

Statement of Qualifications for
City of Forney — Pinson Farm Master Plan
RFP No. CIZ1774

McCoy Collaborative Preservation Architecture, PLLC
Architectural and Professional Consulting Services
Dallas, Texas
January 10, 2019 at 4:00 p.m. CDT



TABLE OF CONTENTS

CRITERIA ONE QUALIFICATIONS OF THE FIRM 3

CRITERIA TWO PROJECT TEAM 4

CRITERIA THREE PROJECT MANAGEMENT & QUALITY CONTROL 14

CRITERIA FOUR SIMILAR PROJECTS / RELEVANT EXPERIENCE 16

CRITERIA FIVE REFERENCES 27

History and Formation of the Firm

MCCOY COLLABORATIVE PRESERVATION ARCHITECTURE was founded in 2007 as Quimby McCoy in Dallas, Texas. McCoy Collaborative provides full architectural services with a specialization in the restoration, adaptive use and architectural conservation of historic buildings. The firm has a broad base of experience and knowledge in the related areas of preservation planning, research and analysis, architectural history, materials science, government standards and regulations.

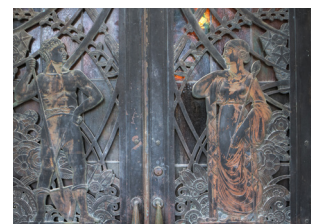
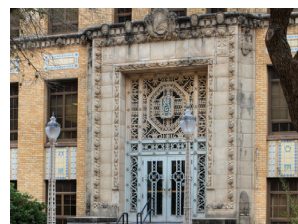
McCoy Collaborative approaches the preservation of sites and buildings as conservators of the built environment with the intent of maintaining as much historic fabric as possible while providing design solutions that meet an owner's goals for the building's long term continued use. Our passion for serving our community through excellence in design and preservation practice is reflected in each of our projects.

CONTACT

Nancy McCoy, FAIA, FAPT – Principal
T: 214-977-9118
E: nancy@mccoycollaborative.com
W: <http://mccoycollaborative.com>

PRIMARY OFFICE PROVIDING SERVICES

McCoy Collaborative Preservation Architecture, PLLC
3200 Main Street, #3.6
Dallas, Texas 75226
T: 214-977-9118



Project Team Members

Please find resumes, licensure and hourly billable rates in the following pages.

NANCY MCCOY, FAIA, FAPT, is an award-winning preservation architect with over 30 years of national experience in the area of historic preservation. Her portfolio includes highly complex projects ranging in cost up to \$100 million such as the adaptive use of Kansas City's Union Station for a science museum and more intricate conservation work associated with historic architecture and artwork at Fair Park in Dallas. She has designed rehabilitations and additions for the Department of the Interior Building in Washington, DC, the U.S. Custom House for the Smithsonian Institution in New York and numerous other buildings. Her strength is in finding a balance between the conservation of historic resources and modern-day life safety, functional and aesthetic goals for the continued use and long-term viability of historic buildings. She uses her knowledge and creativity to sensitively manage change in historic properties. Prior to moving to Dallas in 1997, she practiced in New York and Washington, DC. Ms. McCoy's projects have received two National Trust Honor Awards, a GSA Design Award and many state and local awards. She has been recognized for preservation excellence with induction into the College of Fellows by the American Institute of Architects (AIA) and the Association of Preservation Technology International (APT). She is also a historic preservation Peer Reviewer for The General Services Administration's Design Excellence program.

EDUCATION

Master of Science in *Historic Preservation* and
Master of Architecture, *Columbia University*
Bachelor of Environmental Design, *Texas A&M University*
Masonry Conservation Certificate, *RESTORE*

WORK

David Smotrich & Partners
Ehrenkrantz Eckstut & Kuhn Architects, PC
Architexas

MS. MCCOY'S PROJECT EXPERIENCE INCLUDES:

Kreische Home and Brewery Conservation Plan
Sam Bell Maxey House Museum Preservation
Sam Rayburn House Museum Preservation
Magoffin Home Visitor Center
Fair Park Projects— Assorted projects including Esplanade
and Cotton Bowl
Jack K. Williams Building Capital Renewal, Texas A&M Univ.
Scoates Hall Capital Renewal, Texas A&M University
YMCA Building Rehabilitation, Texas A&M University
Military Walk Renovation, Texas A&M University
Maintenance Handbook, Texas Historical Commission

BOARDS, COMMISSIONS AND HONORS

Association for Preservation Technology
International (APT), *Board of Directors:*
Treasurer, 2005 – 2009; College of Fellows, 2013.
City of Dallas Landmark Commission: *Task*
Force (several), 1997 – 2017.
American Institute of Architects Member *since*
1990; Dallas Chapter Vice President; elected to
College of Fellows, 2009.
Texas A&M University Center for Heritage
Conservation Center: *Fellow, 1998 – present;*
General Services Administration — *Design.*
Excellence Program: *Historic Preservation Peer*
Reviewer, 2011 – present.
Preservation Dallas, *Board of Trustees:*
Secretary, 1998 – 2004 & 2011 – 2017;
President, 2013 – 2014.
Dallas Heritage Village, *Board of Trustees:*
2012 – 2017.
Outstanding Alumni, *Texas A&M University,*
College of Architecture, 2009.

REGISTRATION

Texas License No. 17785
New York License No. 021089-1
NCARB Certificate No. 54,959

ANDREEA HAMILTON, AIA, LEED AP BD+C, is an architect with twenty years of experience in historic preservation, adaptive reuse, new construction and sustainable design. In recent years, her focus has been on the sustainable aspects of rehabilitating historic buildings. Ms. Hamilton's career in historic preservation began at the firm of Sandvick Architects, Inc. in Cleveland, Ohio. There she enjoyed working on award winning projects such as the renovation and adaptive reuse of historic Fenn Tower at Cleveland State University, which received the AIA Cleveland Exceptional Accomplishment Award, the Preservation Achievement Award from the Cleveland Restoration Society, and the Award for Excellence from the Cleveland Society of Engineers.

In addition to the rehabilitation and adaptive reuse of historic buildings, Ms. Hamilton is experienced in historic preservation tax credits, conditions assessments, historic resources surveys, National Register of Historic Places, Historic American Building Survey (HABS) documentation, and archival research. Ms. Hamilton's expertise also includes a broad variety of project types, such as education, healthcare, municipal, commercial and residential. Ms. Hamilton worked for architecture firms in Cleveland, Chicago and Austin before joining Quimby McCoy as a Project Architect in 2012.

EDUCATION

Master of Science in Historic Preservation, *University of Texas*

Bachelor of Architecture, *Kent State University*

Bachelor of Science, *Kent State University*

WORK

O'Connell Robertson

Sandvick Architects, Inc.

J.A. Wilson and Associates, Architects, Inc.

RSA| Architects, Inc.

MS. HAMILTON'S PROJECT EXPERIENCE INCLUDES:

Scoates Hall Capital Renewal, Texas A&M University

Jack K. Williams Bldg. Capital Renewal, Texas A&M Univ.

Texas A&M University Preservation Guidelines - Animal Ind.

G.D. Lewis Library Improvements, UNT Health Science Ctr.

Dawson Saloon Building Rehabilitation and Improvements

Restoration of First National Bank, Stephenville

Saigling House Architectural Renovation

Samuell Grand Regional Family Aquatic Center

Tietze Neighborhood Family Aquatic Center

Hall of State Restroom Improvements

Hemisfair Park Historic Homes Assessment

American Airlines Hangar & Admin. Bldg. Conditions Assmt.

Everard Sharrock Jr. Farmstead National Register Nom.

BOARDS, COMMISSIONS AND HONORS

Association for Preservation Technology International (APT), Texas Chapter, DFW Region: *Co-Director, 2014 – 2018; Student Scholarship and Outreach Committee, 2018 – present.*

AIA Dallas: *RETROSPECT Committee, 2017 – present;*

COTE Committee, 2017 – present.

City of Round Rock Historic Preservation Commission: *2010 – 2012.*

Charles E. Peterson Prize Competition: *First Place Recipient for the North Evans Chateau (with the University of Texas at Austin's team), 2012.*

Association for Preservation Technology International (APT) Conference: *Student Scholar/Presenter, 2012.*

University of Texas at Austin Student Historic Preservation Association: *Secretary, 2011 – 2012.*

Chisholm Crossing Homeowner's Association: *Architectural Control Committee Chair, 2006 – 2009.*

REGISTRATION

Texas License No. 23037

Ohio License No. ARC. 1115433

LEED Accredited Professional, BD+C

NICKY DEFREECE EMERY, AIA, LEED AP BD+C, is an architect that also has 18 years of experience as an architectural historian and 15 years as an architectural conservator. Her career has focused on preservation of historic structures as well as new construction. She believes that communities are enriched by celebrating their history while encouraging revitalization. Ms. Emery's work has included National Historic Landmarks, Save America's Treasures sites and UNESCO World Heritage sites where she has designed treatment approaches, conducted conditions assessments and testing, and performed treatment work. Highlights of her work include historic buildings and public art in the City of Dallas and Philadelphia's Fairmount Park, and the 18th century ruins of the Mission San Juan Capistrano in California. Ms. Emery has conducted research and analysis of existing and historic buildings, prepared historic structures reports, site preservation plans, historic contexts, and National Register of Historic Places nominations, and developed environmental and cultural resources compliance documentation. She has worked in the Northeast, West, Southwest, South, and Midwest regions. She uses her complimentary skills and expertise to benefit not only historic buildings, but the complete urban fabric from citywide preservation to the conservation of intricate architectural details.

EDUCATION

Master of Architecture, *University of Texas at Arlington*
 Master of Science in *Historic Preservation*, *University of Pennsylvania*
 Bachelor of Arts, Art History, *Drury University*
 Injection Grouts for the Conservation of Architectural Surfaces, *Getty Conservation Institute*

WORK

AdaptIre: Adapt Preservation and Conservation
 College of Architecture, Planning, and Public Affairs,
 University of Texas at Arlington
 JHP Architecture/Urban Design
 URS Corporation (LopezGarcia Group)
 Mission San Juan Capistrano
 Fairmount Park Historic Preservation Trust

MS. EMERY'S PROJECT EXPERIENCE INCLUDES:

Kaufman County Courthouse Master Plan
 VA Hospital, Reno, Nevada HABS Documentation
 Samuell Grand and Tietze Park Bathhouses Renovations
 Dallas County Administration Building Window Assessment
 Texas A&M University Preservation Guidelines
 Sam Houston Library Historic Building Collection Assess.
 Fair Park Art Assessment
 Fair Park Esplanade Fountain Pylons Assessment
 Centennial Hall Bas Relief Assessment
 Hall of State Existing Conditions Survey
 Al Hayne Monument Conservation Assessment

BOARDS, COMMISSIONS AND HONORS

Preservation Dallas: *Past President; Board of Trustees, 2014 – present.*
 Association of Preservation Technology International and APT Texas: *Past President APT Texas.*
 Friends of Fair Park: *Board of Directors, 2008 – 2010.*
 City of Dallas Landmarks Commission Designation Committee: *2005 – 2010.*
 US/ICOMOS Brick, Masonry and Ceramics Specialty Committee: *2002 – 2004.*
 American Institute for Conservation: *2001 – present.*

REGISTRATION

Texas License No. 26905
 Precertified Historian and Architectural Historian, *TxDOT (2.8.1, 2.11.1)*

Sub-Consultant Summaries & Sub-Consultant Key Personnel Resumes

Please see the following pages for one page summaries on each of our sub-consultants and their corresponding key personnel resumes.

JQ INFRASTRUCTURE, LLC is a multi-disciplinary firm providing structural engineering, civil engineering, land surveying, and facility performance services throughout Texas and the United States. The firm has earned a reputation as an active member of the design team, providing innovative solutions responsive to the project design, schedule and budgetary constraints. JQ has provided structural investigation, evaluation, planning, rehabilitation and reconstruction recommendations for historical buildings throughout Texas, understanding the need for thorough assessment with cost effective recommendations. They have provided design services for historically significant projects for local, county, state and federal agencies, university systems, and private clients. Restoring entire structural systems and building envelope, accommodating modern-day MEP systems, and designing framing solutions to provide code compliant egress pathways are just a few ways that we assist our clients in bringing new life to a historic structure. JQ also has a long-standing relationship with the City of Dallas, having provided professional services for over 24 years. Their experience includes over 280 projects ranging from new construction to preservation of historic buildings. This experience has allowed them to become intimately familiar with the needs of the city and to develop a strong understanding of City of Dallas requirements.

CONTACT

Stephen H. Lucy, PE – CEO/Partner
T: 214-623-5801
E: slucy@jqeng.com
W: <http://jqeng.com>

PRIMARY OFFICE PROVIDING SERVICES

JQ Infrastructure, LLC
100 Glass Street
Dallas, Texas 75207
T: 214-623-5801



STEPHEN H. LUCY, PE, is with 34 years of experience, Steve has built an impressive track record involving a diverse portfolio of structural projects, including investigations and assessments, renovations and restorations, new construction and historic preservation. His expertise in structural consulting enables him to prudently guide clients through all stages of a project, from inception to completion. Steve will be responsible for overseeing the team throughout the duration of this project. He will also be involved in the site investigation, evaluation of existing conditions and design.

EDUCATION

Master of Engineering in *Civil Engineering*
Bachelor of Science in Civil Engineering, *Texas A&M University*

WORK

JQ Infrastructure, LLC

MR. LUCY'S PROJECT EXPERIENCE INCLUDES:

Music Hall, Fair Park
Site Accessibility Improvements, Sammons Center
Dallas Heritage Part Historic Barn Replication at Plano
Heritage Farmstead Museum, City of Plano
Pan American Restoration Phase II, Fair Park
Tenor & Soprano Sculptures Restoration, Fair Park
Jack Evans Police Headquarters Skybridge and Elevator Tower Assessment
Automobile and Centennial Building Restoration, Fair Park
Hall of State Restoration Master Plan and Phase I Repairs, Fair Park
Fair Park Facility Structural Assessment
Cotton Bowl Improvements Phase I, Fair Park
Cotton Bowl 2013 Improvements, Fair Park
Mural Protection, Fair Park
Old Municipal Building Exterior Renovation
Kleberg Rylie Recreation Center Assessment and Repairs
Arlington Park, Marcus Park and Janie C. Turner Recreation Center Assessments and Repairs
Factory Six03 Masonry Wall Repairs

BOARDS, COMMISSIONS AND HONORS

Texas A&M University Center for Heritage Conservation in the College of Architecture, *Professional Fellow and Past Member Advisory Council*.
American Concrete Institute, Northeast Texas Chapter, *Former President*.
International Concrete Repair Institute, Northeast Texas Chapter, *Former President*.
Texas A&M University, Zachary Department of Engineering, *Distinguished Graduate, Emeritus Member of Advisory Council, Past Chair of Advisory Council*.
Texas A&M University, Dwight Look College of Engineering, *Advisory Council*.
Texas A&M University, Department of Architectural Engineering, *Advisory Council*.
Structural Engineers Association of Texas, Dallas Chapter, *Former President, Former State Director*.
American Institute of Architects, Texas Society of Architects, *Honorary Member*, Dallas Chapter, *Professional Affiliate, Honorary Member*.

REGISTRATION

Texas Professional Engineer License No. 62420

NOVA ENGINEERING, INC., is a minority owned mechanical, electrical, plumbing consulting and engineering firm located within the Dallas / Fort Worth metroplex. Nova was formed in March of 2006 when partners Joel Garcia and Chris Carroll merged together to start a new MEP design firm. Nova was formed with the firm belief that client satisfaction, design quality and "constructability" can coexist in an economical project. At Nova they feel that it is their prime responsibility to take care of and guide their clients through the design process. For that reason, they believe Principal involvement is their privilege and they feel this makes their clients decision to use Nova Engineering, Inc. all that more compelling. Nova has over 25 total years of experience in design and consulting services. Nova currently uses AutoCAD 2011, AutoCAD MEP 2011 and Revit MEP 2011. BIM allows the design and construction team to elevate the project to new standards of quality by providing a level of coordination that has been previously unattainable using traditional 2D design methods. In addition to the traditional MEP services, Nova also provides sustainable design services such as LEED documentation and design, LEED fundamental commissioning, energy modeling and energy auditing.

CONTACT

Joel Garcia, PE – Principal
T: 972-323-7300
E: jgarcia@nova-engineering.net
W: <http://nova-engineering.net>

PRIMARY OFFICE PROVIDING SERVICES

Nova Engineering, Inc.
4819 TX-121 Suite 12
The Colony, Texas 75056
T: 972-323-7300



JOEL GARCIA, PE, has been involved with managing and designing mechanical/plumbing systems since 1999. His experience includes educational facilities, commercial buildings, health care lite, data centers, telecommunication centers, and aviation facilities. His experience ranges from split systems and packaged units to entire central plant designs.

EDUCATION

Bachelor of Science in Mechanical Engineering, *Texas A&M University*

WORK

DFW Consulting Group, Inc.

MR. GARCIA'S PROJECT EXPERIENCE INCLUDES:

State Fair Admin Office Addition, Dallas
 Sate Fair Guest Relations Building, Dallas
 Culinary Arts School, Dallas
 Our Calling, Dallas
 St. Andrew Kim Catholic Church, Irving
 The Gathering Church, Mesquite
 BAPS Family Center, Irving
 Jack K. Williams Building, Texas A&M University
 Scoates Hall, Texas A&M University
 Halbouty Lecture Room, Texas A&M University
 Student Services Building, Texas State Technical College
 Argyle ISD HVAC Upgrades
 Facilities Maintenance Generator Addition, Dallas County
 Community College
 Bolsa, Oak Cliff
 Love Field Airport, Continental CTX
 Holy Cross Catholic Church, Dallas
 St. Mary Malankara Orthodox Church, Farmers Branch
 The Brick House, Houston
 Abilene Library
 Laguarda Low Architects Relocation, Dallas

BOARDS, COMMISSIONS AND HONORS

American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
 Texas Society of Professional Engineers (TSPE).
 American Society of Mechanical Engineers (ASME).
 National Society of Professional Engineers (NSPE).

REGISTRATION

Registered Professional Engineer,
 State of Texas

Hourly Rates

Please see below for McCoy Collaborative's 2019 Hourly Rates:

| Title/Position | Rate |
|--------------------------------------|-------------|
| Principal | \$220 |
| Associate/Senior Architect | \$175 |
| Intermediate Architect | \$130 |
| Architect/ Architectural Conservator | \$120 |
| Architectural Intern | \$ 90 |
| Clerical | \$ 75 |



Please see below for JQ Infrastructure's 2019 Hourly Rates:

| Title/Position | Rate |
|----------------------------|-------------|
| Partner | \$260 |
| Principal | \$225 |
| Senior Project Manager | \$185 |
| Engineering Technical Lead | \$195 |
| Project Manager | \$ 160 |
| Senior Project Engineer | \$ 145 |
| Project Engineer | \$130 |
| Senior Technician | \$115 |
| Technician | \$ 95 |
| Administrative | \$ 80 |



Please see below for Nova Engineering's 2019 Hourly Rates:

| Title/Position | Rate |
|-----------------------|-------------|
| Principal | \$190 |
| Project Manager | \$140 |
| Engineer | \$120 |
| Designer | \$ 90 |
| CAD Tech | \$ 75 |



Project Management

All projects undertaken by McCoy Collaborative receive close attention by a Senior Associate and a Principal in Charge. We understand that the key to successful project management is maintaining communications with our clients and with one another. We hold weekly office meetings in which all staff discuss their current projects. Principals are consistently involved in decisions regarding each project throughout each phase.

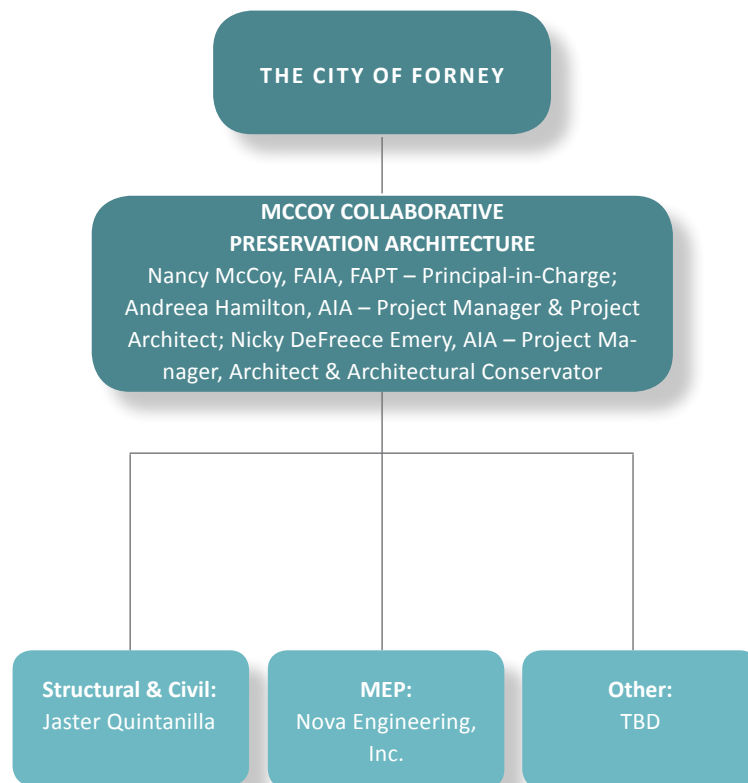
Quality Control Methods

Our team has been working together for many years. Our newest members have been with the firm for 6 years. Our team's longevity with the firm and one another, as well as our close working environment bring with them a level of quality that has been honed over the years. We employ a method of internal quality control by reviewing each other's projects at the end of each phase to discuss any concerns. We have office standards and for reports, chronologies, drawings, and other project deliverables that are designed to be straight-forward and readily understood by our clients. We share these templates with our subcontractors such that documents are seamless.

Quality control is maintained through regular document review meetings and through outside of the office reviews. QC is achieved through consistency in presentation and in the process used in design and construction phases. Quality assurance during construction is achieved through many methods that include careful review of submittals and samples, on site mock ups and sample areas, and on-site observation of the project at regular intervals. McCoy Collaborative has standard forms and procedures in place for the construction process, geared toward quicker response time and clear, written documentation of communication, which we can adapt to suit City of Forney needs.

Project Team Organizational Chart

Our key personnel includes five architects with specialized expertise in historic preservation with a combined total of almost 100 years of experience. Each member of this team is highly experienced as a Registered Architect and Preservation Architect. Our firm is small but very experienced. The firm has 6 full time employees; 5 of which are architects with over 10 years of experience and one intern. McCoy Collaborative proposes to work with the following consultants. In the case of Civil Engineering and MEP Engineering, we have chose to work with two different firms, specifically so that we can take advantage of each firm's expertise and experience with the projects of this RFQ.



Similar Projects / Relevant Experience

Please see the following pages for examples of McCoy Collaborative's similar projects / relevant experience.

KREISCHE HOUSE AND BREWERY — LA GRANGE, TEXAS

Top: Front facade of the Kreische House taken September 2017.

The steep limestone bluff overlooking the Colorado River now encompassing the Monument Hill State Historic Site was purchased by stonemason and German immigrant Heinrich Kreische in 1848. Kreische constructed a house and smokehouse for his family beginning in 1849, and a brewery in the late 1860s once the third largest in the state. These buildings and the ruins of the brewery, along with overlooks, trails and landscape elements comprise the 40-acre site. Kreische's expertise as a stonemason is evident in traditional German construction techniques such as fachwerk, coursed rubble stone construction, wood shingle roofs, and limewashed plasters.

The Texas Parks & Wildlife Department obtained the site in the 1970s. McCoy Collaborative was commissioned to complete a Conditions Assessment of the house, smokehouse, and overlooks, and developed an extensive testing program to address the deterioration of historic materials. Ongoing work includes the design of new cedar shingle roofs for the house and smokehouse. Future work is anticipated to include repairs and preservation of the buildings and brewery site. The site was listed on the National Register of Historic Places in 1975.

CLIENT:

Ms. Quana Childs
Infrastructure Div., Texas Parks & Wildlife Dept.
4200 Smith School Road, Austin, TX 78744
512.389.8710
quana.childs@tpwd.texas.gov

CONSTRUCTION COST:

Approximately \$3 million (total);
\$220,000 (Roof Replacement)

DATES:

2017-2019

PRESENTATIONS:

Accepted for presentation at 2019 AIC Annual Symposium
American Institute for Conservation of Historic and Artistic Works

KREISCHE HOUSE AND BREWERY — LA GRANGE, TEXAS

Top: Historic photograph of the Kreische House, courtesy of Texas Parks and Wildlife Department.

SHARROCK/NIBLO PARK HISTORIC STRUCTURE REPORT — DALLAS, TEXAS

Left to top right: The early master plan defined four zones in the park, one of which contains the historic structures like the barn. The site sits on an escarpment.

The Sharrock farmstead was first settled by Everard Sharrock Jr., a Peters Colonist and early settler in Dallas County in 1846. By 1847 he had constructed the log cabin for his wife and newborn daughter; other structures that date from this time include a log barn, cellar and well. Located in southwest Dallas County on the edge of the escarpment, these historic buildings are now within the City of Dallas and are among the oldest historic buildings remaining on their original site in the City of Dallas, and Dallas County.

The City of Dallas obtained this historic site and surrounding property along the escarpment (33 acres) in 2006. Quimby McCoy was commissioned to complete a Master Plan and Historic Structures Report for the farmstead, and later as the architect for the disassembly and reassembly of the cabin and stabilization of several buildings. This Stabilization effort included HABS documentation and the construction of protective roof structures to help preserve the structures not yet repaired. These historic buildings will become part of a 'historic farmstead' at the future Sharrock/Niblo Park. The site was listed on the National Register of Historic Places in 2015.

CLIENT:

Mr. Trent Williams, AIA
City of Dallas Park and Recreation Dept.
214.670.5275
trent.williams@dallascityhall.com

CONSTRUCTION COST:

\$338,593

DATES:

2008-2019

AWARDS:

Gail Thoma Patterson Award, 2016
Preservation Dallas

SHARROCK/NIBLO PARK HISTORIC STRUCTURE REPORT — DALLAS, TEXAS

Top from left to right: The one room, single-pen log cabin with square hewn logs and dry stacked stone chimney as seen in this historic image and before restoration when the structure was and chimney were leaning and the cabin was clad with a metal roof. The cabin has since been restored as seen on the previous page. Bottom: A plank barn was constructed of milled wood studs and plank at a later period. McCoy Collaborative is currently preparing construction documents for the log barn stabilization.

KAUFMAN COUNTY POOR FARM CONDITIONS ASSESSMENT — KAUFMAN, TEXAS

Upper left, Superintendent's House; Upper right Barracks and Dining Hall building; Lower right, Trustee Barracks.

A Conditions Assessment of the historic Kaufman County Poor Farm was conducted as a tool to assist Kaufman County in assessing and establishing a preservation and rehabilitation plan for the poor farm. The project was a continuation of a previous Master Plan project undertaken by Quimby McCoy. The Conditions Assessment was completed in two phases, a first phase to evaluate the exterior and interior conditions of the structures and a second phase to develop recommendations for addressing each of these conditions. The size, scope and conditions of each of the structures varied widely, from more prominent structures that had been reasonably well maintained, to others in severe disrepair or even collapsing. Treatment recommendations varied depending on the structure's condition, appropriate or potential uses, and associated costs. This Conditions Assessment provided Kaufman County the tools to develop alternate strategies to assist them in charting a path toward the ultimate goal, to rehabilitate these structures and redevelop the Kaufman County Poor Farm into a neighborhood-friendly park that tells the unique story of the oldest and perhaps last remaining poor farms in Texas.

CLIENT:

Ms. Pam Corder
Kaufman County Project Manager
469.376.4140
pcorder@kaufmancounty.net

CONSTRUCTION COST:

N/A

DATES:

2013 - 2018

DALLAS HERITAGE VILLAGE PROJECTS — DALLAS, TEXAS

Upper left: The bandstand, which dates to the 1970s, was restored after it showed signs of collapse and had to be removed from its base.
 Upper and lower right: two of the buildings that were assessed in 2016 in preparation for the city's bond program.
 Upper left, go down. Don't go past the 1st column length, below.

Nancy McCoy served on the Board of Trustees for Dallas Heritage Village from 2012 - 2017 during which time she became intimately aware of the site's need for increased maintenance and capital project funding. When it was established in 1976, Ms. McCoy was a teenager and had the opportunity to attend on opening day. She has since realized the impact that this site has on people's understanding of how previous generations lived and the importance of preserving these resources. Two of her board-related efforts are shown here: the Bandstand Restoration and a Needs Assessment.

The bandstand restoration involved supplemental structural supports, in the form of steel bracing rods, to address inadequate structural capacity, the restoration of wood elements, walkway and landscape. To assist the Village in seeking funding for the bond program, Nancy McCoy conducted a Needs Assessment and conceptual cost estimate for the 22 historic buildings on the site that included on-site survey work with staff input. This effort also helped the Board comprehend the extent of deferred maintenance and was used by the staff as a tool for planning capital projects. Services provided pro-bono.

CLIENT:

Ms. Melissa Prycer
 President and Executive Director
 Dallas Heritage Village
 214.413-3671
mprycer@dallasheritagevillage.com

CONSTRUCTION COST:

Donated - Bandstand
 Approximately \$3 million - Needs Assessment

DATES:

2014 - Bandstand
 2015 - Needs Assessment

DALLAS HERITAGE VILLAGE PROJECTS — DALLAS, TEXAS



In 2006, Nancy McCoy served as Project Manager and Designer for Architexas, the architect of record, to produce a master plan for then Old City Park. The plan included an ambitious program of exhibit space, orientation, collections storage and a leasable venue for conferences and weddings. The plan called for the closing of Gano Street, parking and the moving of houses along Park Lane. The first phase of this master plan (above, top) was completed. However, In the wake of 9/11, fundraising proved difficult and the plans were put on hold and never implemented. Drawings by Nancy McCoy.

TPWD HUNTSVILLE BOATHOUSE RESTORATION — HUNTSVILLE, TEXAS



Upper left, The park is a popular CCC structure as portrayed in this postcard; Upper right, Huntsville State Park is in need of repair.

The Civilian Conservation Corps (CCC) was commissioned for construction of park features, including the boathouse. Completed in early 1940, the boathouse was designed as a major component of the new park, situated on Lake Raven.

MCPA completed an assessment of the site and building. Site drainage was a primary concern, with runoff draining down the hill and through the building. The sidewalk connecting the parking lot, park store, bathhouse and other services down the boathouse is too steep to meet accessibility standards. Structurally, most of the building is constructed over water. While the superstructure of the building remains in relatively good condition, the heavy timber beams and floor joists are deteriorated. The concrete walk surface at the docks is in poor condition due to widespread corrosion and lack of concrete cover.

Construction drawings have been completed to address the site and structural issues along with architectural restoration including wood repairs and roof replacement. The façade will be restored including re-opening of a boat slip and reconstruction of the missing windows and doors. Interior changes include minor reconfiguration for use of the building, and MEP upgrades. Aging electrical equipment will be replaced and inadequate exterior and interior lighting will be improved.

CLIENT:

Ms. Quana Childs
Texas Parks and Wildlife Department
512.389.8710
louise.elam@dallascityhall.com

CONSTRUCTION COST:

\$1.4 million

DATES:

2016 - Present

GIBSON-GRANT LOG HOUSE — FLOWER MOUND, TEXAS

The site of this historic log house was originally owned by William Gibson, a Peters colonist who immigrated to the Republic of Texas with his family in 1844, and settled in an area that is now part of the Town of Flower Mound in Denton County. Remaining today on this property is the log house with several of its early and modern additions; while some of the most recent additions have been removed by others prior to the start of this project in an effort to uncover the earliest historic fabric still remaining. In 2017 Quimby McCoy was contracted by the Town of Flower Mound to prepare a Historic Structure Report and a Master Plan for the Gibson-Grant Log House. The log house, dating from 1860, was discovered inside the walls of a seemingly modern-day residence. Research and testing was undertaken by the University of Arkansas Tree-Ring Laboratory. By taking core samples of the logs and remaining chinking and analyzing them, it was determined that the logs had been cut between 1857 and 1860, putting construction of the log house between 1860 and 1861. Both the Master Plan and Historic Structure Report prepared by Quimby McCoy, are meant to serve the Town of Flower Mound in the restoration and interpretation of the Gibson-Grant Log House.

CLIENT:

Ms. Debra Wallace
Town of Flower Mound
972.874.6020
debra.wallace@flower-mound.com

CONSTRUCTION COST:

N/A

DATES:

2017-2018

TEXAS STATE LIBRARY AND ARCHIVES COMMISSION HSR — LIBERTY, TEXAS

Left: New mechanical systems and a fire suppression system was installed in every space of the building including the 300 seat Auditorium (above) and the Hall of Heroes (below), both of which required the restoration of selective finishes. Right: A complete exterior restoration was designed and bid that included stone repair, window and door restoration and the conservation of ornamental metals.

The TSLAC manages a small collection of five historic structures on the site of the Sam Houston Regional Library and Research Center near Liberty, Texas. The structures include two commercial and three residential structures from periods ranging from the mid-1800's to the 1930s. Quimby McCoy was commissioned to conduct a comprehensive condition assessment and master plan for the repair and maintenance of the structures. Three levels of priority were identified and a master plan was prepared that divided work into these categories with construction cost estimates. A total of \$1.5 million in repair work, ranging from life safety repairs to restoration "wish list" items, was identified. A Maintenance Manual was also prepared, with an estimate of annual maintenance expenditures to enable long-term planning. The assessment included the immediate site drainage, structural conditions, mechanical, electrical and plumbing as well as architectural work. One of the challenges for the project was the schedule: the completed master plan was delivered within three months of the notice to proceed. The client provided all the research and documentation necessary, which enabled the work to proceed quickly.

CLIENT:

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CONSTRUCTION COST:

\$1.5 million (estimated)

DATES:

2016

KREISCHE HOUSE AND BREWERY, LA GRANGE, TX — TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD)**CLIENT CONTACT INFORMATION:**

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We appreciate the opportunity to be considered for this project.