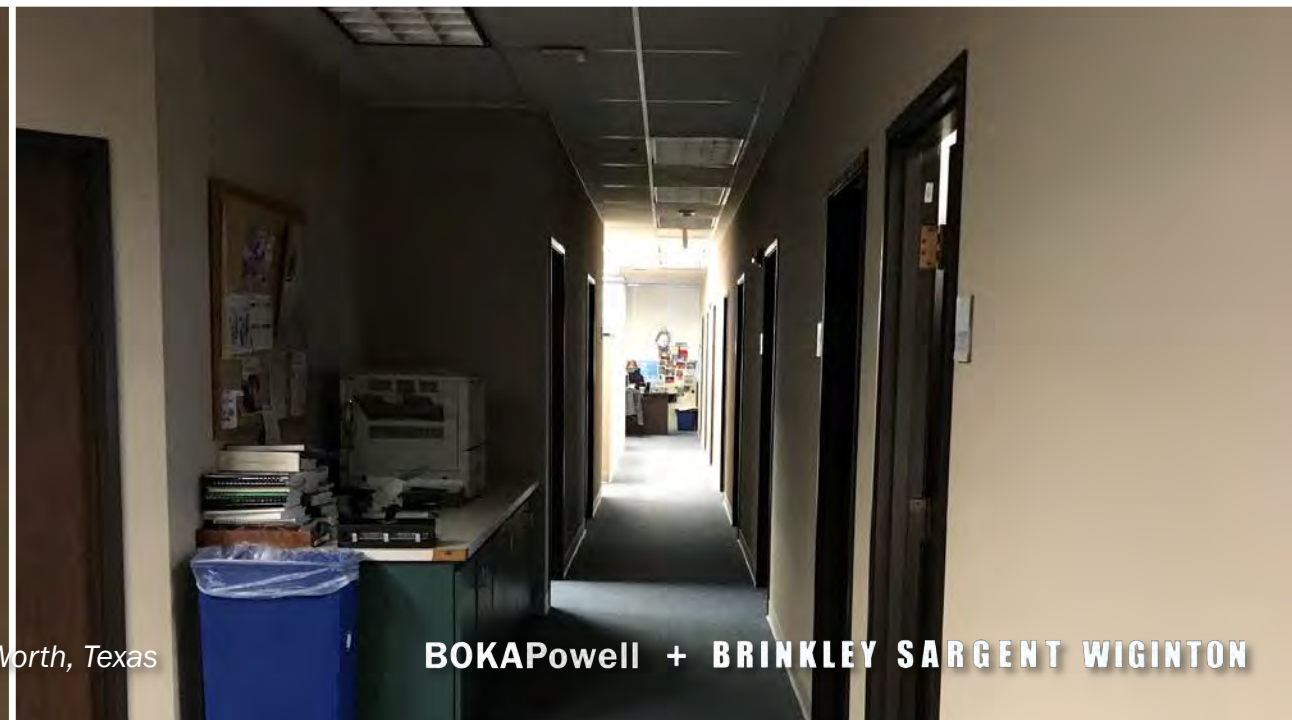




Existing Space



Architectural and Engineering Services | FUTURE CITY HALL Fort Worth, Texas



BOKA Powell + BRINKLEY SARGENT WIGINTON

# What We've Been Doing

This is an exercise about finding the appropriate and strategic application of workplace guidelines with specific consideration to NCTCOG culture and departments.



## KICK-OFF

- UNDERSTAND VISION
- RANGE OF SCOPE
- INITIAL CHALLENGES
- CLIENT NEEDS
- CLIENT DESIRES
- SITE TOUR

## SURVEYS

- UNDERSTAND INDIVIDUAL'S WORKFLOW
- IDENTIFY INDIVIDUAL'S CHALLENGES
- IDENTIFY INDIVIDUAL'S NEEDS
- IDENTIFY INDIVIDUAL'S DESIRES

## INTERVIEWS

- UNDERSTAND DEPARTMENT'S WORKFLOW
- REALIZE GOALS, MISSION, AND VISION
- IDENTIFY WHAT'S IMPORTANT
- IDENTIFY DEPARTMENT'S NEEDS
- IDENTIFY DEPARTMENT'S DESIRES

## OBSERVATION

- VISUALIZE HOW WORK GETS DONE TODAY
- ABSORB THE CULTURE AND PERSONALITY OF THE DEPARTMENTS
- IDENTIFY AREAS FOR IMPROVEMENT
- FIELD VERIFY EXISTING PLANS

## ANALYSIS

- IDENTIFY HOW THE CURRENT BUILDING IMPACTS WORK AND CULTURE TODAY
- ESTABLISH PROJECT BASELINE AND POINT OF COMPARISON

## TEST-FIT

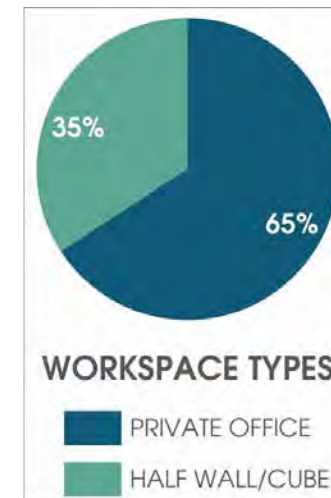
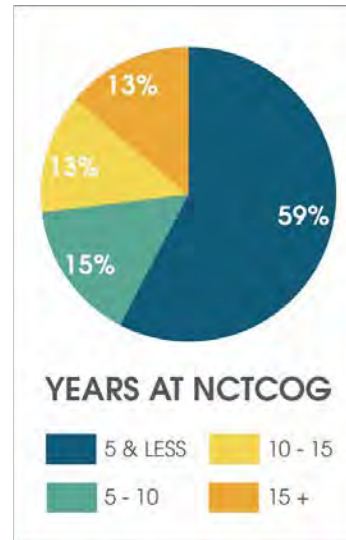
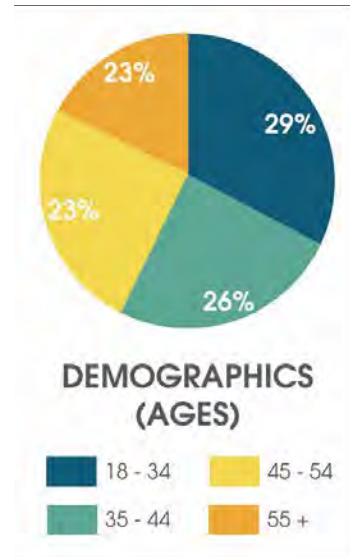
- STATE PROJECT NARRATIVE
- PROVIDE BLOCK PLAN DIAGRAMS
- PROVIDE INITIAL TEST-FIT PLANS

## NEXT-STEPS

- MEET WITH DEPARTMENTS TO GO OVER PLANS
- IMPLEMENT DESIGN & NECESSARY CHANGES
- GATHER PRICING

# A View of NCTCOG

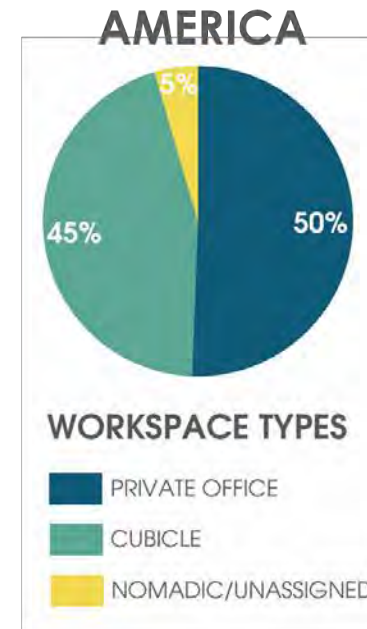
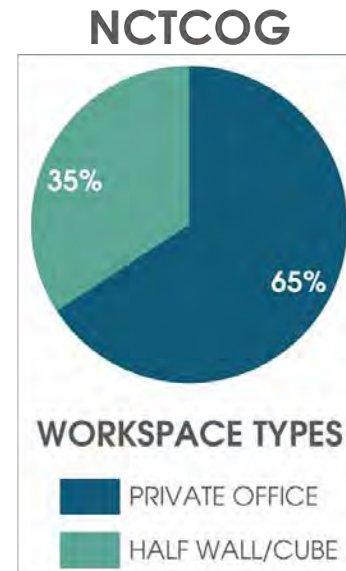
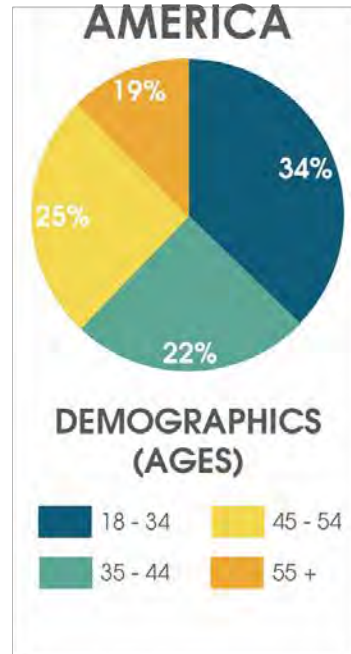
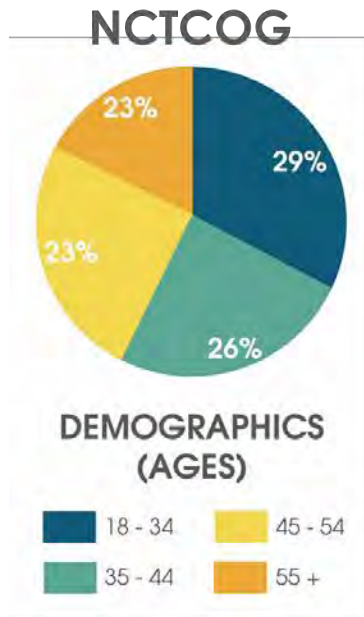
A voluntary association of, by, and for local governments, NCTCOG was established to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. The organization serves a 16-county region of North Central Texas, providing strength to both the individual and collective power of local governments and to help them recognize regional opportunities, eliminate unnecessary duplication, and make joint decisions.



**11 DEPARTMENTS | 361 EMPLOYEES**



# NCTCOG vs Corporate America

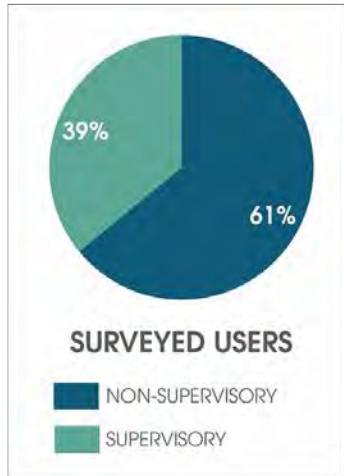


**4** GENERATIONS IN THE WORKPLACE

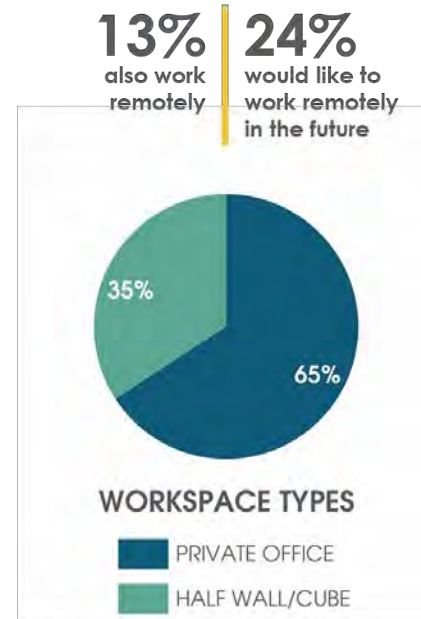
**PRIVATE TO OPEN RATIO**  
**65/35 vs 50/50**

# Online Survey Results

## Individual Workspace



**40%** willing to work in a non-traditional workspace if given the option  
42% non-supervisory | 38% supervisory

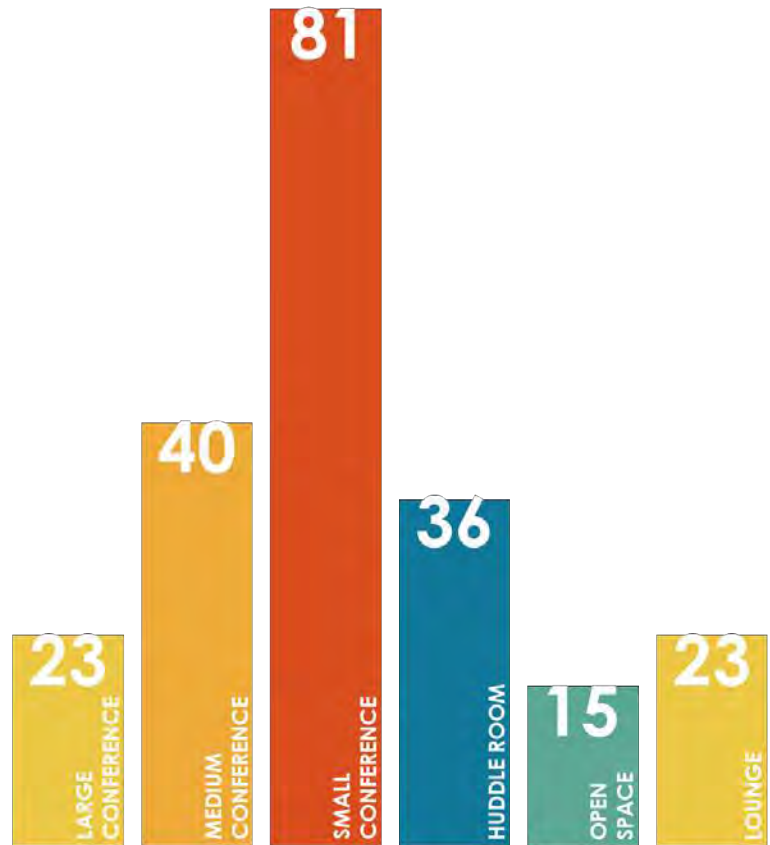


11 DEPARTMENTS | 235 RESPONSES

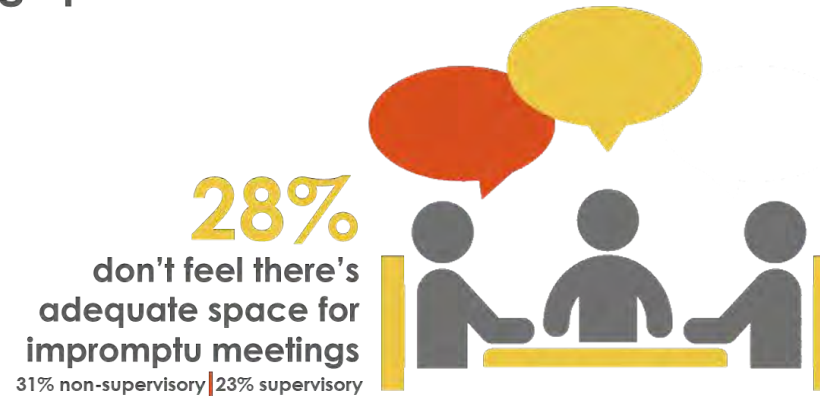
**65%** RESPONSE RATE

# Online Survey Results

## Meeting Spaces



PERCENTAGES OF COLLABORATIVE SPACES PEOPLE NEED



# Online Survey Results

## Additional Facts

43%

Don't feel they have enough access to spaces to promote **re-energizing**

39% non-supervisory | 46% supervisory



30

**DAILY**

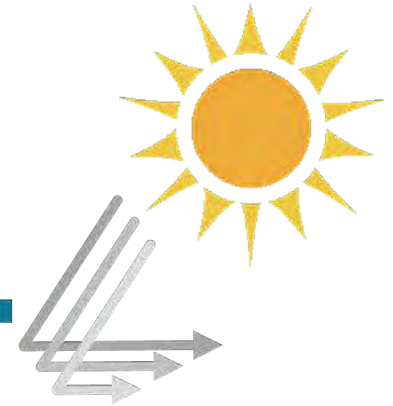
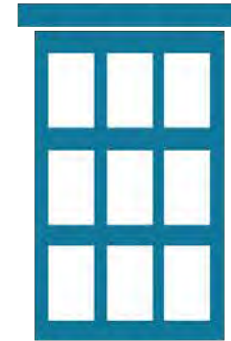
min. of work lost due to distractions, finding meeting space, people, or materials and equipment.



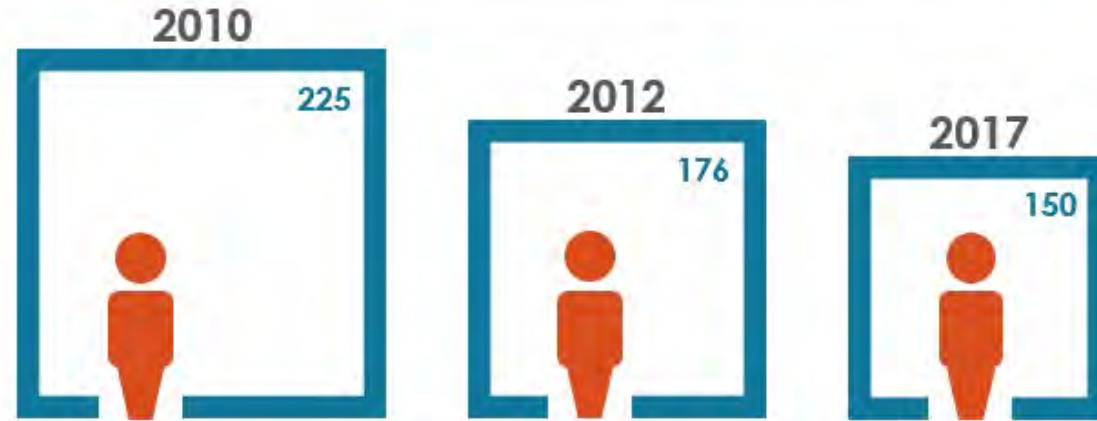
30%

don't feel there is **adequate natural light**

38% non-supervisory  
11% supervisory



# Workplace Yield Study



NCTCOG TODAY  $\pm$  250 \*

By 2017, North American offices will average **151 square feet per worker**, according to real estate data provider CoreNet Global. That's down from 176 square feet in 2012 and 225 square feet in 2010. The rule of thumb for creative open space that startup and small technology companies seek has been decreasing from 200 to 250 square feet to as low as 100 to 150 square feet of "usable" office space per person.





# Plan Study B – CP2 L2



### Level 2 Existing

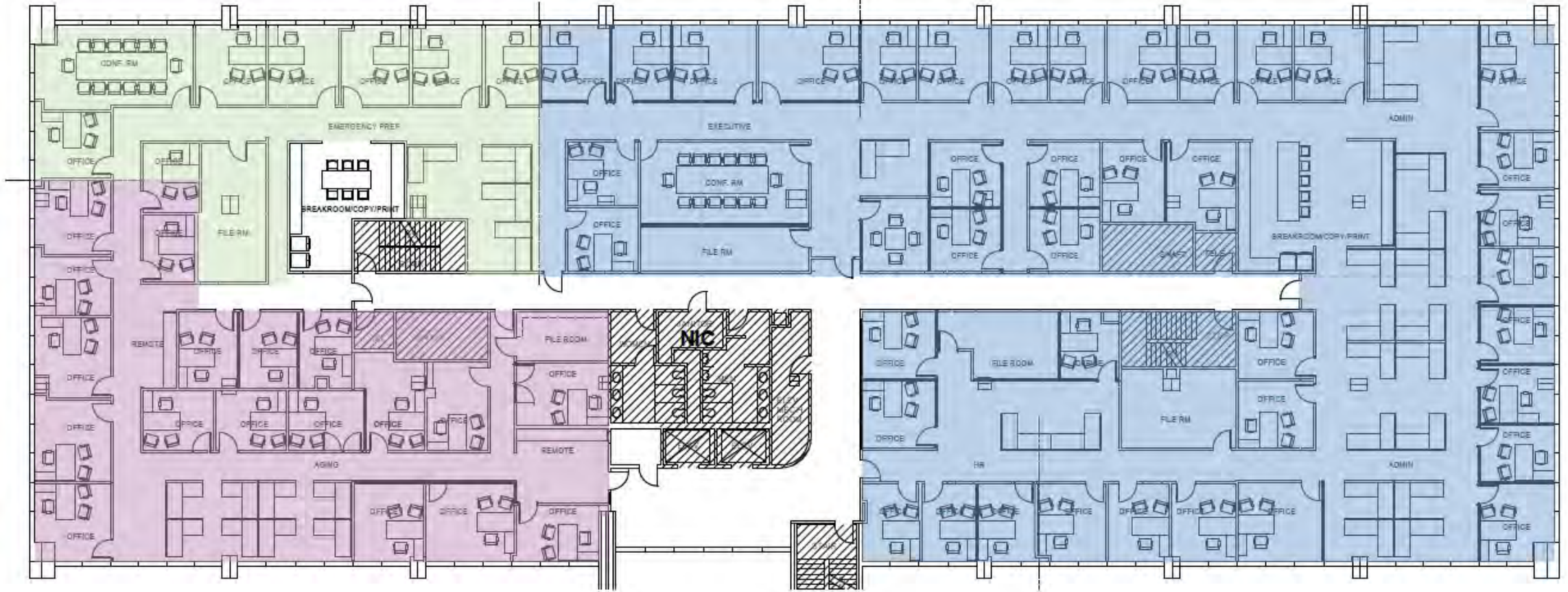
- Offices – 45
- Cubicles – 43
- File Storage – 3
- Contract File Storage – 1
- Work/Storage Room - 1
- Storage – 3
- Community Outreach Library – 1
- Print/Copy – 3
- Conference Room – 6
- Coffee Bars – 1
- Wellness Room – 1

### Level 2 Existing

- Offices – 48
- Cubicles – 50
- File Storage – 1
- Contract File Storage – 1
- Storage – 2
- Community Outreach Library – 1
- Print/Copy – 4
- Conference Room – 5
- Coffee Bars – 2
- Focus Room – 4
- Huddle Room – 6
- Open Collaboration – 1

### Emergency Preparedness

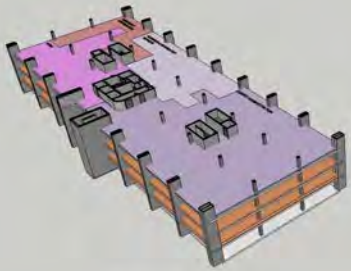
### Executive & Administration



### Aging Services

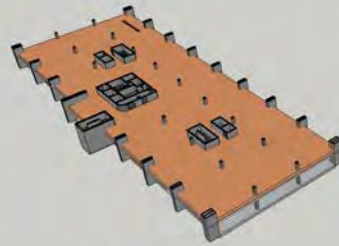
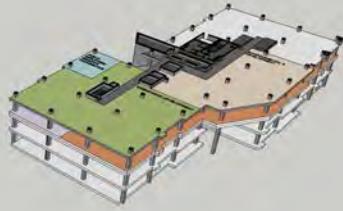
### Administration





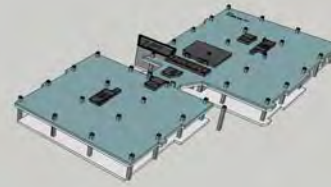
CP2 LEVEL 3 - DINING SPACE  
WORKFORCE / ENVIRONMENT / PUBLIC

1



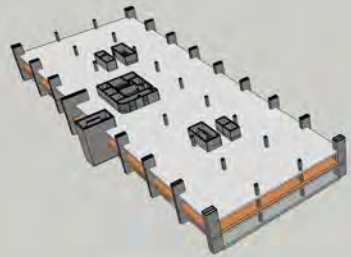
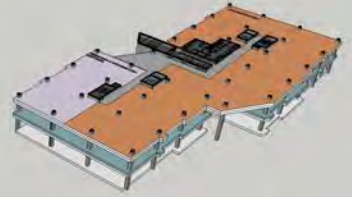
CP2 LEVEL 2 - CP2 LEVEL 2  
TRANSPORTATION

4



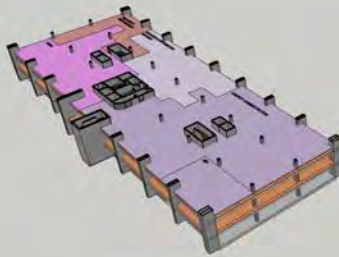
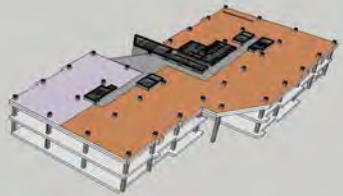
CP2 LEVEL 1 - CP2 LEVEL 3  
REGIONAL TRAINING CENTER / CRIMINAL JUSTICE /  
EXECUTIVE DIRECTOR / PUBLIC AFFAIRS

7



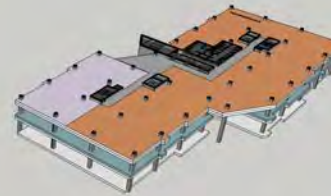
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TRANSPORTATION / PIS

2



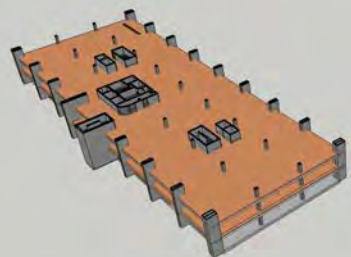
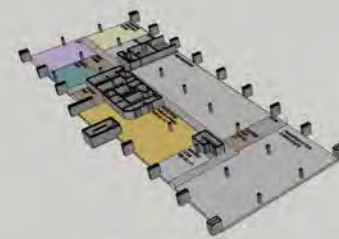
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PIS / COMMUNITY SERVICES /  
EMERGENCY PREP / AGENCY ADMIN

5



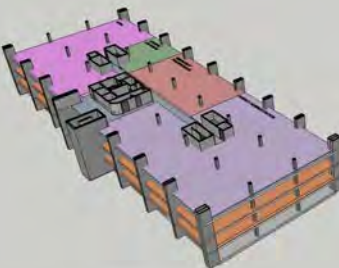
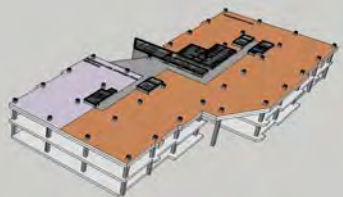
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REGIONAL TRAINING CENTER / CRIMINAL JUSTICE /  
EXECUTIVE DIRECTOR / PUBLIC AFFAIRS

8



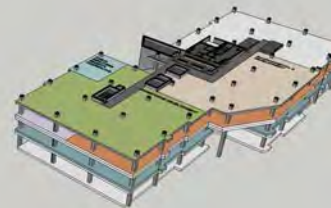
CP2 LEVEL 2 - CP2 LEVEL 3  
TRANSPORTATION

3



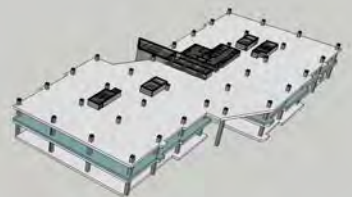
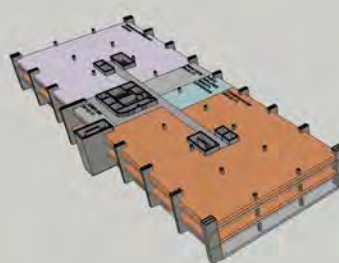
CP2 LEVEL 4 - CP2 LEVEL 4  
PIS / COMMUNITY SERVICES /  
EMERGENCY PREP / AGENCY ADMIN

6



CP2 LEVEL 3 - CP2 LEVEL 3  
TRANSPORTATION / PIS

9





# CHRISTUS Health Headquarters

Irving, Texas



Architectural and Engineering Services | **FUTURE CITY HALL** Fort Worth, Texas



ANTICIPATED

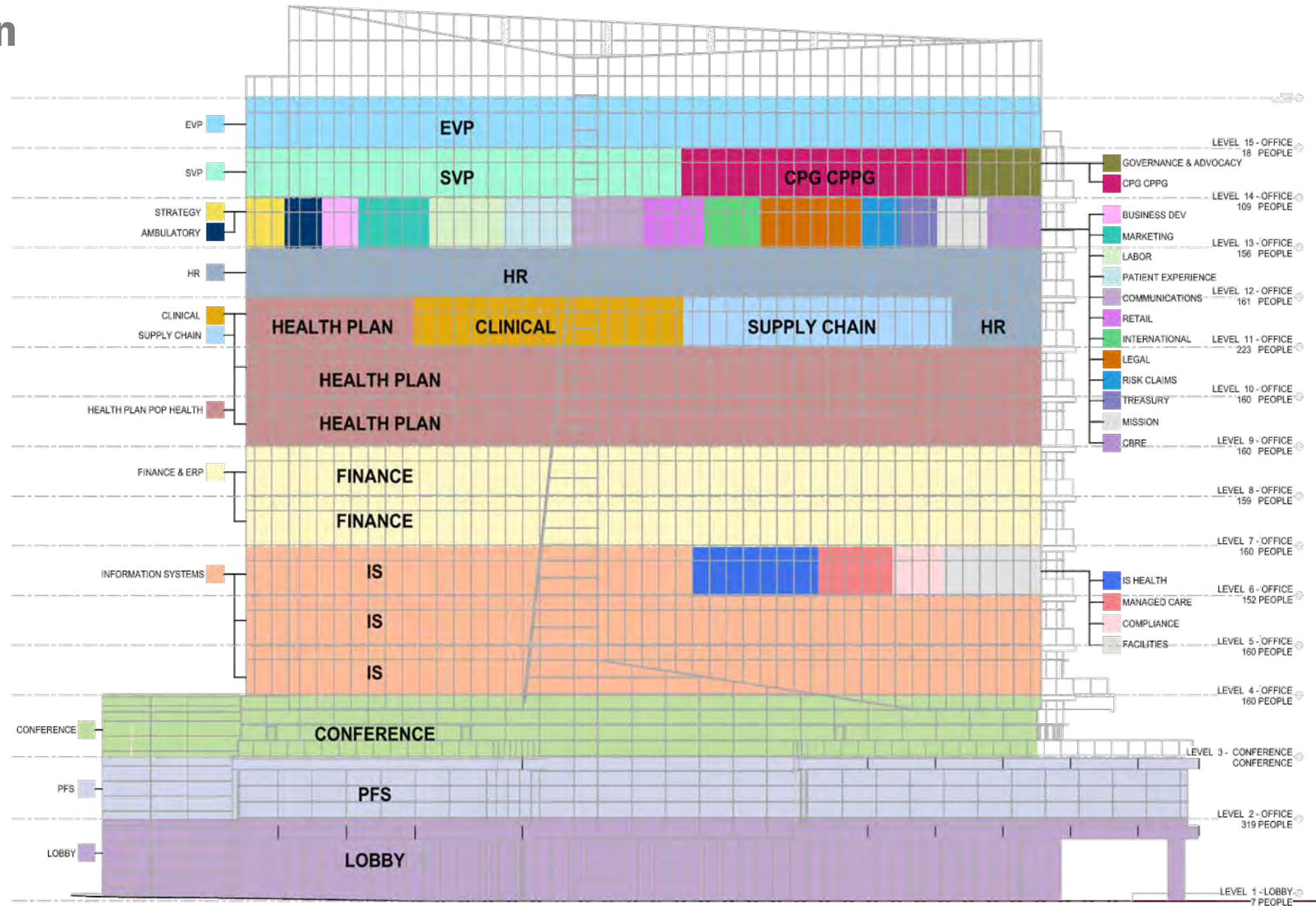


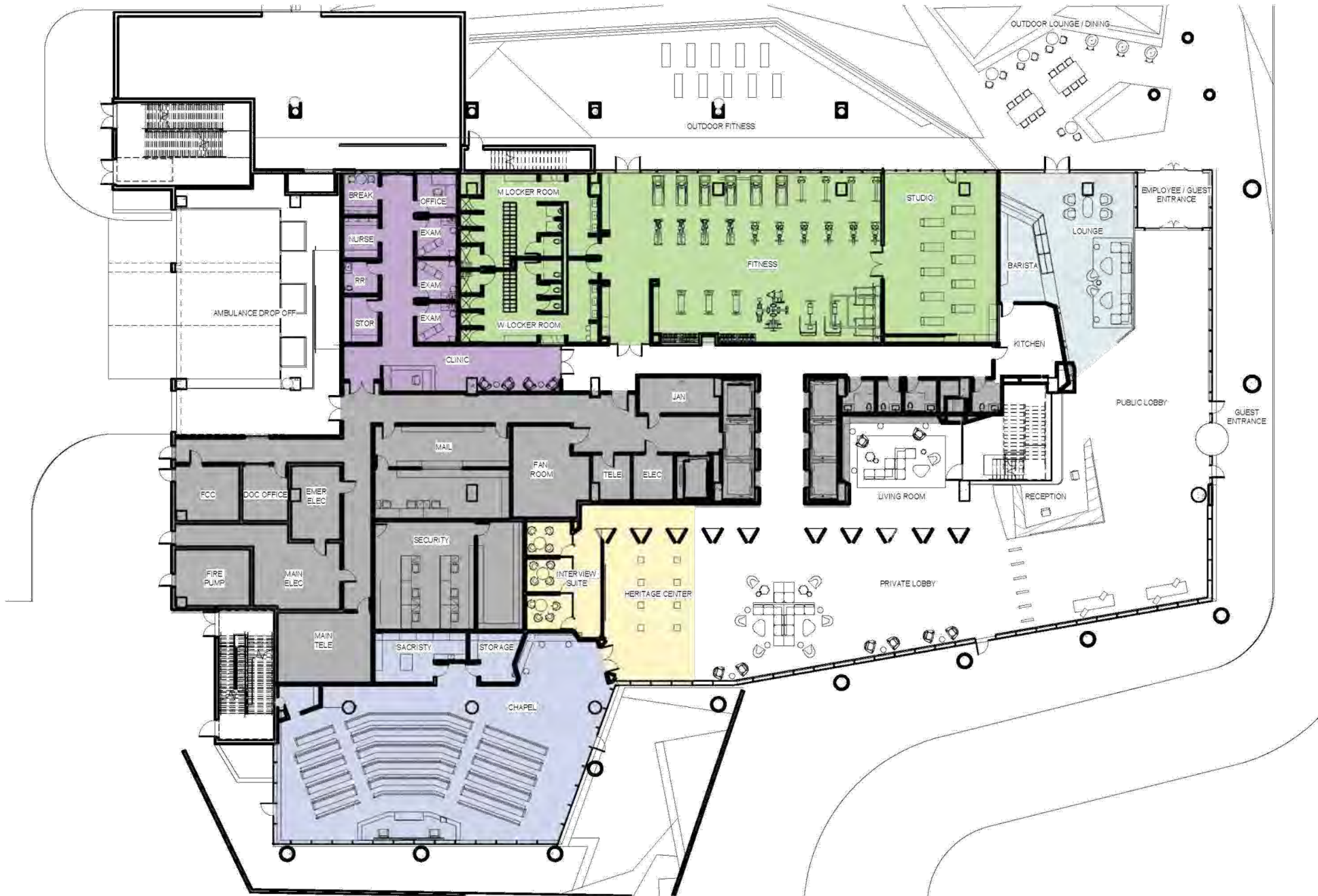
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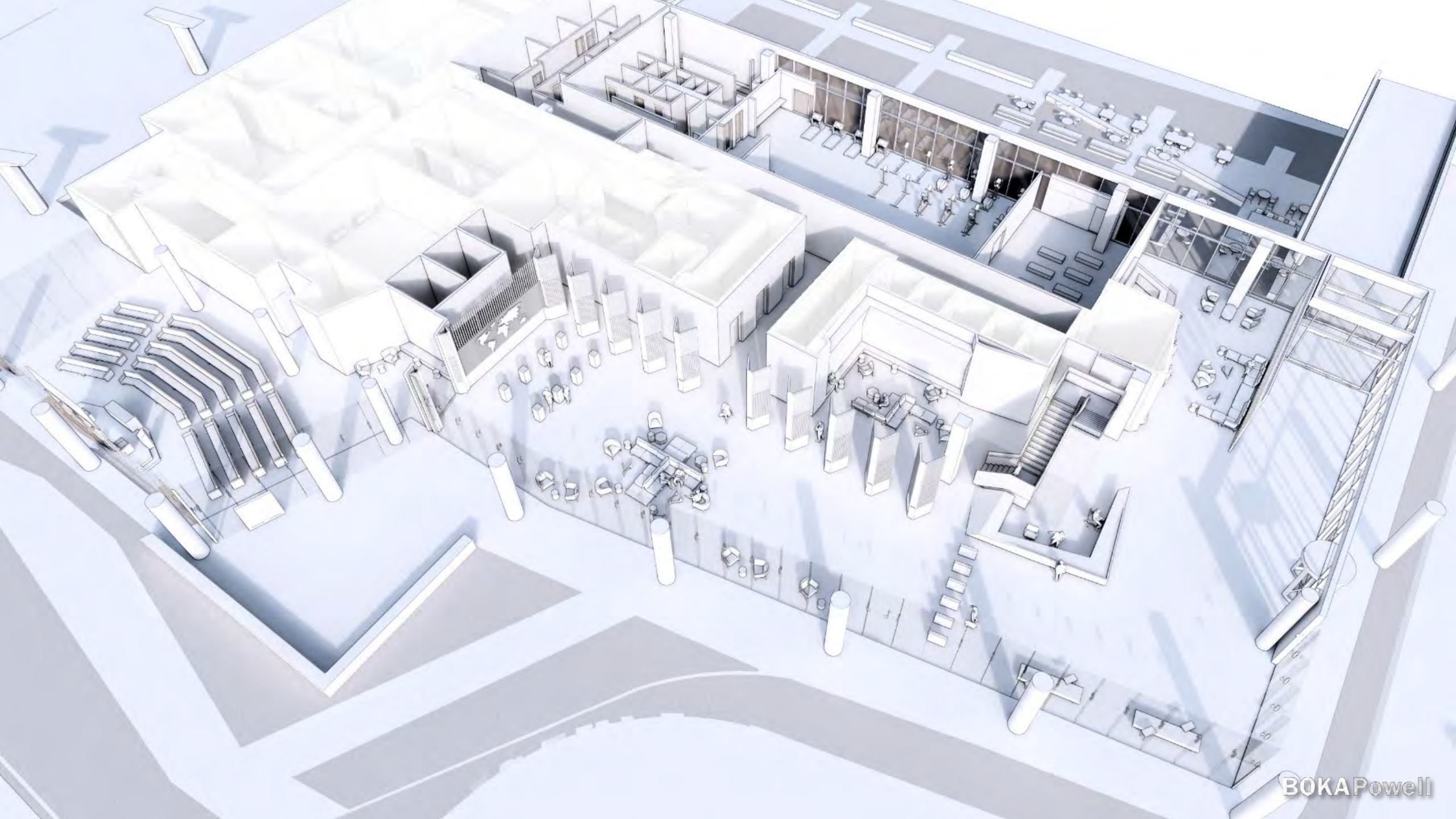
**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# Stack Plan





**Level 01**





**Level 02**

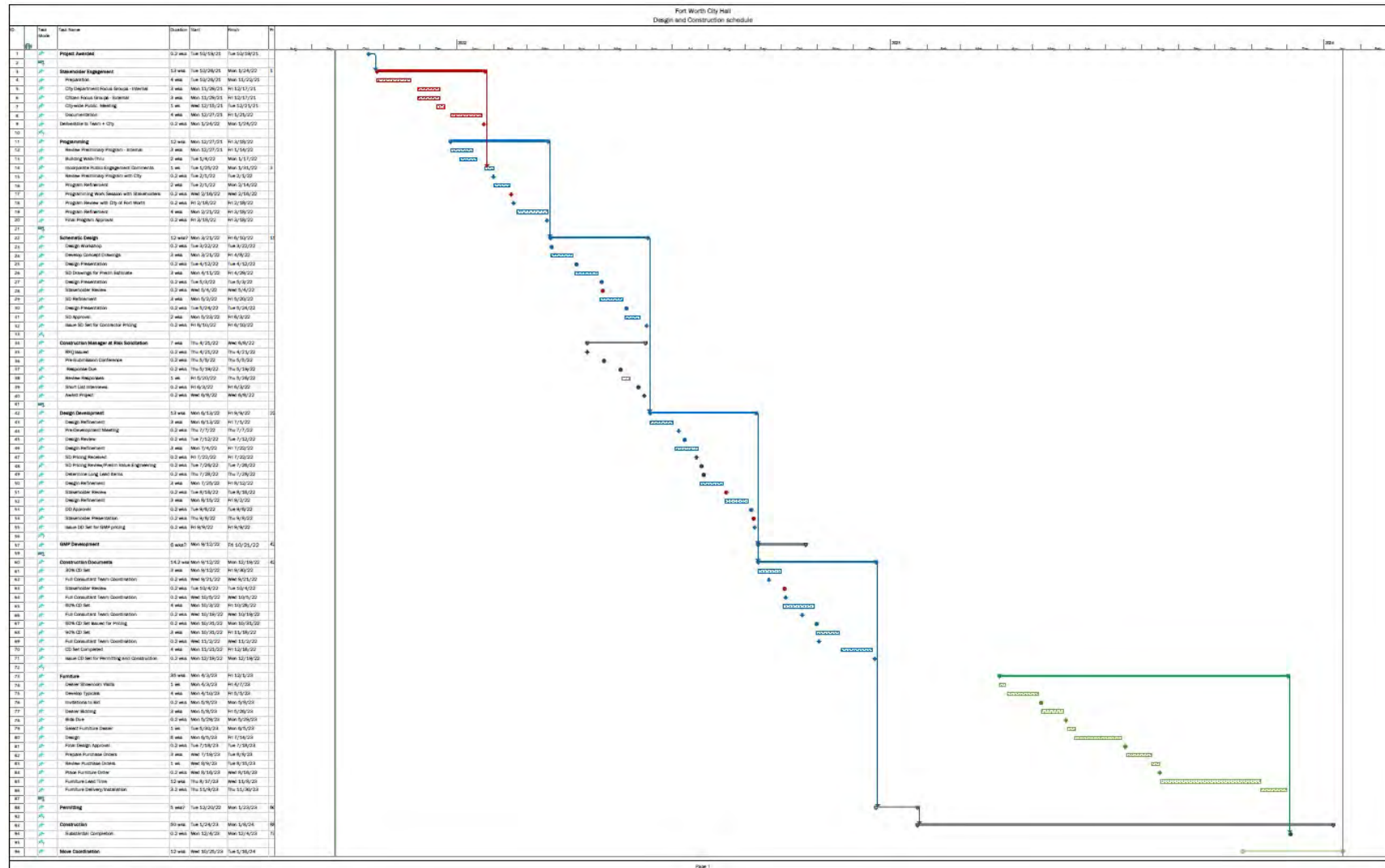


Level 03

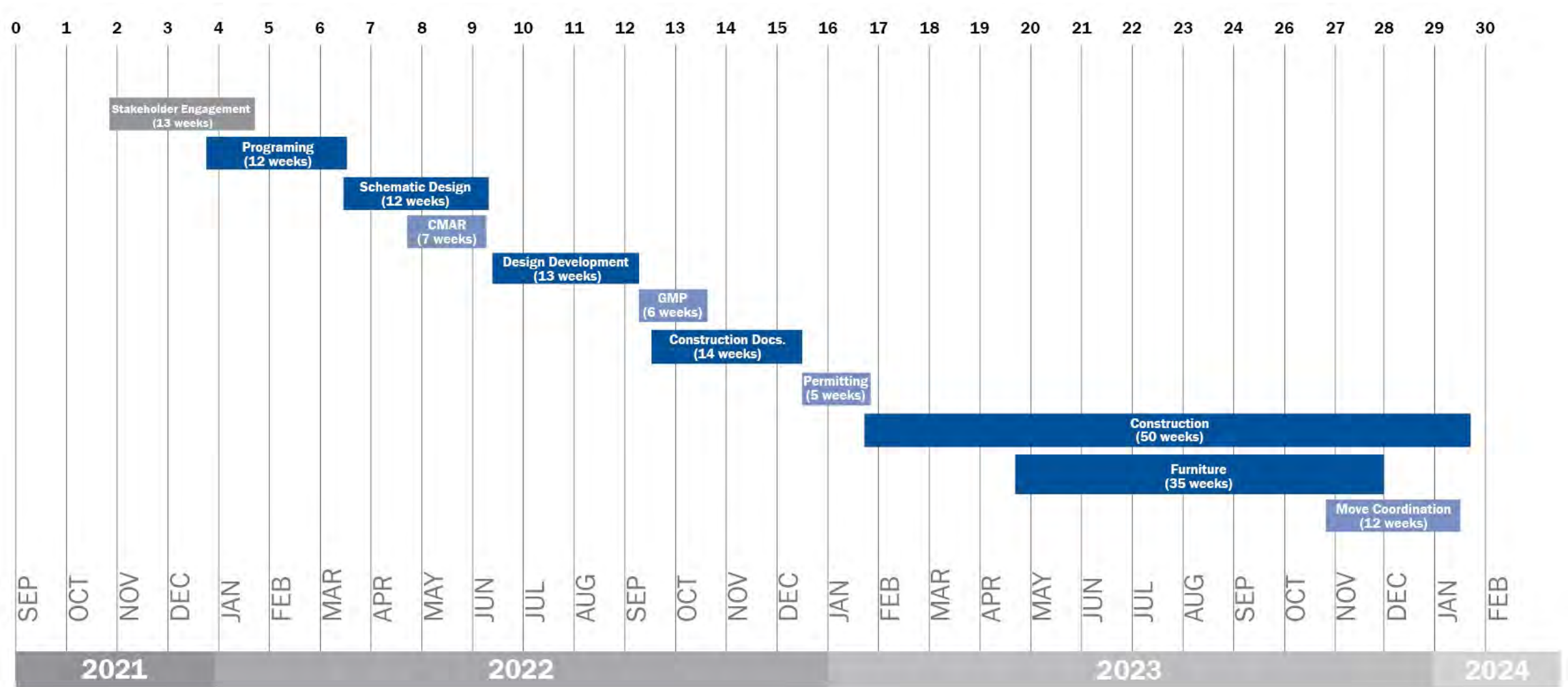




# Comprehensive Schedule



# Summary Schedule

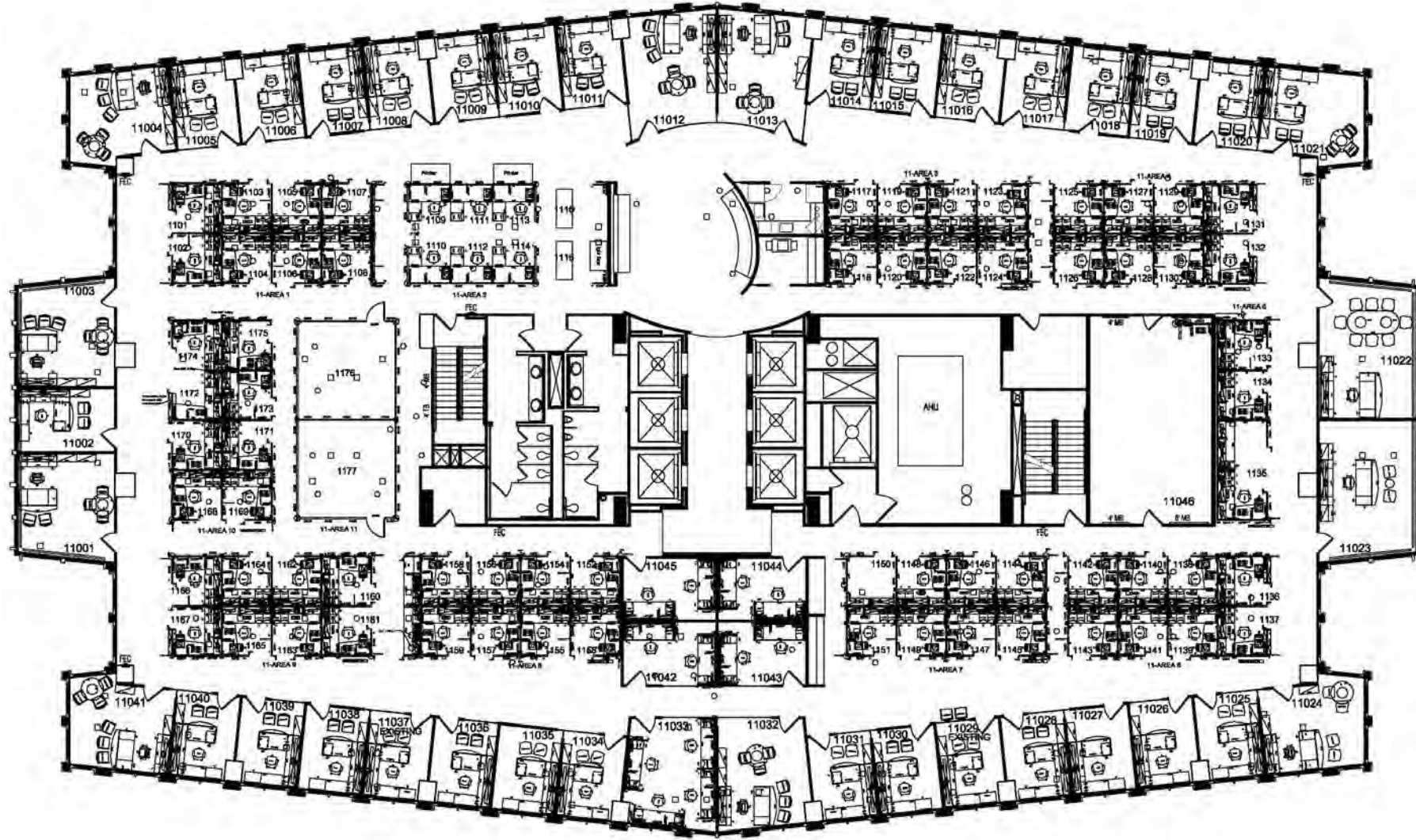


# MEP Considerations

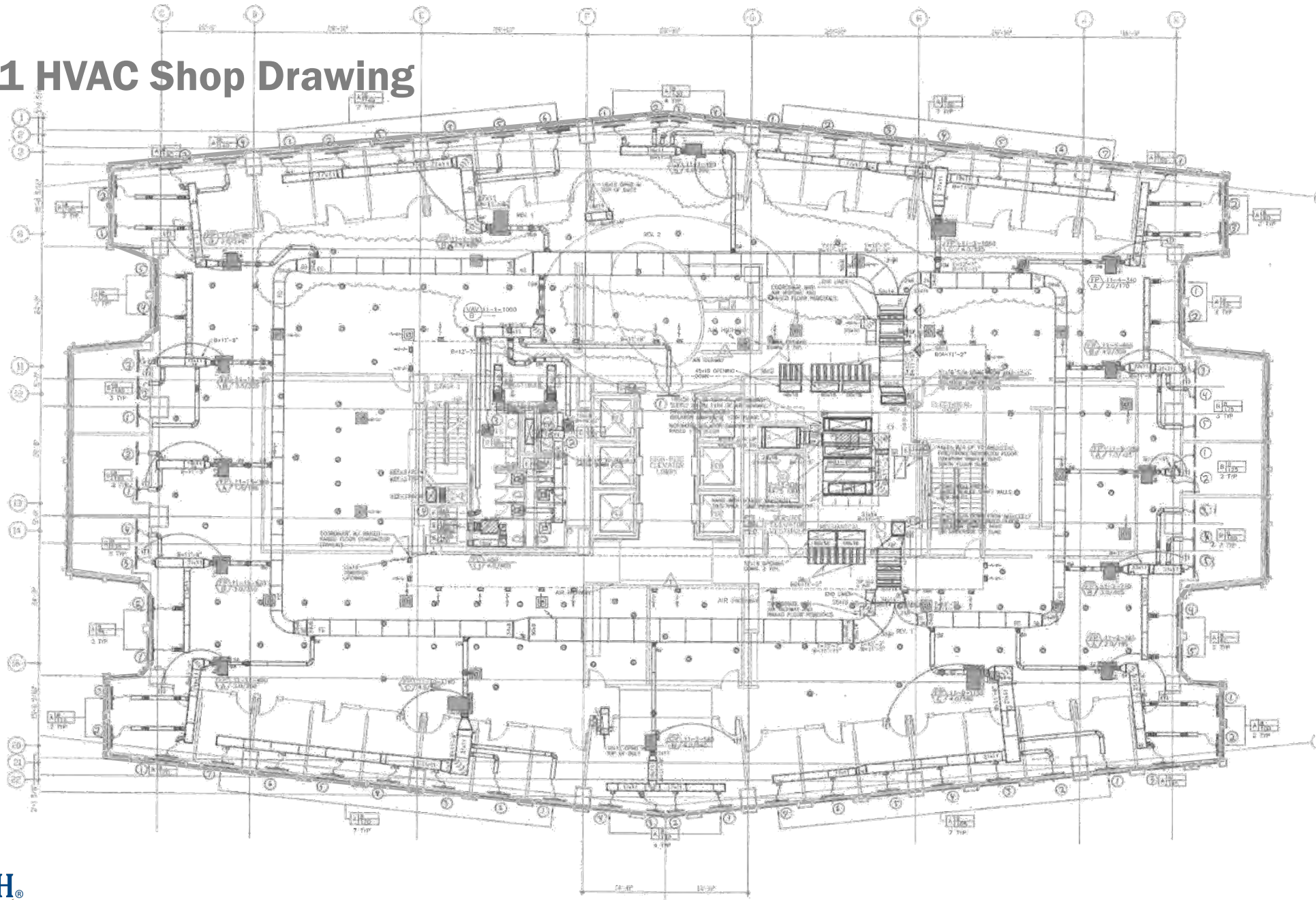
- Existing HVAC system is **underfloor air** on interior zones and fan powered boxes above ceiling for exterior zones, all served by an AHU on the floor.
- AHUs are served by chilled water system via **chillers/cooling towers** and heating water system via **boilers**.
- **Typical life on a chilled water system is 30+ years.** Maintenance history could impact this life expectancy, especially for the cooling tower.
- **Chiller capacity (1400 tons) should be sufficient to handle the new 12,000 SF council building. If this is the desired approach, we will run detailed calculations to confirm.**
- Important characteristics for an underfloor HVAC system:
  - Any **penetrations through the floor** need to be sealed to avoid leakage of pressurized supply air (i.e. thermostat cabling).
  - Confirm that all **floor diffusers have volume control**, similar to the air supply at your seat on an airplane.



# Level 11 Furniture Plan



# Level 11 HVAC Shop Drawing



# Cost Management



## City of Mesquite

City Hall  
Project Budget  
3/22/2011

	9/16/07	11/21/07	12/17/08	1/20/09	11/11/09	4/26/10	12/15/10	1/6/11	3/22/11	
<b>Testing Services</b>										
Sub-Surface Soils	15,000	15,000	7,852	7,852	7,852	7,852	7,852	7,852	7,852	
Construction Materials	30,000	30,000	30,000	40,000	134,830	165,226	40,000	40,000	40,000	
<b>Total</b>	<b>45,000</b>	<b>45,000</b>	<b>37,852</b>	<b>47,852</b>	<b>142,682</b>	<b>173,078</b>	<b>47,852</b>	<b>47,852</b>	<b>47,852</b>	
<b>Construction</b>										
Building Construction	13,689,000	13,689,000	15,184,000	17,543,493	18,033,493	18,116,493	18,644,561	18,792,383	18,792,383	Note A
Municipal Way Construction	0	0	0	0	0	0	134,830	165,226	0	Note R
<b>Total</b>	<b>13,689,000</b>	<b>13,689,000</b>	<b>15,184,000</b>	<b>17,543,493</b>	<b>18,033,493</b>	<b>18,116,493</b>	<b>18,779,391</b>	<b>18,957,609</b>	<b>18,792,383</b>	
<b>FF&amp;E</b>										
Furniture	996,000	896,000	998,000	998,000	998,000	965,000	998,000	998,000	759,388	Note D/O/P
I.T. Backbone/Cabling	134,000	134,000	0	0	0	0	0	0	0	
I.T. Video Surveillance	0	0	0	0	0	0	0	0	0	
Video Production Studio Equipment	80,000	80,000	240,000	0	0	0	0	0	0	
Telephone/Intercom	128,000	128,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	Note H
A/V Equipment	538,000	538,000	810,000	488,000	488,000	488,000	528,000	528,000	665,527	Note L/O
Council/Court Millwork	340,000	340,000	550,000	490,000	0	0	0	0	0	
<b>Total</b>	<b>2,116,000</b>	<b>2,116,000</b>	<b>2,522,000</b>	<b>2,121,000</b>	<b>1,631,000</b>	<b>1,598,000</b>	<b>1,670,000</b>	<b>1,670,000</b>	<b>1,569,915</b>	
<b>City Budgets</b>										
Art Budget	274,000	274,000	274,000	274,000	274,000	274,000	274,000	274,000	274,000	
Existing Building Demolition	826,000	826,000	0	0	0	0	0	0	0	
Existing Building Abatement	72,000	72,000	110,000	110,000	110,000	110,000	0	0	0	Note M
Abatement Engineering	24,000	24,000	26,000	25,000	25,000	25,000	25,000	25,000	25,000	Note G
Computers	0	0	30,000	30,000	30,000	30,000	35,000	35,000	35,000	Note F/J
C.M. at Risk Pre-design Services	25,000	25,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Electrical Service Impact Fees	60,000	60,000	0	0	0	0	0	0	0	
Moving Costs	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
As-Built Site Survey	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
Owner Contingency	100,000	100,000	100,000	100,000	100,004	100,004	95,004	108,504	208,589	Note J/E/P
<b>Total</b>	<b>1,407,000</b>	<b>1,407,000</b>	<b>575,000</b>	<b>575,000</b>	<b>575,004</b>	<b>575,004</b>	<b>465,004</b>	<b>478,504</b>	<b>578,589</b>	
<b>Professional Services</b>										
Program/Schematics Update	5,000	0	0	0	0	0	0	0	0	
A/E Services	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	
Civil Engineering (On-Site)	52,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	
Civil Engineering (Off-Site)	0	0	0	0	0	0	0	0	0	
ADA Consulting	5,500	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	
Landscape/Fountain Consultants	78,000	69,200	69,200	69,200	69,200	53,200	53,200	53,200	53,200	Note C
Cost Estimating	18,000	16,500	16,500	16,500	16,500	3,000	3,000	3,000	3,000	Note E
Commissioning	0	49,000	0	0	7,000	7,000	7,000	7,000	7,000	
Acoustical/A/V Consulting	108,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	
Phase Two Coordination/C.A.	30,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	
FF & E Design	78,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	
Technology Consultant	48,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	
As-Built Drawings	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	
Reimbursable	50,000	65,000	65,000	65,000	65,000	44,500	78,500	65,000	65,000	Note K
Additional A/E Services, Add Visitors Bureau	0	0	0	28,125	28,125	28,125	28,125	28,125	28,125	
<b>Lead Services:</b>										
RM1	0	0	85,881	85,881	85,881	85,881	85,881	85,881	85,881	
MEP	0	0	12,000	12,000	12,000	12,000	12,000	12,000	12,000	
Architect	0	0	19,000	19,000	19,000	19,000	19,000	19,000	19,000	
Commissioning	0	0	86,500	86,500	86,500	86,500	86,500	86,500	86,500	
Architect	0	0	7,000	7,000	0	0	0	0	0	
Reimbursable	0	0	27,000	27,000	27,000	27,000	27,000	27,000	27,000	
Off-Site Utilities	0	0	0	0	0	0	0	0	0	
Sewer/Water	0	0	37,100	37,100	37,100	37,100	37,100	37,100	37,100	
Municipal	0	0	22,000	22,000	22,000	22,000	22,000	22,000	22,000	
Existing Sewer	0	0	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
Reimbursable	0	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	
<b>Total</b>	<b>1,605,500</b>	<b>1,587,115</b>	<b>1,856,596</b>	<b>1,884,721</b>	<b>1,884,721</b>	<b>1,834,721</b>	<b>1,868,721</b>	<b>1,855,221</b>	<b>1,855,221</b>	
<b>Project Budget</b>	<b>18,762,500</b>	<b>18,844,115</b>	<b>20,175,448</b>	<b>22,172,066</b>	<b>22,307,000</b>	<b>22,337,296</b>	<b>22,861,384</b>	<b>22,843,960</b>	<b>22,843,960</b>	Note N

**General Notes:**

Note A: C.O. #1  
 A. \$16,000 transferred from landscape fountain fees to G.M.P.  
 B. \$12,993 add'l. Municipal Way Utilities  
 C. \$227,983 now staff parking lot west of E-brite  
 D. \$257,884 finish-out second courtroom  
 E. \$110,000 transfer asbestos abatement from City budget to G.M.P.  
 Total: \$623,960

Note B: Municipal Way construction cost included in CMAR G.M.P.

Note C: A/E contract amendment #4 transfer \$16,000 landscape fountain fees to CMAR G.M.P.

Note D: Final TXMAS pricing 3/18/11.

Note E: A/E contract amendment #4 transfer \$13,500 from estimator fees to owner contingency.

Note F: Estimate for AV/Security computers. (12/15/10)

Note G: ERI Consulting proposal 11/13/08.

Note H: City provided Source bid 12/10/08.

Note J: \$5,000 transferred from owner contingency to cover computer costs.

Note K: A/E contract amendment #4 reduced reimbursable budget by \$20,500. A/E contract amendment # 5 added \$20,500 back to contract.

Note L: Final AV bid 3/22/11.

Note M: Abatement transferred to CMAR G.M.P. under C.O. #1

Note N: Project budget increase as follows:  
 1. Add utilities changes at Municipal Way \$12,993  
 2. Add staff parking lot \$27,083  
 3. Add finish-out of second courtroom \$257,884  
 4. Add AV for second courtroom \$39,000  
 Total: \$536,960

Note P: \$100,085 transferred from furniture budget to owner contingency 3/18/11.

Note Q: \$138,527 transferred from furniture budget to AV budget 3/22/11.



# Comprehensive Budgeting

City of Mesquite  
City Hall  
Project Budget  
3/22/2011

	9/16/07	11/21/07	12/17/08	1/20/09	11/11/09	4/26/10	12/15/10	1/6/11	3/22/11		
Testing Services	<b>Testing Services</b>										
	Sub-Surface Soils	15,000	15,000	7,852	7,852	7,852	7,852	7,852	7,852	7,852	
	Construction Materials	30,000	30,000	30,000	40,000	40,000	40,000	40,000	40,000	40,000	
	<b>Total</b>	<b>45,000</b>	<b>45,000</b>	<b>37,852</b>	<b>47,852</b>	<b>47,852</b>	<b>47,852</b>	<b>47,852</b>	<b>47,852</b>	<b>47,852</b>	
Construction	<b>Construction</b>										
	Building Construction	13,689,000	13,689,000	15,184,000	17,543,493	18,033,493	18,116,493	18,644,561	18,792,383	18,792,383	Note A
	Municipal Way Construction	0	0	0	0	134,930	165,226	165,226	0	0	Note B
	<b>Total</b>	<b>13,689,000</b>	<b>13,689,000</b>	<b>15,184,000</b>	<b>17,543,493</b>	<b>18,168,423</b>	<b>18,281,719</b>	<b>18,809,787</b>	<b>18,792,383</b>	<b>18,792,383</b>	
FF&E	<b>FF&amp;E</b>										
	Furniture	896,000	896,000	998,000	998,000	998,000	965,000	998,000	998,000	759,388	Note D/Q/P
	I.T. Backbone/Cabling	134,000	134,000	0	0	0	0	0	0	0	
	I.T. Video Surveillance	0	0	0	0	0	0	0	0	0	
	Video Production Studio Equipment	80,000	80,000	240,000	0	0	0	0	0	0	
	Telephone/Intercom	128,000	128,000	144,000	144,000	144,000	144,000	144,000	144,000	144,000	Note H
	A/V Equipment	538,000	538,000	610,000	489,000	489,000	489,000	528,000	528,000	666,527	Note L/Q
	Council/Court Millwork	340,000	340,000	530,000	490,000	0	0	0	0	0	
	<b>Total</b>	<b>2,116,000</b>	<b>2,116,000</b>	<b>2,522,000</b>	<b>2,121,000</b>	<b>1,631,000</b>	<b>1,598,000</b>	<b>1,670,000</b>	<b>1,670,000</b>	<b>1,569,915</b>	
City Budgets	<b>City Budgets</b>										
	Art Budget	274,000	274,000	274,000	274,000	274,000	274,000	274,000	274,000	274,000	
	Existing Building Demolition	826,000	826,000	0	0	0	0	0	0	0	
	Existing Building Abatement	72,000	72,000	110,000	110,000	110,000	110,000	0	0	0	Note M
	Abatement Engineering	24,000	24,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	Note G
	Computers	0	0	30,000	30,000	30,000	30,000	35,000	35,000	35,000	Note F/J
	C.M. at Risk Predesign Services	25,000	25,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	Electrical Service Impact Fees	60,000	60,000	0	0	0	0	0	0	0	
	Moving Costs	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
	As-Built Site Survey	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
	Owner Contingency	100,000	100,000	100,000	100,000	100,004	100,004	95,004	108,504	208,589	Note J/E/P
	<b>Total</b>	<b>1,407,000</b>	<b>1,407,000</b>	<b>575,000</b>	<b>575,000</b>	<b>575,004</b>	<b>575,004</b>	<b>465,004</b>	<b>478,504</b>	<b>578,589</b>	



# Comprehensive Budgeting

## Professional services

- A/E design fees
- Landscape design
- Technology / security
- Reimbursables

Professional Services									
Program/Schematics Update	5,000	0	0	0	0	0	0	0	0
A/E Services	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000	1,027,000
Civil Engineering (On-Site)	52,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000	71,000
Civil Engineering (Off-Site)	-0-	0	0	0	0	0	0	0	0
ADA Consulting	5,500	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415
Landscape/Fountain Consultants	78,000	69,200	69,200	69,200	69,200	53,200	53,200	53,200	53,200
Cost Estimating	18,000	16,500	16,500	16,500	16,500	3,000	3,000	3,000	3,000
Commissioning	-0-	49,000	0	0	7,000	7,000	7,000	7,000	7,000
Acoustical/A/V Consulting	105,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000
Phase Two Coordination/C.A.	30,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000
FF & E Design	78,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Technology Consultant	48,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
As-Built Drawings	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Reimbursable	50,000	65,000	65,000	65,000	65,000	44,500	78,500	65,000	65,000
Additional A/E Services. Add Visitors Bureau	0	0	0	28,125	28,125	28,125	28,125	28,125	28,125
Lead Services:									
RM1	0	0	85,881	85,881	85,881	85,881	85,881	85,881	85,881
MEP	0	0	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Architect	0	0	19,000	19,000	19,000	19,000	19,000	19,000	19,000
Commissioning	0	0	86,500	86,500	86,500	86,500	86,500	86,500	86,500
Architect	0	0	7,000	7,000	0	0	0	0	0
Reimbursable	0	0	27,000	27,000	27,000	27,000	27,000	27,000	27,000
Off-Site Utilities	0	0							
Sewer/Water	0	0	37,100	37,100	37,100	37,100	37,100	37,100	37,100
Municipal	0	0	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Existing Sewer	0	0	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Reimbursable	0	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000
<b>Total</b>	<b>1,505,500</b>	<b>1,587,115</b>	<b>1,856,596</b>	<b>1,884,721</b>	<b>1,884,721</b>	<b>1,834,721</b>	<b>1,868,721</b>	<b>1,855,221</b>	<b>1,855,221</b>
<b>Project Budget</b>	<b>18,762,500</b>	<b>18,844,115</b>	<b>20,175,448</b>	<b>22,172,066</b>	<b>22,307,000</b>	<b>22,337,296</b>	<b>22,861,364</b>	<b>22,843,960</b>	<b>22,843,960</b>

### General Notes:

Note A: C.O. #1	Note F: Estimate for AV/security computers. (12/15/10)
A. \$16,000 transferred from landscape fountain fees to G.M.P.	Note G: ERI Consulting proposal 11/13/08.
B. \$12,993 add'l. Municipal Way utilities	Note H: City provided Source bid 12/12/08.
C. \$227,083 new staff parking lot west of Ebrite	Note J: \$5,000 transferred from owner contingency to cover computer costs
D. \$257,884 finish-out second courtroom	Note K: A/E contract amendment #4 reduced reimbursable budget by \$20,500. A/E contract amendment # 5 added \$20,500 back to contract.
E. \$110,000 transfer asbestos abatement from City budget to G.M.P.	Note L: Final AV bid 3/22/11.
Total \$623,960	Note M: Abatement transferred to CMAR G.M.P. under C.O. #1
Note B: Municipal Way construction cost included in CMAR G.M.P.	Note N: Project budget increase as follows:
Note C: A/E contract amendment #4 transfer \$16,000 landscape fountain fees to CMAR G.M.P.	1. Add utilities changes at Municipal Way \$12,993
Note D: Final TXMAS pricing 3/18/11.	2. Add staff parking lot \$227,083
Note E: A/E contract amendment #4 transfer \$13,500 from estimator fees to owner contingency.	3. Add finish-out of second courtroom \$257,884
	4. Add AV for second courtroom \$39,000.
	Total \$536,960
	Note P: \$100,085 transferred from furniture budget to owner contingency 3/18/11.
	Note Q: \$138,527 transferred from furniture budget to AV budget 3/22/11.

## Notes



# Cost Estimating Considerations



- Cost estimating methods and level of accuracy are a direct function of the **level of detail provided** to perform the estimates.
- Our excellent conceptual estimating ability allows us to **guarantee project costs relatively early** in the process. This usually involves **defining the project in Unifomat elements**, rather than CSI trades.
- Typical design levels are conceptual (35%), schematic (65%), design development (95%), or construction document (100%).
  - The **Schematic** system is more of a hybrid and will contain some detailed information while still relying on conceptual estimating data for other more undersigned systems.
  - The **Design Development** stage will be more detailed and based on more detailed quantity takeoffs, with less conceptual pricing involved.
  - The **Construction Document** phase will be based on a detailed estimate and on detailed pricing on all elements in the project.
- All direct costs include percentage factors based on the different applicable indirect cost items such as: logistics, location, labor production, sales tax, design contingency, contractor overhead, contractor profit, contractor bond & insurance, cost escalation due to time, owner contingency, and owner management fees.



# CMAR Experience



# | Workplace Interiors Trends



# WORK

**noun**

mental or physical activity as a means of earning income; employment.

**verb**

be engaged in physical or mental activity in order to achieve a purpose or result, especially in one's job; do work.



# OFFICE

*noun*

a room, set of rooms, or building used as a place for commercial, professional, or bureaucratic work.



# WORK [PLACE]

*noun*  
a place where people are influenced by experiences and inspired to bring focused productivity

**What does WORKPLACE  
mean to you?**

# First Impression



# Current Trends - Workplace



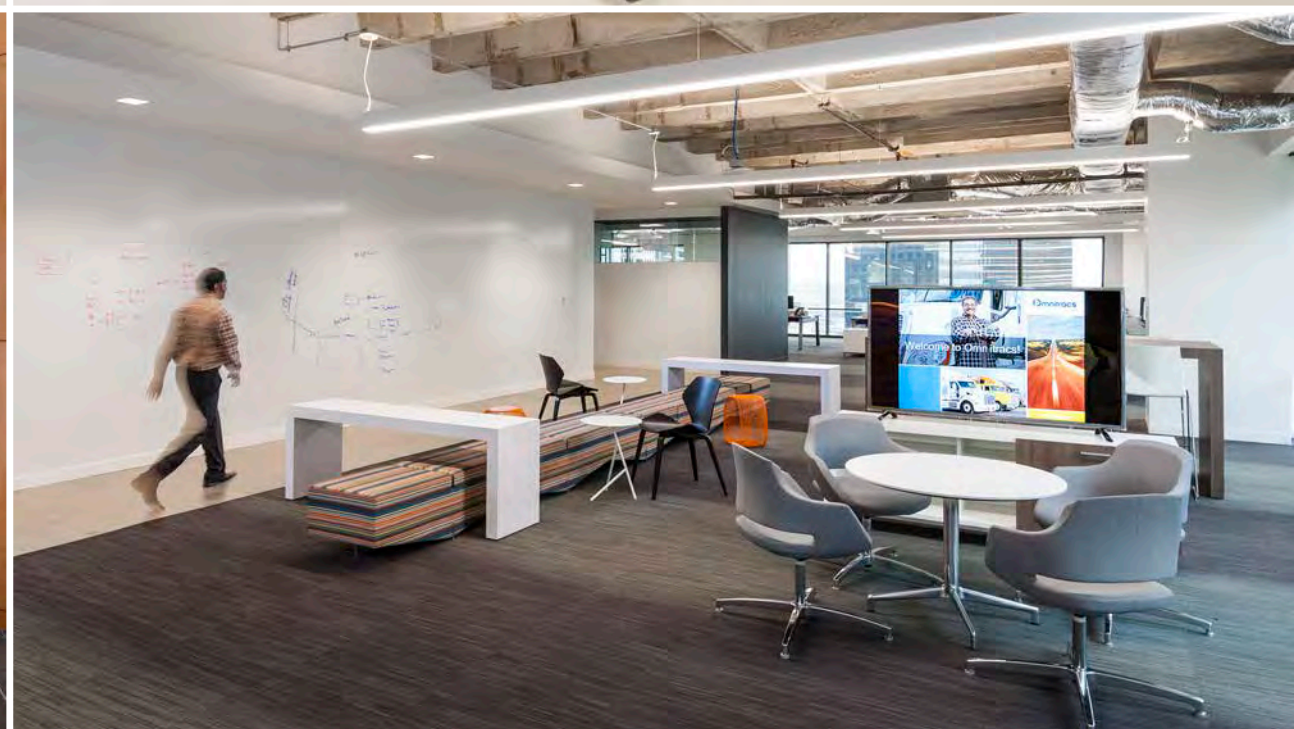
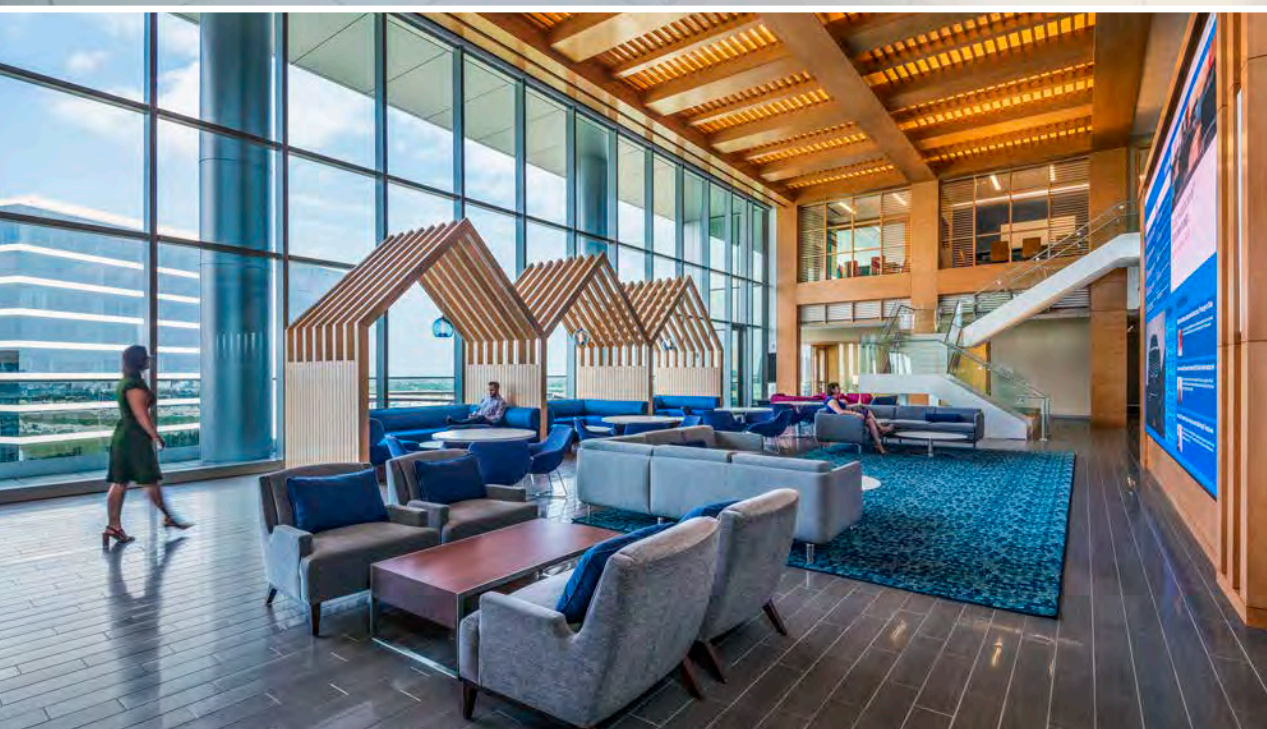
# Current Trends - Conference



# Current Trends – Rejuvenation



# Current Trends – Experience Driven Space



# Hospitality



FORT WORTH

Architectural and Engineering Services | FUTURE CITY HALL Fort Worth, Texas



BOKA Powell + BRINKLEY SARGENT WIGINTON

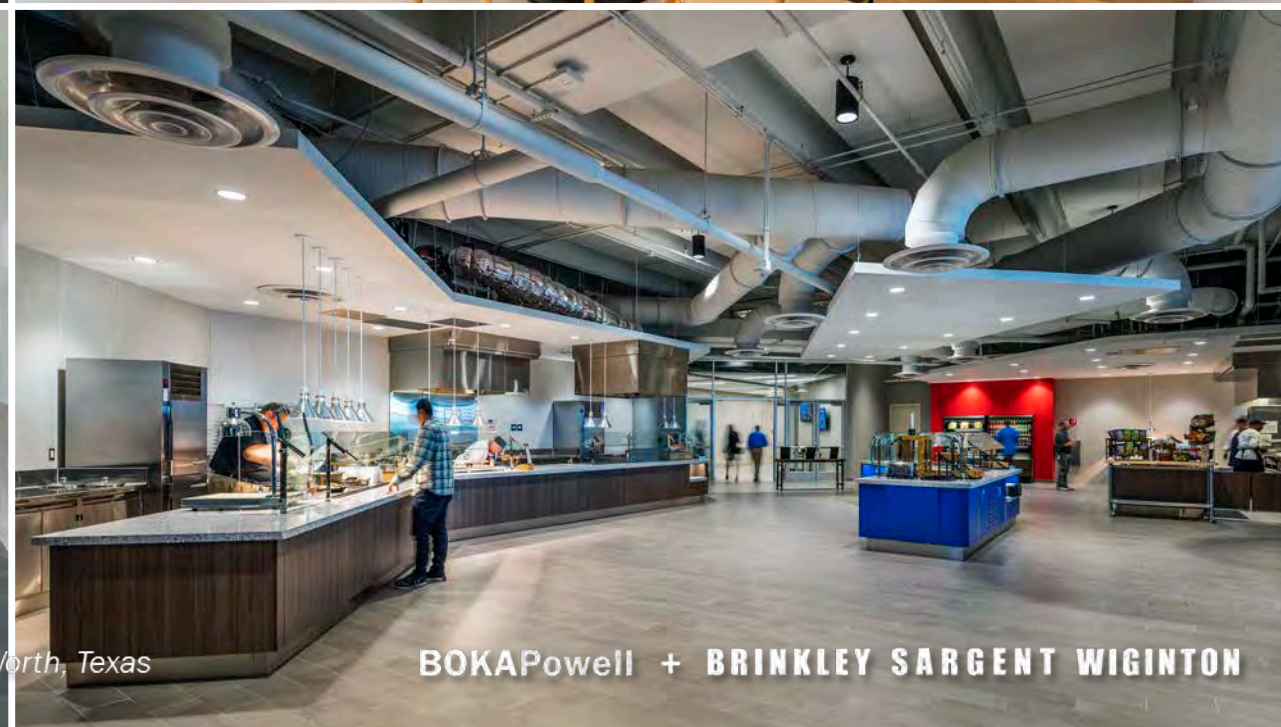
# Outdoor Connection



# Dining



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**BOKA**Powell + **BRINKLEY SARGENT WIGINTON**

# Brand/Culture/History



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# Health and Safety



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**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# COVID Considerations



## Performance

- Contactless entry systems
- Designing for flexibility
- Ample technology solutions
- Availability of informal gathering areas
- Appropriate ratio of me-to-we spaces:
  - Re-configuring open office workstations
  - Providing more private conference/video space

## Culture & Mission

- Social engagement
- Tailoring solutions to fit firm culture and values
- Create a human-centered lobby experience that tells the firm's story
- Balancing hybrid office scenarios



by BOKAPowell

## Wellness

- Upgraded building systems such as HVAC with adequate filtration
- Naturally, anti-microbial material selection
- Facility cleanliness
- Providing direct access to natural light from workstations
- Fitness + Wellness amenities
- Access to outdoor amenities and space



# Council Building Considerations *Technology*

APPLICANT: HP Civil Engineering  
REQUEST: D.2 - Abandon Plat of Hometown Dolce  
Additional Plans for Staff  
LOCATION: 8.459 acres at 6000 Parker Boulevard



# Council Building Considerations *Technology*



Avoid built-in screens in dais, but provide connectivity for multiple devices at each position and integrate voting systems, microphones, speakers and/or headphones at each position

# Council Building Considerations *Technology*



Monitor for council within the podium to allow council to maintain visual focus on speakers

# Council Building Considerations *Technology*

- Establish nature of broadcast and related technologies and support spaces
- Ability to provide USB power and strong WIFI at all staff positions and within the gallery
- Appropriately scaled video display(s) based on sight distances
- Digital signage for position names to allow for simple change of function (Plano)

# Council Building Considerations *Ancillary Spaces*



Executive Session / Green Room  
NRH



Council Work Session (Public)/Overflow  
NRH



Executive Session (Council/Staff)  
Mesquite

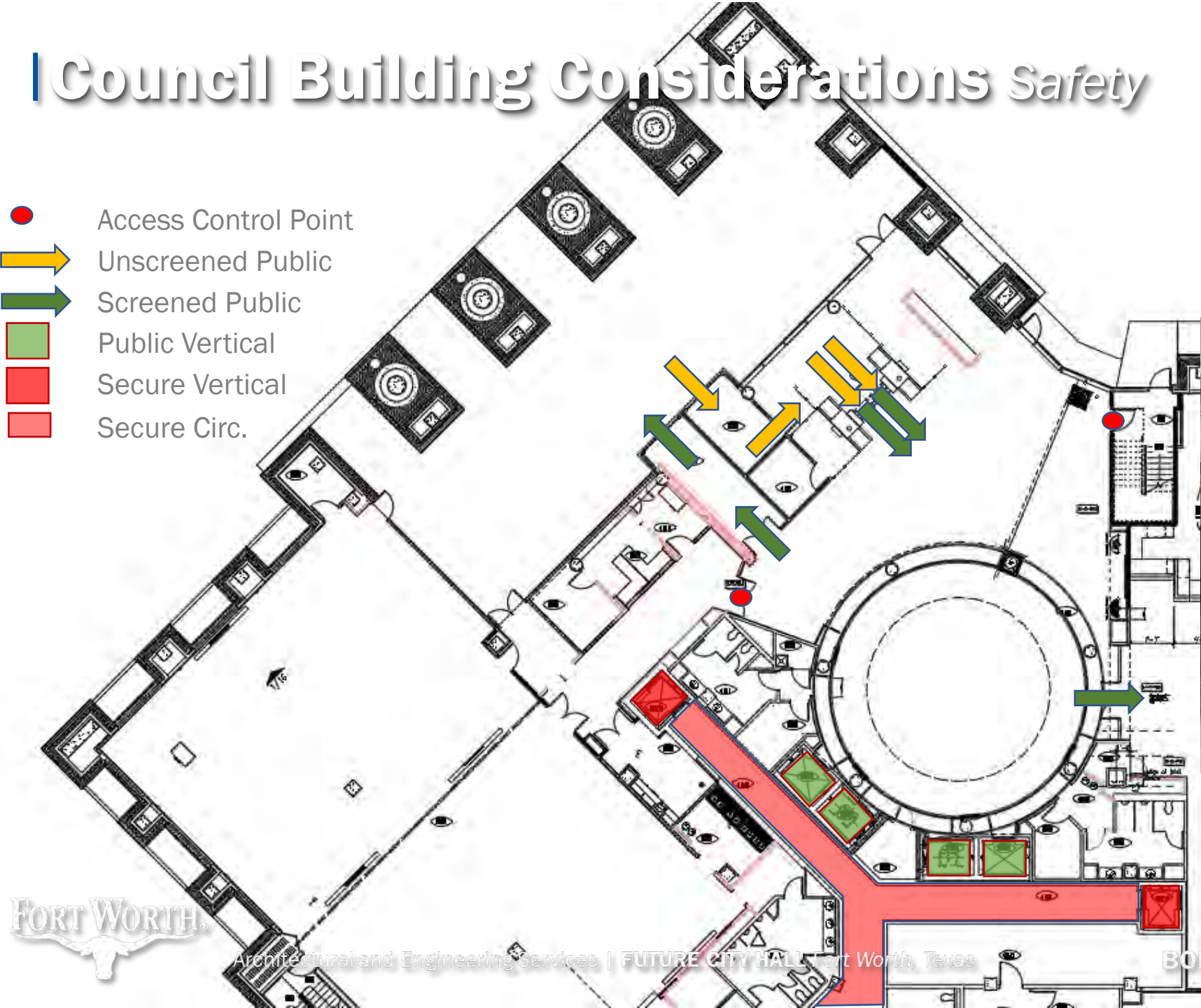


# Council Building Considerations *Safety*



# Council Building Considerations *Safety*

- Access Control Point
- ➔ Unscreened Public
- ➔ Screened Public
- Public Vertical
- Secure Vertical
- Secure Circ.

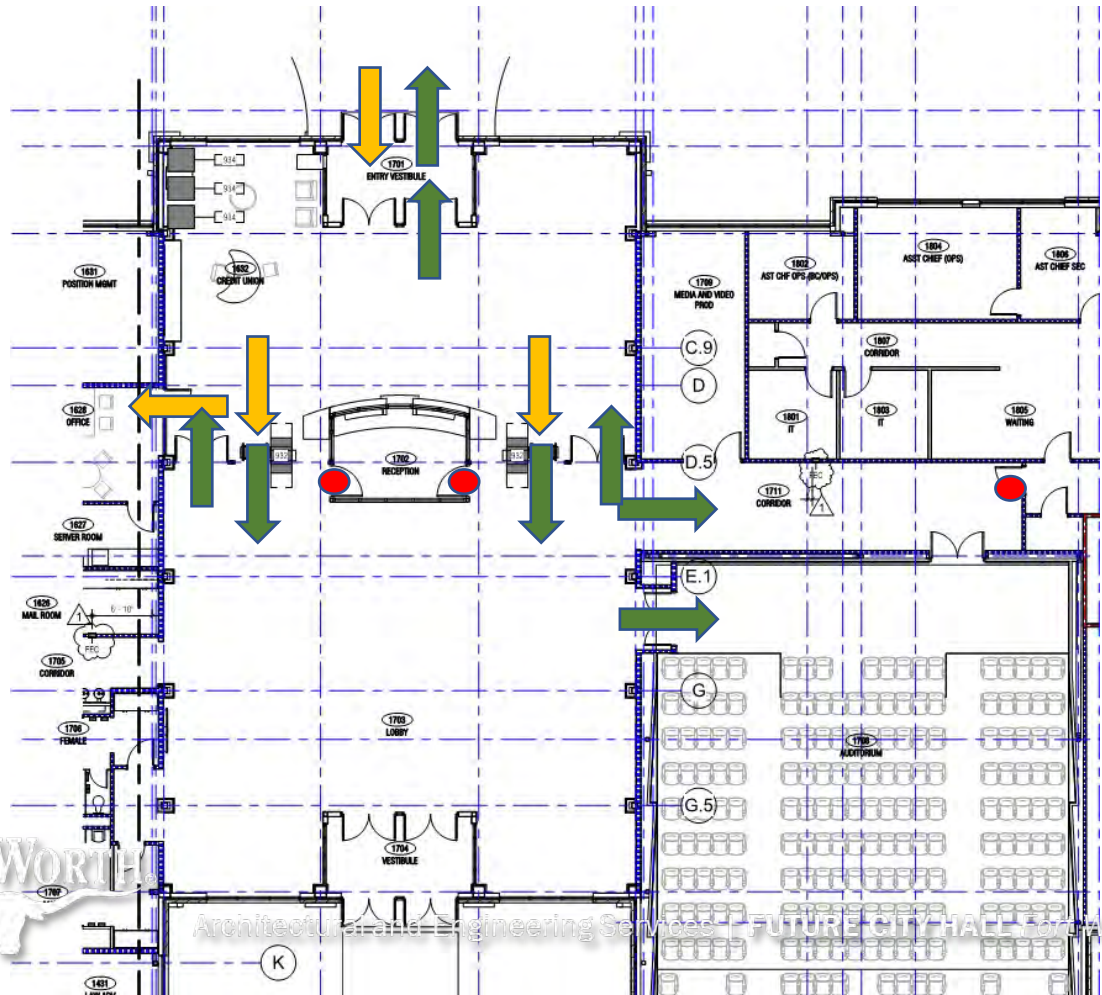


Work with Police/Security to establish screening process prior to Public Meetings.



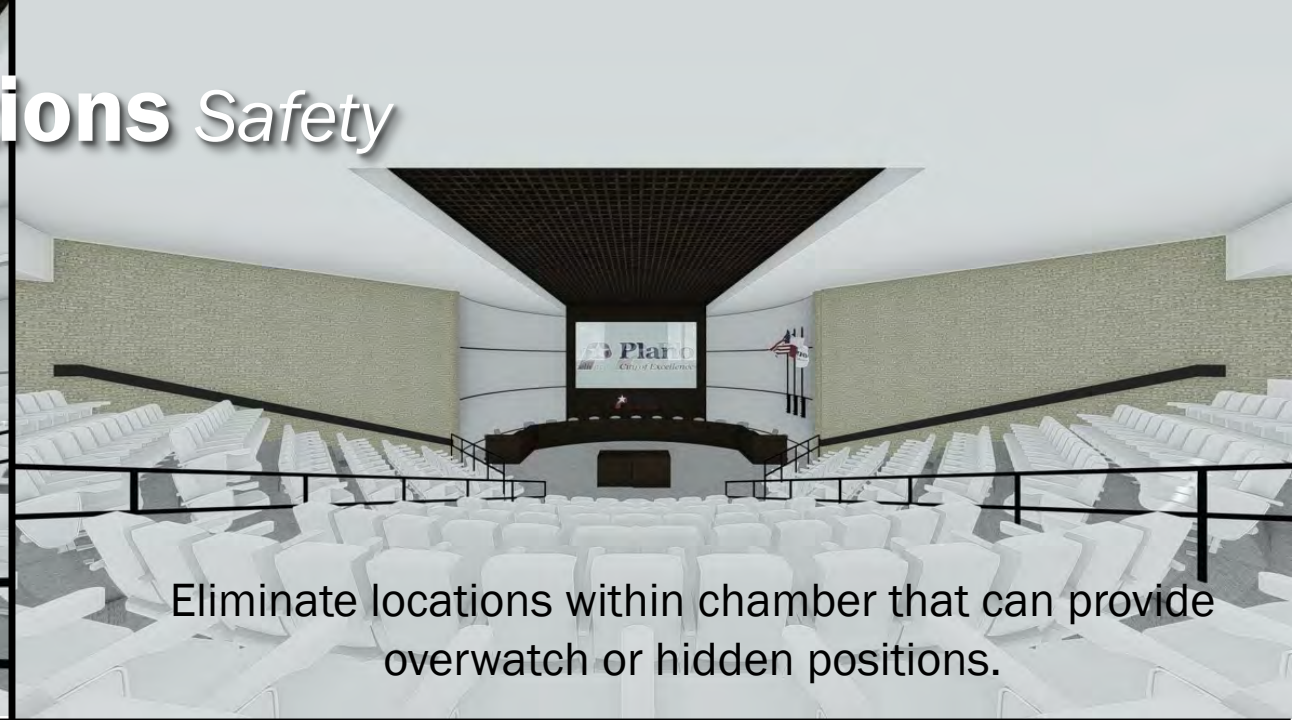
# Council Building Considerations *Safety*

- Access Control Point
- ➔ Unscreened Public
- ➔ Screened Public



Work with Police/Security to establish screening process prior to Public meetings.

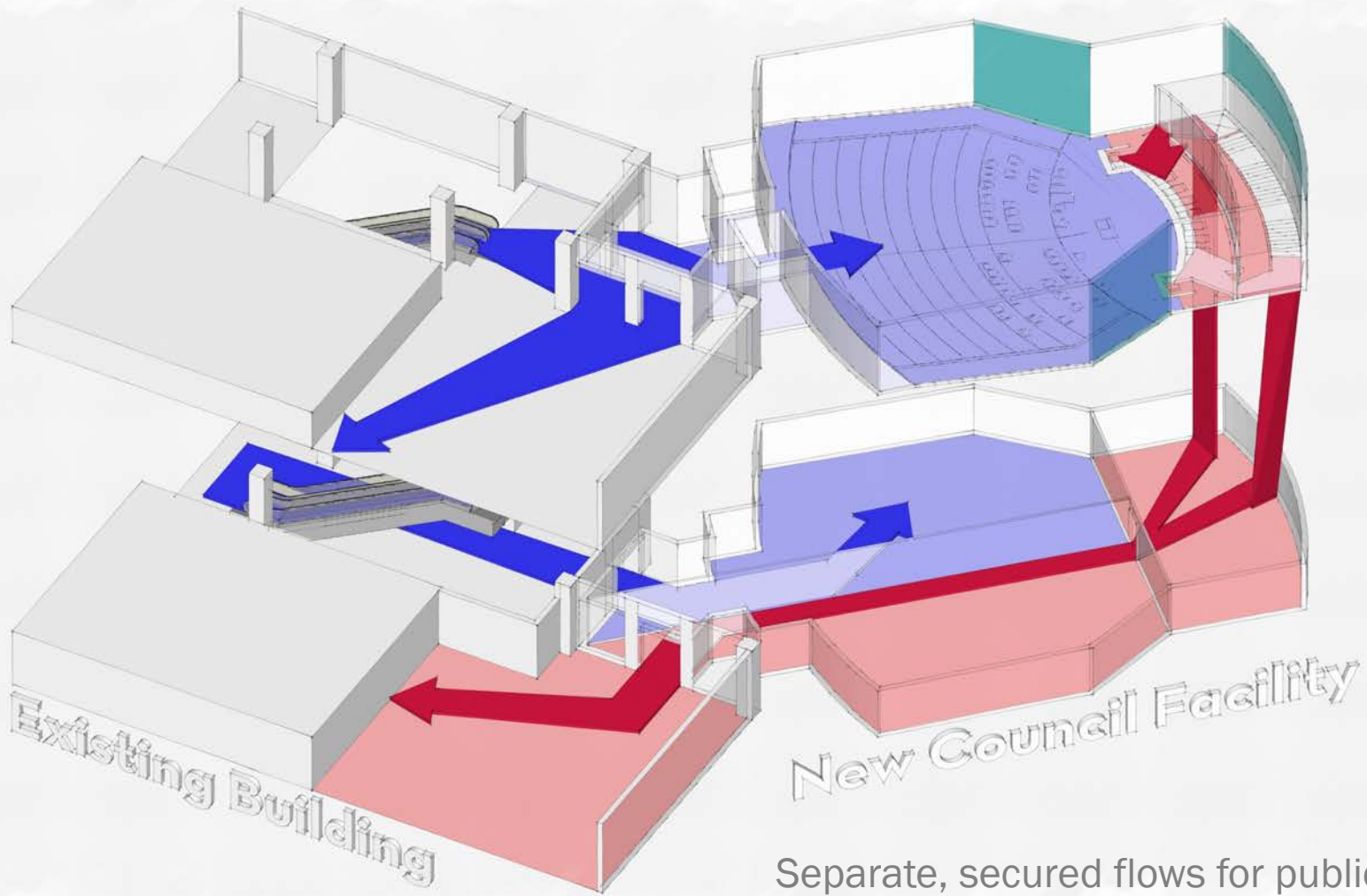
# Council Building Considerations *Safety*



Eliminate locations within chamber that can provide overwatch or hidden positions.



# Council Building Considerations *Safety*

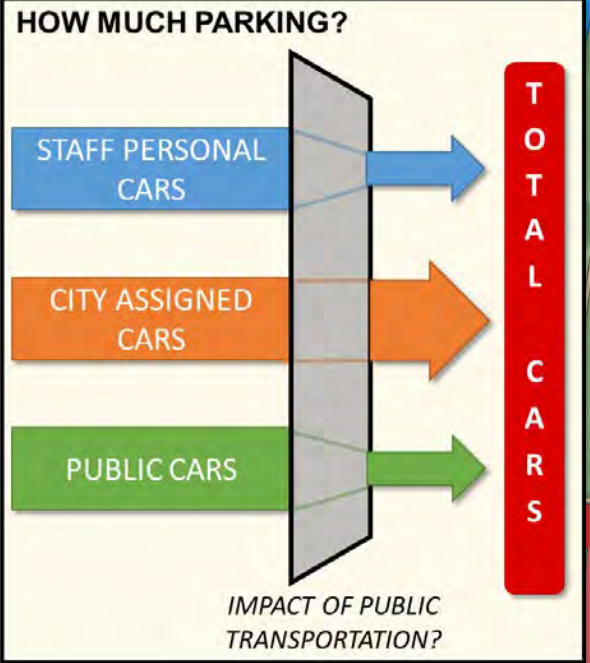
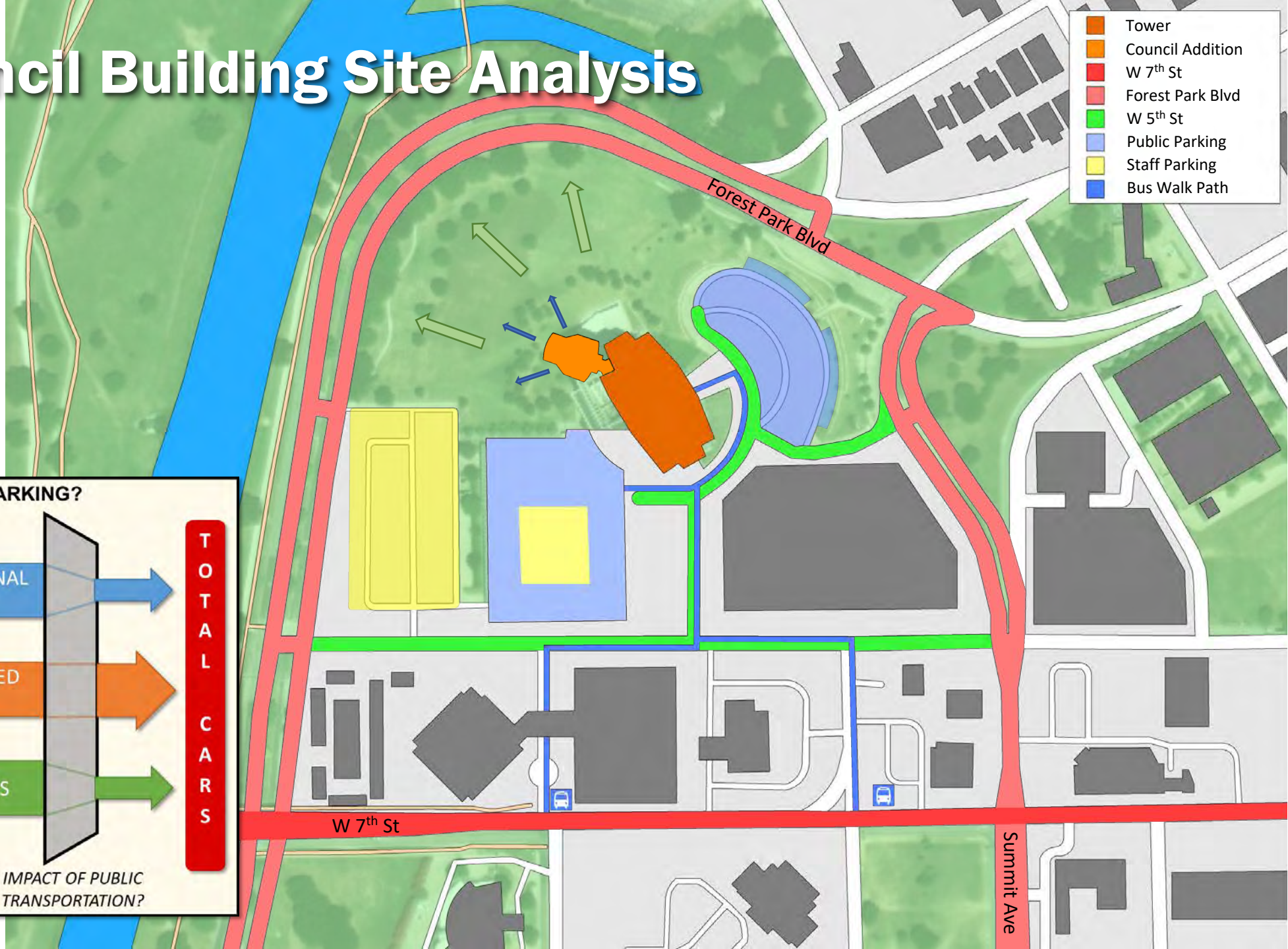


Separate, secured flows for public and staff/council for ingress/egress



# Council Building Site Analysis

- Tower
- Council Addition
- W 7<sup>th</sup> St
- Forest Park Blvd
- W 5<sup>th</sup> St
- Public Parking
- Staff Parking
- Bus Walk Path





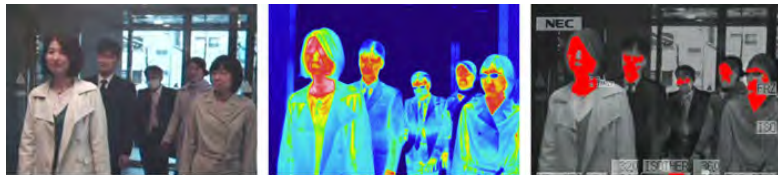
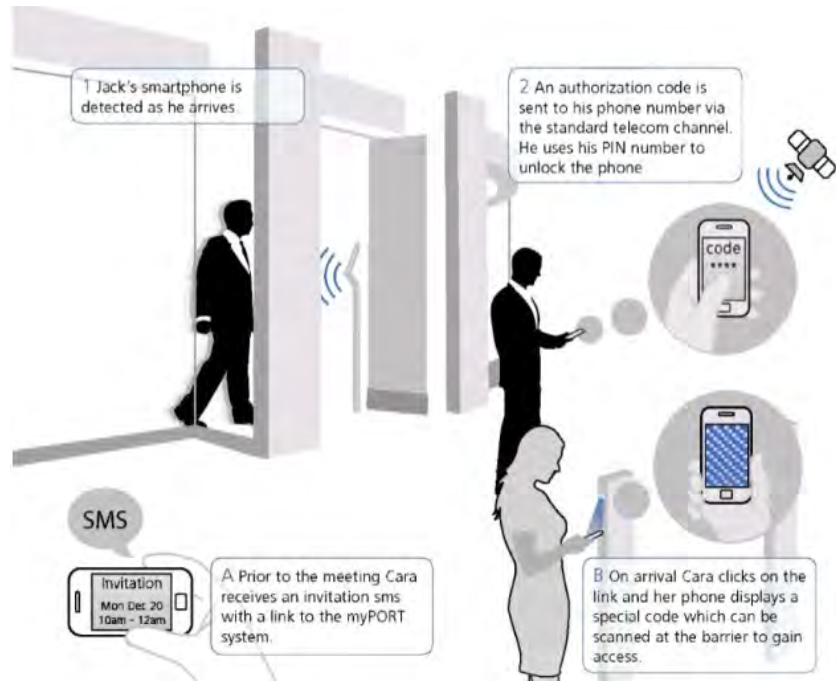
# City of Fort Worth Future City Hall

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*Fort Worth, Texas*



# COVID-Related Design Impacts



Visual Image

Thermal Image

Mixing Function + Isotherm Display

- Touchless Elements
- Elevators
- Air Quality
- Antimicrobial Surfaces
- Technology
- Open Spaces

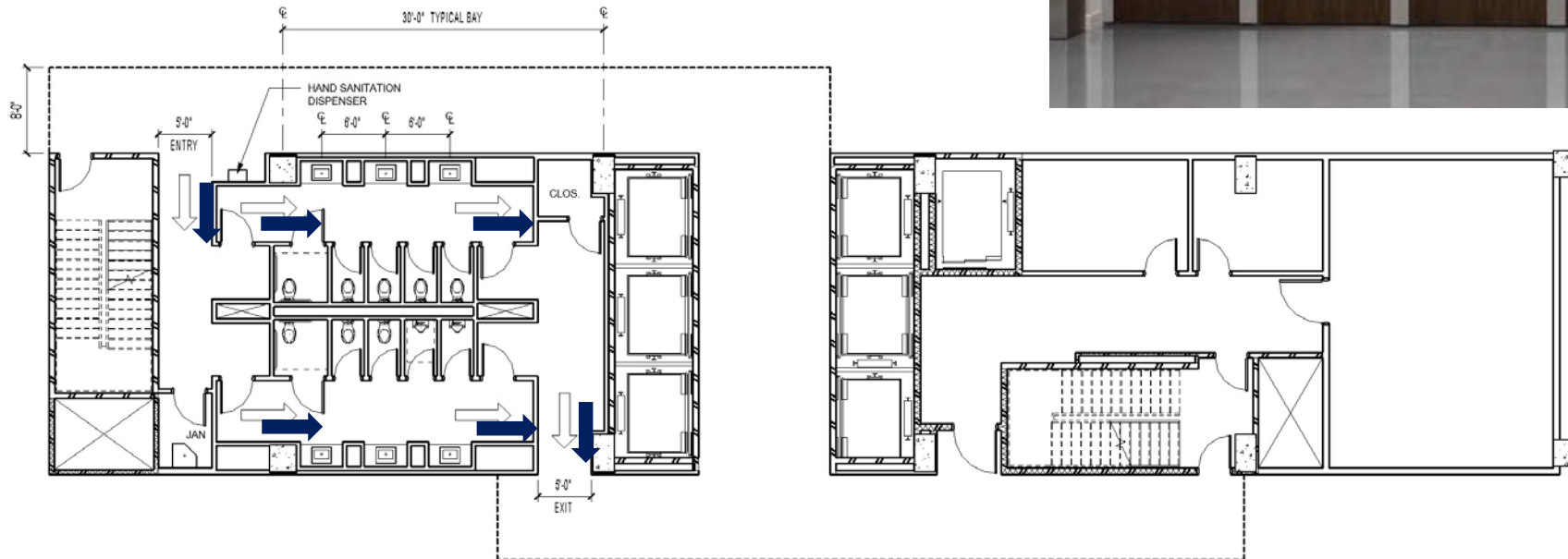


# Touchless Elements

## Restroom Fixtures & Design

Hands-free toilet flush valves, sinks, soap dispensers and sanitary napkin dispensers are commonplace in restroom designs. Touchless door hardware should be incorporated into restroom designs along with compartmentalized toilet rooms. Separate entry and exit doors will eliminate cross traffic and minimize exposure. This new design will require individually exhausted toilet areas that run continuously. UVC lights may be incorporated to assist in decontamination when stalls are not in use as well as off business hours.

## Restroom Design Concept



## Individual Toilet Stalls



# Sustainability

**+30** Registered USGBC LEED Projects

**12** USGBC LEED-Accredited Professionals

**2** IWBI WELL-Accredited Professionals

**1st** Full Mass-Timber Office Building in Texas

**1st** Post-Pandemic WELL Headquarters (CHRISTUS Health)



# Tenets of WELL Building Design



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL COMFORT



SOUND



MATERIALS



MIND



COMMUNITY



# ESG Policy Support



## ENVIRONMENTAL

How the company/asset interacts with the environment. This could be how the underlying asset addresses environmental shocks and opportunities, as well as their impact through areas such as those below;

- GHG Emissions
- Resource use (energy, water, land)
- Waste management
- Animal welfare
- Supply chain management



## SOCIAL

How the company/asset engages with society and its community. A focus on how the underlying asset creates social opportunities and manages its product liability more widely

- Workforce
  - Learning and development
  - Diversity / Opportunity
  - Commitment to high-quality benefits and conditions
- Human rights
- Health and safety
- Commitment to community / customers



## GOVERNANCE

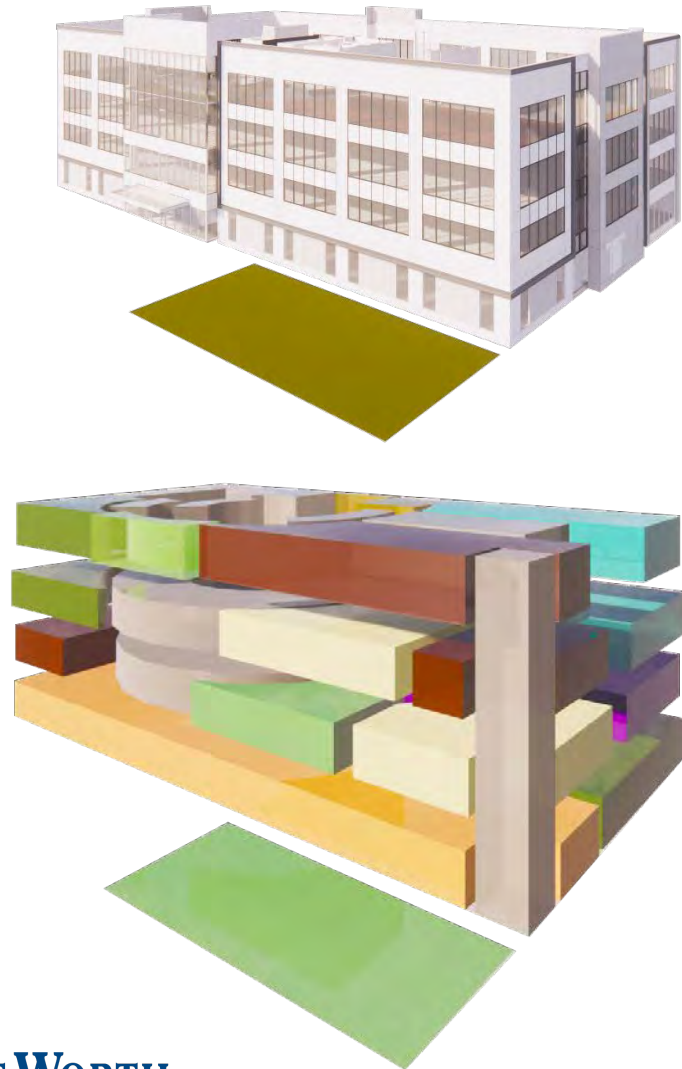
How the company/asset manages itself. This can refer to the implementing of frameworks and forums to ensure accountabilities and efficiency.

- Board structure / functions
- Compensation policies
- Shareholder rights
- Bribery and corruption

# WORKPLACE



# | Process Test Fit

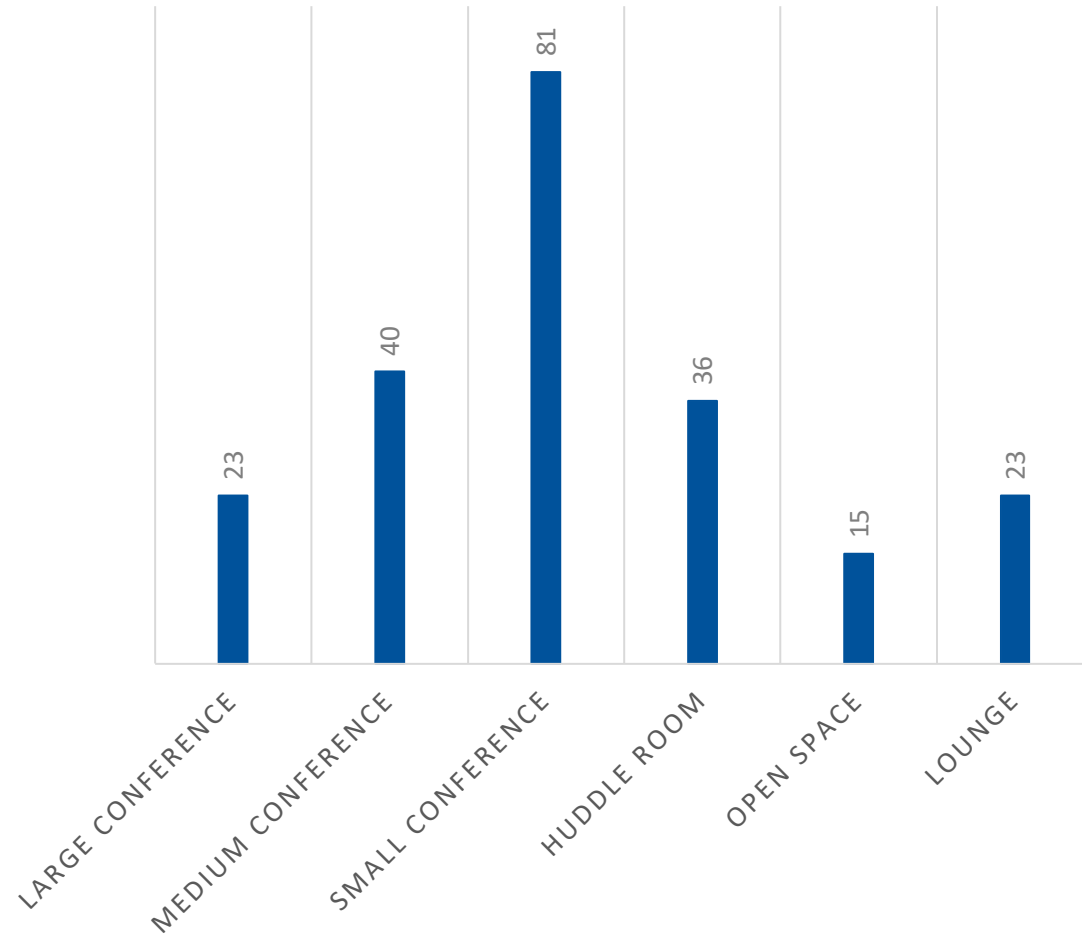


- Individual Workstations
- Social & Solitary Space
- Huddle Rooms
- Collaboration / Co-Working Zones



# | Programming

PERCENTAGES OF COLLABORATIVE SPACES PEOPLE NEED



**28%**  
don't feel there's  
adequate space for  
impromptu meetings  
31% non-supervisory | 23% supervisory

Nearly  
**1 in 3**  
people  
don't feel they have access  
to quiet, private places for  
confidential conversation  
39% non-supervisory | 16% supervisory

## OPEN OFFICE

### PRO

- Sense of community and collaboration
- Space allows for better communication and exchange of information among co-workers
- Some prefer being among other people, not “closed in”
- Awareness of what’s going on

### CON

- Loss of privacy
- Increased interruptions, loss of heads down focus time
- Noise masking and sound absorption; requires planning with design team and acoustician

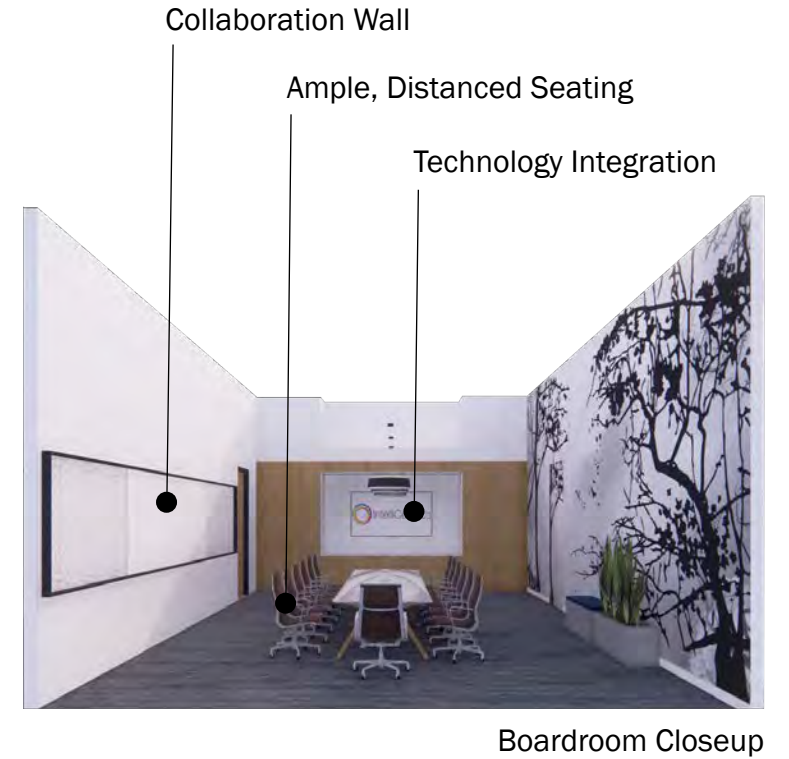
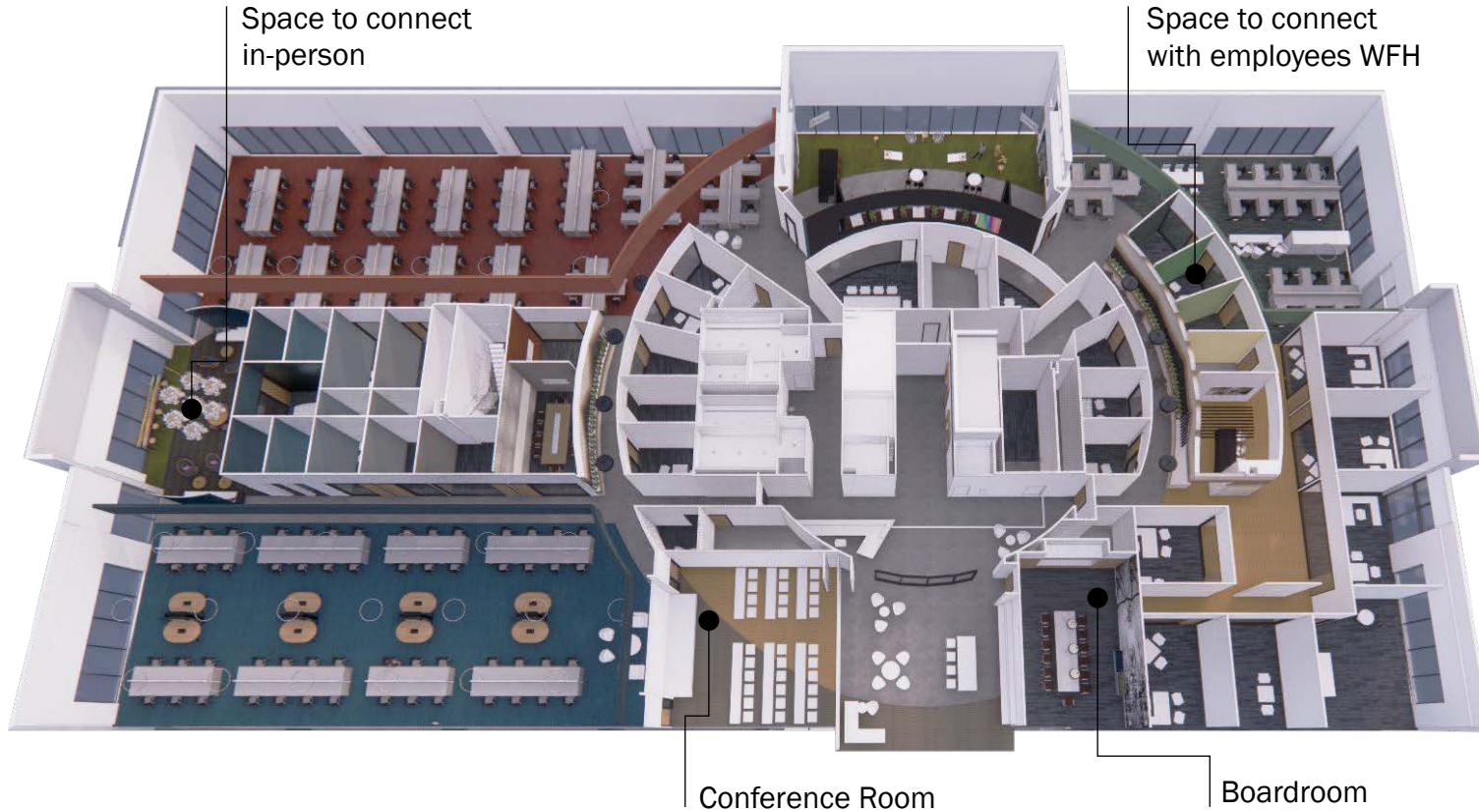
## PRIVATE OFFICE

- 9 of 10 believe privacy is #1 benefit of a closed work environment
- Sense of security
- Ability to focus without distraction
- Noise reduction
- Larger work/office space per individual
- Status symbol

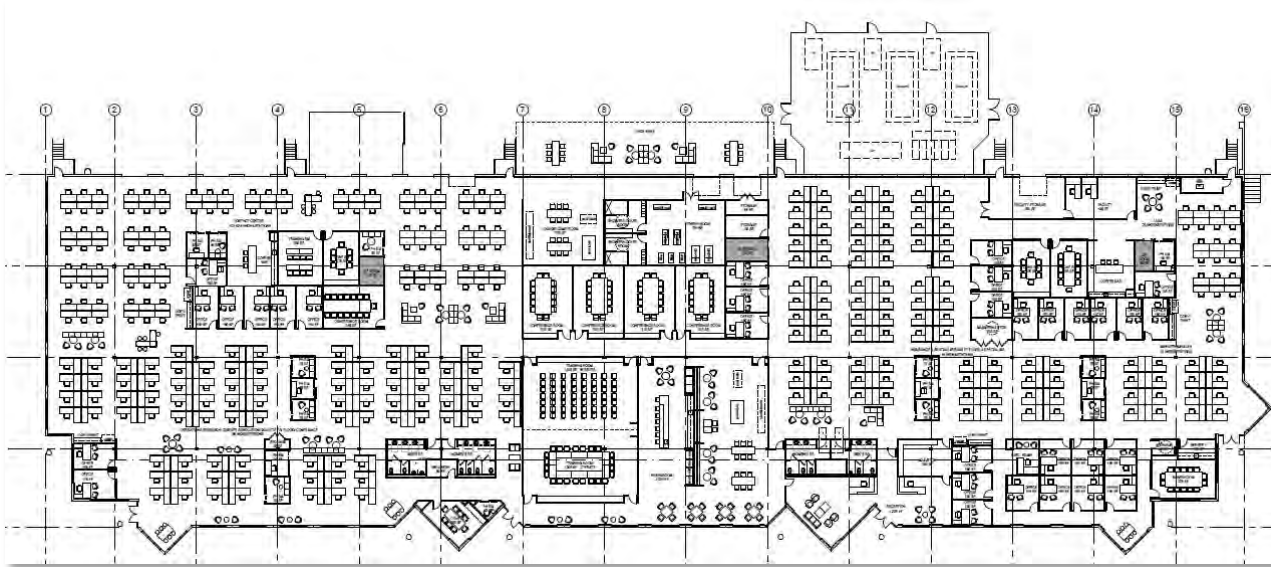
- Too much separation equates to less knowledge transfer and interaction amongst colleagues
- Additional square footage and material use
- Depending on layout, can prevent natural light to access core spaces



# | Process Test Fit



# Evolving the Test Fit

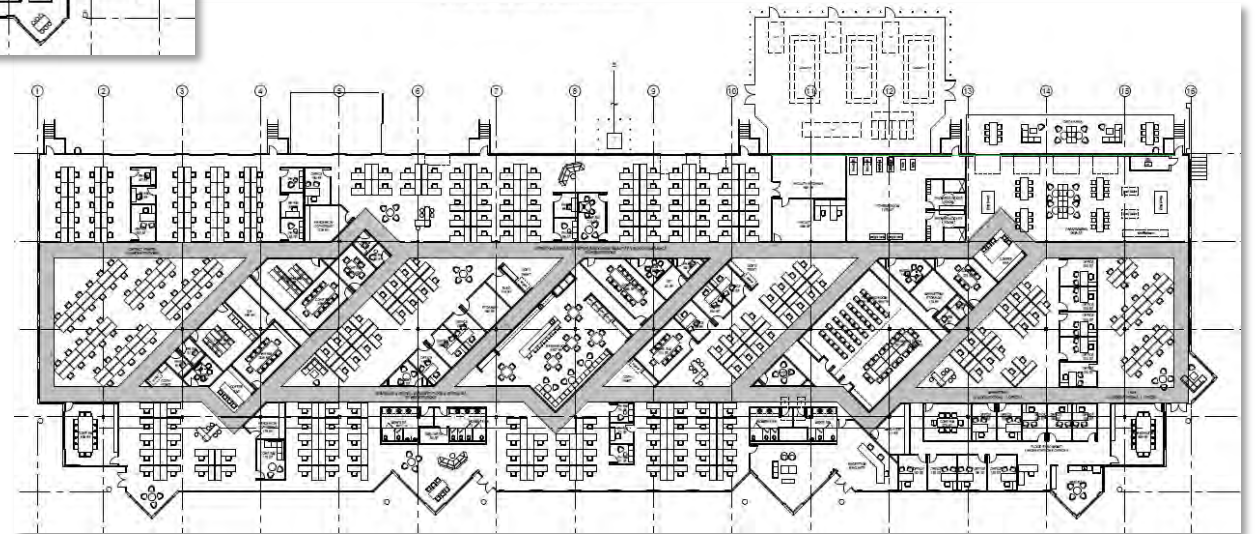


**CoreLogic Test Fit: Option 1**

- Outlining and decisioning on an initial test-fit layout for further development

## Initial Test Fit Options

- Exploring optional layouts to meet program and functionality requirements



**CoreLogic Test Fit: Selected Option**

# Evolving the Test Fit



**CoreLogic Test Fit: Adjustments**

- Create a final test fit that encompasses all program, workplace standard and departmental requirements

## Finalization

- Adjust and revise the selected test-fit to meet specific requirements and needs for the space



**CoreLogic Test Fit: Final Test Fit**

# Departmental Planning

Corelogic Austin



**TOTAL FTE:**

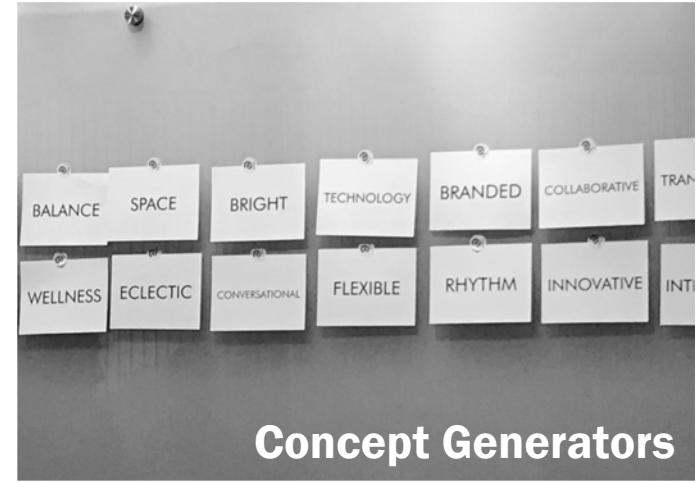
OFFICES	22	HUDDLE RM	5	GAME/PARK	1
6x6	121	COFFEE BAR	2	TRAINING RM	3
6x8	138	BREAKROOM	1	STORAGE/CLOSET	5
8x8	1	FITNESS/YOGA	1	COPY/PRINT	7
PHONE	17	WELLNESS RM	1	IDF/ELEC.	4
CONF RM	13	SERVERY	1		

**LEGEND**

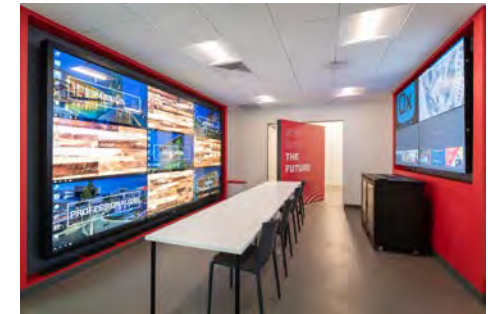
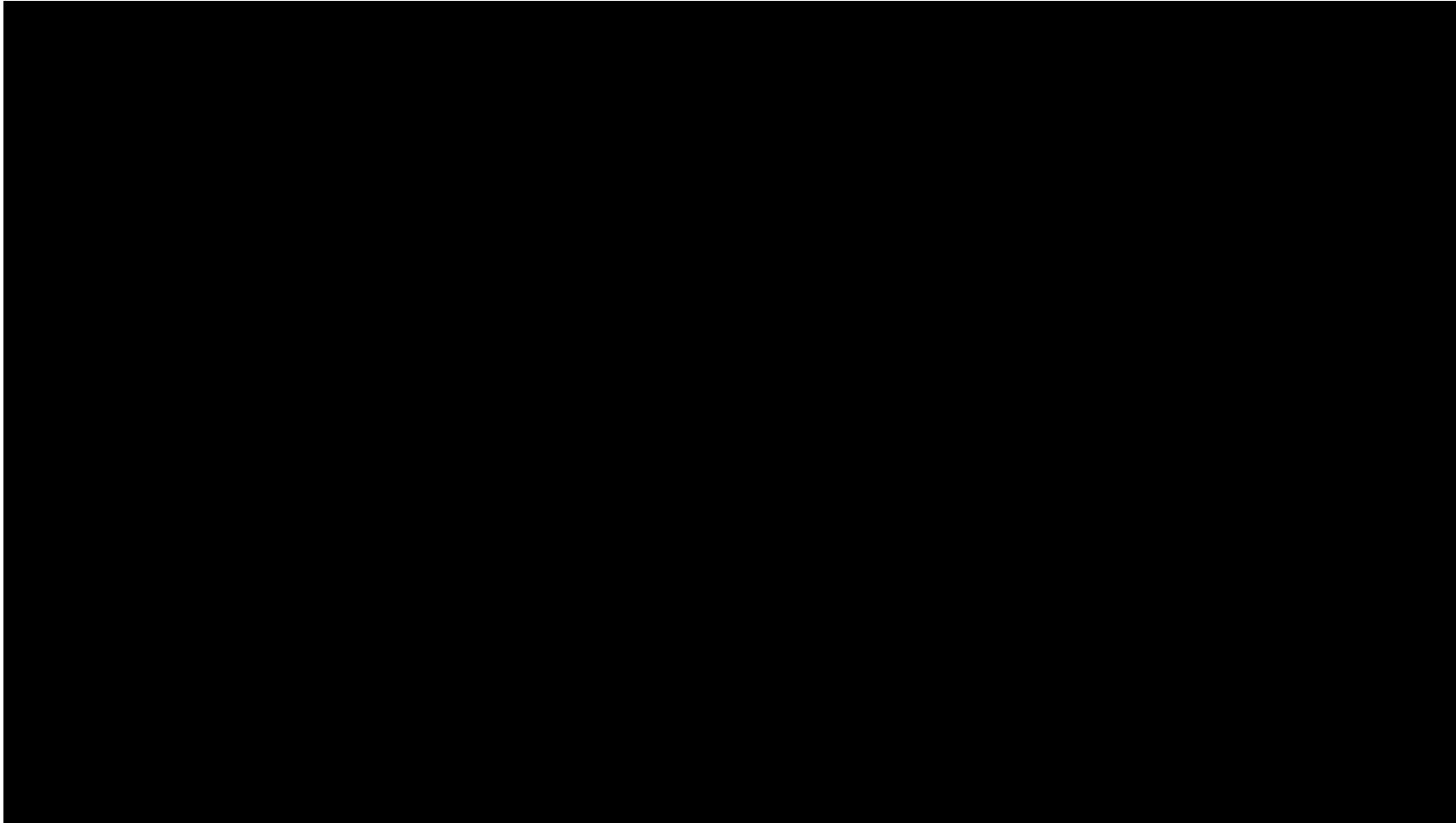
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9933cc; border: 1px solid black;"></span> CONFERENCE/TRAINING	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6666; border: 1px solid black;"></span> FITNESS/LOCKER ROOMS
<span style="display: inline-block; width: 15px; height: 15px; background-color: #66b3ff; border: 1px solid black;"></span> HUDDLE ROOMS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> COPY/PRINT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> PHONE ROOMS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff99; border: 1px solid black;"></span> STORAGE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black;"></span> BREAK/GAMING/COFFEE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff99; border: 1px solid black;"></span> OFFICE



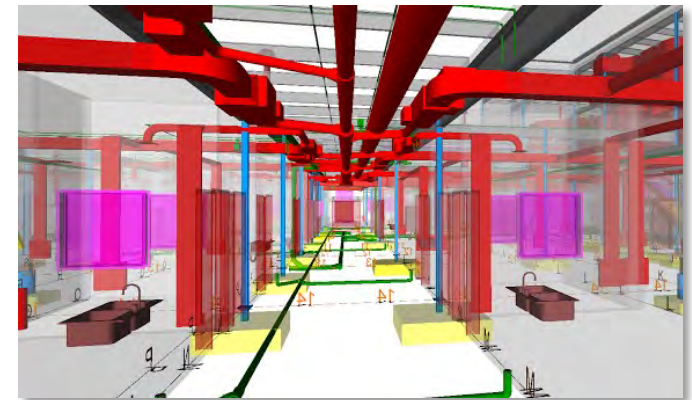
# Vision Session



# | Branding & Media



# Building Information Modeling



**Two Full-Time, Dedicated  
BIM/Model Management Staff**

Active on all Projects for  
Continuity and Consistency



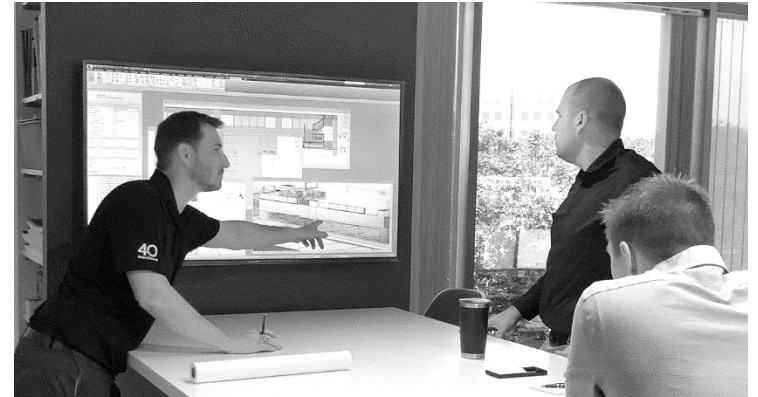
**Nick Kovach, AIA, MBA**  
Associate/BIM Manager



**Taylor DeVaney**  
BIM Coordinator



# Quality Assurance / Quality Control



**Dedicated QA/QC Team of Architectural Professionals – All with 30+ years experience**

Manage QA/QC on ALL Projects for Continuity and Consistency



**C. Vincent Miller, AIA**

QA/QC Manager / Senior Associate



**Dwight Germer, AIA**

Director of Construction Administration / Associate



**Scott Case**

Interior Detailing Specialist / Senior Associate



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# Construction Administration



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BOKA Powell + BRINKLEY SARGENT WIGINTON

# Partnering For Success

## Gathering Building Plans

- Gathering existing as-built drawings from the building manager enables us to work quicker

## Workplace Standards

- Are workplace standards already identified?
- Applying them appropriately as part of the test-fit process

## Understanding the Program


- Understanding existing and projected headcount, attributes of the office and any other material impacts to the program

## Chain of Decision-Making Authority

- Communicating with key stakeholders for final test fit options and decisions

## Culture & Functionality

- Nuances within individual offices exist
- Identifying the factors that impact each individual office and incorporating those in the test-fit process



Culture & Function



Workplace Standards



Decision Makers



Programming



As-Built Plans



**RELEVANT  
WORK**

# CHRISTUS Health Headquarters *Irving, Texas*



# CHRISTUS Health Headquarters *Irving, Texas*



# | Praise for BOKAPowell

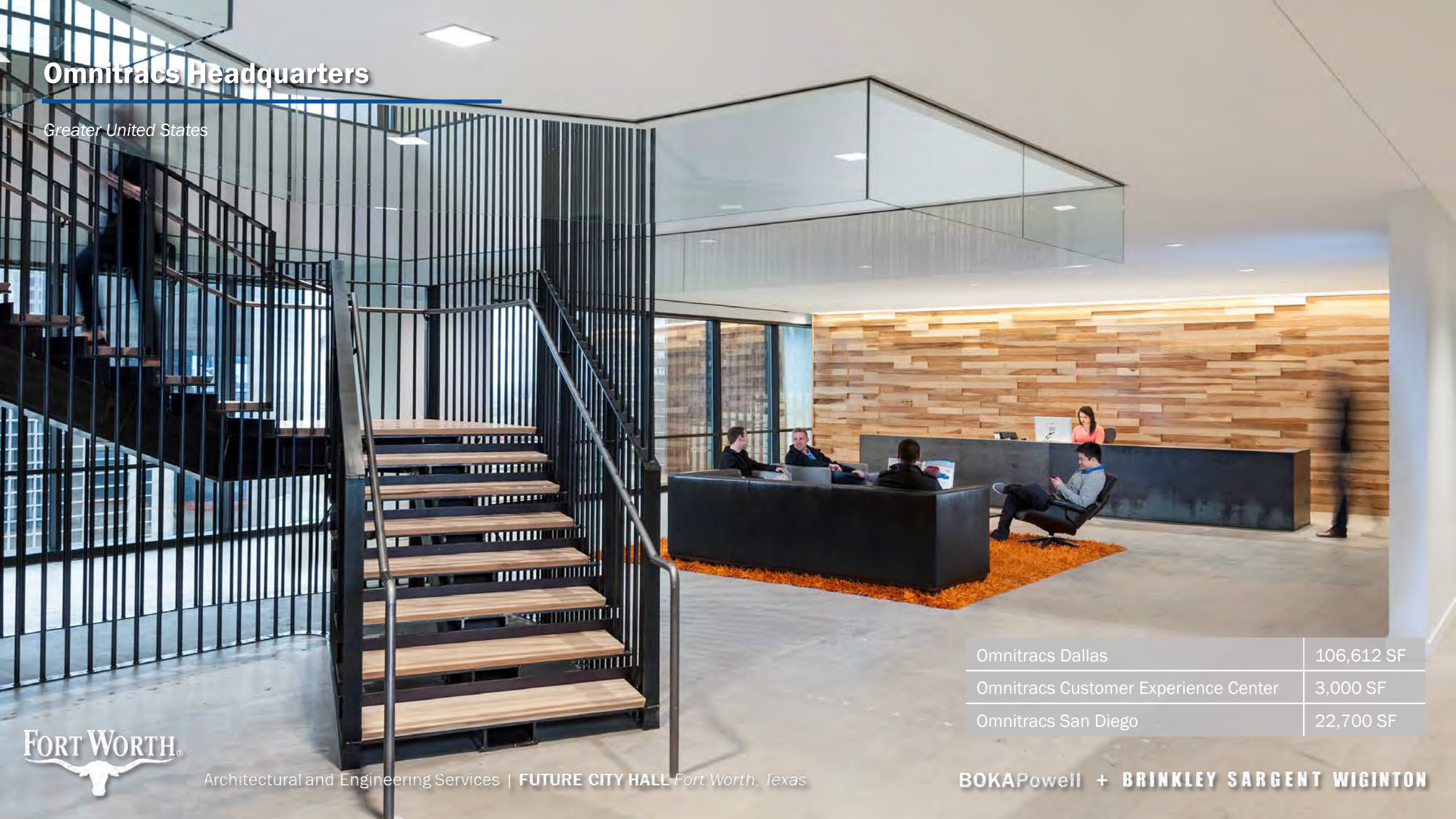
Don,  
Once again, thank you for the most superb work you and your team are doing on our new system office! I could not be happier!!! I am so impressed with how your team has created the building to be representative of our Mission & Values. Thank you for being at the groundbreaking ceremony and lunch! Thank you for the very pleasant and most beautiful surprise. The picture of the building and recognition of groundbreaking is truly amazing and is hanging in my office now.  
Thank you Ernie

Ernie Sadau, President & CEO of Christus Health



# Omnitracs Headquarters

Greater United States



Omnitracs Dallas	106,612 SF
Omnitracs Customer Experience Center	3,000 SF
Omnitracs San Diego	22,700 SF

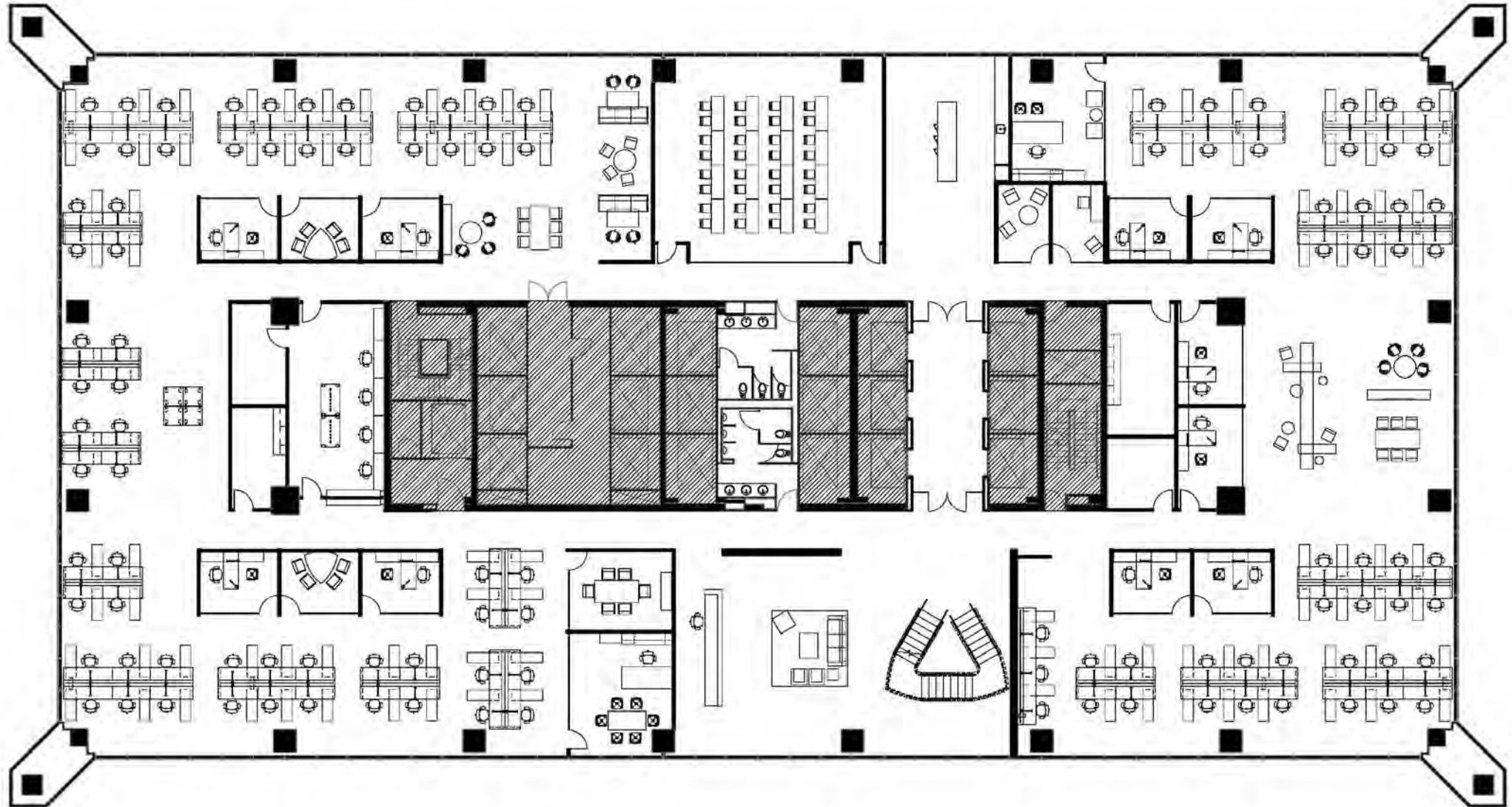


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**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# Omnitracs Sample Test Fit

Level 13 Plan





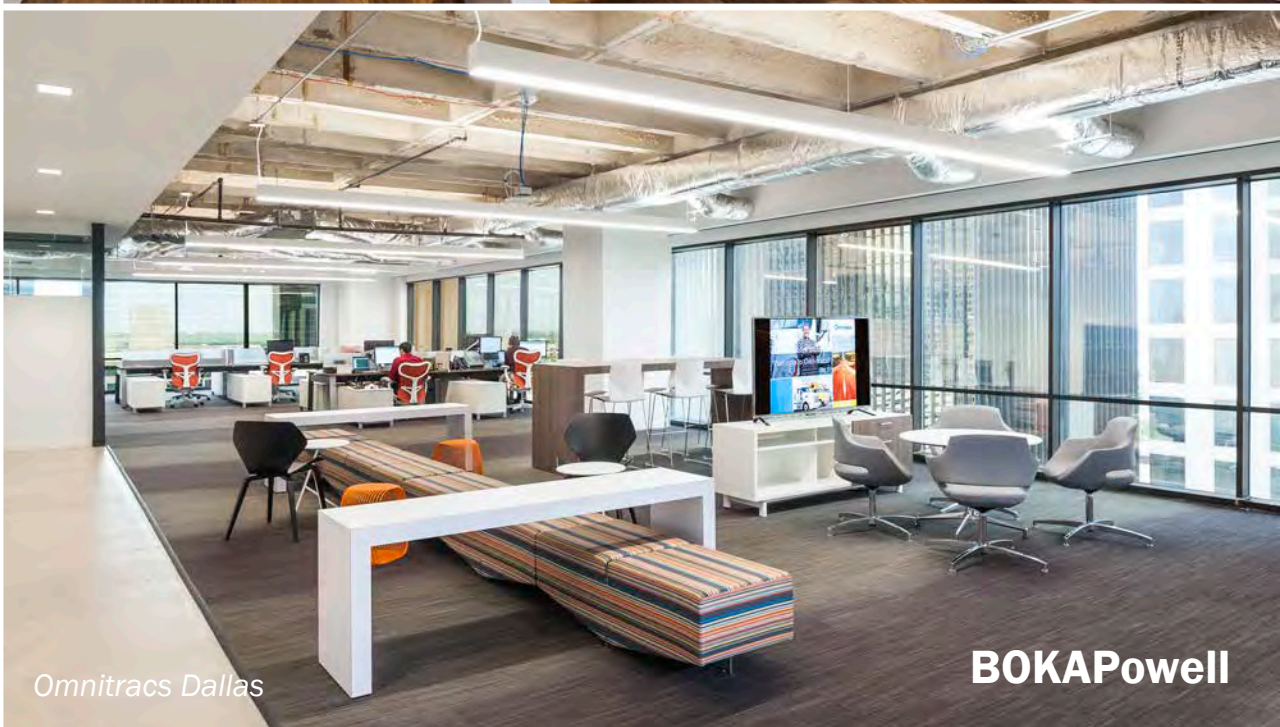
Omnitracs Dallas



Customer Experience Center



Customer Experience Center

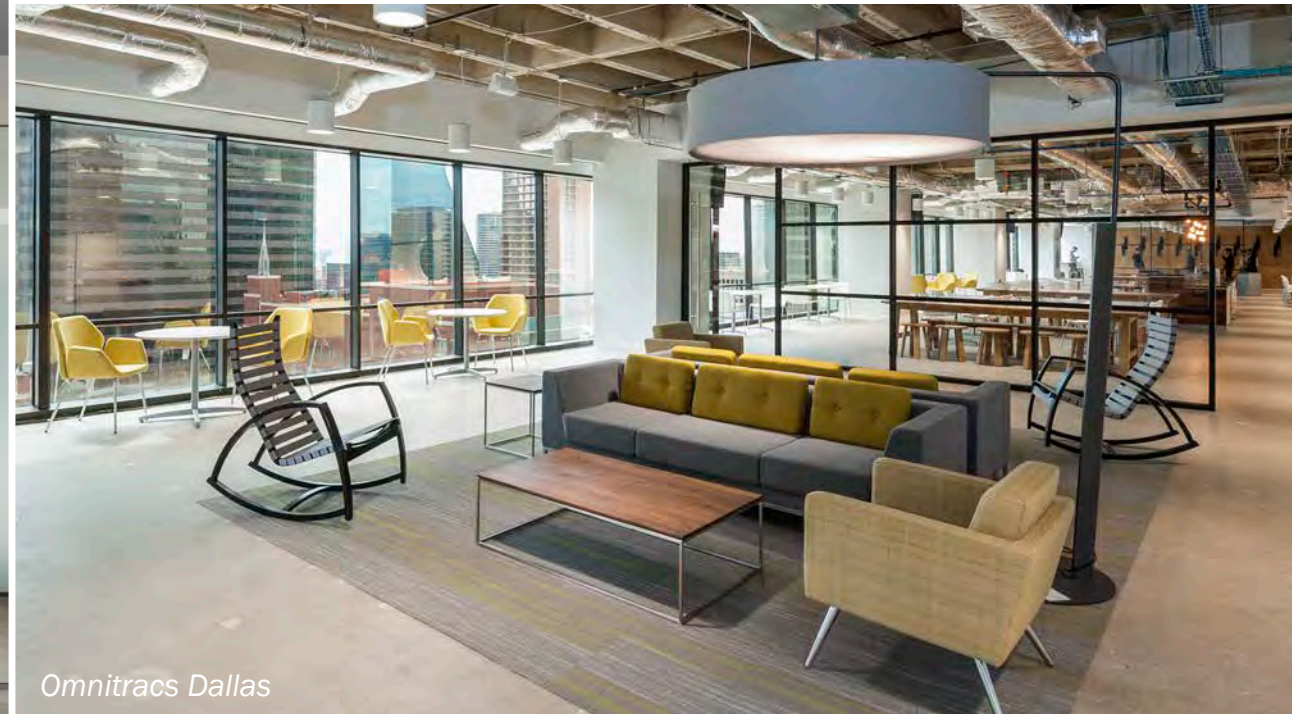


Omnitracs Dallas

**BOKA Powell**



Omnitracs Dallas



Omnitracs Dallas



Omnitracs Dallas



Omnitracs Dallas

BOKA Powell

# CoreLogic

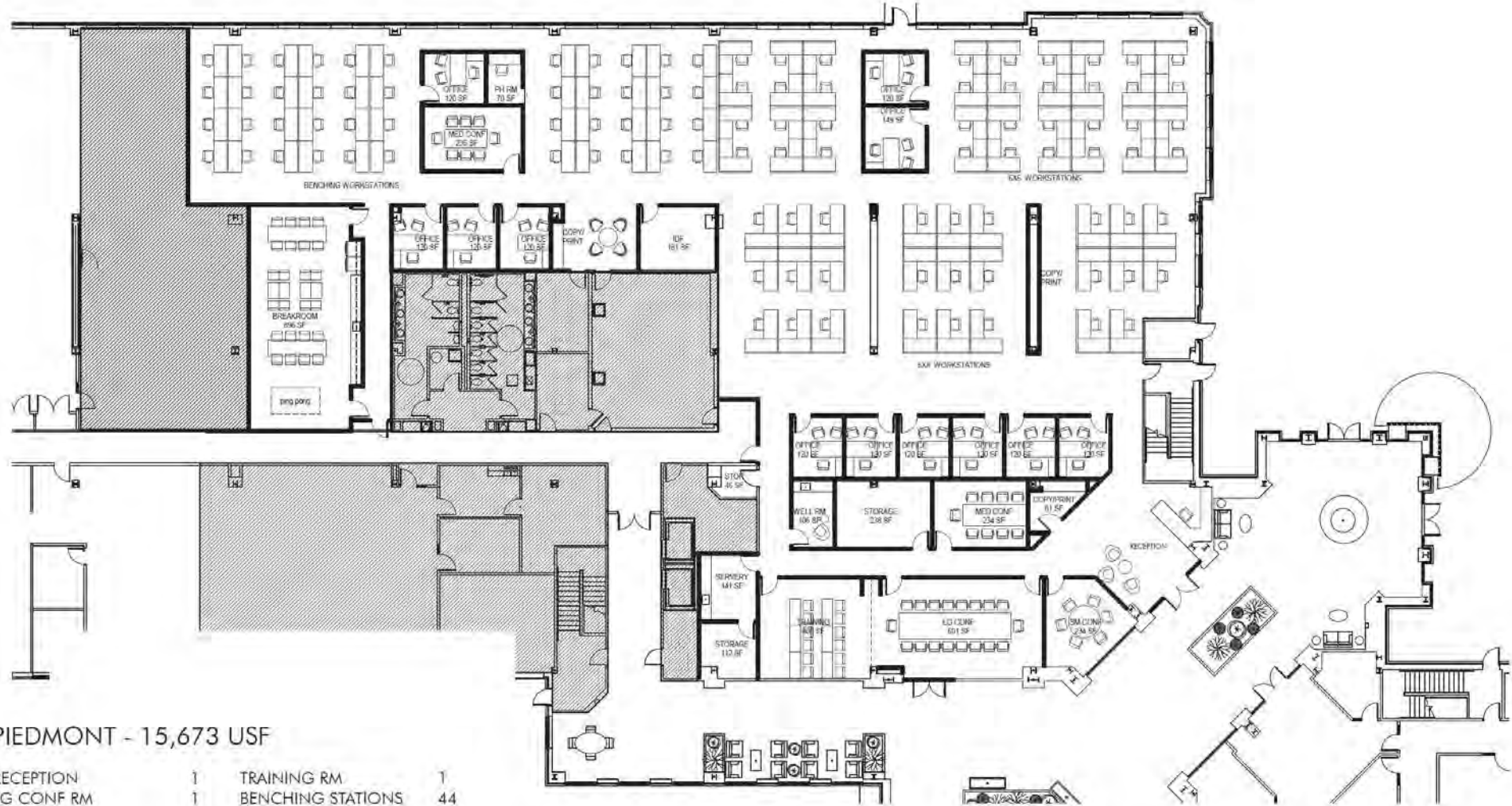


Design Studio Dallas, Texas	2,450 SF
Austin, Texas	60,000 SF
Greensboro, North Carolina	16,062 SF
Boulder, Colorado	9,500 SF
Milwaukee, Wisconsin	27,064 SF
Irvine, California	5,300 SF
Vienna, Virginia	8,571 SF



# CoreLogic Greensboro Sample Test Fit

Level 01 Plan



PIEDMONT - 15,673 USF

RECEPTION	1	TRAINING RM	1
LG CONF RM	1	BENCHING STATIONS	44
MED CONF RM	2	6X6 STATIONS	35
SM CONF RM	1	6X8 STATIONS	26
OFFICES	12	FILE/STORE	2
PHONE RM	1	COPY/PRINT	3
WELLNESS RM	1	IDF	1





*Greensboro, North Carolina*



*Boulder, Colorado*



*Austin, Texas*



*Greensboro, North Carolina*

**BOKA Powell**



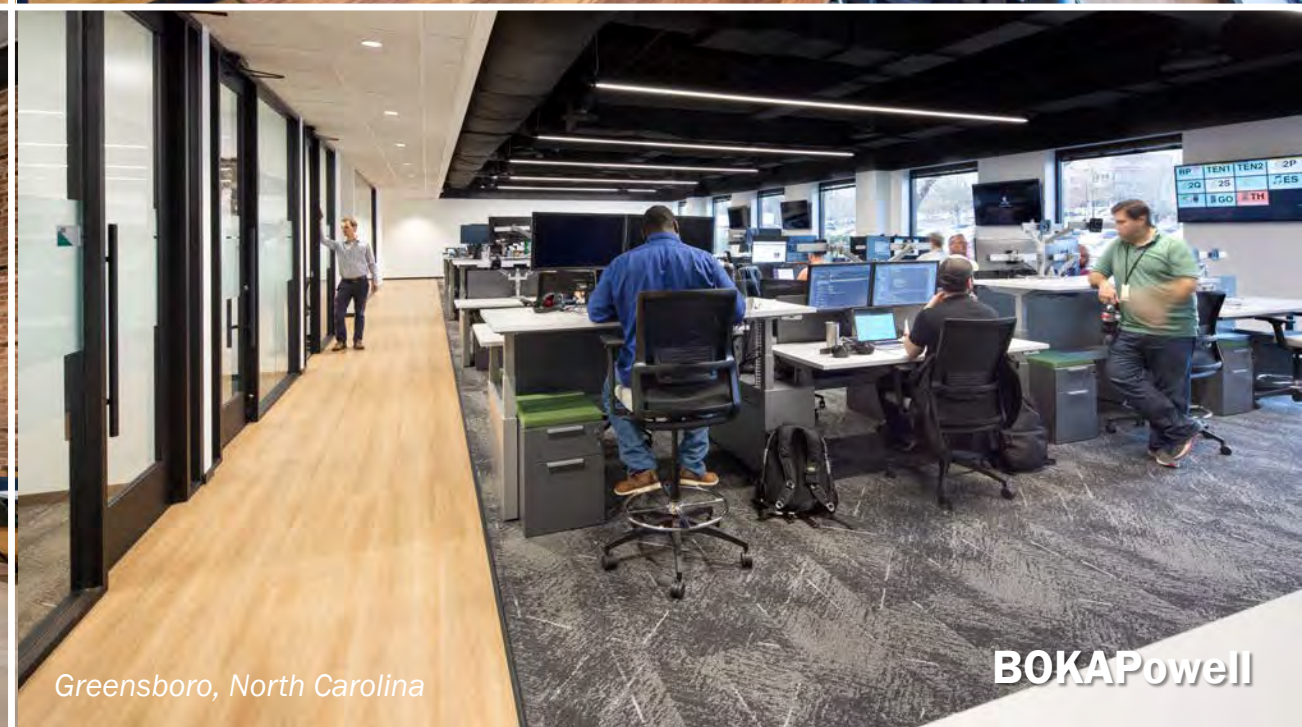
Austin, Texas



Boulder, Colorado



Austin, Texas



Greensboro, North Carolina

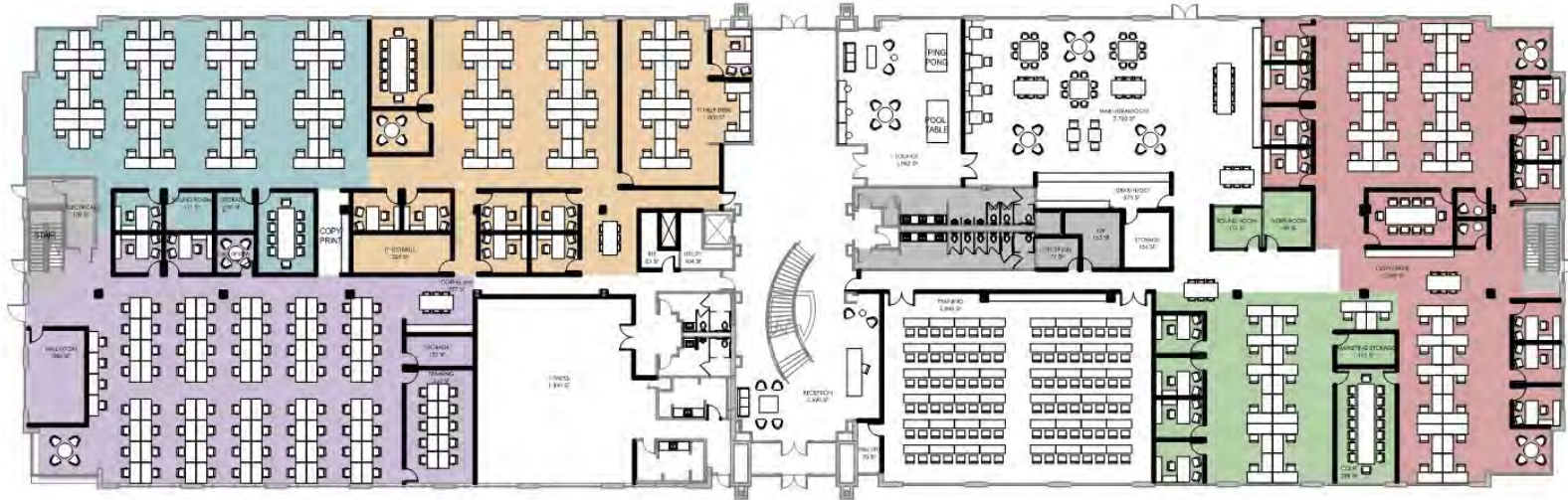
# Caliber Collision Headquarters

Lewisville, Texas

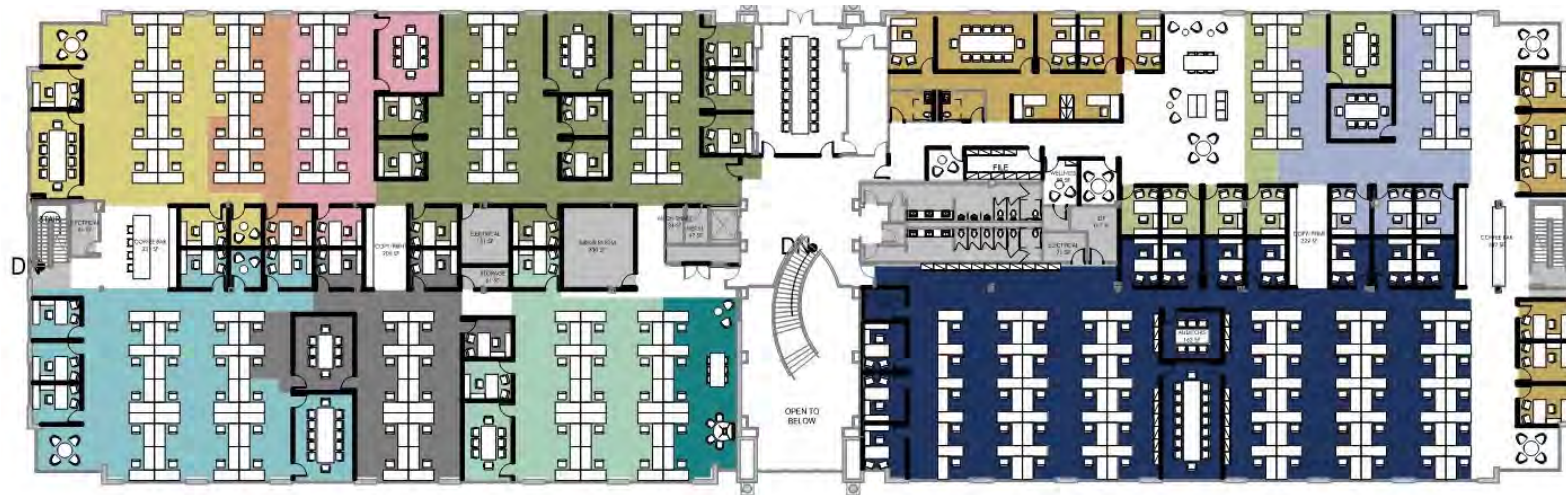


# Caliber Collision Sample Test Fit

Level 01 Plan



Level 02 Plan

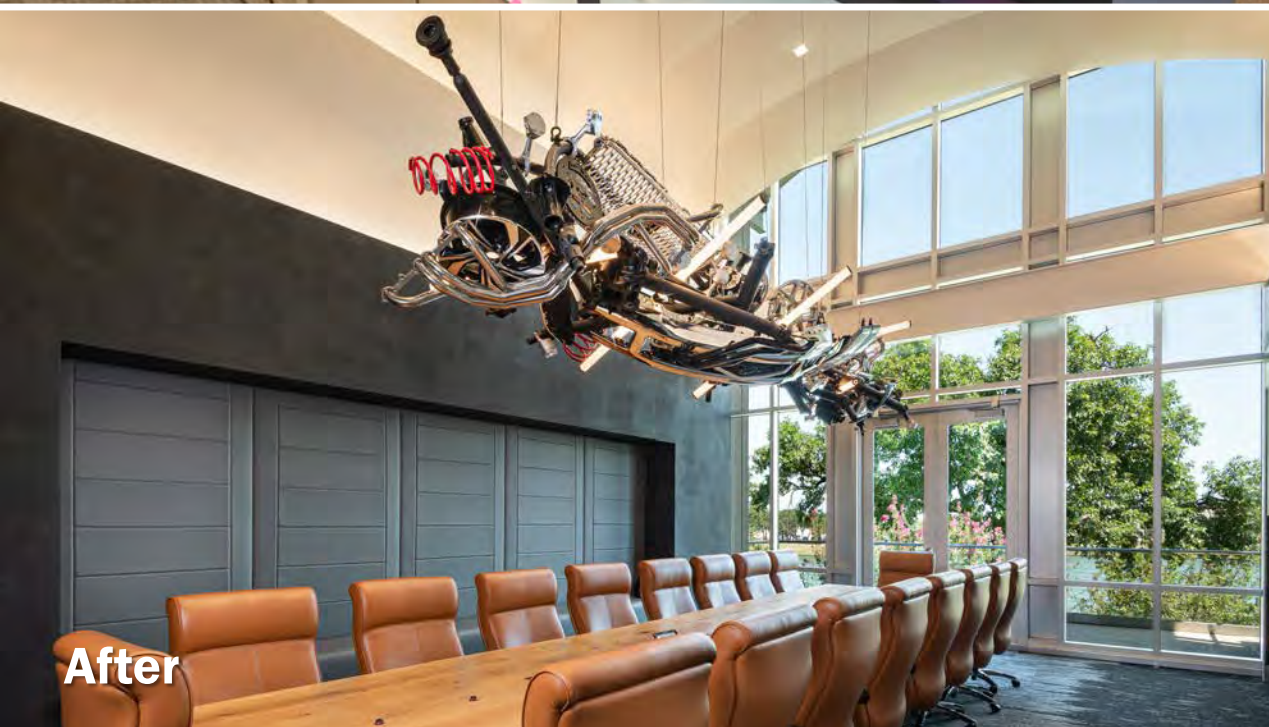




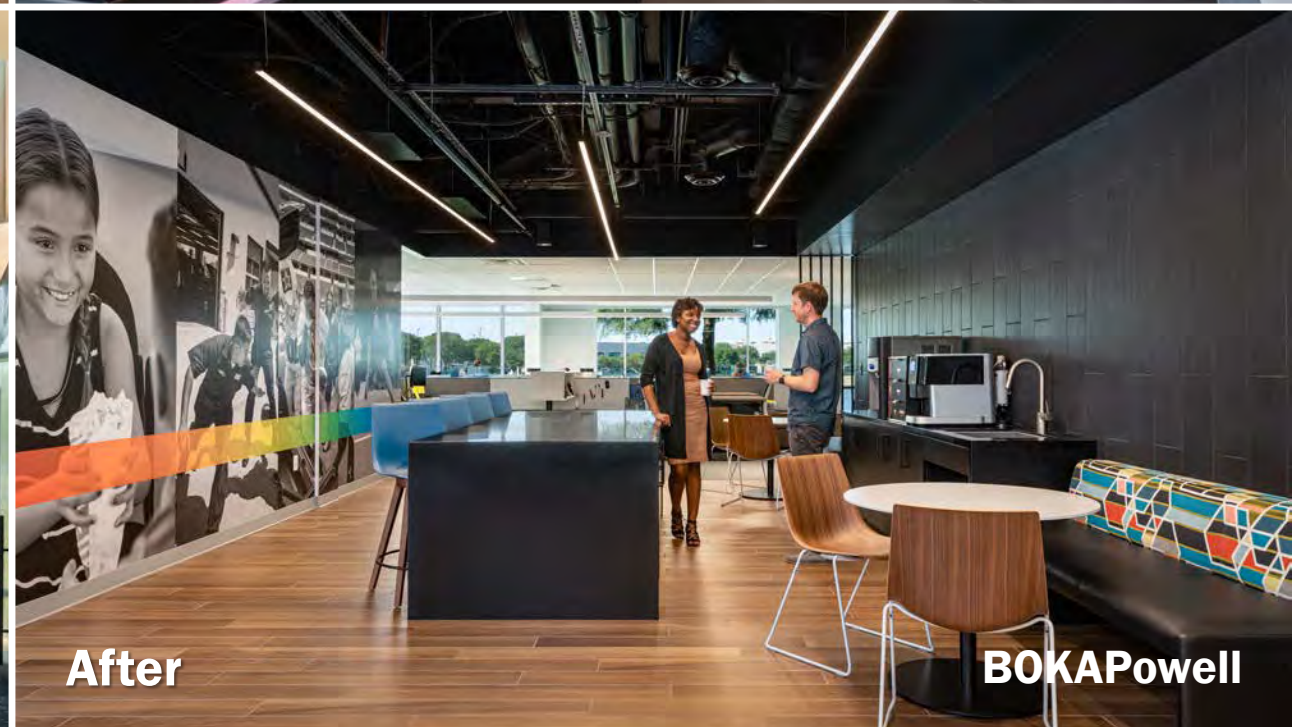
Before



After



After



After

BOKA Powell



Architectural and Engineering Services | **FUTURE CITY HALL** Fort Worth, Texas

**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# IntelliCentrics Headquarters

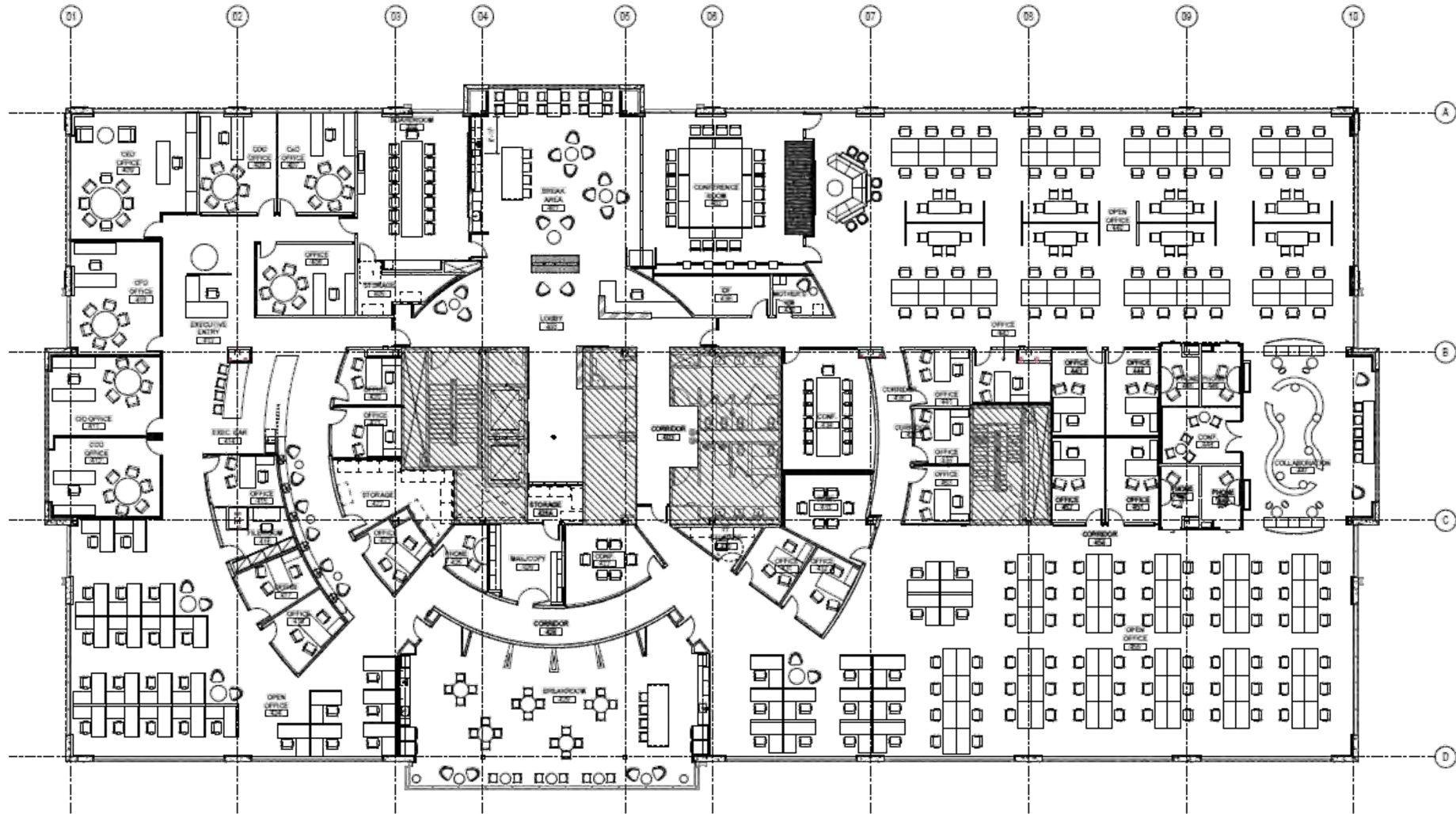
Flower Mound, Texas



Architectural and Engineering Services | FUTURE CITY HALL Fort Worth, Texas

BOKA Powell + BRINKLEY SARGENT WIGINTON

# IntelliCentrics Sample Test Fit







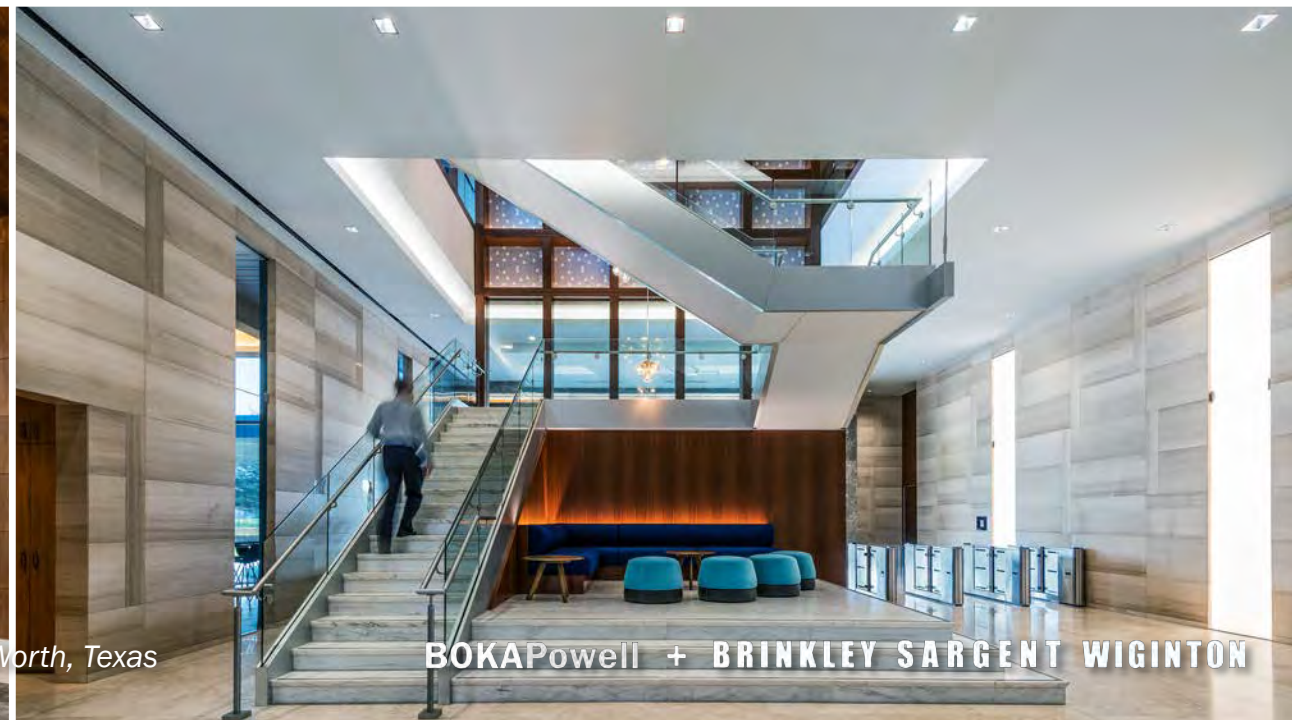
# Hillwood Alliance Texas Headquarters



Architectural and Engineering Services | FUTURE CITY HALL Fort Worth, Texas

BOKA Powell + BRINKLEY SARGENT WIGINTON

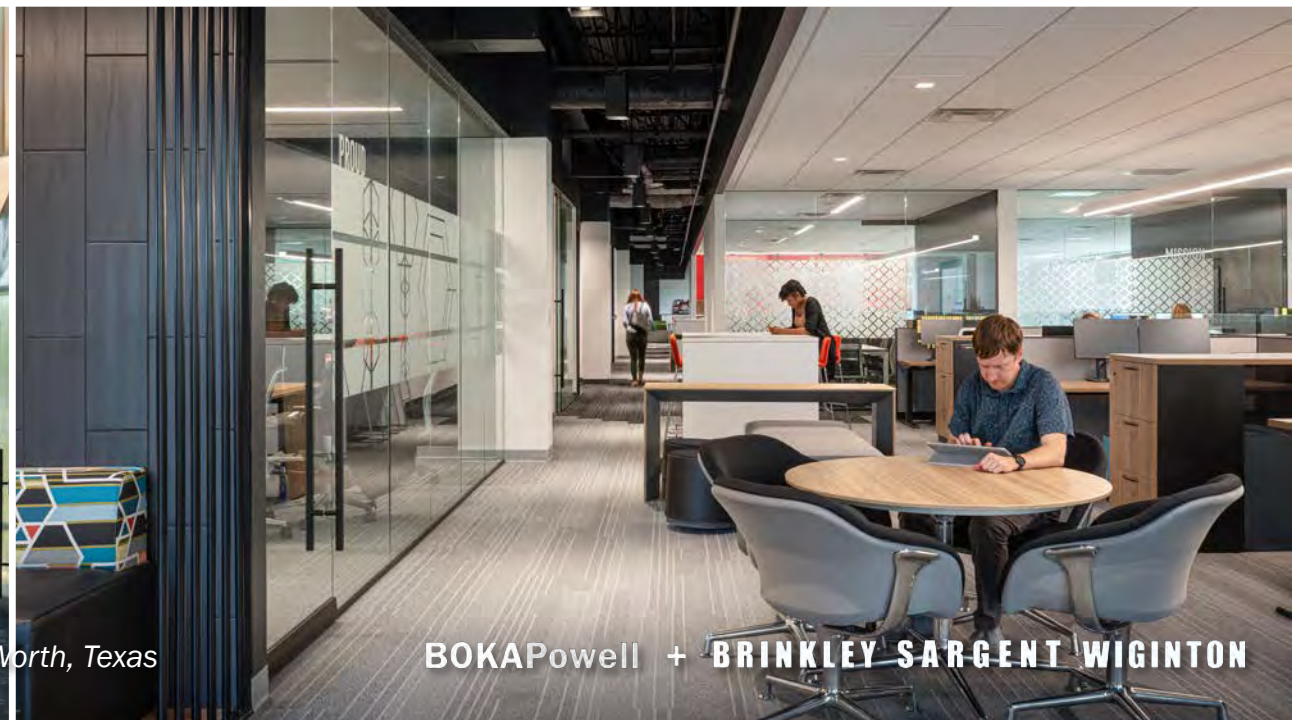
# Fannie Mae Regional Headquarters



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**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# Caliber Collision Headquarters



**FORT WORTH**

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**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# IntelliCentrics Headquarters



Architectural and Engineering Services | FUTURE CITY HALL Fort Worth, Texas

BOKA Powell + BRINKLEY SARGENT WIGINTON

# Hillwood Alliance Texas Headquarters



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# Aimbridge Hospitality Headquarters



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**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# CoreLogic Austin



FORT WORTH

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BOKA Powell + BRINKLEY SARGENT WIGINTON

# Six Flags World Headquarters

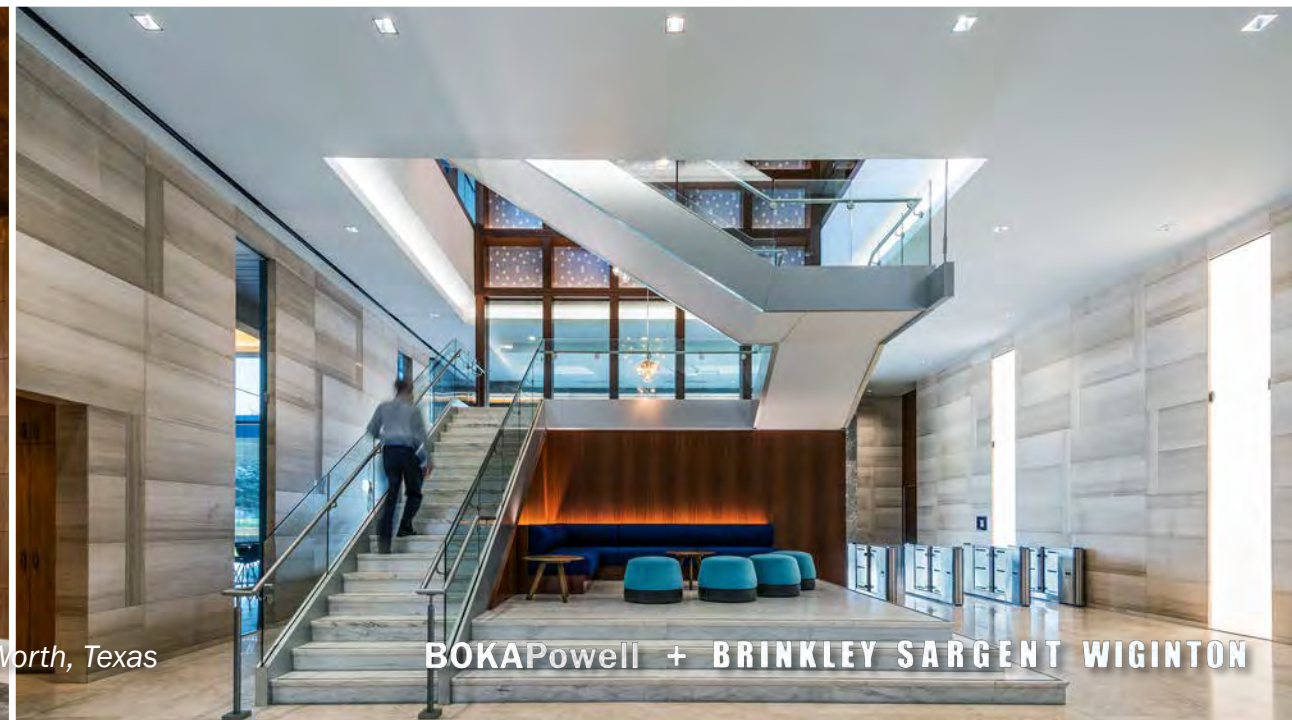


# Fannie Mae Regional Headquarters



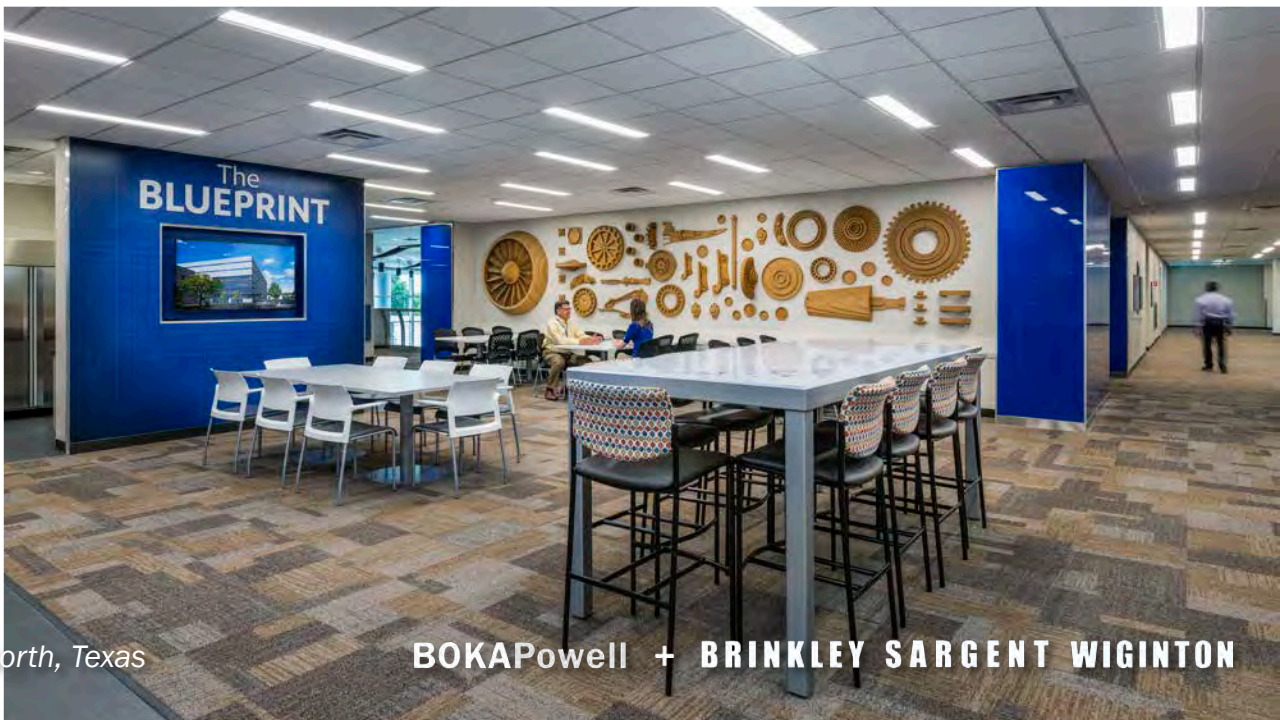
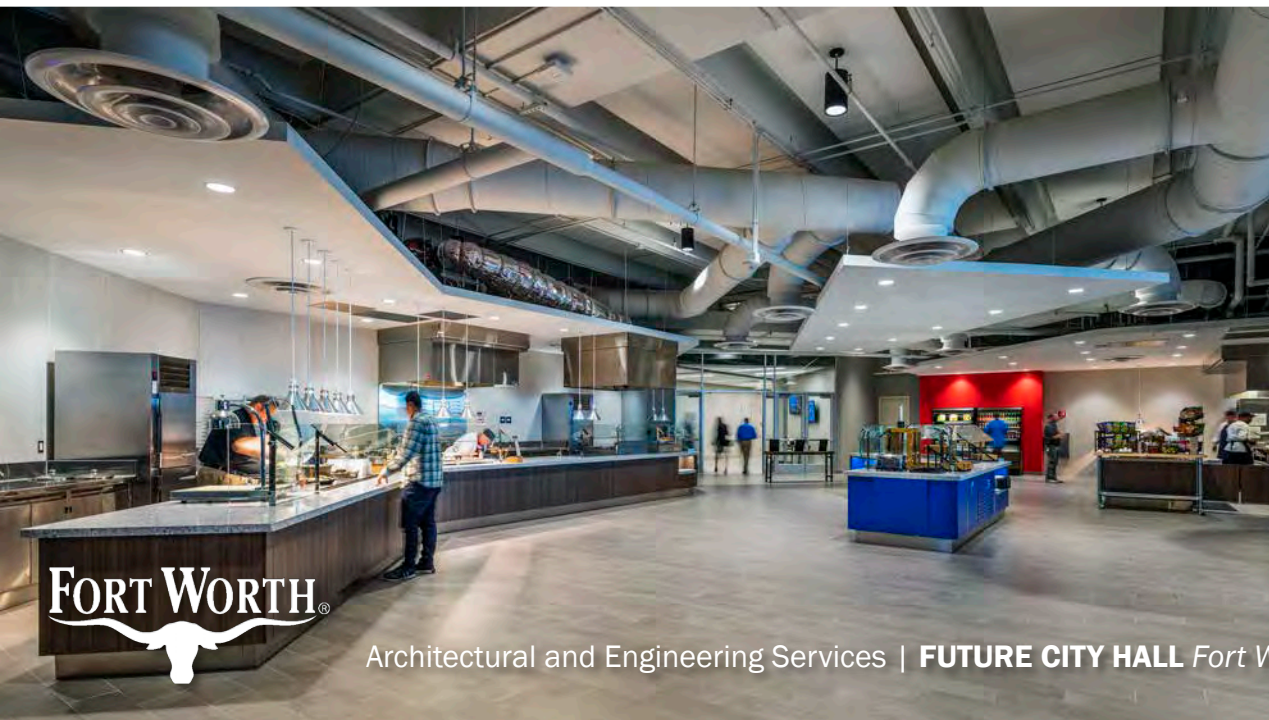
FORT WORTH

Architectural and Engineering Services | FUTURE CITY HALL Fort Worth, Texas

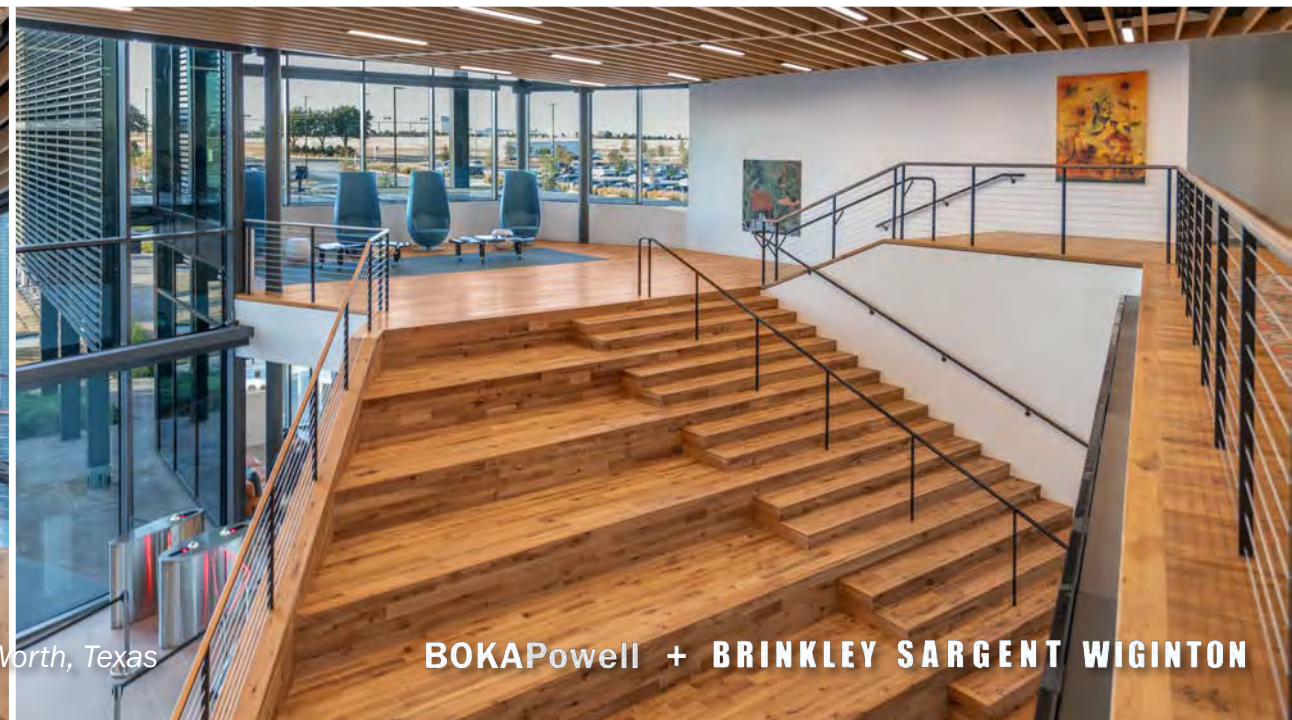


BOKA Powell + BRINKLEY SARGENT WIGINTON

# Southwest Airlines Headquarters



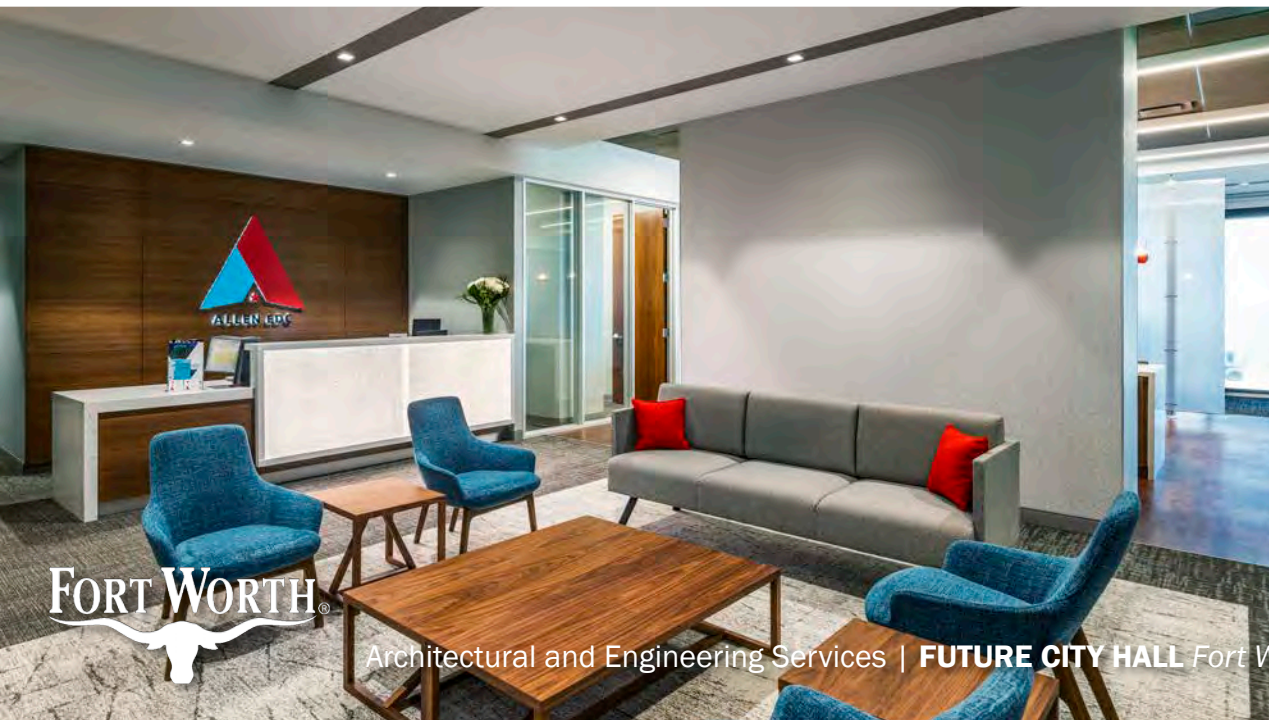
# Mercedes-Benz at Alliance



Architectural and Engineering Services | **FUTURE CITY HALL** Fort Worth, Texas

**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# Allen Economic Development Corporation Headquarters



FORT WORTH  


Architectural and Engineering Services | FUTURE CITY HALL Fort Worth, Texas

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# Pacheco Koch Fort Worth



# Continuum Development Headquarters



**FORT WORTH**  
Architectural and Engineering Services

Architectural and Engineering Services | **FUTURE CITY HALL** Fort Worth, Texas

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# Granite Park Jewelbox Study



Architectural and Engineering Services | **FUTURE CITY HALL** Fort Worth, Texas

**BOKA Powell + BRINKLEY SARGENT WIGINTON**

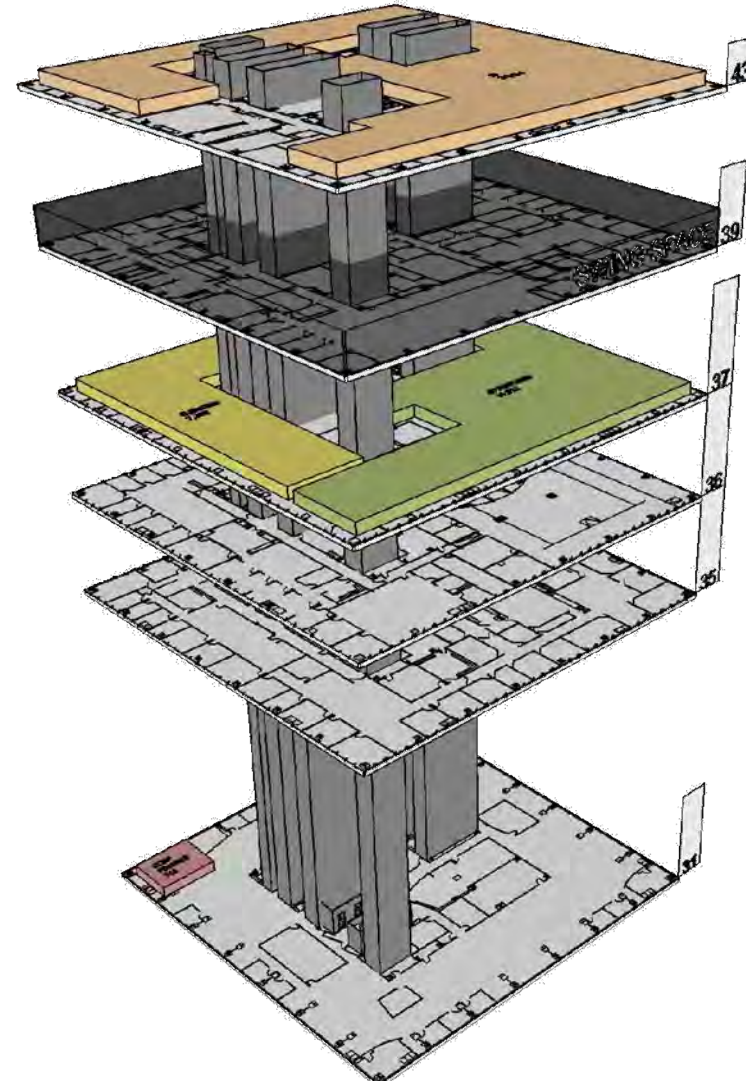
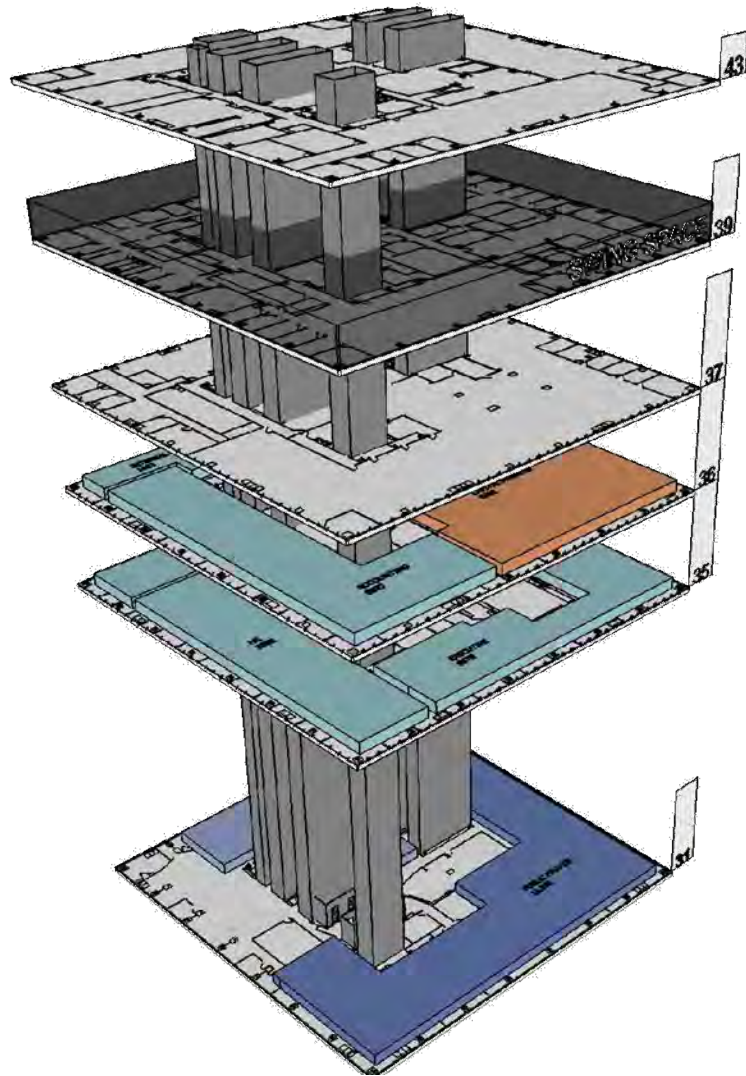


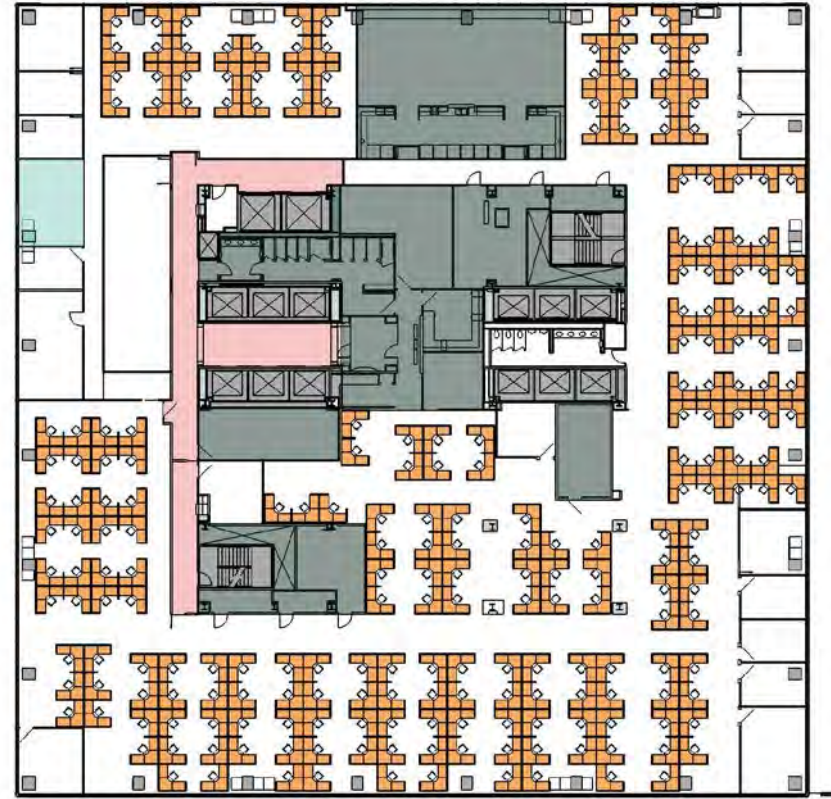
**FORT WORTH**  


Architectural and Engineering Services | **FUTURE CITY HALL** Fort Worth, Texas

**BOKA Powell + BRINKLEY SARGENT WIGINTON**

# Hilltop Holdings Restack





Republic 8th Floor  
 Square Footage: 69,237 RSF

Size	Cubes	Office	Total	Ratio
Existing Stations	177	86	263	1:263
6 x 6 stations	348	78	426	1:163
6x8 stations	254	78	332	1:209



Renaissance 37th Floor  
 Square Footage: 30,042 RSF

Size	Cubes	Office	Total	Ratio
Existing Stations	200	14	214	1:140
6 x 6 stations	231	16	247	1:122
6x8 stations	173	16	189	1:159

## OPEN OFFICE

### PRO

- Sense of community and collaboration
- Space allows for better communication and exchange of information among co-workers
- Some prefer being among other people, not “closed in”
- Awareness of what’s going on

### CON

- Loss of privacy
- Increased interruptions, loss of heads down focus time
- Noise masking and sound absorption; requires planning with design team and acoustician

## PRIVATE OFFICE

- 9 of 10 believe privacy is #1 benefit of a closed work environment
- Sense of security
- Ability to focus without distraction
- Noise reduction
- Larger work/office space per individual
- Status symbol

- Too much separation equates to less knowledge transfer and interaction amongst colleagues
- Additional square footage and material use
- Depending on layout, can prevent natural light to access core spaces



# Modes of Work

**Divide & Conquer**

Divide & Conquer happens when a team with a common goal finds it valuable to work on individual components of a project while maintaining close proximity to one another. Working in parallel helps to resolve issues quickly and enables spontaneous collaboration as the need arises. Developments and content are shared among the group as the goal is reached.



**Huddle**

Huddle occurs when a team needs to address an urgent issue, or discuss and receive instructions for a plan of action. The goal is shared resolution and accountability, with only a brief disruption to the flow of work.



**Chat**

Chat is an incidental and impromptu interaction with a colleague. It offers a chance to catch up, ask a quick question, or seek out an opinion. Chat often begins with a social focus that then sparks an idea or touches on an issue.



# Areas of Work

**Cove**

A Cove is a compact space within proximity to individual work points or common areas that enables people to assemble and engage with each other for a short period of time. A Cove may also accommodate remote participants with provisions for fixed and personal technology. Enough boundary to avoid disrupting others is essential. Territorial by nature, Coves are used more readily by the people working nearest to them.

**MODES OF WORK**

- Huddle
- Converse
- Co-Create



**Jump Space**

A Jump Space consists of highly approachable work points that facilitate work for a distinct and discrete period of time between other activities. For this reason they tend to be located along highly trafficked routes, or adjacent to busy intersections within the landscape. A Jump Space may help connect people from disparate locations or teams who otherwise would not meet. It can be configured with comfortable seating and with bar- or table-height surfaces.

**MODES OF WORK**

- Process & Respond
- Chat



**Workshop**

A Workshop is the ideal setting for people to work together to generate new ideas and drive their work forward. It offers easy access to analog and digital tools and surfaces to display and create work. People should always be able to see and hear each other easily. A variety of postures and distinct groupings of mobile furniture allow people to choose and arrange how the space best suits their work in the moment. Adequate circulation space encourages movement.

**MODES OF WORK**

- Co-Create
- Divide & Conquer

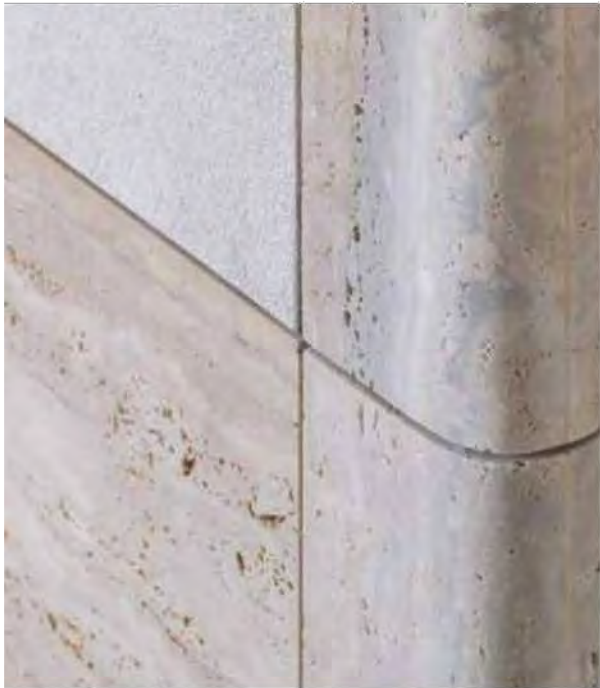
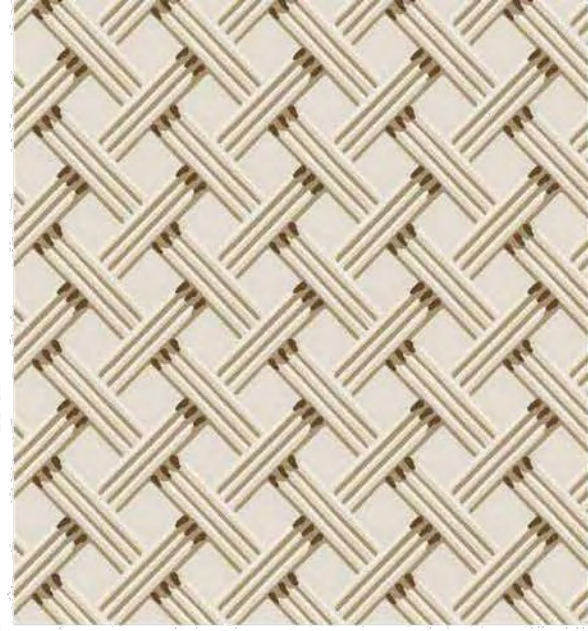


## SCHEME A:

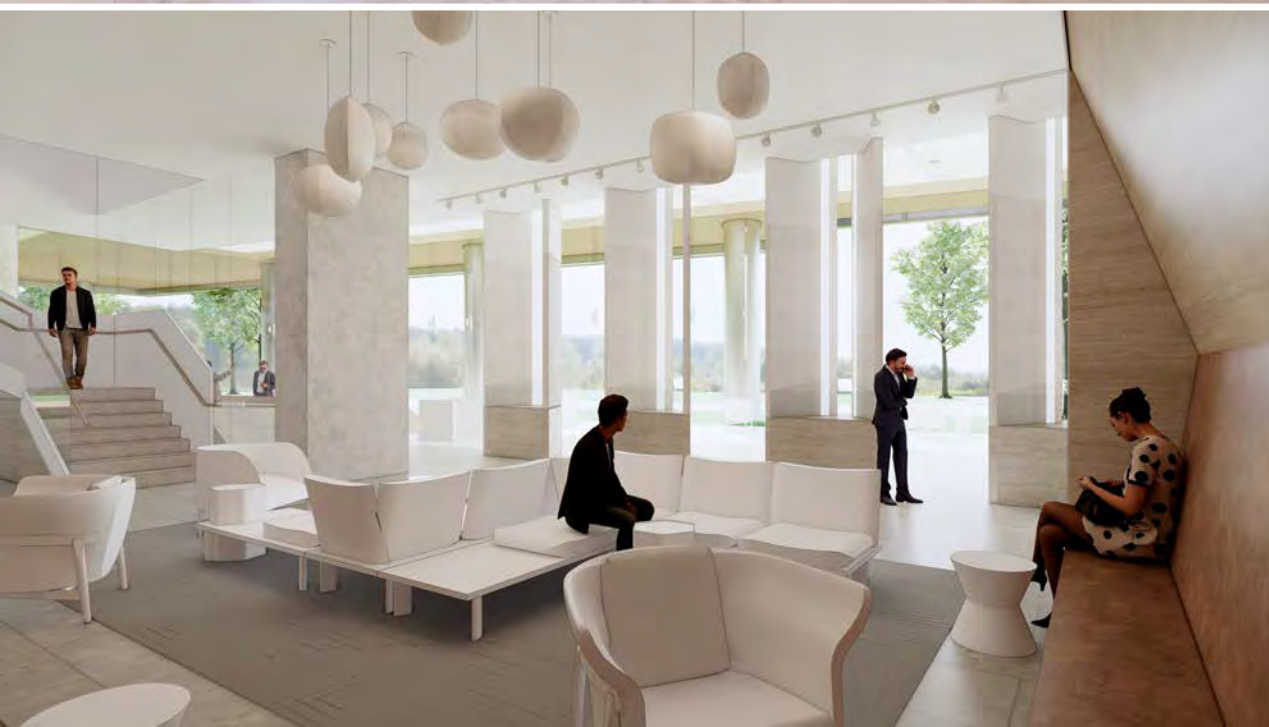
# SACRED GROUND

THE SPACE EVOKES THE ORIGINS OF THE CHRISTIAN FAITH BY LOOKING BACK TO THE HOLY SITES OF THE BIRTH OF CHRIST, THE RESURRECTION, BAPTISMS, AND PLACES OF MIRACULOUS HEALING. FROM THE TEMPLES AND TABERNACLES TO THE MARKET SQUARE – THESE SPACES HAVE A COMMON ESSENCE THAT WE RECOGNIZE. THE CARE & CRAFTSMANSHIP DESCRIBED THROUGHOUT HOLY SCRIPTURE COMBINE SPECIFICITY OF MATERIAL & CONSTRUCTION - FROM LOCAL STONE & FINE WOOD TO THE SYMBOLIC MEANING OF THE COLORED THREADS INTERWOVEN IN THE FINE LINENS WORN BY CHRIST. THE SPACE WILL TRANSLATE THIS ESSENCE THROUGH ASCENDING SCALES OF MATERIAL TEXTURE & TONALITY, FILTERED LIGHT AND WITH HIGH REGARD FOR REFINED DETAILS, COLOR AND BIBLICAL SYMBOLISM. THESE IDEAS WILL GROUND THE PUBLIC SPACES INSPIRING THE PEOPLE OF CHRISTUS TOWARD STEWARDSHIP OF THE MISSION.













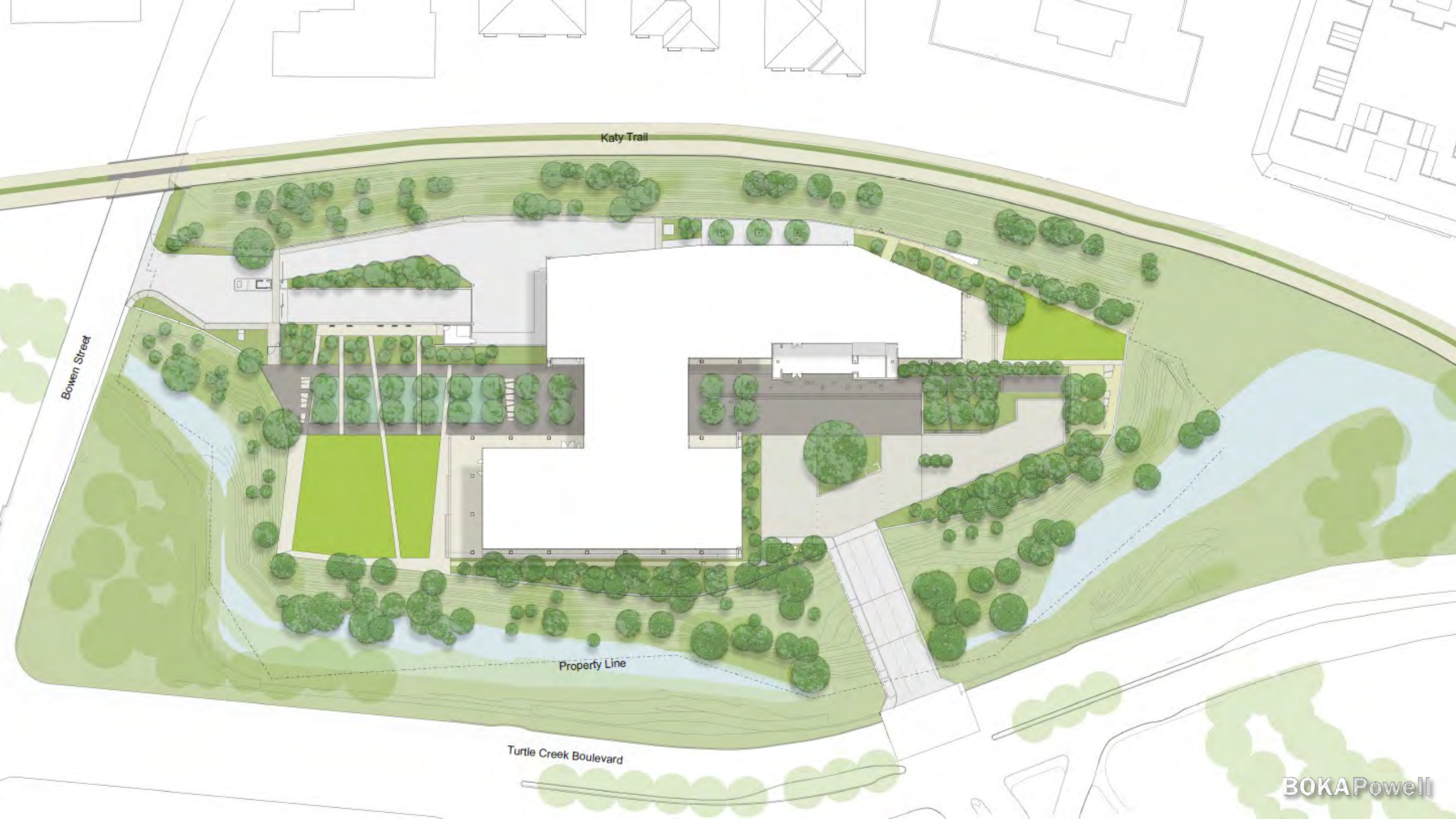
MISSION

# Perot Family Turtle Creek Offices

Dallas, Texas



BOKA Powell



Katy Trail

Bowen Street

Property Line

Turtle Creek Boulevard

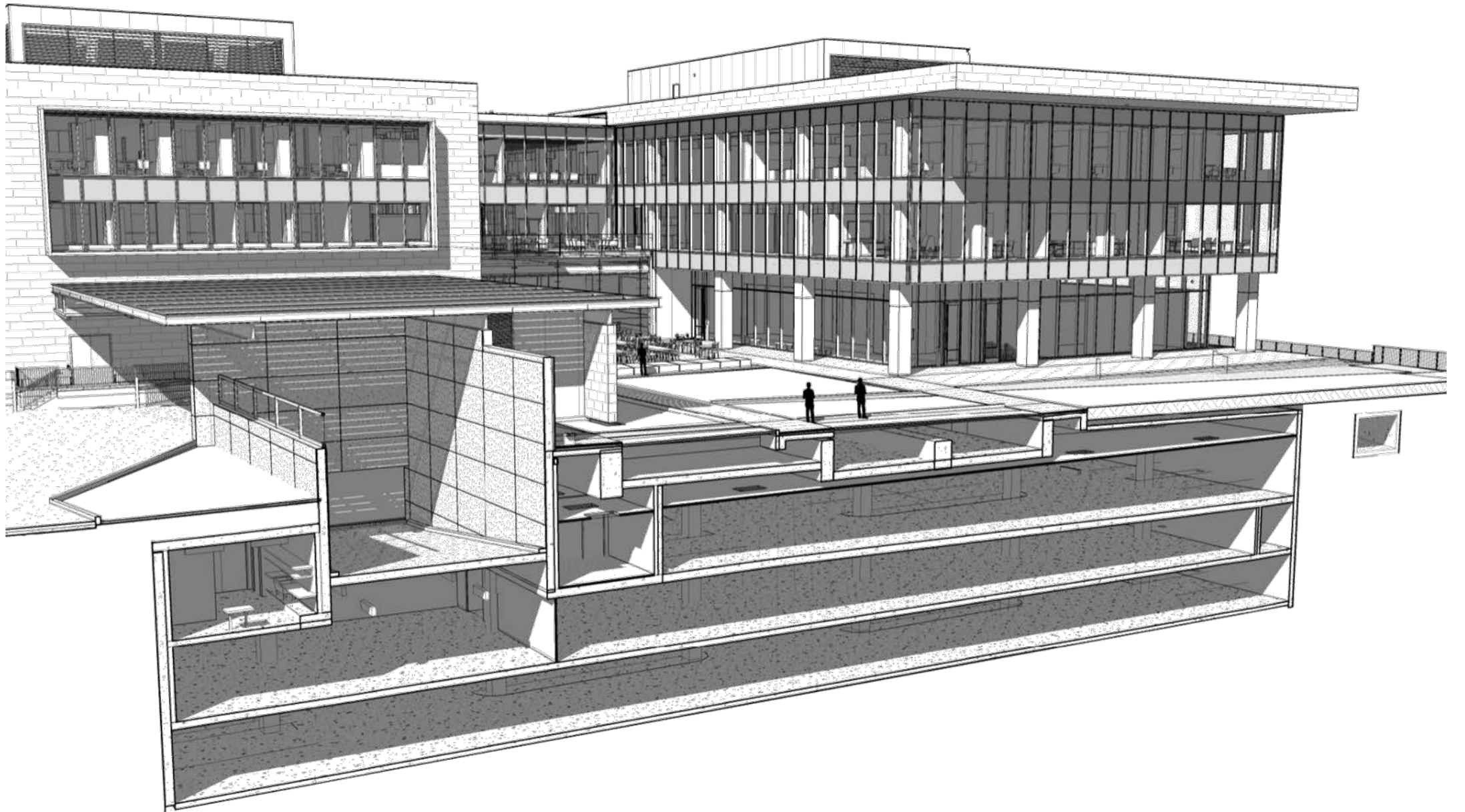
BOKA Powell

Katy Trail





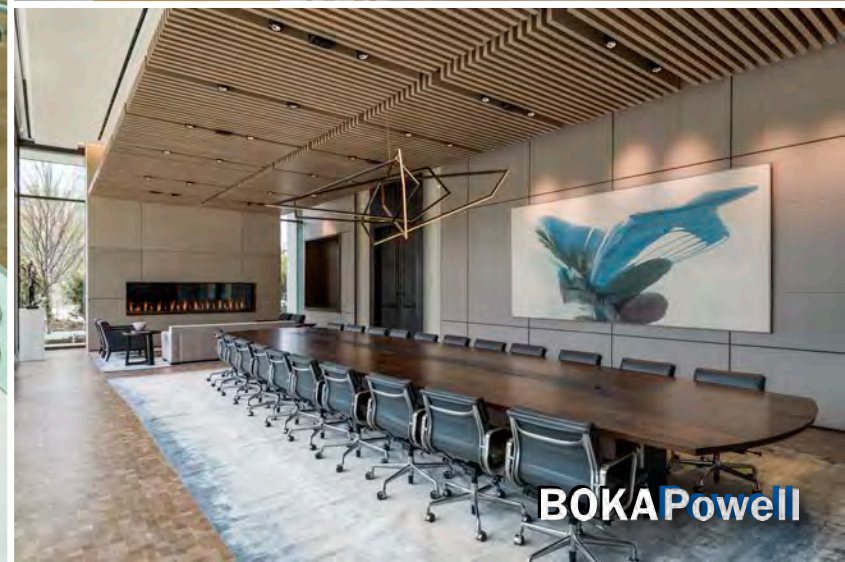












# The Soto Mass Timber Office

San Antonio, Texas



BOKA Powell

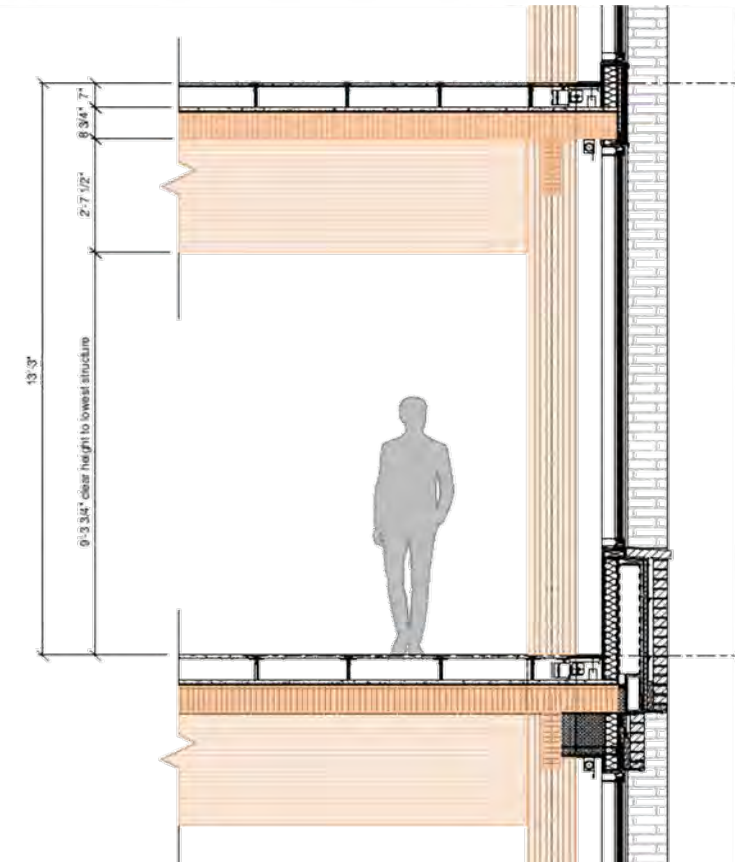
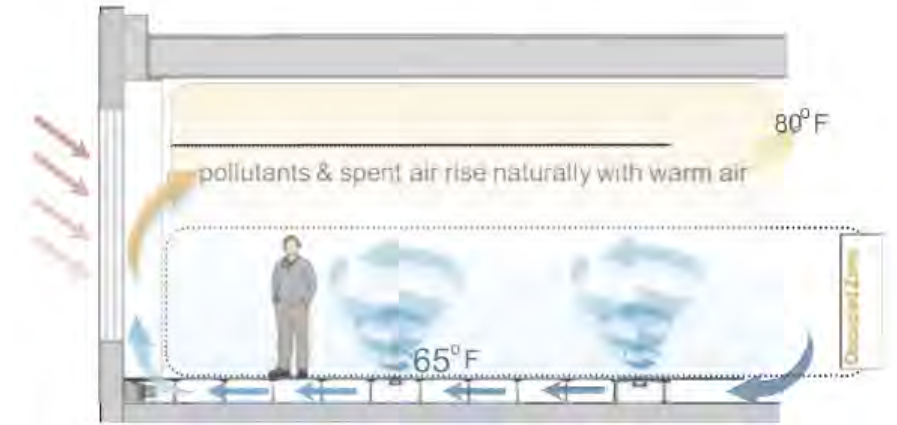




# Underfloor Air, Power, Data Distribution



- Precise temperature control
- Reduce “draft” complaints
- Better indoor air quality
- Increased mechanical efficiencies
- Flexibility for alteration of floor plans
- No unsightly wall and ceiling vents

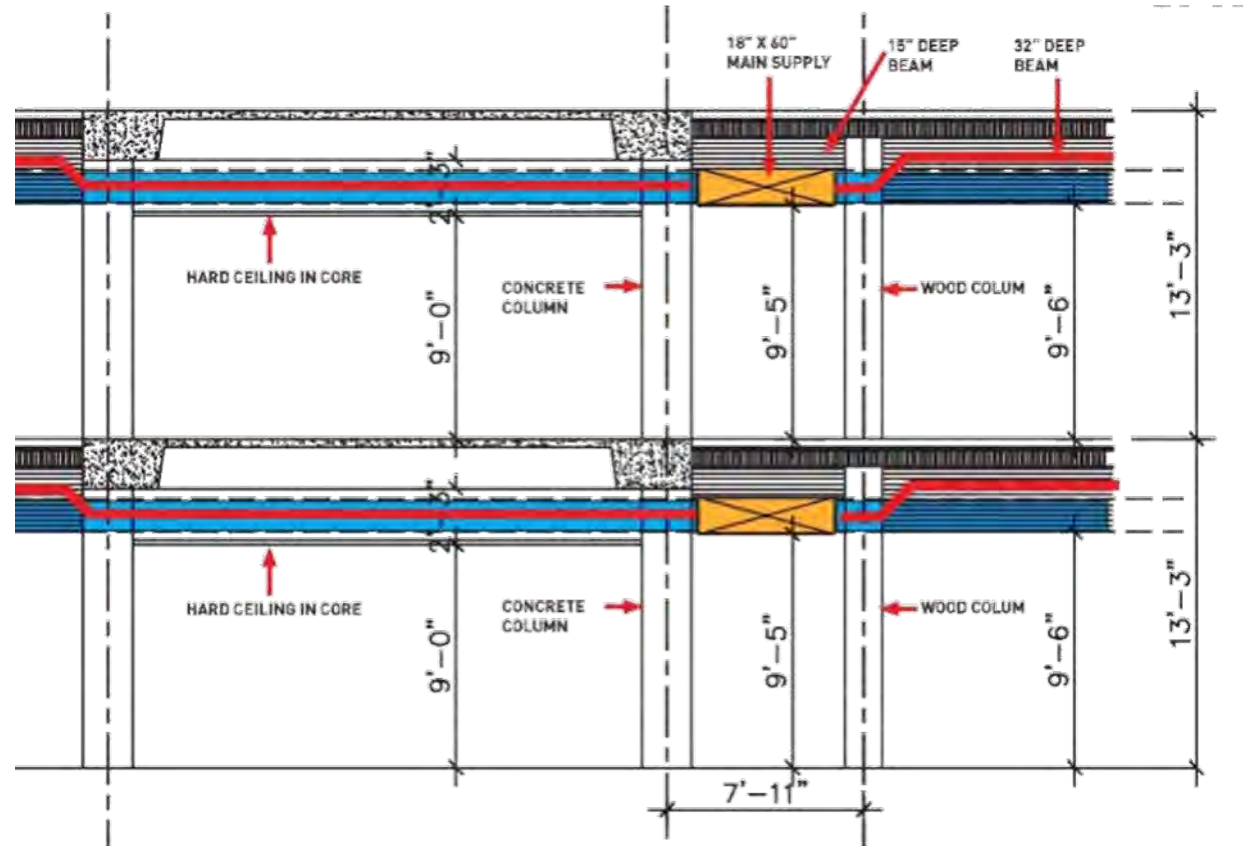


# Underfloor Air, Power, Data Distribution

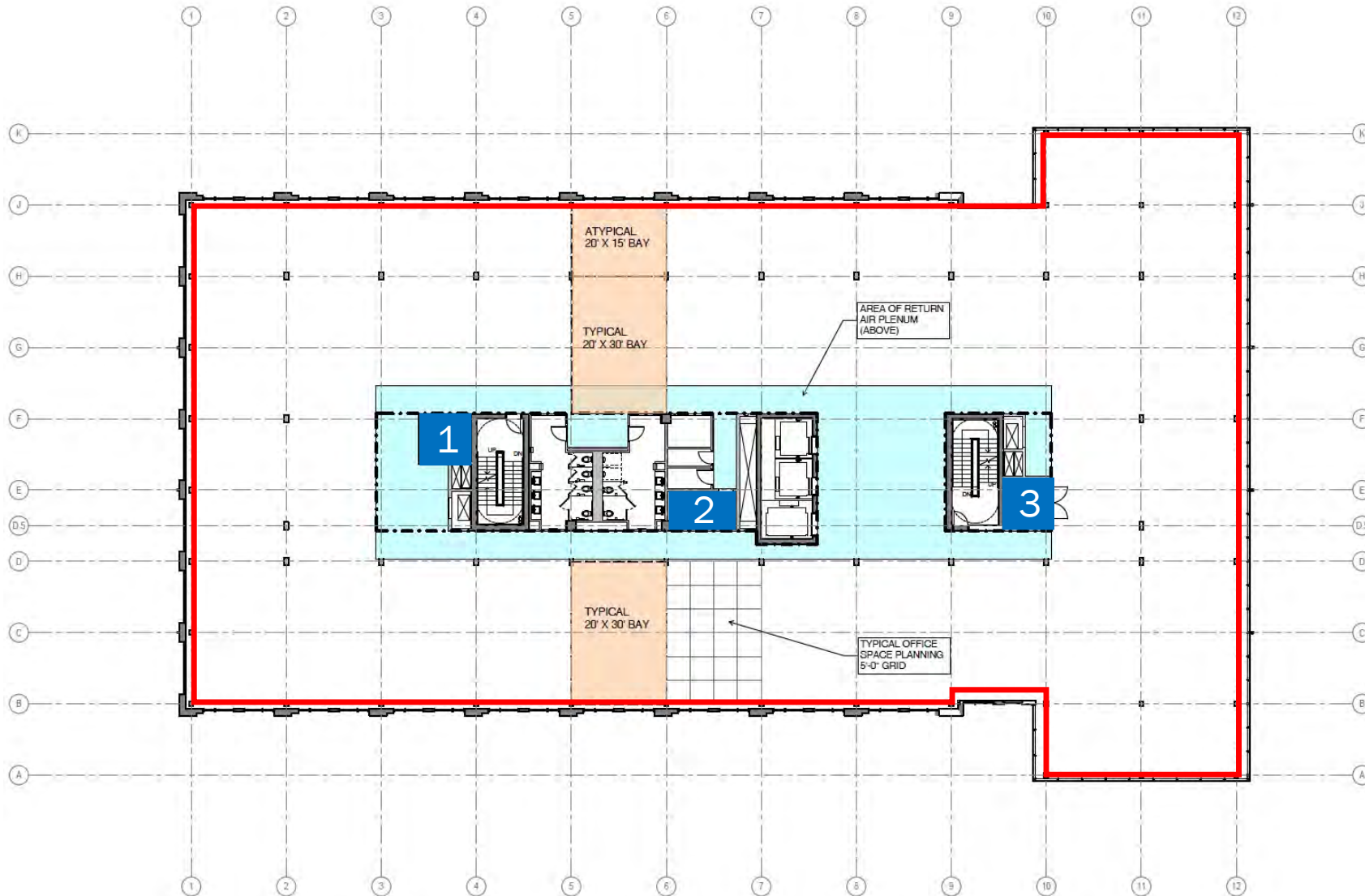


## CONSIDERATIONS:

- Air Ducts
- Electrical Conduit
- Sprinkler Systems
- AV/Data



# UFAD at The Soto (Mass Timber Office Building in San Antonio)



The core of the building was surrounded with a dropped drywall ceiling that functioned as a return air plenum to allow air to return from the tenant spaces to each of the three air handler closets.

Fan-powered boxes with electric reheat were placed at the building perimeter.

## UFAD at The Soto (Mass Timber Office Building in San Antonio)



*Perimeter Fan-Powered Boxes*



## UFAD at The Soto (Mass Timber Office Building in San Antonio)



*Raised Access Flooring System Installation*



*Typical Air Tower (One of Three Per Floor)*



**COMMERCIAL  
OFFICE**



**INTERIOR  
DESIGN**



**HIGHER  
EDUCATION**



**SENIOR  
LIVING**



**HOSPITALITY**



**URBAN  
LIVING**

# Commissioning

## Fundamental Commissioning

USGBC CS-v4 EAp1

[\[LINK\]](#)

## Enhanced Commissioning

USGBC CS-v4 EA c1

[\[LINK\]](#)



# SOUTHWEST AIRLINES

- Training and Operational Support Building (TOPS)
- Network Operations Control (NOC)
- Wings Complex (Flight Training Center, Office Building, and Parking Garage)
- Wings Complex Expansion + 8 simulators and training space
- Headquarters Master Plan
- Remote Operations Center (ROC) (Off-Site)
- Pedestrian Safety Bridge
- Environmental Graphics and Branding at Wings Complex
- TOPS Restack
- Flight Training Center South Restack
- Tech Services Agile Workspace Renovation
- Shorecrest Garage

*Schematic Design*

**4** Mission-Critical Projects

**2** Office Buildings with Dining Facilities

**2** Training Facilities

Completed since 2011

**+\$400M**

Construction Value

**+2.5M SF**

Building Area



Bridge TOPS

Wings Complex

Wings Expansion

# SOUTHWEST AIRLINES HEADQUARTERS

Campus Master Plan (140 acres)



Southwest Airlines  
Headquarters Campus  
As of Q4 2018 (Base Map)



# SOUTHWEST AIRLINES WINGS

*Office Building*



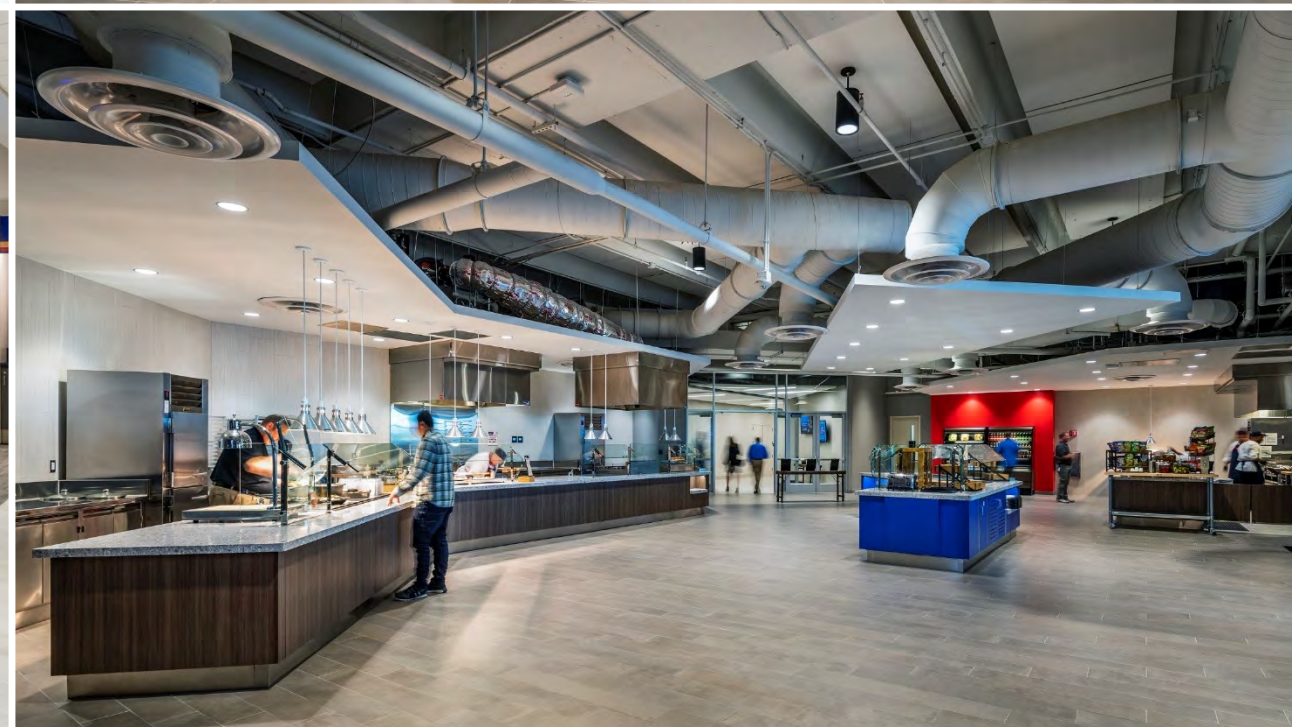
# SOUTHWEST AIRLINES WINGS

Office Building



# SOUTHWEST AIRLINES WINGS

Office Building / The Takeoff Café



# SOUTHWEST AIRLINES WINGS

Office Building / Culture Center Design



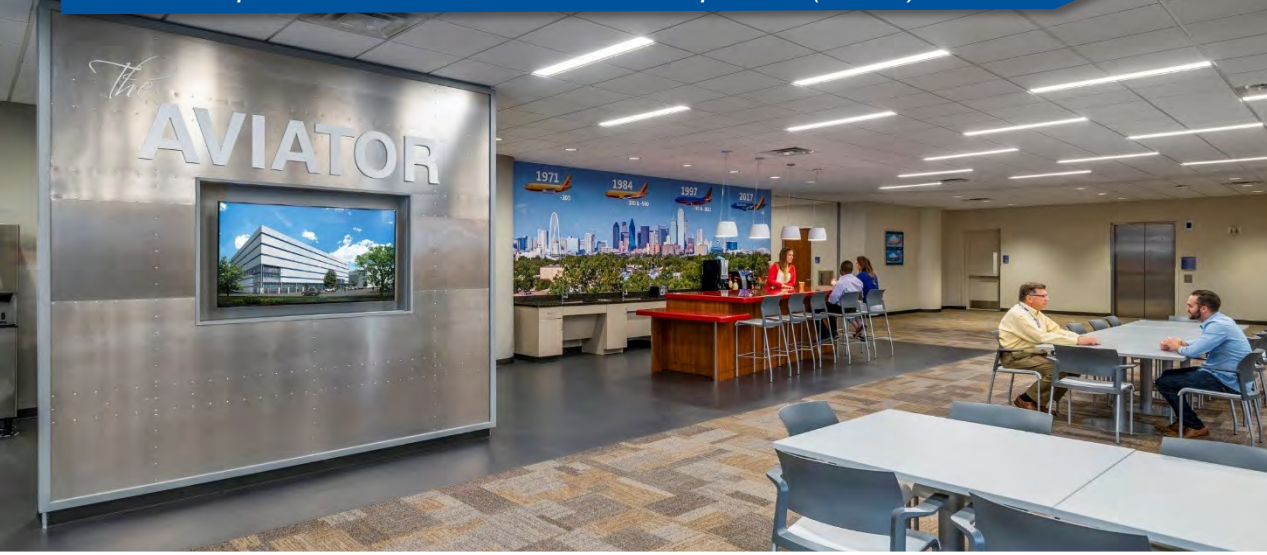
# SOUTHWEST AIRLINES WINGS

Office Building / Conference & Meeting Rooms



# SOUTHWEST AIRLINES WINGS

Leadership Education & Aircrew Development (LEAD) Center



# SOUTHWEST AIRLINES WINGS

Full Flight Simulator Bay (18 Simulators)



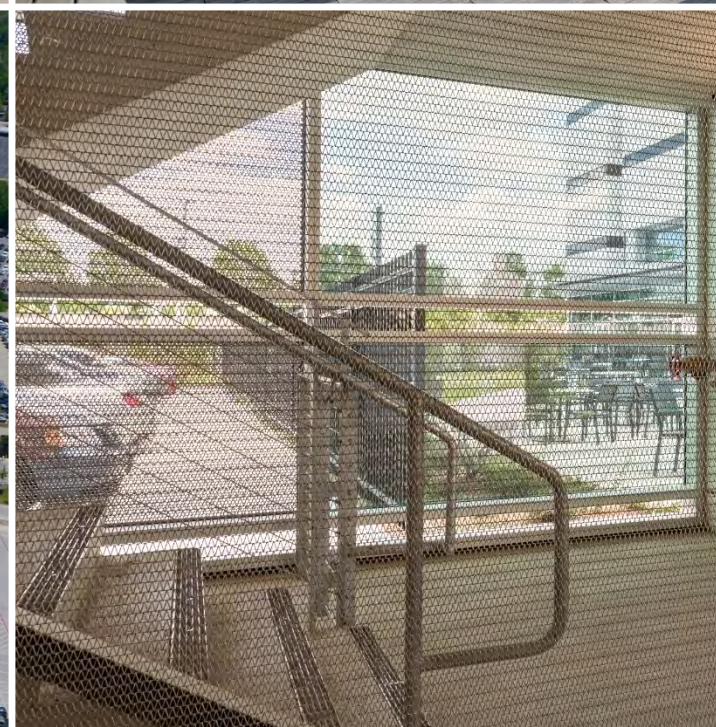
# SOUTHWEST AIRLINES WINGS

## Pedestrian Safety Bridge



# SOUTHWEST AIRLINES WINGS

Wings Parking Garage (1,975 Cars)



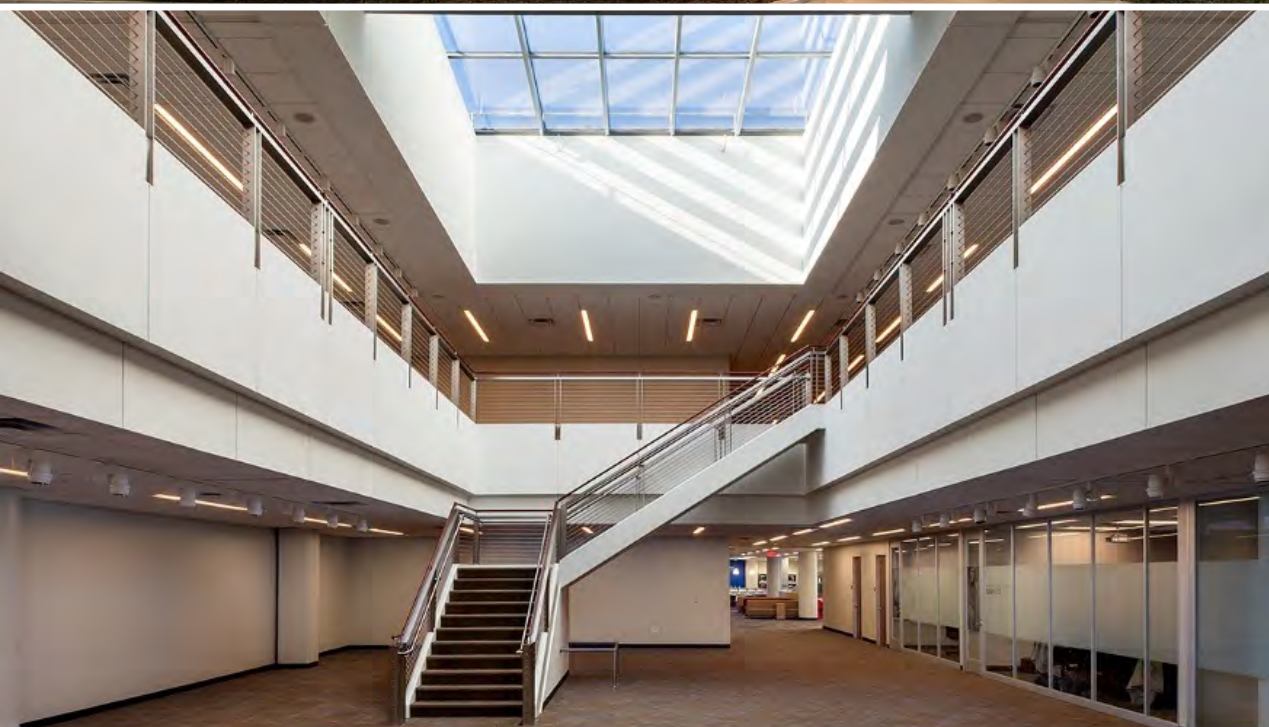
# SOUTHWEST AIRLINES TOPS

*Office Building & Training Center*



# SOUTHWEST AIRLINES TOPS

*Office Building & Training Center*



# SOUTHWEST AIRLINES TOPS

Office Building & Training Center



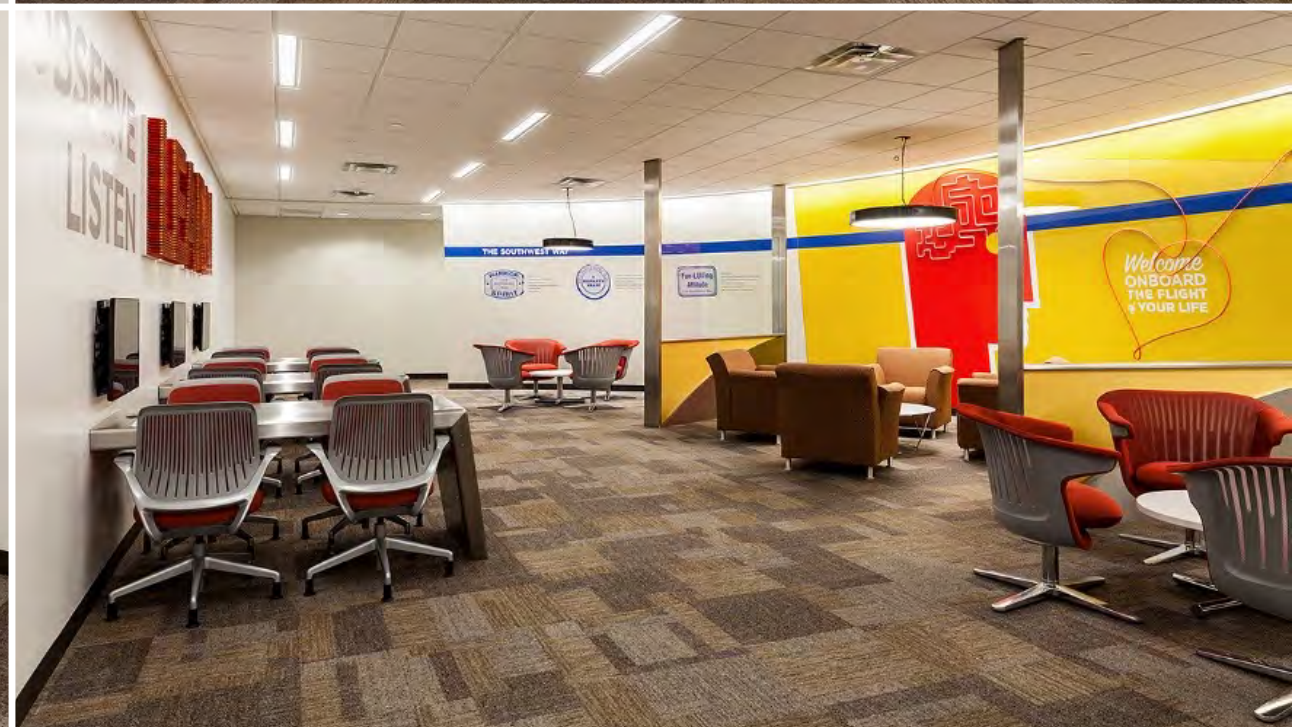
# SOUTHWEST AIRLINES TOPS

The Landing Café



# SOUTHWEST AIRLINES TOPS

Culture Centers



# SOUTHWEST AIRLINES TOPS

Open Office / Conference & Meeting Rooms



# SOUTHWEST AIRLINES TOPS

## Flight Crew Training Facilities



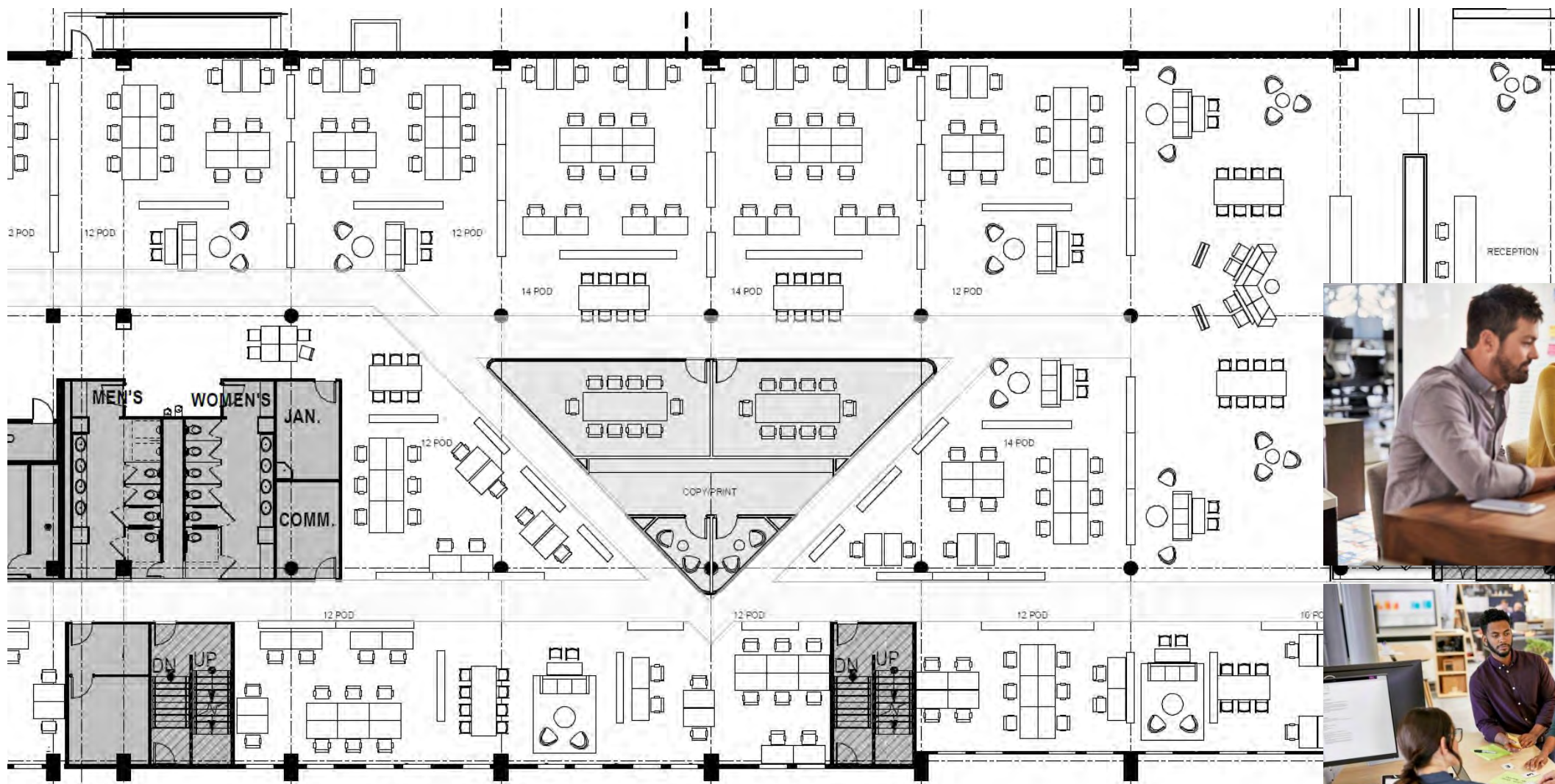
# SOUTHWEST AIRLINES TOPS

*Network Operations Control*



# SOUTHWEST AIRLINES .COM & INNOVATION

Agile Teams / Agile Workplace



# SOUTHWEST AIRLINES .COM & INNOVATION

*Steelcase Agile Environment*



# SOUTHWEST AIRLINES .COM & INNOVATION

*Steelcase Agile Environment*

