



BURNET COUNTY EMERGENCY SERVICES DISTRICT NO. 2  
P.O. Box 249  
Buchanan Dam, Texas 78609-0249

**Minutes (Official) – April 3, 2023  
Special Meeting**

**Call meeting to order.**

*At 6:30 p.m., April 3, 2023, a Special Meeting for the Board of Emergency Service Commissioners of Burnet County Emergency Services District No. 2 was called to order by President Richard Bremer at the Cassie Volunteer Fire Department, 3900 RR 690, Burnet, Texas 78611. Notice of this meeting (Enclosure 1) had been previously posted at the Burnet County Courthouse and the Cassie VFD website ([www.cassievfd.com](http://www.cassievfd.com)), in compliance with the provisions of Chapter 551, Texas Government Code.*

**Establish a quorum.**

*(AD) Board member in attendance were:*

*Richard Bremer*

*Robbie Cheatham*

*Jodeen Lee*

*Sharon Barclay*

*John Call - absent*

*Commissioner Bremer confirmed a quorum was present.*

**Pledge of Allegiance**

*The quorum having been established, the Pledge of Allegiance to the United States was rendered with appropriate honors.*

**Invocation**

*The Invocation was offered by Commissioner Bremer.*

**Welcome guests.**

*Commissioner Bremer welcomed to the meeting:*

*CVFD Chief Derrick Curtis*

*Ricardo Martinez, Martinez Architects*

**The purpose for this meeting will be for the Commissioners of Burnet County Emergency Services District #2 to gather and to discuss with a representative of Martinez Architects the Request for Qualifications submitted to the Burnet County ESD No. 2.**

*Commissioner Bremer began the discussion by thanking Mr. Martinez for his submission of the RFQ and for him attending this meeting to discuss the process and qualifications. (Enclosure 2)*

*Commissioner Bremer asked Mr. Martinez to explain the steps and description of the contract processes. Mr. Martinez explained that Martinez Architects was a dedicated firm specifically for Emergency Services construction; that a large part of their work was directly with ESD's. Mr. Martinez started by stating that the process starts with narrowing the field of potential candidates and creating a "short-list", then entering into a process of contract negotiations.*

*He further explained that they use a standard V101-2017 Version contract; the cost of enter the contract could be in a lump sum payment or in the percentage of project.*

*When the contract is finalized, it will lead to the design/development phase that incorporates design and external applications such as storm drainage.*

*Mr. Martinez stated that the contract should identify milestones and options for terminating the contract should these milestones not be met or are deemed not acceptable.*

*When the design/development is mostly completed an estimated cost of the total project should be available for the ESD to pursue financing options.*

*When financing is secured, the contracting Architect will publish for construction bids. When bids are received, the selection process for the Construction company will be necessary. Mr. Martinez emphasized having one Construction Supervisor for the project for continuity of communication. He also stated that the Architectural Firm as well as an ESD Delegate should be readily involved and available for consultation.*

*Commissioner Barclay asked for more in-depth information related to the projected cost of the contract, Mr. Martinez stated that he could not comment on this but their costs are competitive.*

*Commissioner Lee asked about the scope of work being scaled down as it is apparent that many of their projects are of a large scale, Mr. Martinez stated that they were involved in projects from very simple to quite elaborate.*

*Commissioner Cheatham inquired on the timeline of the project, Mr. Martinez responded that after the contract is enacted that it would be approximately 6 months until construction would start.*

*Mr. Martinez inquired when the ESD would have their decision of the selection; Commissioner Bremer stated that it would be on the Agenda for the April 20, 2023 meeting. He also inquired on how soon the ESD would be ready to start the project; Commissioner Bremer responded that as quickly as possible and that it would also require funding. Mr. Martinez also indicated that he was familiar with the possibility of grant money being available for construction but this would delay the process.*

*With no further discussion the Special Meeting was adjourned at 7:08 p.m.*

*Sharon K. Barclay*

Sharon K. Barclay  
Secretary  
Emergency Services District No. 2  
Burnet County  
April 3, 2023

Richard Bremer  
President  
Emergency Services District No. 2  
Burnet County  
April 3, 2023



BURNET COUNTY EMERGENCY SERVICES DISTRICT #2  
P.O. BOX 249  
BUCHANAN DAM, TEXAS 78609-0249

**NOTICE OF SPECIAL MEETING**

In compliance with the provisions of Chapter 551, Texas Government Code, notice is hereby given of a Special Meeting of the Board of Emergency Services Commissioners of Burnet County Emergency Services District #2, to be held at the Cassie Volunteer Fire Department located at 3900 RR 690, Burnet, Texas, 78611 at 6:30 p.m. CDT on Monday, April 3, 2023. This notice is posted at the Burnet County Courthouse and the Cassie VFD website ([cassievfd.com](http://cassievfd.com)).

**PURPOSE OF MEETING**

The purpose for this meeting will be for the Commissioners of Burnet County Emergency Services District #2 to gather and to discuss with a representative of Martinez Architects the Request for Qualifications submitted to the Burnet County ESD 2.

Richard Bremer, President  
Burnet County ESD

**Burnet County ESD No. 2**

CASSIE VOLUNTEER FIRE DEPT.  
**Re: Architectural/Engineering Services  
for Planning & Design of a New  
Apparatus Bay**

March 10, 2023



**martinez architects**  
STATEMENT OF QUALIFICATIONS





TABLE OF CONTENTS

	Cover Letter (limit one page)	
<b>TAB 1</b>	Team Members	1 - 6
<b>TAB 2</b>	Team Experience	7 - 15
<b>TAB 3</b>	Project Approach	16 - 17
<b>TAB 4</b>	Professional References	18
<b>TAB 5</b>	Unique Qualifications (note adherence to 20-page limit)	19 - 20





Cassie VFD/Burnet County ESD No. 2  
Attn: Derrick Curtis, Fire Chief  
P.O. Box 184  
Buchanan Dam, TX 78609

March 10, 2023

**RE: Architectural/Engineering Services for Planning & Design of a New Apparatus Bay**

Burnet County ESD No. 2 Architect Selection Committee,

We greatly appreciate the opportunity to share our firm's qualifications with you, and we are excited to utilize our expertise, collaborate with you, and assist with your planned Fire Station addition.

With this document we hope you will find that our team's relevant Fire Station expertise, commitment, and professionalism are the reasons we have been able to successfully serve so many satisfied fire departments throughout Texas. We truly strive for the best and continually look for ways to benefit your project in a meaningful way.

**WE ARE FIRE DEPARTMENT ARCHITECTS**

Our firm leaders have completed or are currently working on more than 100 relevant fire department projects in Texas. In fact, the direct and recent fire station design experience of the team that will be assigned to your project is unmatched across Texas, with fire department facilities comprising more than 90% of all that we do. This also means that every single member of our firm is well-versed and experienced with fire station design, ensuring that even the smallest task will be completed by someone with a vision and understanding of fire station design principles.

Our experience includes new construction, renovations, feasibility studies, cost estimating, preliminary design, and full-service architecture/engineering services for award-winning fire department facilities. We are not a generalist architecture firm that has worked on fire stations ... we are fire department architects. And as member of the NFPA, we understand current adopted building and fire codes that pertain fire station design, as well as understanding the habits and preferences of fire personnel in Texas.

**WE ARE COMMITTED TO QUALITY AND CLIENT SERVICE**

Our team will dedicate all resources necessary to deliver this project on-time and in-budget. We hope you will have the opportunity to visit with the fire department clients with whom we have worked and continue to work. We believe they will speak highly of our approach to planning, design, problem solving, and the client-contractor relationship – and that this approach has resulted in overwhelmingly positive outcomes. Our firm partners are committed to serving the Fire Department with direct leadership and involvement during all project phases.

We look forward to making a difference for Burnet County ESD 2. We are confident you will be overwhelmingly satisfied by the experience of working with our team of fire station architects. As I will be the primary contact for the ESD, please feel free to call me at 737-900-5166 with any questions or requests for additional information. **We take no exceptions to the Specifications/Requirements of this RFQ.**

**Ricardo Martinez**, AIA, NCARB, LEED AP BD+C  
FOUNDING PARTNER & PROJECT MANAGER  
Martinez Architects  
737.900.5166  
ricardom@martinez-architects.com

# TAB 1

## TEAM MEMBERS



martinez

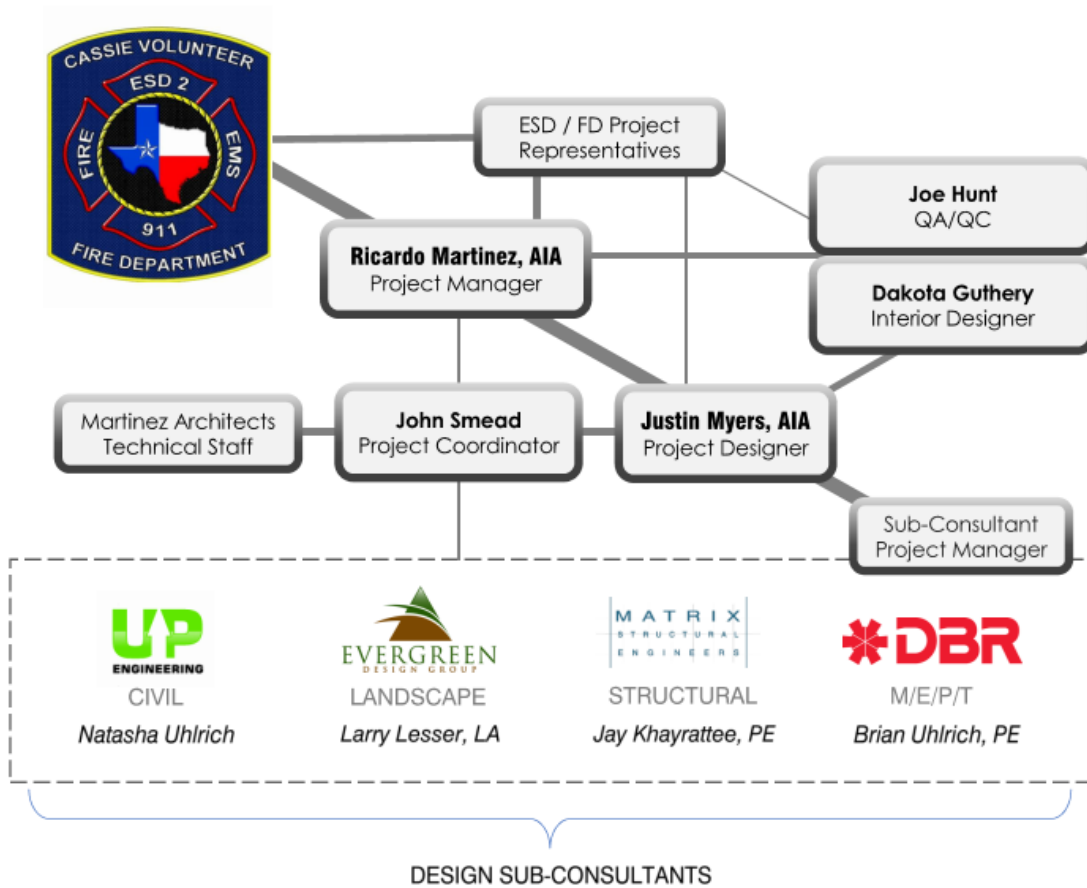
THE FIRE STATION ARCHITECTS





### A Cohesive, Experienced Team with Depth of Expertise and Knowledge

- Each individual from each design/engineering discipline on our team knows the parameters and expectations required to complete the design and construction of your Fire Station successfully.
- At regular intervals during each applicable design phase, we hold face-to-face coordination meetings each consultant to supplement the constant Building Information Modeling coordination that occurs in real-time throughout design. All of the individuals listed below are committed to and available for this project.
- The connector lines shown below are illustrated with thickness based on the level of interaction between the parties. If Burnet Co. ESD 2 already has in place any of the sub-consultants listed below (such as Geotechnical), we are happy to work with the District's preferred consultants.





## THE FIRE DEPT. ARCHITECTS TEAM MEMBERS



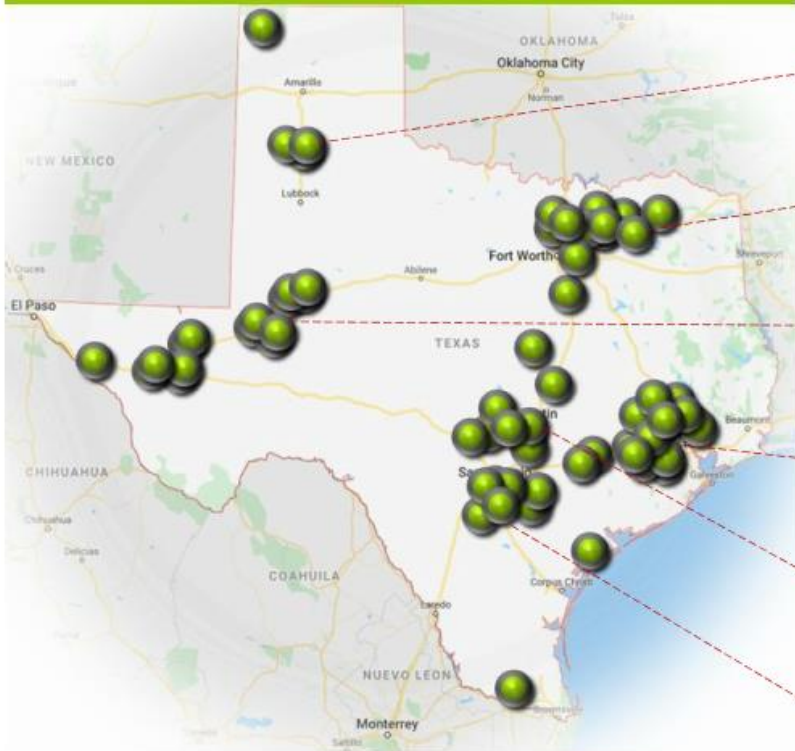
### AREAS OF SPECIALIZATION

Since our company's founding, we have focused **nearly exclusively on Fire & EMS Stations** and other Fire Dept. facilities. Our team members work as a cohesive unit to bring the expertise and experience of more than 100 fire department projects to each new facility design.

Through a **technology- and imagery-rich process**, we pride ourselves on taking the time and care to ensure each facility's design is appropriate to the unique needs of each Department. This approach encompasses everything from the overall facility layout to the construction details and equipment specifications.

We are here to turn your vision into a true benefit to your community.

### TEXAS' FIRE STATION ARCHITECTS (PROJECTS IN JUST THE LAST 5 YEARS)



PANHANDLE



NORTH TEXAS AREA



WEST TEXAS



HOUSTON AREA



AUSTIN AREA



SAN ANTONIO AREA



**Ricardo Martinez, AIA, NCARB, LEED AP  
PARTNER / PRINCIPAL IN CHARGE**

Years Experience: 21 (8 with firm – founding partner)  
Registered Architect (Texas) #23149  
Main Office Location: Houston, TX  
Secondary Office Location: Austin, TX



AVAILABLE FOR THIS PROJECT

**QUALIFICATIONS**

Ricardo brings to the team 20+ years of relevant experience, having served as Project Manager 90+ relevant projects, including Fire Stations and Administration Offices. Many of Ricardo's projects have been awarded Fire Station Design Awards – spanning more than 15 years.

**PROJECT ROLE**

Ricardo manages all phases of the project from programming & design through all phases of construction – including master planning, programming, schematic design, design development, executing the construction documents, bidding and construction administration.

**RELEVANT EXPERIENCE HIGHLIGHTS**

- Fire Station 1 Feasibility Study – City of Marble Falls
- Fire Station #74 – North Hays Fire-Rescue
- Pflugerville Fire Training Campus – Travis Co. ESD 2
- Fire Station #2 – City of Plainview
- Fire Stations #6, #9 – City of Odessa
- Fire Station #19 – Atascocita FD
- Fire Station #41 – Aldine FD
- Fire Station #1 – Bexar Co. ESD 6
- Fire Station #12 – Champions ESD 29
- Fire Stations #1,2 – Crosby FD
- Fire Station #2, 5, 7, 9, 13 – Cy-Fair FD
- Fire Station #1 – Harris Co. ESD 48
- Fire Station #4 – City of Huntsville
- Fire Stations #32, 34 – Klein FD
- Fire Stations #5, 11 – City of Midland
- Fire Station #6 – City of Missouri City
- Fire Stations #52, 54, 55 – Montgomery FD
- Fire Stations #61, 62 – Needham Fire-Rescue
- Fire Station #122 – Porter FD
- Fire Stations #70, 71, 73, 76, 77, 78 – Spring FD
- Fire Stations #1, 2, 4, 6, 7, 8 – The Woodlands Township
- Fire Station #2 – Wilson Co. ESD 2

**EDUCATION**

University of Houston  
BA/2001/Architecture

University of Phoenix  
MBA/2003

**WORK EXPERIENCE**

Peter Brown & Assoc.  
2001-2006

Joiner Partnership  
2006-2014

Martinez Architects  
2014-present





RESUMES

**Justin Myers, AIA, NCARB**  
**PARTNER / PROJECT DESIGNER**

Years Experience: 19 (8 with firm – founding partner)  
Registered Architect (Texas) #24640  
NFPA Member ID: #3345332  
Office Location: Houston, TX



**QUALIFICATIONS**

**AVAILABLE FOR THIS PROJECT**

Justin specializes in design and production of the project, having spent his college training and architectural career developing innovative ways of bringing a project's design to life for the owner to fully visualize in 3-D imagery and animation. Justin has presented training seminars to Fire Department personnel at several national Fire Station design conferences.

**PROJECT ROLE**

Justin will lead the programming-confirmation phase, concept design, and schematic design, including coordination of presentations to the ESD and the community.

**RELEVANT EXPERIENCE HIGHLIGHTS**

- Fire Station #74 – North Hays Fire-Rescue
- Pflugerville Fire Training Campus – Travis Co. ESD 2
- Fire Station 1 – City of Irving
- Fire Station #2 – City of Plainview
- Fire Stations #6, 9 – City of Odessa
- Fire Station #2 – City of McKinney
- Fire Station #41 – Aldine FD
- Fire Station #19 - Atascocita FD
- Fire Station #1 – Bexar Co. ESD 6
- Fire Station #12 – Champions ESD 29
- Fire Station #2, 5, 7, 9, 13 – Cy-Fair FD
- Fire Station #1 – Harris Co. ESD 48
- Fire Stations #32, 34 – Klein FD
- Fire Stations #5, 11 – City of Midland
- Fire Station #6 – City of Missouri City
- Fire Stations #52, 54, 55 – Montgomery FD
- Fire Stations #61, 62 – Needham Fire-Rescue
- Fire Station #122 – Porter FD
- Fire Stations #70, 71, 73, 76, 77, 78 – Spring FD
- Fire Stations #1, 2, 4, 6, 7, 8 – The Woodlands Township
- Fire Station #2 – Wilson Co. ESD 23



**Education**

University of Utah  
Master of Architecture  
2009

**Work Experience**

Daems & Myers  
Architectural Alliance  
2003-2006

ASWN+ Architects  
2006-2009

Joiner Partnership  
2009-2014

Martinez Architects  
2014-present



RESUMES

**John Smead**  
Assistant Project Manager  
Years Experience: 8 (5 with firm)  
Office Location: Austin



**Education**  
University of Houston  
BA/ Architecture

**PROJECT ROLE:**

John brings a wide-range of experience from a variety of building types, including construction administration, preparing construction documents, and utilizing Building Information Modeling software throughout the design process. John has worked on Fire Stations with Martinez Architects for last five years. John will assist with in-house management of firm personnel and resources.

**RELEVANT TX EXPERIENCE HIGHLIGHTS**

- Fire Station Feasibility Study – Marble Falls FD
- Fire Station 74 .62 – North Hays Fire/Rescue (Hays Co. ESD 6)
- Fire Training Center – Pflugerville Fire Department (Travis Co. ESD 2)
- Fire Station #54, 55 – Montgomery FD
- Fire Station, Prairie View – Waller-Harris Co. ESD 200
- Fire Station #161 – Bexar Co. ESD 6
- Fire Station #52 – Fresno FD
- Fire Station, Cross Creek – Fort Bend ESD 4

**Joe Hunt**  
Quality Control Coordinator  
Years Experience: 25 (3 with firm)  
Office Location: Houston



**Education**  
Prairie View A&M  
BA/1995/Architecture

**PROJECT ROLE**

Joe will assist with in-house management of firm personnel and resources to produce and maintain quality control of design documents. He will also assist Ricardo and Justin with review of material and product submittals and RFIs from the contractor.

**RELEVANT TX EXPERIENCE HIGHLIGHTS**

- Fire Training Center – Travis Co. ESD 2
- Fire Station #2 – City of Deer Park
- Public Safety Training Center – City of Sugar Land
- Fire Station #6 – Missouri City
- Fire Station #54 – Montgomery FD
- Fire Station, Prairie View – Waller-Harris Co. ESD 200
- Fire Station #2 – City of Humble
- Fire Stations #1, 2, 3 – Reeves Co. ESD 1 & 2
- Fire Stations #1, 5, 6 – Cy-Fair FD



RESUMES

**Natasha Uhrich**

Years Experience: 24  
Prof. Engineer: Texas



**QUALIFICATIONS**

Ms. Uhrich has more than 24 years of development consulting, civil engineering design experience and client and project management. She has managed multiple projects concurrently while overseeing 20+ individuals on her team. Her professional experience in land development projects, both public and private, includes feasibility studies, design preparation, cost estimating, utility purveyor coordination, permitting of numerous site development plans, bidding coordination, construction phase services, and site inspections.

**RELEVANT EXPERIENCE HIGHLIGHTS**

- Fire Station 136 - Bexar Co. ESD 12
- Air Force Villages, civil lead and assistant program manager for their build on success program – San Antonio, TX
- BexarMet Water District, contracted consultant
- Sienna Plantation Municipal Utility Districts No. 9-13 – Fort Bend County, TX
- CPS Energy – environmental laboratory and office – San Antonio, TX
- Agape Christian Church – San Antonio, TX

**Education**

Kansas State University  
BS / Civil Engineering

**Registration**

Professional Engineer,  
Texas No. 89502

**Office Location**

San Antonio, TX

**Brian C. Uhrich, PE, LEED AP, CXA**

Partner in Charge



**QUALIFICATIONS**

Brian brings a wealth of experience in MEP system design and construction and is involved with projects from beginning to end. His role in the project will include oversight of the Project Manager and design team. His primary goal is to ensure that the work performed by our firm meets the needs and expectations of our clients.

**RELEVANT EXPERIENCE HIGHLIGHTS**

- City of Terrell Hills | Terrell Hills, TX  
Terrell Hills City Hall with Fire Station, Addition/Renovation | 16,655 sf
- City of Eagle Pass | Eagle Pass, TX  
Eagle Pass Police & Fire Station, Addition/Renovation | 34,491 sf
- City of Harlingen | Harlingen, TX  
Harlingen Fire Station No. 4, New Building | 8,265 sf
- City of Houston | Houston, TX  
Houston Fire Station No. 96, New Building | 11,753 sf

**Education**

Kansas State University  
Bachelor of Science/1995  
Architectural Engineering

**Registration**

Professional Engineer,  
Texas No. 86412

**Office Location**

San Antonio, TX

# TAB 2

TEAM EXPERIENCE



---

martinez

THE FIRE STATION ARCHITECTS

---



Relevant Projects + Current Workload

The uniquely qualifying characteristic that sets us apart is our specialized and near exclusive commitment to Fire Station facilities. This sole focus on Fire Stations, combined with our highly qualified staff resources allows us to complete various fire stations simultaneously. Just recently, for example, six (6) of our fire stations completed construction within two months of each other. With all of these recently completed fire stations, our proposed team and support technical staff is now fully available to commence your project immediately and dedicate full design resources. Below is partial listing of our Fire Station experience:

\* Indicates projects that were completed solely by Martinez Architects' firm partners Ricardo Martinez and Justin Myers while they were employed with a previous firm.

Fire Department Project List

- Aldine Fire Station 41
- Aldine Fire Station 11 (C.A. only)
- Aldine Fire Administration
- Atascocita Fire Training/Admin\*
- Atascocita Fire Station 19\*
- Atascocita Fire Station 29
- Bexar Co. ESD 6- Fire Station 161
- Bexar Co. ESD 12 - Fire Station 136
- Champions Fire Station 11 (Renovation)
- Champions Fire Station 12
- Columbus Fire Station Renovation (Feasibility)
- Community FD - Fire Station 2\*
- Crosby Fire Station 1\*
- Crosby Fire Station 2\*
- Crosby Fire Stations 3,4,5 (Remodel)\*
- Cy-Fair Fire Station 1
- Cy-Fair Fire Station 2
- Cy-Fair Fire Station 3 (Renovation)
- Cy-Fair Fire Station 5
- Cy-Fair Fire Station 6
- Cy-Fair Fire Station 7
- Cy-Fair Fire Station 8 (Renovation)
- Cy-Fair Fire Station 9
- Cy-Fair Fire Station 13
- Cy-Fair FD – Admin/Logistics/EOC
- Cypress Creek EMS Station 52
- Cypress Creek EMS Station 511\*
- Cypress Creek EMS Station 513\*
- Cypress Creek Fire Station 23\*
- Deer Park Fire Station 2
- Deer Park Fire Training
- Denton Fire / ARFF Station #9
- Fort Bend County EMS Station 2
- Fresno Fire Station 52
- Friendswood Fire Station 1 (design only)\*
- Friendswood Fire Station 4 (design only)\*
- Fulshear FD – Cross Creek Fire Station
- Fulshear FD – Jordan Ranch Fire Station
- Greenville Fire Admin/EOC/Training
- Harris Co. Emergency Corps - EMS Station 97
- Harris Co. ESD 11 – EMS Admin/Deployment/Dispatch
- Harris Co. ESD 48 - Fire Station 1
- Harris Co. ESD 48 - Fire Station 4 (Renovation)
- Huffman Fire Station 52 (Renovation)
- Humble Fire Station 2
- Klein Fire Station 32 (Renovation)
- Klein Fire Station 34 (Renovation)
- McKinney Fire Station 2
- McKinney FD – Admin/Logistics/EOC
- Midland Fire Station 5
- Midland Fire Station 11
- Missouri City Fire Station 6 / Admin
- Montgomery Fire Station 52
- Montgomery Fire Station 54
- Montgomery Fire Station 55
- Needham Fire Station 61 (Feasibility)
- Needham Fire Station 62
- North Hays Fire Station 62 (Renovation)
- North Hays Fire Station 74
- North Hays FD – Headwaters Station
- North Hays Fire Training Center
- Odessa Fire Station 6 (design only)
- Odessa Fire Station 9 (design only)
- Pearland Fire Station 6\*
- Pecan Grove Fire Station
- Pflugerville Fire Training
- Plainview Fire Station 2
- Porter Fire Station 122
- Reeves Co. ESD Station 1
- Reeves Co. ESD Station 2
- Reeves Co. ESD Station 3
- Spring Fire Station 70\*
- Spring Fire Station 71\*
- Spring Fire Station 73 (Renovation)\*
- Spring Fire Station 76 (Renovation)
- Spring Fire Station 77\*
- Spring Fire Station 78\*
- Spring Fire Administration\*
- South Texas College Fire Training
- Texas Emergency Communications Center
- The Woodlands Fire Station 1 / Admin\*
- The Woodlands Fire Station 2 (Renovation)\*
- The Woodlands Fire Station 3 (Feasibility)
- The Woodlands Fire Station 4 (Feasibility)
- The Woodlands Fire Station 5 (Feasibility)
- The Woodlands Fire Station 6\*
- The Woodlands Fire Station 7\*
- The Woodlands Fire Station 8\*
- The Woodlands Fire Training Renovation
- Tomball Fire Station 1\*
- Waller-Harris ESD 200 – Prairie View Station
- Willowfork Fire Administration
- Willowfork Fire Station 1 (Renovation)
- Wilson Co. ESD 2 – Satellite Fire Station







## TEAM EXPERIENCE

### North Hays FD - Fire Station #74

**Project Description:** Building aesthetics for Station 74 are designed to comply with the residential development's rigid guidelines -- the Texas Hill-Country limestone, corrugated metal panels, roof slopes, and pale green cement-plaster finish match other prominent community facilities within the community.

A rain harvesting system accents the building aesthetics while utilizing rainwater for irrigation and washing of fire apparatus.

The open concrete area in front of the office/conference area provides a smooth, flat, and durable surface for promotion ceremonies and outdoor training activities, while also providing space for future administration/training building addition without needing to re-work site storm detention and drainage for allowable impervious area calculations.

**Project Size:** 16,518 SF

**Project Location:** Dripping Springs, TX

**Completion:** June 2021

**Construction Cost:** \$6,228,654.00

**Team Members:** All Martinez Architects personnel as proposed in this RFQ, in the same roles.

**Services:** Comprehensive architectural services from programming thru construction administration.

**Client Reference:** Scott Collard, Fire Chief  
512-894-0704, [scollard@northhaysfire.com](mailto:scollard@northhaysfire.com)





**Travis Co. ESD 2 – Pflugerville Fire Training Campus**

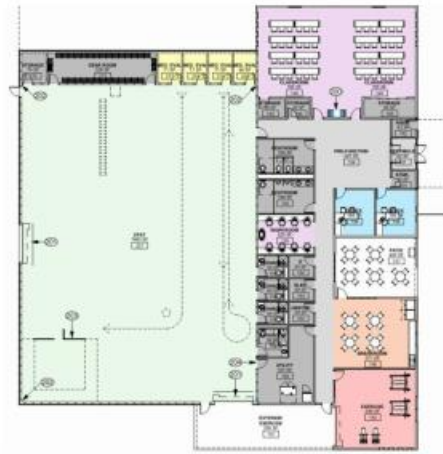
**Description** – This Training Campus will include classroom and CPAT training building along with trench rescue, driving course, rappelling, and a village of three masonry burn structures, including single-family, apartment, and retail/commercial.

**Project Value** – \$12,000,000.00

**Project Size** – 1,600 SF (2-story Residential Training Structure only). Project also includes several other fire training facilities.

**Status** – Project is currently in design and scheduled to begin construction in May 2022 with a 12-month construction duration.

**Owner Contact** – Travis County ESD No. 2:  
Nick Perkins, Fire Chief  
[\(512\) 251-2801](tel:5122512801) / [nperkins@pflugervillefire.org](mailto:nperkins@pflugervillefire.org)





## TEAM EXPERIENCE

### City of Midland - Fire Stations #5 and #11

**Project Description:** Fire Station 5 is a replacement of an aging facility on the existing site, and Station 11 is a new facility constructed to serve a growing region of the City. Station 11 also provides a 2-tank fuel center and an enclosed wash-bay building on site, with both auxiliary facilities serving all city fleet vehicles. Station 5 provides seven dormitories, and Station 11 provides eight, with both providing open living areas, indoor and outdoor exercise spaces, and adequate bay spaces.

The two stations have roughly the same building program, but while Station 11 sits on a 5-acre lot, Station 5 is limited to just 0.5 acres. Martinez Architects worked with the City to develop a plan that fits on the existing site while providing deeper bays, increased parking, and secure parking areas – all of which the existing station did not have – while more than doubling the station's size, within the small site.

Station 5 also serves as a training facility for rappelling, equipped with a rappelling tower accessed from a balcony at the 2.5-story level, and provides for rappelling directly from the low-slope roof over the apparatus bays.

**Project Size:** 11,500 SF & 12,800 SF

**Project Location:** Midland, TX

**Completion:** May 2021

**Construction Cost:** \$10,899,500.00

**Team Members:** All Martinez Architects personnel as proposed in this RFQ, in the same roles.

**Services:** Comprehensive architectural services from programming thru construction administration.

**Client Reference:** Charles Blumenauer, Midland Fire Chief  
432-934-4373 (mobile), [cblumenauer@midlandtexas.gov](mailto:cblumenauer@midlandtexas.gov)





## TEAM EXPERIENCE

### Cy-Fair FD - Fire Stations #2, #7, #9, #13

**Project Description:** Fire Stations No. 2 & 9 were awarded Design Awards by Firehouse magazine. It was part of an overall project which included the simultaneous design and construction of four separate new fire facilities. Station 2 shares the same floor plan as one of the other four stations, but the exterior design is vastly different to reflect the preferences of the department and to complement the local surrounding environment.

The living side of the station features a community-accessible multi-purpose training room, access control, and efficient access from dorm areas to the apparatus bay. The day room, kitchen, and dining areas are open-concept and provide space for report writing. Interior finish materials are durable and anti-microbial, including the polished/stained concrete floors utilized throughout the living area.

**Project Size:**

- Station 2: 16,450 SF
- Station 7: 14,971 SF
- Station 9: 16,625 SF
- Station 13: 18,950 SF

**Project Location:** Houston, TX

**Completion:** October 2018

**Construction Cost:** \$23,990,844.00

**Delivery Method:** Construction Manager-at-Risk

**Team Members:** All Martinez Architects personnel as proposed in this RFQ, in the same roles.

**Services:** Comprehensive architectural services from programming thru construction administration.

**Client Reference:** David Langenberg, ESD Commissioner  
713-444-2900 (mobile), [dlangenberg@cityofhumble.net](mailto:dlangenberg@cityofhumble.net)





**Aldine FD - Fire Station #41**

**Project Description:** Station 41 utilizes pre-cast concrete tilt-wall construction at the apparatus bays to both tie into the industrial surroundings and save on construction cost, while providing a durable exterior and interior finish appropriate for the unconditioned space. On the living area portion of the building, durable fiber-cement panels with a concrete-look finish ties the aesthetic together across the building, which is softened by wood-look metal panels and accented by red metal paneling. Landscape is low-maintenance, cost efficient and limits water-use, while highlighting the modern forms of the building.

The station utilizes a jack-and-jill configuration for sleeping and restroom accommodations, which allows the fire fighters to quickly access the restroom prior to responding to a night-time alert without losing time walking to a separate area. The configuration also allows private transition from bedroom to restroom without compromising a gender-neutral design, and the use of pocket doors allows for efficient use of space and quieter, quicker operation of doors.

**Project Size:** 10,081 SF

**Project Location:** Houston, TX

**Completion:** July 2021

**Construction Cost:** \$4,560,208.21

**Team Members:** All Martinez Architects personnel as proposed in this RFQ, in the same roles.

**Services:** Comprehensive architectural services from programming thru construction administration.

**Client Reference:** David Parker, Fire Chief  
713-594-1766 (mobile), [Dave.Parker@hcesd24.org](mailto:Dave.Parker@hcesd24.org)





## TEAM EXPERIENCE

### Harris Co. ESD 48 - Fire Station #1

**Project Description:** The station provides four (4) 100-ft. long drive-through apparatus bays with fourfold bay doors. Special attention was given to the design of the decontamination spaces and processes, allowing emergency response personnel returning from a contaminated event the ability to clean on the far-side of the bay, and then transition and further clean through an air-lock transition zone between the bays and the living area.

The station provides 16 sleeping rooms and four (4) offices, in addition to a secure entry lobby and publicly-accessible classroom. A large exercise room is provided on the 2nd floor on the opposite side of the bays from the sleeping areas for noise separation.

Lockers are placed in common interior hallway space to ensure sleeping isn't interrupted at shift changes, and to allow dorms to be placed on exterior walls to access natural daylight. Also, sleeping quarters are provided with reading accent light and built-in nightstand with bedding storage per shift.

**Project Size:** 17,569 SF

**Project Location:** Katy, TX

**Completion:** August 2020

**Construction Cost:** \$6,512,600.00

**Team Members:** All Martinez Architects personnel as proposed in this RFQ, in the same roles.

**Services:** Comprehensive architectural services from programming thru construction administration.

**Client Reference:** Jeff Hevey, Montgomery Co. ESD 10 Fire Chief  
281-356-3288, [jhevey@magnoliafire.org](mailto:jhevey@magnoliafire.org)



13



**Montgomery Fire Department – FIRE STATION No. 52**

**Project Name:** Fire Station #52

**Location:** Montgomery, TX

**Owner Name:** Montgomery Co. ESD 2

**Project Value:** \$2,987,287.00

**Project Size:** 9,300 SF

**Project Summary:** Station 52 is the result of a unique collaboration between three emergency response entities, providing accommodations to Montgomery County ESD 3 (neighboring Fire District) and Montgomery County Hospital District (overlapping EMS provider), in addition to Montgomery Fire Department (MCESD 2).

The floor plan is efficiently organized to provide visual access, supervision, and proximity from the officer's quarters to the living area, training room, building entrance, and apparatus bays.

Individual sleeping areas and exercise room are provided with operable windows for use during the days with lower humidity than normal for the Southeast Texas region. Natural daylight is abundant throughout, including less-common areas such as the kitchen pantry hallway, restrooms, and utility rooms.

The Training Room provides public access through a secure vestibule for use by the community.

**Completion Date:** November 2018

**Team Members:** All Martinez Architects personnel as proposed in this RFQ, in the same roles.





**ADDITIONAL FIRE STATION PROJECTS**

Reeves Co., TX ESD 1 & 2  
**Fire Station #2**

Project Value: \$6,450,000.00

Project Size: 16,800 SF

Scheduled Completion: 2023



Porter, TX Fire Department  
**Fire Station #122**

Project Value: \$4,772,803.00

Project Size: 16,683 SF

Completion: June 2021



Hays Co. ESD 6, TX Fire Department  
**Headwaters Station**

Project Value: \$6,750,000

Project Size: 14,000 SF

Completion: In Design



Waller-Harris Co., TX ESD 200  
**Central Fire Station**

Project Value: \$5,225,000.00

Project Size: 13,765 SF

Scheduled Completion: 2022





# TAB 3

## APPROACH TO THE PROJECT



martinez

THE FIRE STATION ARCHITECTS



**PROGRAMMING – Being a Partner you can Trust:**

90% of our new business comes from word-of-mouth recommendations. We've found that being a truly committed partner and acting with integrity throughout a project goes a long way to ensuring positive outcomes and building relationships. Our firm owners are also the individuals with boots on the ground completing each phase of each project, from conception through construction. Specifically during Programming, we will confirm and coordinate ESD 2's design goals and intent, along with all required Health, Safety, and Wellness guidelines from the Building Codes and NFPA Standards. We will also consider any future program needs during this phase, as well as present Pros and Cons to the ESD for the various Contractor Procurement methods.

**SCHEMATIC DESIGN – Efficient & Expert Planning:**

The most important step to the Schematic Design phase is honest, open discussion with all stakeholders about the needs, wants, and resources available to the project. After these elements are established, we utilize 3-D digital modeling and rendering technology to quickly and efficiently present various options of building layouts, site layouts, finishes, materials, and overall aesthetics and functionality to ensure everyone on the ESD's building committee is satisfied and excited about moving forward. We will also work with contractors with whom we have existing relationships to provide accurate cost estimating at this and every other design phase.

**DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS – Unique Approach for a Unique Project:**

We know that each project has unique needs – from site considerations like utility access, storm drainage, and soils conditions, to ESD-specific requirements such as staffing, security/technology, and training programs. Because of this, we don't simply copy our drawings and details from one of our many fire station projects to the next one. We carefully develop the right plans and construction details that will protect the ESD's facility asset from mother nature and ensure the proper functionality that the fire department requires to serve the community. Additionally, we utilize an independent architect outside our firm to provide Quality Assurance review on our contract documents and drawings, which is above and beyond the Quality Control procedures we take within our firm to ensure clean and consistent drawings which will help the contractors provide their services at lower costs. Before advancing from either Design Development or Construction Documents, we will present the design at the appropriate level of detail with an accompanying cost estimate for ESD approval. Additionally, we will produce review & coordination sets of drawings at 50%, 75%, and 95% completion.

**FINISHING THE JOB – Leadership During Bidding & Construction:**

Our project managers and architects lead the bid-phase, attend project and site meetings, provide site visit progress reports during construction, and serve the owner's best interest throughout the construction project. This team approach toward construction administration has been a major factor in the success of our projects as well as the satisfaction of our clients. We will be visible, available, and ready to answer your concerns and questions at any moment, from a Friday-night phone call, to a project meeting or ESD Board meeting. Additionally, we weight our billing distribution heavily toward the construction-phase of the project, to ensure we have set aside sufficient man-power and resources to provide the ESD with the attention you deserve during construction and close-out.



## COST CONTROL METHODS

The key to effective cost control methods for the design phase is solid, well-coordinated documentation. It is a simple idea the less you leave to chance, the more confident you can be in developing cost estimates. In every project, we strive for documentation that exceeds the milestone standards for each phase. Our SD documents resemble DD-level documentation, and our DD documents resemble CD-level documentation. Our team has a proven track record of this commitment to provide well-coordinated documentation with a basis in construction feasibility. In fact, this section dovetails nicely with our quality assurance programs for cost controls.

We believe in empowering our client's decision-making process with solutions that are steeped in construction feasibility to help ensure reliable cost forecasting and outcomes. Our quality assurance program checks for best practices with manufacturers and contractors to ensure optimal detailing and use of materials.

Our firm utilizes smart technology built into our BIM software to accurately track quantities. We partner with manufacturers to gain insight into best practices for cost control with our detailing and ensuring all warranties are provided in full. We have implemented BIM 360 into our collective repertoire for specific tracking. We provide our clients and partners access to this information for clear, transparent reporting for all cost control methodologies. When we make design changes, our material cost tracking is updated by the new quantities in the modeling software.

It isn't enough to provide efficiencies to maximize the budget. It is equally important for publicly funded projects to be accurate to ensure that the program is met and expectations do not waver. Being too far under budget at bid time often means the target was missed and opportunities to maximize operations for the client were lost. Teams will sometimes scramble to add back to a project in time to negotiate with a contractor prior to mobilization but this leads to poorly-coordinated updates that in turn have cost overrun implications.

Lastly, we check in regularly with contractors. Our team has great relationships with a myriad of contractors who can apply recent and local cost models to the proposed solutions. These contractors include the leading GC firms across the region.

### EXAMPLE PROJECT REFERENCE

On the Missouri City, TX Fire Station #6 project, Martinez Architects inherited an outdated budget with a fire department eager to program all needed spaces + room to grow. We reviewed past City documentation of fire department and facility standards and then interviewed FD command staff, City maintenance staff, and IT department staff to gain insight into program goals and balance those goals with expected construction, product, and equipment standards. We produced several schematic design concepts with accompanying concept budget figures to assist the City in deciding how to proceed with the project. We were able to define bid alternates that we carried through design while City management had time to procure additional funding to meet the adapted needs of the fire department.

As Martinez worked through Design Development and Construction Documents, we updated our BIM parameters and consulted with general contractors interested in bidding the project for cost estimating input. These cost estimates did not vary by more than 5% throughout all design phases, and on bid day were extremely accurate – resulting in a partnership with a highly-qualified General Contractor with fire station experience and project knowledge.

The early and effective coordination and communication between scope and cost allowed the City to get all the desired elements that were originally outside of the budget, including an additional apparatus bay, bi-fold bay doors, and fully built-out fire administration offices.

# TAB 4

## PROFESSIONAL REFERENCES



martinez

THE FIRE STATION ARCHITECTS



The references below are from Fire Station Projects that proposed Martinez Architects' personnel directly designed and managed, from planning and design through bidding and construction administration.

Project Roles:

- **Ricardo Martinez** - Lead Architect and Project Manager for all projects/clients listed below
- **Justin Myers** – Lead Designer or Assistant Project Manager for all projects/clients listed below

City of Marble Falls – Fire Station 1

**Russell Sander, Fire Chief**  
Phone: 830-693-4060  
Email: [rsander@marblefallstx.gov](mailto:rsander@marblefallstx.gov)

Hays Co. ESD No. 6 – Fire Station 74

**Scott Collard, Fire Chief**  
Phone: 512-894-0704  
Email: [scollard@northhaysfire.com](mailto:scollard@northhaysfire.com)

Travis Co. ESD 2/ Pflugerville Fire Department  
- Fire Training Campus

**Nick Perkins, Fire Chief**  
Phone: 512-251-2801  
Email: [nperkins@pflugervillefire.org](mailto:nperkins@pflugervillefire.org)

Harris Co. ESD No. 7 – Stations 70, 71, 76, 77, 78

**Donald May, Facilities Manager**  
Phone: 832-642-7772  
Email: [donald.may@springfd.com](mailto:donald.may@springfd.com)

Hays Co. ESD 5 – Fire Station 4

**Kyle Taylor, Fire Chief**  
Phone: 512-657-0238  
Email: [ktaylor@kylefire.com](mailto:ktaylor@kylefire.com)

City of Missouri City – Fire Station 6

**Mario Partida, Fire Chief**  
Phone: 281-403-4300  
Email: [Mario.Partida@Missouricitytx.gov](mailto:Mario.Partida@Missouricitytx.gov)

Harris Co. ESD No. 9 – Fire Stations 2, 5, 7, 9, 13; Admin/Operations Complex

**David Langenberg, ESD Board Member**  
Phone: 713-444-2900  
Email: [dlangenberg@cityofhumble.net](mailto:dlangenberg@cityofhumble.net)

Many firms are qualified to provide architectural/engineering services for a new fire station, but what makes Martinez Architects a cut above the rest? We suggest you ask our clients – particularly those listed above who have worked with us and have also worked directly with our competitors. Ask them how our commitment to a hands-on, highly-engaged, professional, and client-focused approach made a difference for them compared to other firms.



# TAB 5

## UNIQUE QUALIFICATIONS



martinez

THE FIRE STATION ARCHITECTS



**Firm History:**

Martinez Architects was established in 2014 with a focus on fire station design. Prior to that, founding firm partners Ricardo Martinez (10 years) and Justin Myers (6 years) worked together at another firm nearly exclusively on fire station projects. Since then, we have grown **from a firm of 2 in a 1-room office to a firm of 17 personnel with 4 office locations and fire station projects across Texas**, from Houston to the Panhandle. Some additional facts:

- Per annual revenue, our firm has experienced nearly 300% growth over the last 3 years
- Per revenue share, 90% of our firm’s work is for Texas fire departments
- We are a minority-owned, Texas state HUB-certified firm, with SBE and MBE certifications in Houston, San Antonio, Austin, and North Texas.

**Honors and Awards:**

- Our firm and firm partners have earned fire station design awards beginning in 2007 and as recently as 2022. Awarding entities include Fire Chief and Firehouse magazines, Houston Business Journal, and Engineering News-Record, among others.
- More than 35 of our Texas fire stations have been published / received design awards to date
- We are current experts in the field of fire station design, presenting frequently at recognized national conferences, such as Firehouse Station Design Conference, F.I.E.R.O. (Fire Industry Educational Resource Organization), as well as state-wide venues such as SAFE-D (State Association of Fire & Emergency Districts).



**Location of Home and Branch Offices:**

- Main Martinez Architects’ Office: Houston, TX
- Branch Offices: San Antonio, TX / **Austin, TX** / Dallas/Ft. Worth

**Names of principal officers of the firm:**

- Ricardo Martinez, Firm Partner
- Justin Myers, Firm Partner





**DESIGN ISSUED UNIQUE TO FIRE STATIONS:**

Fire Stations are a unique building type and require careful planning and design consideration to ensure safety, comfort, longevity, efficiency, and integration of fire-service equipment. Below are three of the most critical issues to consider:

- 1) **Emergency Response Time:** The mission of the fire department is to save lives and property, and success sometimes hinges on mere seconds, so response time is critical. Many factors go into response time design, including:
  - a) Travel path distance from sleeping and common living areas of fire station to the apparatus bays -- consideration should include where the restrooms are located in relation to the sleeping rooms and the bays. One-story solutions are ideal.
  - b) Apparatus Bay door type – Side folding or hi-speed coiling provide for quickest response.
  - c) Station alerting and automated systems – do you want responding personnel at night to wake up to fully bright ceiling lighting in the pathway toward the bays, or would more subtly lighting the pathway keep them more alert and aware as they prepare to respond?
  - d) Slip-resistant flooring surfaces to avoid falls or injuries during a response event.
  - e) Location of radios and any other equipment that might be needed.
  
- 2) **Health / Safety / Comfort of Emergency Responders:** In order to be efficient and effective with emergency response, fire fighters and officer personnel need a living environment that keeps them healthy, safe, and comfortable. The fire station is their home, not just a garage with barracks.
  - a) Minimize and mitigate exposure to carcinogens and other contaminants through appropriate decontamination and ventilation design, including airlocks and differential air pressure between “hot” and “cold” zones.
  - b) Improve mental health outcomes and reduce suicide rates by providing/designing spaces for debriefing and decompression post-traumatic event.
  - c) Provide and design appropriate outdoor spaces, including for exercise and socialization/food prep.
  - d) Provide Natural Daylight in all occupied spaces as appropriate (consider whether sleeping areas should have natural daylight per department or personnel preference).
  - e) Design sleeping areas away from loud areas to promote interrupted sleep. Supplement quiet layout with sound insulation systems.
  - f) Provide gender-neutral facilities that ensure staff of all genders are emotionally comfortable.
  - g) Access Control – Promote a safe and secure living environment
  - h) HVAC Design – Utilize systems and design that can accommodate desired low temperatures in sleeping areas during the daytime, while ensuring longevity and low-maintenance of the HVAC systems and equipment.
  
- 3) **Plan for the Future:** Failing to plan for the future by cutting corners during an initial project only results in greater expense later on, in addition poor building performance in the meantime.
  - a) Do everything possible to provide as much apparatus bay space as possible within the confines of the contract. Also provide infrastructure for various apparatus arrangements (air & power drops, etc.)
  - b) Consider current and future equipment space and infrastructure needs, including but not limited to communication antenna/tower, SCBA/Cascade systems, Gear extraction and drying equipment, etc.
  - c) Integrate training adjuncts into the facility as possible to use spaces for multiple purposes.
  - d) Plan for expansion of technology and communication systems.
  - e) Utilize durable and low-maintenance building materials and finishes to reduce operational costs over time.



