

October 27, 2025

Qualifications for

The Design and Construction of an Animal Shelter for the
City of Bryan, Texas

RFQ #26-002



October 28, 2025

Phebe Mosley
Purchasing Manager
City of Bryan, Purchasing Department
2611 N. Earl Rudder Fwy
Bryan, Texas 77803



Dear Ms. Mosley,

Jackson & Ryan Architects is pleased to submit our qualifications to lead the design and construction of the new Animal Shelter for the City of Bryan. We are truly excited to see this important project moving forward and recognize that it has been a long time in the making. After speaking with members of the Bryan community at Texas Unites last year, we are even more enthusiastic about the opportunity to collaborate on this meaningful effort. With over 30 years of nationally recognized expertise in animal welfare facility design, our team brings the technical knowledge, operational insight, and collaborative approach necessary to deliver a safe, healthy, functional, and sustainable community asset.

Jackson & Ryan Architects has reviewed the 2018 Needs Assessment document prepared for the City of Bryan and is excited to bring together a team that directly aligns with the goals and priorities outlined in that study. Each team member has been specifically selected for their expertise and the value they bring to this project, ensuring that the City of Bryan receives the benefit of deep experience and proven capability in animal welfare facility design. Led by Kim Raborn Hanschen, AIA, Principal in Charge and nationally recognized expert in humane design, located an hour and a half from the City of Bryan, we are your neighbor. The team includes Telios Corporation, providing advanced MEP engineering solutions tailored to animal care environments, and Thornton Tomasetti, offering structural engineering excellence that ensures a facility which is safe, resilient, and enduring.

Jackson & Ryan Architects will provide comprehensive construction administration services, including site visits, inspections, and change management to ensure adherence to schedule and budget. With a proven record of sustainability integration and clear communication with governing bodies, we are confident in our ability to deliver a state-of-the-art, humane, and community-centered shelter that meets the City's long-term needs.

Sincerely,

A handwritten signature in black ink, appearing to read "KR Hanschen", is positioned below the word "Sincerely,".

Kim Raborn Hanschen, AIA - Texas License #- 25638
Jackson & Ryan Architects, Principal
2370 Rice Boulevard, Suite 210, Houston, Texas 77005
o: 713.526.5436, Extension 117 c: 512.653.5773 khanschen@jacksonryan.com

2370 RICE BOULEVARD, SUITE 210, HOUSTON, TEXAS 77005
713 526 5436 FAX 713 526 4241 WWW.JACKSONRYAN.COM



Jackson & Ryan Architects is a full-service architectural firm based in Houston, Texas, operating successfully as a private Type S Corporation since 1986. With almost 40 years of experience, the firm has earned national recognition for its innovative and award-winning designs, particularly in the field of animal welfare and shelter facilities.

Our team of 27 professionals—including 12 licensed architects and 12 architectural graduates—offers comprehensive architectural services such as property evaluation, due diligence studies, needs assessment, programming, master planning, schematic design, design development, construction documentation, bidding and negotiation, construction administration, three-dimensional rendering, interior design, and furniture purchasing. Through our Animal Welfare Design Studio, Jackson & Ryan Architects has partnered with counties, municipalities, and nonprofit organizations nationwide to plan and develop durable, energy-efficient, and high-quality animal care facilities. Our expertise extends beyond design to include guiding clients through every step of the process—from determining operational needs to implementing strategies that support long-term success. The firm's commitment to excellence and innovation continues to make it a trusted leader and frequent presenter at industry conventions and educational events.



Jackson & Ryan Architects, in collaboration with Telios Corporation and Thornton Tomasetti, unites a team of highly qualified professionals with extensive technical expertise in the design and delivery of complex, high-performance animal shelter and public sector projects. Each team member brings proven experience in addressing the technical and operational requirements of animal shelters. Together, this team offers the City of Bryan unparalleled experience and a strong record of success in creating efficient, durable, and community-oriented animal welfare facilities across the nation.

Kim Raborn Hanschen, AIA, NCARB

Title: Principal

Degree: Master's in architecture, Rice, Bachelor of Arts in Philosophy, University of Texas

Role: Principal in Charge, Project Manager

Shannon Fowler, AIA

Title: Associate Principal

Degrees: Bachelor of Arts, Rice University, (Double major in Architecture and Fine Arts)

Bachelor of Architecture, Rice University

Role: Project Designer

Christine Acosta, AIA

Title: Architect

Degrees: Bachelor of Architecture, California Polytechnic State University, San Luis Obispo,

CA Rice University Project Management Certification

Role: Project Architect

Benjamin Willey, PE, LEED AP

Title: Executive Vice President | Principal in Charge

Degree: Bachelor of Science in Architectural Engineering, Kansas State University

Role: Principal in Charge

Chris Brettell, PE, ASSE

Title: Electrical Engineer

Degrees: Master of Science in Construction Management, University of North Carolina;

Bachelor of Science in Civil Engineering, Mumbai University

Role: Electrical Engineer

Riju Samuel, MS

Title: Plumbing Engineer

Degree: Bachelor of Science in Mechanical Engineering, Texas Tech University

Role: Plumbing Engineer

Charles Howell, PE

Title: Project Manager | Mechanical Engineer

Degree: Not specified in the document

Role: Mechanical Engineer and Project Manager

Alan Matuszak, PE, SE

Title: Associate Principal

Degrees: B.S. in Civil Engineering, Michigan State University; M.S. in Space Operations, Air Force Institute of Technology; M.A. in Business Administration, University of Texas at Austin

Role: Principal in Charge

Vanessa O'Kelly, PE

Title: Senior Project Engineer

Degrees: M.S. in Structural Engineering, The University of Texas at Austin; B.S. in Civil Engineering, The University of Texas at Austin

Role: Project Manager

Christopher Hill, PE, LEED AP BD+C

Title: Associate Principal

Degrees: M.B.A., University of Houston; M.S. in Structural Engineering, The University of Oklahoma; B.S. in Civil Engineering, The University of Oklahoma; A.A.S. in Construction Management, Oklahoma State University

Role: Quality Control Lead



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Cedar Rapids Animal Care



A. Qualifications for Kim Hanschen, AIA

A. QUALIFICATIONS FOR KIM HANSCHEN, AIA



Tab A. Demonstrate the competence and qualifications of the individual who will be directly responsible for the management and delivery of the proposed services.

For the City of Bryan Animal Shelter, Kim Raborn Hanschen, AIA, Principal in Charge at Jackson & Ryan Architects, is exceptionally qualified to manage and deliver the proposed services. A licensed architect in the State of Texas (Registration No. 25638), Kim brings over 15 years of specialized experience in the planning, design, and delivery of complex animal welfare and municipal projects across the country. Her professional career has been dedicated to creating humane, efficient, and resilient environments that serve both people and animals, balancing operational performance with architectural quality.



As Principal in Charge of Jackson & Ryan Architects' Animal Welfare Design Studio, Kim has successfully led multidisciplinary teams on shelter, veterinary, and animal services projects in Texas and nationally. She brings a proven record of guiding clients from feasibility and programming through construction and occupancy. Her management approach emphasizes collaboration, transparency, and accountability, ensuring that every phase of the project aligns with client goals, regulatory requirements, and community expectations. For the City of Bryan project, Kim will serve as Principal in Charge and Project Manager, directly overseeing all coordination, design decisions, budget management, and quality control efforts.



Kim is a sought-after speaker and thought leader in the field of animal welfare architecture. She regularly presents at national and regional conferences, including events hosted by The Association for Animal Welfare Advancement and municipal leadership organizations, sharing insights on the design of next-generation shelters, the integration of behavioral wellness principles, and the operational efficiencies that drive successful public animal services. Her ability to articulate the intersection of architecture, behavior, and community engagement has made her a trusted resource for both public agencies and nonprofit organizations seeking to improve their facilities and programs.



Cedar Rapids Animal Care

Kim's technical expertise centers on the specialized requirements of animal welfare architecture. She is highly skilled in integrating disease control strategies through mechanical zoning, ventilation, and workflow design; developing flexible and stress-reducing animal environments; and selecting durable, low-maintenance materials appropriate for public-sector budgets. Her designs consistently address critical operational needs such as staff efficiency, public access, and long-term adaptability. Kim's "Fear Free" certification further underscores her understanding of the

A. QUALIFICATIONS FOR KIM HANSCHEN, AIA



psychological and environmental needs of animals, informing her designs to minimize stress and promote health and adoptability.



Her leadership has shaped several nationally recognized facilities that parallel the City of Bryan's goals in scope and complexity. Her deep experience includes the 12-acre campus design at the SPCA Campus for All Animals, serving more than 50,000 animals each year; coordinating every discipline from concept to construction. The project integrated adoption, medical, wildlife, equine, and education spaces into one cohesive, high-performance campus. For the Humane Society of Southeast Texas in Beaumont, she managed programming and design of a resilient facility ensuring operational efficiency and sustainability.



Kim also served as Principal in Charge for the Lucas County Canine Care & Control Facility in Toledo, Ohio, where she oversaw a comprehensive modernization effort that improved public engagement, reduced intake stress, and enhanced overall animal care. Her Texas experience includes the City of Kyle Animal Shelter. Earlier in her career, Kim was involved with the City of Austin Animal Center, a LEED Gold-certified facility that remains a benchmark for sustainable and humane shelter design.



Kim's educational background provides a strong foundation for her leadership. She earned her Master of Architecture from Rice University in 2009 and her Bachelor of Arts in Philosophy from the University of Texas at Austin in 2003, and she received the Mary Ellen Hale Lovett Traveling Fellowship from Rice University in recognition of academic and professional excellence. She holds active membership in The Association for Animal Welfare Advancement and the American Institute of Architects, and NCARB.



Houston SPCA, Campus for ALL Animals

Throughout her career, Kim Raborn Hanschen has demonstrated exceptional project management skill, balancing technical rigor, schedule control, and stakeholder collaboration. Her leadership ensures that every design solution is functional, compliant, and inspiring while maintaining efficiency and durability. Under her direction, Jackson & Ryan Architects consistently delivers projects on time and within budget through clear communication with clients, consultants, and construction teams. Kim's specialized expertise in animal welfare design and her deep experience managing complex projects make her uniquely qualified to lead the City of Bryan Animal Shelter. Her commitment to humane design, operational excellence, and responsive client service will ensure a facility that meets the City's goals for quality, performance, and lasting community value.



Houston SPCA Campus for all Animals



B.Team Qualifications

B. TEAM QUALIFICATIONS



Tab B Demonstrate the technical adequacy of the personnel and sub-consultants to be utilized for the proposed work. Limit to 5 pages per individual.



Jackson & Ryan Architects, supported by Telios Corporation and Thornton Tomasetti, brings together a team of highly qualified professionals with proven technical expertise in designing and delivering complex, high-performance animal shelter and public-sector projects. Each team member has demonstrated competence in managing facilities' technical and operational demands where humane care, safety, and sustainability are critical. Together, this team provides the City of Bryan with unmatched experience and a record of success in delivering efficient, durable, and community-focused animal welfare facilities nationwide.



Kim Raborn Hanschen, AIA, NCARB

Principal in Charge | Project Manager
Texas Registered Architect No. 25638 | Active
Master of Architecture, Rice University | Bachelor of Arts, University of Texas at Austin
Fear Free Certified | NCARB Certified



As Principal in Charge, Kim Raborn Hanschen will lead all aspects of design, coordination, and project delivery. Her technical expertise is grounded in more than 15 years of experience managing animal welfare and municipal projects, combining deep operational insight with precision in planning, construction documentation, and quality control. Kim has directed the nationwide design and construction of facilities, integrating mechanical, structural, and architectural systems that support humane care and efficient operations.



City of Elk Grove Animal Shelter

Her recent projects include the Houston SPCA Campus for All Animals, the Humane Society of Southeast Texas in Beaumont; and the Lucas County Canine Care & Control Facility in Ohio. In each project, Kim oversaw coordination between architectural design, engineering, and client operations to achieve buildings that are both technically advanced and operationally practical. Kim is an adept communicator who prioritizes understanding the needs of all impacted parties in the design process, whether they are two or four legged. She works closely with her clients to understand and develop their vision, build consensus, and find innovative solutions to empower them to meet their goals.

Christine Acosta, Project Architect, complements Kim's leadership with deep expertise in project coordination, stake-holder communication,

B. TEAM QUALIFICATIONS



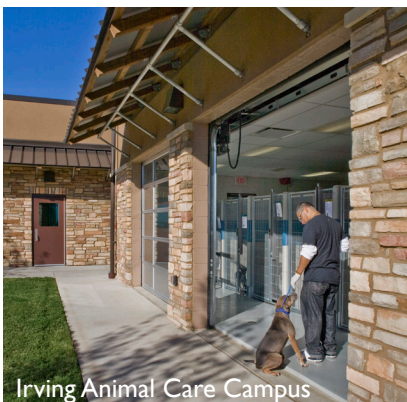
and operational delivery. Her background managing multi-phase animal welfare projects, including the City of Kyle Animal Care Center, Louisiana SPCA and Terrebonne Animal Shelter, has honed her ability to align complex design and construction efforts with client goals, budgets, and time lines. To complement a strong eye for aesthetics and ability to visualize and communicate her designs, Christine has also invested deeply in her understanding of project management best practices. With a sophisticated set of tools and processes developed through rigorous application, she excels at managing projects that require detailed phasing, interdepartmental coordination, and ongoing public communication, all critical for a high visibility civic project like City of Bryan's.



Shannon Fowler, Project Designer, has designed and led dozens of animal care facilities across the country that directly respond to the same challenges identified in Bryan's Feasibility Study, including disease control, public and staff flow, animal stress reduction, and long-term maintainability. Her designs, such as the Lifeline Animal Project, DeKalb County Animal Shelter and Peggy Adams Animal Rescue League, are recognized nationally for balancing aesthetics, function, and humane care. Shannon's experience will ensure City of Bryan's facility achieves clear public/private and species separation, functional circulation patterns that reduce congestion and staff fatigue, and durable, sustainable systems optimized for sanitation, longevity, and animal comfort. She also brings a design sensibility that creates warm, welcoming spaces to encourage adoption and community engagement.



In addition to Kim, Shannon and Christine bring proven experience solving the same functional and operational challenges outlined in City of Bryan's 2018 Feasibility Study. Their collaborative, communicative approach engages City leadership, Animal Services staff, and the community throughout design and construction. With a history of delivering efficient, healthy, and uplifting animal welfare facilities, they will ensure the new Bryan Animal Shelter transforms the study's findings into a functional, humane, and forward-looking community asset that reflects the City's mission and long-term goals.



Irving Animal Care Campus

David R. Scott, P.E., LEED AP

Principal, Telios Corporation | MEP Engineering
Texas Licensed Professional Engineer No. 79187 | Active
Bachelor of Science in Mechanical Engineering, Texas Tech University

David Scott will serve as the lead engineer and Principal for Telios Corporation, overseeing the design of all mechanical, electrical, plumbing, and fire protection systems. With more than 30 years of experience,

B. TEAM QUALIFICATIONS



David has developed a specialization in designing systems for challenging, high-humidity, and high-duty-cycle environments, including numerous animal welfare, veterinary, and research facilities.

His technical approach focuses on system reliability, redundancy, and maintainability. David's designs employ rigorous HVAC zoning, air separation, and filtration strategies to mitigate airborne pathogens and odors, coupled with high-efficiency equipment that minimizes energy use. His work with Jackson & Ryan Architects on the Houston SPCA Campus for All Animals and the Humane Society of Southeast Texas demonstrates his ability to engineer systems that support continuous 24-hour operations and maintain stable interior environments despite extreme occupant load and external conditions.



David's leadership ensures that Telios' MEP systems are coordinated from concept through commissioning, addressing technical performance and long-term operational sustainability. His understanding of the animal shelter's unique mechanical and plumbing demands, paired with his responsiveness and attention to detail, makes him an ideal engineering partner for the City of Bryan project.



Alan Matuszak, P.E., S.E.

Senior Principal, Thornton Tomasetti | Structural Engineering
Licensed Professional Engineer and Structural Engineer | Active in Texas and multiple states
Bachelor of Science in Civil Engineering, University of Illinois



Alan Matuszak leads Thornton Tomasetti's structural engineering team and will provide technical direction for all aspects of the structural design. With over 25 years of experience, Alan specializes in efficient, constructible structural systems that balance strength, adaptability, and cost. His work on civic, institutional, and animal care facilities demonstrates a deep understanding of these buildings' unique demands, including vibration control, corrosion resistance, and coordination with extensive mechanical infrastructure.



San Antonio Animal Shelter

Alan's structural designs support long-term durability and ease of maintenance while minimizing material waste and construction complexity. His hands-on approach ensures that every structure element contributes to the shelter's functional goals and architectural vision. Alan has worked closely with Jackson & Ryan Architects on multiple public projects, and his collaborative design philosophy aligns with the City of Bryan's goals for accountability, quality, and value.

B. TEAM QUALIFICATIONS



Team Integration and Technical Coordination

Jackson & Ryan Architects' internal team includes licensed architects, project managers, and technical staff specializing in animal welfare facility design, digital modeling, and specification development. Each phase of work will be supported by an integrated team review process, ensuring coordination among architecture, MEP, and structural systems. BIM modeling and cloud-based coordination tools will facilitate real-time collaboration between Jackson & Ryan Architects, Telios Corporation, and Thornton Tomasetti.



Telios Corporation – MEP Engineering Consultant

Telios Corporation brings technical expertise in designing the highly specialized mechanical, electrical, plumbing, and fire protection systems required for animal shelter environments. For over 35 years, Telios has developed advanced MEP solutions for complex, mission-critical facilities where air quality, humidity control, infection prevention, and energy efficiency are paramount. Their work in animal care, veterinary, and research facilities has positioned them as one of the few engineering firms in Texas with deep expertise in the unique challenges of shelter operations.



Leading the engineering team for this project is David R. Scott, PE., LEED AP, Principal at Telios Corporation. David brings more than 30 years of experience in the design of MEP systems for animal welfare, municipal, and healthcare facilities throughout Texas and the nation. He has served as Principal Engineer on multiple collaborations with Jackson & Ryan Architects, including the Houston SPCA Campus for All Animals, the Humane Society of Southeast Texas, and the City of Kyle Animal Shelter. His leadership ensures that Telios' designs are practical, durable, and seamlessly integrated into each facility's architectural and operational goals.



Animal shelters present one of the most demanding environments for building systems. They require continuous ventilation, precise temperature and humidity control, and strategic air zoning to prevent the spread of disease and odor; all while maintaining comfort for animals, staff, and visitors. Telios has refined the engineering balance between durability and performance, designing systems that operate continuously under high load and high humidity conditions, yet remain easy to maintain and energy-efficient over time. Their work integrates seamlessly with Jackson & Ryan Architects' humane and sustainable design approach, ensuring environments that promote animal health through controlled humidity, airflow, and odor mitigation.



San Luis Obispo Animal Shelter

B. TEAM QUALIFICATIONS



Telios engineers understand that shelter operations are 24/7. Their system designs prioritize reliability, redundancy, and ease of maintenance. They incorporate robust HVAC filtration and separation strategies that meet or exceed ASHRAE standards for animal care environments, coupled with energy recovery and high-efficiency equipment to control operating costs. Plumbing designs emphasize sanitation, safe water management, and rapid cleaning processes, while electrical systems provide adaptable power distribution for evolving operational needs. Fire protection systems are coordinated to safeguard both building and animal occupants, with sensitivity to acoustic and spatial considerations.



Recent collaborations with Jackson & Ryan Architects, including the Houston SPCA Campus for All Animals, the Humane Society of Southeast Texas, and the City of Kyle Animal Shelter, demonstrate Telios' ability to design high-performance systems that sustain healthy, odor-free, and energy-efficient environments. Each of these projects required innovative engineering to manage temperature and ventilation for a range of animal types, mitigate cross-contamination risk, and maintain occupant comfort despite the demanding operational conditions. Telios' engineering leadership was instrumental in achieving those goals while keeping systems cost-effective and straightforward.



With David Scott's leadership and Telios Corporation's proven experience in designing for the unique challenges of animal welfare environments, the City of Bryan will benefit from MEP systems that are efficient, resilient, and tailored to the operational realities of shelter management. Their thoughtful approach will ensure that the new facility functions reliably, sustainably, and humanely for decades to come.



Idaho Humane Animal Welfare

Thornton Tomasetti – Structural Engineering Consultant

Thornton Tomasetti is an internationally recognized leader in structural engineering, known for delivering efficient, resilient, and buildable solutions that align with project goals, budget, and constructability. Their team brings the technical rigor, creativity, and collaborative mindset necessary to support the City of Bryan Animal Shelter from early design through construction. With decades of experience in public-sector and animal welfare projects, Thornton Tomasetti understands how to design structures that balance durability, flexibility, and cost-efficiency while complementing the architectural vision.

Animal shelters present unique structural challenges that require both precision and adaptability. Building systems must withstand constant

B. TEAM QUALIFICATIONS



cleaning, humidity, and vibration from mechanical equipment while maintaining a clean, quiet, and humane environment for animals and staff. Thornton Tomasetti's engineers have developed strategies to address these conditions through efficient framing systems, corrosion-resistant detailing, and integrated coordination with mechanical and plumbing infrastructure. Their designs ensure the shelter's structure is robust enough for heavy use yet flexible enough to accommodate future expansion or reconfiguration as community needs evolve.



Leading the structural effort is Alan Matuszak, PE., S.E., a Senior Principal with extensive experience in delivering technically sophisticated yet economical structures for civic, institutional, and animal care facilities. Alan's leadership combines deep technical knowledge with a hands-on, collaborative approach. His ability to work seamlessly with architects, contractors, and city stakeholders ensures that design intent and structural integrity remain aligned throughout the project. He is particularly skilled at identifying opportunities for cost savings and material efficiency without compromising safety or performance, an essential consideration for public projects such as the City of Bryan Animal Shelter:



Thornton Tomasetti's commitment to innovation and sustainability complements Jackson & Ryan Architects' design philosophy. They employ advanced modeling and analysis tools to optimize material use, reduce embodied carbon, and streamline construction sequencing. This data-driven approach supports the City's long-term value, maintainability, and resilience goals. Their proven history with municipal clients across Texas demonstrates their ability to design structures that perform well in the region's climate conditions while meeting all local building and wind codes.



Dekalb County Animal Shelter

As a trusted engineering partner, Thornton Tomasetti offers the City of Bryan a combination of technical excellence, pragmatic design, and responsive service. Their ability to integrate seamlessly into multidisciplinary teams and their experience in high-performance animal welfare facilities ensures that the City's new shelter will be structurally sound, durable, and adaptable for generations of service. Together with Jackson & Ryan Architects, Thornton Tomasetti will help deliver a facility that stands as a quality, longevity, and community value benchmark.

B. TEAM QUALIFICATIONS



All team members hold active professional licenses in the State of Texas and maintain compliance with state and local regulations. Quality assurance reviews will occur at each milestone: schematic design, design development, and construction documentation to verify compliance with code, energy standards, and project budget.

Specialized Expertise and Proven Results

Collectively, this team's specialized experience spans every technical aspect of animal shelter design from air quality control and noise reduction to structural durability and staff workflow optimization. Their combined work has produced some of the region's leading examples of modern animal welfare architecture, including the Houston SPCA Campus for All Animals, the Humane Society of Southeast Texas, and multiple municipal shelters throughout Texas.



For the City of Bryan, this integrated team offers the depth, technical competence, and commitment required to de-liver a facility that performs efficiently, sustainably and humanely while meeting every professional and regulatory compliance standard.



Please find all relevant resumes on the following pages.



Houston SPCA Animal Medical Center



KIM RABORN HANSCHEN, AIA

Principal
Jackson & Ryan Architects
khanschen@jacksonryan.com
713.526.5436 Extension 117

Since joining Jackson & Ryan Architects, Kim Hanschen has been dedicated to projects that have a positive impact on our communities. Kim's specialty are projects centered around animal welfare, from adoption facilities for pets, barns that promote adoptions and provide space for rehabilitation, to wildlife habitats serving the needs of native birds. Managing projects across the country, Kim prides herself on her ability to listen and understand the specific needs of clients. Throughout each project phase, she works closely with our clients to deliver innovative design solutions that pay special attention to the needs of their two and four legged inhabitants.

REGISTRATIONS

- TX - 25638
- Fear Free Certified

EDUCATION

- Masters in Architecture, Rice University, 2009
- Bachelor of Arts in Philosophy, University of Texas, Austin, 2003
- Mary Ellen Hale Lovett Traveling Fellowship, awarded by Rice University

INVITED SPEAKER

- Humane Society of the United States Expo, 2019, 2021, 2023
- Houston SPCA, 2019, 2022, 2023

ORGANIZATIONS

- The Association for Animal Welfare Advancement
- HSUS Convention, Round Table Host
- Open Architecture, Houston, Managing Director
- National Council of Architectural Registration Boards
- Transcend Architecture

SELECTED EXPERIENCE

- Charleston Animal Society - North Charleston, South Carolina
- Animal Welfare League of Arlington - Arlington, Virginia
- City of Mobile Animal Services Facility - Mobile, Alabama
- Houston SPCA Animal Medical Center - Houston, Texas
- Houston SPCA Barns and Wildlife Mews - Houston, Texas
- Houston SPCA Campus for All Animals - Houston, Texas
- San Luis Obispo Animal Services Facility - San Luis Obispo, California
- Texas Freshwater Fisheries Center - Athens, Texas
- Humane Society of SE Texas - Beaumont, Texas
- Mount Pleasant Avenue - League City, Texas
- Nevada County Animal Services, Grass Valley, California
- Louisiana SPCA - New Orleans, Louisiana
- Dog Tales Rescue and Sanctuary - King City, Canada
- Lucas County Canine - Toledo, Ohio
- San Diego County Animal Shelter - San Diego, California
- Ventura County Animal Shelter - Camarillo, California
- Peggy Adams Animal Resource League - West Palm Beach, Florida
- Nevada SPCA - Las Vegas, Nevada
- New Leash on Life Animal Shelter - Crown Point, Indiana
- Longneck Manor New Giraffe and Rhino Barn - Fredericksburg, Texas
- Tracy Animal Shelter - Tracy, California
- Houston BARC - Houston, Texas



SHANNON FOWLER, AIA

Associate Principal
Jackson & Ryan Architects
sfowler@jacksonryan.com
713-526-5436 Extension 121

Shannon Fowler joined Jackson & Ryan Architects in 1992. She received her Bachelor of Arts from Rice University in 1989, double majoring in architecture and fine arts, followed by her Bachelor of Architecture in 1991 also from Rice University. Shannon works from Atlanta, Georgia on projects across the country as an integral part of the animal welfare design team. She delights clients with her keen eye for details and systems, as well as a thorough understanding of the needs of the building's users, both animal and human. Drawing on her background in the arts, Shannon's work creates unique and beautiful branding opportunities for our clients.

REGISTRATIONS

- Georgia RA 0008975

PROFILE

- Experience: 31 Years
- Jackson & Ryan Architects:
28 years

EDUCATION

- Bachelor of Arts, Rice University, 1989
- Bachelor of Architecture and Fine Arts,
Rice University, 1991

ORGANIZATIONS

- The Association for Animal Welfare
Advancement
- HSUS Convention, Daylong Workshop
Speaker & Round Table Host
- American Institute of Architects,
Member
- National Council of Architectural
Registration Boards

SELECTED EXPERIENCE

- Peggy Adams Animal Resource League - West Palm Beach Florida
- Charleston Animal Society - North Charleston, South Carolina
- Animal Welfare League of Arlington - Arlington, Virginia
- City of Mobile Animal Services Facility - Mobile, Alabama
- De Kalb County Animal Shelter - Decatur, Georgia
- Houston SPCA - Houston, Texas
- LifeLine Community Animal Center - Atlanta, Georgia
- Austin Animal Center, LEED Gold - Austin, Texas
- Maricopa County Animal Center - Phoenix, Arizona
- Paws and Claws - Rochester, Minnesota
- Humane Society of South Mississippi - Gulfport, Mississippi
- Burlington Animal Care - Burlington, North Carolina
- Arizona Humane Society, South Mountain Campus for
Compassion - Phoenix, Arizona
- West Pet - West Des Moines, Iowa



CHRISTINE ACOSTA, AIA

Jackson & Ryan Architects
cacosta@jacksonryan.com
713.526.5436 Extension 152

Christine is passionate about architecture and the process of helping our clients visualize their project. She is inspired by our clients' excitement when they see their vision come to life, allowing them to imagine what their building will truly look and feel like. Christine is exceptionally organized and a strong communicator, keeping the team well-coordinated throughout all phases of design. She protects the project schedule and budget throughout design while ensuring the client's design intent is met. With a fine eye for detail and a rigorous process, she moves projects smoothly from conceptual design to construction documentation and through construction.

REGISTRATIONS

- TX #27482

PROFILE

- Experience: 10 Years
- Jackson & Ryan Architects:
8 years

EDUCATION

- Bachelor of Architecture California
Polytechnic State University, San Luis
Obispo, CA , 2010
- Rice University Project Management
Certification, Houston TX, 2024

ORGANIZATIONS

- AIA

SELECTED EXPERIENCE

- City of Lathrop Animal Services, Lathrop, California
- Nevada County Animal Services, Grass Valley, California
- Dog Tales Rescue and Sanctuary - King City, Canada
- Texas Freshwater Fisheries Center - Athens, Texas
- New Leash on Life Animal Shelter - Crown Point, Indiana
- Ventura County Animal Shelter - Camarillo, California
- Lucas County Canine - Toledo, Ohio
- Charleston Animal Society - North Charleston, South Carolina
- Louisiana SPCA - New Orleans, Louisiana
- Humane Society of SE Texas - Beaumont, Texas
- Nevada SPCA - Las Vegas, Nevada
- Kuykendahl Veterinary Clinic - Houston, Texas
- Terrebone Parish Animal Shelter* Gray, Louisiana
- Fraydun Place - Houston, Texas
- Traditions Woodway - Houston, Texas
- Traditions Clearfork - Fort Worth, Texas
- St Luke's United Methodist - Houston, Texas

* work done before joining Jackson & Ryan Architects



BENJAMIN WILLEY, PE, LEED AP

Executive Vice President | Principal in Charge

Ben takes a practical and sustainable approach to engineering design, seeking to align solutions with each owner’s operating goals. With over 17 years of experience, Ben is recognized for his strong team collaboration ethic and his work to understand site, budget, equipment and schedule constraints to be able to develop appropriate alternatives. With a focus on successful outcomes, Ben enjoys working with many repeat clients including one of the nation’s largest community hospital developers, completing more than 45 facilities in 9 states since 2012. With experience in facilities for animal welfare, healthcare, life sciences + research, hospitality, cultural, civic, industrial and education, clients appreciate Ben’s organization, preparedness and deft handling of complex issues.

Education

Bachelor of Science
Architectural
Engineering, Kansas
State University,
Manhattan, Kansas

Registrations

Texas, Alabama,
Colorado, Delaware,
Florida, Ohio,
Pennsylvania,
Tennessee,
Washington, West
Virginia, Wisconsin

**Professional
Affiliations**

American Society of
Heating, Refrigerating
and Air Conditioning
Engineers (“ASHRAE”);
Building Commissioning
Association

Project Experience

- Houston SPCA New Campus. Houston, Texas
- BARC Houston New Facility/Renovation of Existing Shelter. Houston, Texas
- City of Mobile New Animal Shelter. Mobile, Alabama
- Charleston Animal Society Campus Expansion. Charleston, South Carolina
- League City Animal Shelter New Facility. League, City, Texas
- Humane Society of Southeast Texas New Adoption Center, Renovations. Beaumont, Texas
- Fort Bend County Animal Services Renovations. Rosenberg, Texas
- Texas A & M University Multispecies Research Hospital. College Station, Texas
- Kelsey-Seybold Memorial Villages 5-Story MOB, Interiors, Garage. Houston, Texas
- Emerus Specialty Micro Hospitals 8-12 Licensed Beds + Labs, Pharmacies, Imaging, EDs, MOB Space + More; 40+ Hospitals to Date. Texas, Colorado, Idaho, Oklahoma, Nevada, Pennsylvania, Washington, West Virginia, Wisconsin
- Cellipont Bioservices 76K SF cGMP Facility+Cleanroom. The Woodlands, Texas
- UTMB/Angleton Danbury Medical Center ED Expansion, Urgent Care Clinic
- Houston Methodist Hospital 250,000 SF Central Warehouse. Katy, Texas
- Texas Children’s Hospital Animal Research Lab HVAC Replacement. Houston, Texas
- MD Anderson Cancer Center: Brain Surgical Suite Renovation; Alkek Buildout of 3 Patient Floors; Champions Forest Hospital Renovation; 10 Location Pharmacy Upgrades, Upgrades to 2 Data Centers. Houston, Texas





RIJU SAMUEL

Plumbing Engineer

Riju joined the Houston office in early 2024 and has quickly proven his acumen for engineering plumbing systems. With his broad education and work experience, Riju’s forte is BIM Coordination, which has fostered a robust understanding of all MEP disciplines. Working in an engineering firm has enabled him to utilize his strong BIM capabilities and gain wide knowledge of each critical system. Riju continues to advance his experience and critical thinking to benefit the entire team.

Education

Master of Science Construction Management, University of North Carolina, Charlotte, NC. Bachelor of Science Civil Engineering, Mumbai University, Mumbai, Mumbai, India

Experience

Telios, Houston, TX. 2024-Present; TEAL Systems, Houston, TX.; Blackswan Steel, Houston, TX.; Pinnacle Infotech, Houston, TX.; DPR, Charlotte, NC.

Project Experience

- Project Odyssey Confidential 2-Story 75K SF Building w/BSL Labs+Plasmid DNA Cleanrooms. The Woodlands, Texas
- City of Houston Holcomb Lab New 2-Story Lab Building + Existing Lab Renovations. Houston, Texas
- Cellipont Bioservices cGMP Lab Facility. The Woodlands, Texas
- MD Anderson Cancer Center Pharmacy Upgrades-10 Unique Locations. Houston, Texas
- MD Anderson Cancer Center Multiple Renovations for Bed Tower Mobilization. Houston, Texas
- Emerus Community Hospitals New 1-Story 20,000 + Imaging, Labs, Pharmacies. Five Locations to Date. Pennsylvania
- University of Texas Medical Branch Cancer Services Clinic. Galveston, Texas





CHARLES BOWELL, PE

Mechanical Engineer

Charlie is a solid team player with a commonsense methodology in mechanical design. With significant experience in animal welfare, healthcare, life sciences, commercial and education projects, his knowledge of renovation as well as new construction processes are assets to each project team. He brings technical knowledge, creativity and resourcefulness along with a focus on document coordination. Charlie has been an integral part of Ben Willey's project team since joining Telios and continues to earn the trust of clients.

Education

Bachelor of Science
Mechanical
Engineering, Texas
Tech University,
Lubbock, Texas

Registration
Texas

Experience

Telios Corporation,
Houston, TX 2016-
Present; DBR
Engineering,
Houston, TX. 2012-
2016

Project Experience

- Houston SPCA New Campus. Houston, Texas
- Humane Society of Southeast Texas. Beaumont, Texas
- League City Animal Shelter. League City, Texas
- ChampionX Lab + Office + Warehouse. Odessa, Texas
- Enterprise Products New 50,000 SF Blast Resistant Warehouse. Baytown, Texas
- MD Anderson Cancer Center: Brain Surgery Suite Renovation, Pharmacy Upgrades at 10 Locations; Champions Forest Hospital Renovation. Houston, Texas
- UTMB Health Primary Care Clinic Renovation. Galveston, Texas
- Alleghany Health Network IVF Clinic + Lab Buildout. Pittsburgh, Pennsylvania
- Houston Methodist Hospital: Dunn Tower Refresh, Telemetry Build Out, Renovations in Outpatient Clinic Tower, Anesthesia Preoperative Education Clinic, Wound Care Clinic. Houston, Texas
- Houston Methodist Research Institute New MRI Installation. Houston, Texas
- Houston Methodist MOB Clinic Renovations. The Woodlands, Texas
- Kelsey-Seybold Clinics Pharmacy Upgrades. Houston, Texas
- VA IQuEst 74,000 SF Interior Renovation. Houston, Texas
- Texas Children's Hospital Renovations. The Woodlands + Houston, Texas
- 2700 Post Oak Blvd. Commissioning New 1500 Ton Central Plant. Houston, Texas
- Emerus Specialty Micro Hospitals: Each w/8-12 Licensed Beds, Labs, Pharmacies, Imaging, IVF Clinics, MOB Space. Over 14 Hospitals to Date in Texas, Idaho, Nevada, Oklahoma





CHRIS BRETTELL, PE, ASSE

Project Manager | Electrical Engineer

Chris’s experience and education combine strong technical and analytical skills. With broad and practical knowledge of medical gas systems, power distribution and controls, Chris has significant renovation and new construction experience in a variety of markets including animal welfare, health + wellness, education, hospitality and commercial. Chris has been an integral part of Ben’s team since joining Telios in 2016 and continues to earn the trust of clients.

Education

Bachelor of Science
Architectural
Engineering, Kansas
State University,
Manhattan, Kansas

Registration

Texas

**Professional
Affiliations**

American Society of
Heating, Refrigerating
and Air Conditioning
Engineers; ASSE 6060
Medical Gas Systems
Designer

Project Experience

- City of Mobile New Animal Shelter. Mobile, Alabama
- League City Animal Shelter New Facility. League City, Texas
- Charleston Animal Society Campus Expansion. Charleston, S. Carolina
- Memorial Hermann Summer Creek Convenient Care Clinic Upgrades. Houston, TX
- Modern Heart & Vascular New 4-Story MOB + ASC. Houston, Texas
- MD Anderson Cancer Center Pharmacy Upgrades, 10 Locations; ioMRI + Brain Suite OR’s Renovations + New MRI.; Bed Tower Mobilization Projects. Houston, Sugar Land, Texas
- MD Anderson Cancer Center NW Surgical & Specialty Care Renovations. Houston, Texas
- Houston Methodist Hospital: Dunn Tower 4-Floor Patient Room Renovations; LINAC Replacement; Outpatient Center Clinic Renovations; MRI Replacement; Virtual ICU Smith Tower. Houston, Texas
- UTMB Angleton/Danbury Hospital Chiller, Generator Replacements. Angleton, Texas
- UTMB Victory Lakes Multispecialty Clinic Renovations. League City, Texas
- Texas Children’s Hospital West Tower Pharmacy Upgrades + New Generator. Houston, Texas
- VA IQuEST Renovation of 57,000 SF Office + 17,000 Swing Space for Baylor College of Medicine + VA. Houston, Texas
- Sagis Diagnostic Lab, Houston, Texas
- Ziopharm Lab + Office Interiors, Houston, Texas
- Emerus Specialty Micro Hospitals 8-12 Licensed Beds, Imaging, Labs, Pharmacies, ED’s, MOB Space; 19+ Locations to Date. Texas, Idaho, Nevada, Pennsylvania, West Virginia



ALAN MATUSZAK, P.E., S.E.

Associate Principal



Project role

Principal in Charge

Summary

Alan Matuszak is an experienced Professional Engineer that has proven talent for cultivating long-term client relationships and determining cost effective solutions to design issues. With wide-ranging roles in structural engineering with experience in architectural, engineering and construction activities and organizational management. Alan has comprehensive knowledge of design standards and codes. He is resilient under pressure with shifting priorities while managing multiple projects simultaneously.

Education

- B.S., Civil Engineering, 1998, Michigan State University
- M.S., Space Operations, 2000, Air Force Institute of Technology
- M.A., Business Administration, 2014, University of Texas at Austin

Registrations

- Licensed Professional Engineer in CA, NV, TX, MI
- Licensed Structural Engineer in CA, NV

Professional activities

- Member, American Institute of Steel Construction
- Member, Structural Engineers Association

Select project experience

Paws and Claws Humane Society, Rochester, MN. Structural engineering services for a 7,800-square-foot wood framed animal shelter facility with the capacity for 60-75 cats and 40-50 dogs. Alan served as Project Manager performing engineering design, construction documentation and construction administration under the responsible charge of the Engineer of Record.

Houston S.P.C.A. Campus for All Animals, Houston, TX.* Structural engineering services for a 12-acre campus consisting of multiple buildings including an animal hospital and research center, equine and farm animal center, classrooms and veterinary student residences. Alan served as Engineer of Record having responsible charge over the structural engineering design and execution of construction administration tasks.

Galveston County Animal Resource Center, Texas City, TX.* Structural engineering services for a 18,000-square-foot steel and masonry framed building with capacity for 100 dogs and 100 cats. Alan served as Project Manager performing engineering design, construction documentation and construction administration under the responsible charge of the Engineer of Record.

B.A.R.C Animal Shelter and Adoptions, Houston, TX.* Structural engineering services for a steel and masonry framed expansion to Houston's existing Bureau of Animal Regulation and Care to allow for an additional 130-dog capacity and to service 15,000 animals annually. A

Humane Society of Southeast Texas, Beaumont, TX.* Alan served as Engineer of Record having responsible charge over structural engineering design and execution of construction administration tasks as a Principal at Matrix Structural Engineers.

La Porte Animal Shelter, La Porte, TX.* Alan served as Engineer of Record having responsible charge over structural engineering design and execution of construction administration tasks as a Principal at Matrix Structural Engineers.

League City Animal Shelter, League City, TX. Alan served as Engineer of Record having responsible charge over structural engineering design and execution of construction administration tasks as a Principal at Matrix Structural Engineers.

Houston Christian University, Morris Family Center for Law and Liberty, Houston, TX.* A 20,000-square-foot steel building designed to mimic Independence Hall in Philadelphia. Alan served as Engineer of Record having responsible charge over structural engineering design and execution of construction administration tasks as a Principal at Matrix Structural Engineers.

San Antonio International Airport, Terminal Development, San Antonio, TX. Structural engineering services for the construction of a new Terminal C. Alan served as assistant project manager responsible for directing and reviewing engineering staff design work and calculations, presenting design options to the client and attending regular meetings with the design and construction teams.

St. Martin's Episcopal Campus Expansion, Houston, TX.* Campus expansion for large episcopal parish. Alan served as Engineer of Record having responsible charge over the structural engineering design and execution of construction administration tasks.

*Denotes work performed with previous employer.

Thornton Tomasetti

VANESSA O'KELLY, P.E.

Senior Project Engineer



Project role

Project Manager

Summary

Vanessa O'Kelly joined Thornton Tomasetti in 2018. She is responsible for structural analysis and design, production of drawings, coordination and construction administration for steel and concrete structures. Her experience includes a variety of building types across both new construction and existing structure retrofit projects.

Education

- M.S., Structural Engineering, 2017, The University of Texas at Austin
- B.S., Civil Engineering, 2016, The University of Texas at Austin

Registrations

- Licensed Professional Engineer in TX

Professional activities

- Member, ACE Mentor Program, New York
- Member, Structural Engineers Association of New York

Select project experience

Smith County Courthouse, Tyler, TX. Structural engineering services for the construction of a new seven-story, 250,000-square-foot courthouse with a basement. The new courthouse will increase the space of operations in the courthouse, allowing for a safer experience for judges, inmates, and staff.

Rice University 12 and 13th Student Residences, Houston, TX. Structural design for a two-tower student housing project. The 12 and 13-story towers are connected by a student dining hall. The structure consists of cast-in-place concrete, where portions of the new building utilize existing foundations from the previous a student housing building located at the site.

West Texas A&M, Geneva Schaeffer Education Building Expansion and Renovation, Canyon, TX. Structural design and façade consulting for the renovation to the 65,000-square-foot existing old education building. Project scope includes bringing the original building, constructed in the 1920s, to current structural and envelope standards. The addition includes a 5,000 square-foot steel expansion.

San Antonio International Airport, Terminal Development, San Antonio, TX. Structural engineering services for the construction of a new terminal C that will accommodate 17 narrowbody gates, out of which 6 will be able to function as internationally capable swing gates. The landside of the terminal will feature a ticketing hall, concessions and an expanded security screening checkpoint.

Charlotte Mecklenburg Library, Charlotte, NC. Structural engineering, building envelope and sustainability consulting services for a new 90,000-square-foot library and renovations to the adjacent McGlohon Theater. The new five-story building connects through the shared ground floor lobby to the historic theater and contains an immersive theater, cafe, technology and reading spaces, special collections and compact shelving. The rectangular massing on the ground floor gradually slopes to a triangular massing on the fifth floor and includes two multi-story cantilevers of 30 feet each. The sloping and curved façade features unitized curtain wall with unique metal panels screens. Scope included leveraging advanced building analytics to deliver a building that achieves the highest viable level of sustainability and energy performance. Thornton Tomasetti's integration of building envelope with its sustainability and structural engineering practices provides holistic consulting and advice to the design team on all six sides of the exterior.

Charles R. Jonas Federal Courthouse Annex & Alteration, Charlotte, NC. Structural and blast engineering services for the renovation of the 134,000-square-foot courthouse built in 1918 and expanded in 1933, and a new 213,000-square-foot addition. Scope involved developing practical and economical protective design measures while minimizing adverse impacts on the historic structure. The new addition uses structural steel moment frames with sideplate connections to comply with both the lateral and progressive collapse design criteria. The Design Excellence project provides 10 new courtrooms and seeks LEED Gold certification.

Thornton Tomasetti

CHRISTOPHER HILL, P.E., LEED AP BD+C

Associate Principal



Project role

Quality Control Lead

Summary

Chris joined Thornton Tomasetti in 2021 bringing over eleven years of experience as a structural engineering project engineer. His portfolio includes a variety of commercial, residential, hospitality and medical projects. He has provided engineering design and construction administration services for some of Houston’s most successful and recognizable projects.

Education

- M.B.A., 2022, University of Houston
- M.S., Structural Engineering, 2011, The University of Oklahoma
- B.S., Civil Engineering, 2010, The University of Oklahoma
- A.A.S, Construction Management, 2012, Oklahoma State University, Oklahoma City

Registrations

- Licensed Professional Engineer in TX, OK, AR
- LEED AP BD+C

Professional activities

- Member, Structural Engineers Association of Texas (SEAoT)
- Member, Rice Design Alliance
- Member, NAIOP

Select project experience

Smith County Courthouse, Tyler, TX. Structural engineering services for the construction of a new seven-story, 250,000-square-foot courthouse with a basement. The new courthouse will increase the space of operations in the courthouse, allowing for a safer experience for judges, inmates, and staff.

Blytheville Courthouse Expansion and Remodel, Mississippi County, AR.* Structural engineering for a \$14 million renovation to a historic courthouse including a 17,000-square-foot addition built atop the current courthouse.

Imperial Museum Center, Sugar Land, TX.* Structural engineering for the renovation of The Container Warehouse for adaptive use for The Children’s Museum of Houston and Sugar Land Heritage.

Petit Jean State Park Visitor Center, Petit Jean, AR.* Structural engineering for a 17,000-square-foot visitor center including a gift shop, 2,000-square-foot exhibit gallery, administrative offices and a 2,000-square-foot multipurpose room.

Little Rock Port Authority Expansion, Little Rock, AR.* Structural engineering services for the \$11 million upgrade to the industrial hub including transportation infrastructure improvements.

Aspire College Station Student Housing, College Station, TX.* Structural engineering for a 350,000-square-foot apartment podium atop a 333,455-square-foot multi-level parking garage, 7,550-square-foot retail/bank and a 20,000-square-foot amenity level.

609 Main, Houston, TX.* Structural engineering for a 1,020,000-square-foot, 51-story office building. The 39-story office building is built atop 10 parking levels, lobby and two levels of below-grade parking. It includes retail, a fitness facility and two sky gardens.

CityCentre Four, Houston, TX.* Structural engineering for a 120,000-square-foot, six-story office building with retail at the ground floor. It is designed to achieve LEED Silver Certification.

Dominion Office Building, Houston, TX.* Structural engineering for a 300,000-square-foot, 11-story Class A office building with a 390,000-square-foot parking garage accommodating 1,200 cars.

*Denotes work performed with previous employer.



San Luis Obispo Animal



C. Team Experience



Tab C. Demonstrate the experience of the Firm and sub-consultants based upon previous work similar to that of the type considered

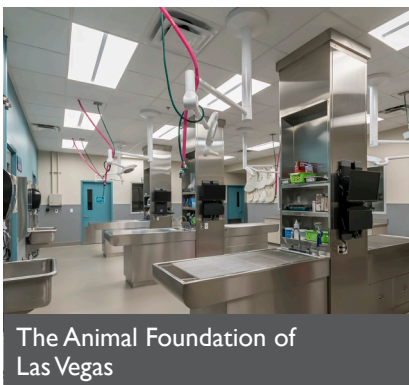
From our vast Animal Welfare project portfolio, we have selected projects that demonstrate Jackson & Ryan Architects' capability to deliver technically complex, durable, and humane animal care environments with efficient building systems and resilient construction.



Jackson & Ryan Architects brings more than three decades of focused experience designing and delivering humane, efficient, and durable animal welfare facilities across the country. Our Animal Welfare Studio is led by Principal Kim Raborn Hanschen, who has completed animal care and control projects across the country as well as State of Texas and the country. These facilities balance the needs of animals, staff, volunteers, and the public with the realities of continuous operation and municipal budgets. This depth of experience gives Jackson & Ryan Architects a deep understanding of the technical, operational, and emotional dimensions of animal shelter design.



The most recently completed project, the **Lucas County Canine Care and Control Facility** in Toledo, Ohio, represents a new generation of municipal shelter design that directly parallels Bryan's needs. Jackson & Ryan Architects served as Animal Welfare Design Architect with Colliers Design and Engineering serving as the local Architect of Record for this modern facility of approximately forty thousand square feet, featuring nearly two hundred kennels and generous outdoor play areas. The design uses a pod system that divides animals into smaller groups, each with its own dedicated ventilation and acoustic separation, an approach that improves health outcomes and reduces stress. Natural day-lighting and durable, easily sanitized finishes enhance both animal and staff wellbeing. This project underscores the Jackson & Ryan Architects' understanding of public shelter operations and our ability to deliver cost-effective, high-performance solutions for local governments. This project was delivered with a CM at Risk Contractor who was involved in design discussions throughout. The collaborative approach to project delivery allowed solutions for challenges to be developed quickly without impact to the project schedule.



The Animal Foundation of Las Vegas

Among the most well-known examples is the **Houston SPCA Campus for All Animals**, a 12-acre complex that redefined what an animal welfare campus can be. The project combines adoption, veterinary, wildlife, equine, and education facilities in one cohesive environment. Jackson & Ryan Architects led the full design and construction process, with



Kim Raborn Hanschen as Project Manager, creating light filled spaces that reduce animal stress and invite public engagement. The design incorporates advanced ventilation zoning and odor control systems developed with Telios Corporation to allow multiple species to coexist safely. Durable materials and clear circulation patterns make the campus both efficient to maintain and welcoming to visitors. The Houston SPCA campus demonstrates the team's ability to manage large, complex programs and to integrate mechanical and architectural systems to serve animal health and community outreach simultaneously. Both Telios and Alan Matuszak (formerly with Matrix Engineering) partnered with Jackson & Ryan on multiple phases of this project. The project delivery method was CM at Risk, and Jackson & Ryan Architects worked directly with the contractor from design through construction to determine the most cost-effective solutions to meet the client's goals. Site visits allowed us to address challenges in real time and direct communication with the contractor and client provided opportunities for innovative solutions and adherence to schedule.



The **Humane Society of Southeast Texas in Beaumont** demonstrates the team's expertise in designing for the Texas climate. With a 7,700 SF new adoption center, 2,500 SF renovated clinic and intake, and 4,000 SF new transport and laundry facility, this project balances resilience and warmth, using materials that withstand humidity and frequent cleaning while maintaining a friendly public image. Jackson & Ryan Architects served as prime for the A/E team, with Kim Hanschen as the Project Manager. Telios Corporation engineered HVAC and dehumidification systems specifically for the region's extreme conditions, ensuring that interior environments remain comfortable and hygienic. Alan Matuszak (formerly Matrix) provided structural engineering for the new and renovated portions of the facility. The building layout supports efficient animal flow from intake to adoption and allows staff to maintain high standards of sanitation with minimal effort. The result is a facility that performs reliably under difficult environmental conditions while remaining inviting to visitors. Working directly with the client and contractor throughout construction, our team was able to mitigate covid related supply chain issues with minimal impact to the overall project schedule.



The **City of Kyle Animal Shelter** further illustrates how the team delivers functional and community-focused municipal projects at a scale similar to City of Bryan project. Jackson & Ryan Architects led the feasibility and conceptual design, developing a compact, efficient program that maximized site potential and budget value. This fast paced programming and conceptual design phase successfully incorporated a wide array of stakeholder and community input and was immediately and



enthusiastically followed by a direct invitation to continue onwards to full design and construction services. This project draws direct parallels to City of Bryan's assessed needs and shows that a smooth, cohesive and timely process is possible with the right approach.



The **DeKalb County Animal Shelter** in Georgia extends this pattern of success. Jackson & Ryan Architects led design and construction of this facility, with Shannon Fowler as project lead. We created a civic building that accommodates more than four hundred animals in a durable, low-maintenance structure. The design emphasizes clear public access, efficient back-of-house circulation, and robust stormwater management for the five-acre site. The DeKalb project shares City of Bryan's goals for a long-lived, community-oriented shelter that projects civic pride and responsible stewardship. This project delivery method was a hard bid, which presented significant challenges for the contractor during construction. However, our proactive approach to construction services allowed us to find cost-effective solutions throughout the process that effectively eliminated change orders and project cost increases.



The City of Austin Animal Center offers another example of the team's commitment to sustainability and operational excellence. Jackson & Ryan Architects led the A/E team through design and construction on this design/build project. As the largest municipal animal shelter in Texas, it sets the standard for humane, high-performance design. The facility achieved LEED Gold certification through a combination of energy-saving HVAC strategies, solar water heating, and daylighting that reduces electric demand while improving the interior environment. The mechanical and electrical systems are designed to reduce annual energy consumption significantly and support continuous operation. The Austin Animal Center shows how thoughtful system design can yield long-term savings for city owners while maintaining exceptional levels of animal care.



Jackson & Ryan Architects, under the leadership of Kim Hanschen, has refined a fully integrated approach in which architecture, MEP engineering, and structural design are developed together to achieve resilient and sustainable buildings. Telios Corporation provides mechanical, electrical, plumbing, and fire protection design and brings specialized knowledge of air quality control, infection prevention, humidity management, and energy performance in 24-hour environments. Thornton Tomasetti contributes structural systems that are efficient, constructible, and responsive to the complex penetrations and loads that accompany advanced MEP coordination. Together, the team offers the City of Bryan a seamless collaboration of disciplines proven through a long history of successful shelter projects.



LUCAS COUNTY CANINE CARE AND CONTROL

Location: Toledo, Ohio
Scope: Animal Welfare Design Consulting
Completion: April 2025



Lucas County engaged Jackson & Ryan Architects, partnering with Bergmann, to perform an initial Needs Assessment and Site Analysis for their new Canine Care and Control facility. Jackson & Ryan Architects worked with the County and its stakeholders to delineate its current and future needs and ensure this new facility would continue to serve the county for years to come. After the program was developed and a site was selected and vetted, our team began design on a new facility to replace their aging existing facility.

The result is a 42,000 sf facility with a capacity of over 160 dogs, including adoptions, stray hold, and numerous flexible holding rooms to adapt to programmatic shifts as well as emergency response needs. This new facility will provide safe and healthful habitats to the dogs of Lucas County, dramatically increase efficiency and safety for staff, and provide state-of-the-art shelter and public facing veterinary services for the community. Construction completion is scheduled for October 2025.





HOUSTON SPCA - CAMPUS FOR ALL ANIMALS

Location: Houston, Texas
Scope: New 104,000 SF facility
Completion: 2017
Reference: Patti Mercer, President, info@HoustonSPCA.org, 713-869-9176

The Houston SPCA is truly a Campus for All Animals. The 12-acre site has extensive facilities designed to support the health and rehabilitation of all animals. The campus includes the Adoption Center with two dog parks, Animal Medical Center, Wildlife Center of Texas and Wildlife Flight Complex, Equine and Farm Animals Center, Education Center, Veterinary Student Residence, and a Donor Courtyard Screen.

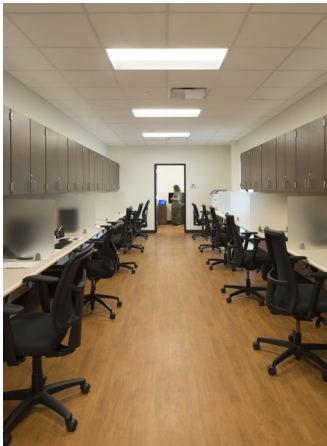
The Adoption Center showcases pets available for adoption in pleasant environments that are odor and stress free, allowing them to stay healthy and happy. The Animal Medical Center is a state-of-the-art, AAHA-certified animal hospital and rehabilitation center that provides services for shelter animals, with exam rooms, surgical suites, and stress-free animal housing environments. The adjacent Veterinary Student Residence is designed to house fourth-year Texas A&M University veterinary students completing a required, graded rotation at the Houston SPCA.

The Wildlife Center of Texas and Wildlife Flight Complex cares for approximately 10,000 wild animals each year. The Equine Center rehabilitates animals back to healthy living. The Education Center can accommodate up to 400 people for fund-raising events and programs including the education of staff, the public, animal welfare leaders, and children. The Donor Courtyard provides additional function space as well as space for donor recognition.

HOUSTON SPCA - CAMPUS FOR ALL ANIMALS



HOUSTON SPCA - CAMPUS FOR ALL ANIMALS MEDICAL CENTER





HUMANE SOCIETY OF SOUTH EAST TEXAS

Location: Beaumont, Texas

Scope: New animal shelter to save 5,000 animals annually



Built on their existing site in Beaumont, TX, the Humane Society of Southeast Texas's new 7,700 sf Adoption building and renovated 2,500 sf clinic and 4,000 sf transport buildings create a cohesive campus for the organization. With a focus on the well-being of the animals, budget conscious strategies were employed to stretch the value of the construction, allowing the Humane Society of Southeast Texas to direct funds to provide the greatest impact for their animals.



The new Adoption building nestles into its community with a friendly and modest presence. A front porch and broad overhanging eaves create shaded walkways for the public and the animals. A warm and welcoming lobby features cat colony rooms and spaces to get acquainted with the animals. The latest in animal housing is found throughout the adoption areas, reducing stress and creating a calm environment for the animals, staff, and public. Access to fresh air and daylight plentiful, with indoor/outdoor dog kennels and a screened "catio". Renovations include upgraded mechanical systems and indoor/outdoor spaces for intake and quarantine as well as a campus laundry room. Together, the new construction and renovations create a healthful and well-integrated home for the Humane Society of Southeast Texas.





DEKALB COUNTY ANIMAL SHELTER

Location: Chamblee, Georgia

Scope: New 33,440 SF to serve 7,500 animals annually

Completion: 2017



This new animal shelter was designed to meet the owner's primary objectives of creating spaces that are embracing and welcoming, that promote animal health and wellbeing, support animal care and animal care education, and encourage public visits and animal adoption. The design provides flexibility to serve the needs of the community today, and to provide the ability to expand and increase in animal capacity in the future. The building is designed with LEED best practices and complies with the updated energy codes.



The DeKalb County Animal Shelter was situated on the site to take advantage of the sloping elevation and address the storm water mitigation. An exercise-walking path for dogs surrounds a gently sloping green space that will have a detention pond at its center. The size of the animal shelter was determined by careful consideration of the operational costs.

DeKALB COUNTY ANIMAL SHELTER



"Jackson & Ryan Architects design for the new DeKalb County Animal shelter is a dream come true. The stress level of the dogs and cats has been reduced tremendously in the new, cleaner, brighter environment. Volunteers are excited to come visit and help. We now have a much steadier stream of adopters visiting the shelter. With the more accommodating environment and flow, people stay longer and find the perfect match for their family."

*- Rebecca Guinn,
CEO LifeLine Animal Project*





Peggy Adams Animal Rescue League



D.Team Project Success



Tab D. Demonstrate the success of the Firm based upon the record of performance on other projects

Jackson & Ryan Architects has an excellent record of project success with public entities including municipalities, counties, and the State of Texas. Our team has consistently demonstrated the ability to provide innovative design solutions, manage complex project requirements, and respond promptly to client and contractor needs throughout the design and construction process. Below we have selected several projects that highlight our record of performance, speak to our innovative design solutions, and reinforce our responsiveness during construction.



The Texas Freshwater Fisheries Center in Athens, Texas is a public facility run by the Texas Department of Parks and Wildlife. Jackson & Ryan Architects served as prime for the A/E team, led by Kim Raborn Hanschen. This facility provides an educational space for the public to learn about freshwater fish in our state's streams, rivers, ponds, and lakes. These public exhibits provide engaging educational opportunities to visitors while boasting complex life support systems for the aquarium exhibits. Jackson & Ryan Architects engaged with this project in 2019, providing master planning for the facility over numerous phases. The first phase was completed in summer of 2025 with a renovation of the public facility and exhibits, both on the interior and exterior of the facility. Jackson & Ryan Architects worked closely with the Texas Parks and Wildlife staff and the contractor, G2 Contractors, who were engaged with the project from schematic design onwards. The approximate cost of Phase I renovations is \$6.3 million.



Throughout the design, we worked directly with the client to identify priorities, in particular the fish habitats for the exhibits and the interior renovation of the educational "Dive Theater". This process allowed us to focus on essentials while keeping lesser priorities on the back burner when funding was available. While this required paring down the scope prior to construction, this fine tuning allowed us to reintroduce desired elements such as re-staining wood structure and adding a finish to exterior walkways. Function and efficiency remained at the forefront of the design and budget, while aesthetic improvements were brought back in once the budget was confirmed to have space for those items. Additionally, we worked directly with the contractor and carpenter to make use of donated materials, saving the client substantial sums.



Texas Freshwater Fisheries

Our contact with G2 Contractors will confirm our responsiveness during construction. We attended regular onsite OAC meetings throughout the construction period and maintained direct communication with the

D. TEAM PROJECT SUCCESS



City of Elk Grove Animal Shelter

project manager and superintendent. If resources available differed from the initial design, we performed site visits, virtual meetings, and responded to RFIs in order to align the budget with the client's vision. Our average turnaround for RFIs was less than seven days, with pressing RFIs turned around within one to two days. Submittals were regularly returned prior to scheduled due dates. We worked directly with G2 Contractors to ensure that the complex systems and equipment would be navigable through the existing conditions of the site during construction. The success of this project is evident in the final result, and we are confident the client and the contractor will confirm these results.

Jamison McGlasson, G2 Contractors, Owner/Project Executive
PO Box 1596, Mason, TX 76856,
Phone 817-739-6565, Email g2contractors.com

The **Lucas County Canine Care and Control** facility in Toledo, Ohio serves as the county's animal control facility. Jackson & Ryan Architects served as Animal Welfare Design Architect, with Kim Raborn Hanschen as Project Manager. Replacing an extremely aging facility that lacked basic humane habitats and created unsafe conditions for both animals and staff, Jackson & Ryan Architects worked directly with the County and Canine Care and Control staff to determine current needs and future goals. We analyzed site options and created a conceptual plan that provided necessary improvements to sustain the County's operations and allow them to build their programs to reduce pet homelessness. This approximately 40,000 sf, \$32 million facility serves as both the County intake facility, adoption center, shelter veterinary center, and provides public veterinary, outreach, and education services.

Jackson & Ryan Architects innovative design includes numerous smaller rooms housing dogs, each equipped with ample daylight, zoned HVAC, and direct access to exterior yards, all designed to dramatically improve the quality of life for the animals in their care while reducing overall stress of the animals. Additionally, each dog room provides increased durability, cleanability, and flexibility, reducing cleaning times and allowing adapt to unanticipated intake types. Easily accessible veterinary services with distinct flows for sick and well animals provide increased mitigation of the spread of disease and reduces staff handling of animals.

During construction, Jackson & Ryan Architects provided quick and thorough responses to contractor questions, conducting site visits to review animal equipment mock-ups, adjusting design to prefab panel



requirements, and providing quick solutions to changes in material availability. We provided quick turnaround for RFIs and submittals, with our average RFI response time being approximately three days for RFIs and one week for submittals.

Kelly Sears , Previous Director
Lucas County Canine Care and Control
Phone: 517.930.7951 | Email: kellyannsears@gmail.com



Bridgette A. Kabat, Senior Project Manager
Lucas County Commissioners
Phone: 419.213.4275 | Email: BKabat@co.lucas.oh.us



Dekalb County Animal Shelter in Atlanta, Georgia was a fast-paced, complex project with a fixed budget that was decided prior to an effective assessment of the County’s needs. Ultimately the needs of the County were greater than the budget allowed. Although this was a huge challenge for the Jackson & Ryan led design team, we met the challenge by identifying key areas for efficiency that reduced the overall building cost while maintaining key elements such as humane habitats, veterinary services, and capacity.



The budget was the biggest challenge for the design and construction of this facility, with a fixed budget of approximately \$8.5 million, there was no room to overshoot. We took this challenge head on, finding efficiency in every possible location. Creating spaces that flex with multiple purposes allowed us to increase the usable area without diminishing functionality. Additionally, we were able to reduce the overall building cost with a “big box” design concept which reduced the number of exterior walls, reducing the overall cost. In animal welfare facilities, this can mean the reduction of access to daylight, which is key to the wellbeing of the animals in the County’s care. However, through close coordination between MEP and structural engineering, our team was able to ensure that daylight was provided to all animal spaces with solatubes.



Working collaboratively with the contractor throughout construction, Jackson & Ryan Architects was able to ensure the County’s budget was not exceeded. We provided rapid turnaround on RFIs, with many responded to within two days. Submittal review was equally rapid, with less than seven-day turnaround on most submittals. This thorough

San Luis Obispo Animal Shelter

D. TEAM PROJECT SUCCESS



responsiveness allowed our team to support the County's requirement to maintain the budget limit while providing them with a new state-of-the-art facility to serve their community.

Rebecca Guinn, Formerly with DeKalb County Animal Shelter,
now CEO LifeLine Community Animal Center,
Phone: 404.272.2305 Email: rguinn@lifelineanimal.org





Williamson County Regional Animal Shelter



E.Team Ability to Perform Within Budget

E. TEAM ABILITY TO PERFORM WITHIN BUDGET



Tab E. Demonstrate the Firm's history of accuracy of cost estimates and ability to perform within budget constraints.

1. Budget Compliance and Owner Collaboration

Jackson & Ryan Architects begins every project with a clear understanding of the Owner's construction budget and treats that figure as a fixed design parameter. We work closely with our clients and cost consultants to develop early baseline estimates, identifying cost drivers by building system and program component. Using our internal project-management dashboards, we track scope decisions, design evolution, and value added options against that baseline in real time. This allows us to alert the Owner promptly to potential cost impacts and to make informed adjustments before documents reach bid. Our goal is always to ensure that every design decision supports the established construction budget without compromising performance or quality.



2. Record of Cost Estimate Accuracy

Our cost estimates have proven reliable across numerous projects in Texas. This accuracy is the result of disciplined quantity takeoffs, early coordination with cost consultants, and our extensive internal database of historical shelter construction costs. Because our portfolio focuses on animal welfare and municipal facilities, we maintain a precise understanding of cost drivers such as mechanical systems, kenneling components, and durable finishes.



3. Responsiveness to Budget Constraints

When budgets tighten, our team responds with design and material alternatives that preserve programmatic goals while reducing cost. We analyze life cycle value and maintenance implications to ensure cost reductions do not compromise long term performance. Examples include revising mechanical zoning to reduce ductwork runs, substituting high-cost finishes with more cost effective alternatives that don't impact the functional integrity of the space. Each solution is evaluated collaboratively with the Owner and contractor to confirm cost savings and maintain design integrity.



4. Procedures Ensuring Cost Accuracy and Design Within Budget

Throughout design, we employ layered quality control reviews that tie scope to cost. Major milestones schematic design, design development, and construction documents—include internal cost reviews with leadership and cross checks against current market data. Before each submittal, we reconcile estimates with consultants and, when possible,



E. TEAM ABILITY TO PERFORM WITHIN BUDGET



solicit informal contractor feedback to validate assumptions. This iterative process assures that the final design remains within the established construction budget while minimizing surprises during bidding.

HSPCA - Proposed/actual completion dates explain: 6/2019 11/2019
some delays due to hurricane Harvey

Austin Animal Center Addition – DEED Silver - final construction contract amounts: \$5,494,316 - \$ 5,734,954, Change Orders which represent Owner changes in scope

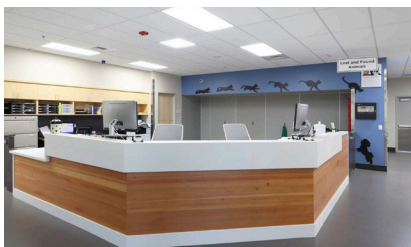
The Humane Society of Southeast Texas - Proposed/actual construction contract amounts: \$3,086,000 - \$ 3,140,000, 80% of Change Orders were Owner directed and increase of scope.



Peggy Adams Animal Rescue League adoption and education center
Proposed/actual construction contract amounts: \$13,149,490 - \$ 11,356,815 some materials purchase directly by owner and removed from the construction contract

Austin Animal Center Expansion

Proposed/actual construction contract amounts: \$5,494,316 - \$ 5,734,954, Change Orders which represent Owner changes in scope



San Mateo County Animal Services



City of Elk Grove Animal Shelter



F. Workload and Performance Within Schedule

JACKSON & RYAN ARCHITECTS

Page 47

F. WORKLOAD AND PERFORMANCE WITHIN SCHEDULE



Tab F. Workload capacity and history of performing work within a specified schedule

Coordinating Multiple Projects

Jackson & Ryan Architects maintains a structured project management framework that allows our team to manage multiple active projects efficiently, even at varying stages of design and construction. Using internally developed PM dashboards built in Power BI and Excel, we track all project phases, staff hours, contract budgets, and deliverable timelines in real time. These tools allow the Project Manager to visualize progress across tasks, phases, and disciplines—enabling early identification of potential conflicts and resource needs. Weekly coordination meetings ensure that priorities are aligned across projects, and milestones are met without overlap or delay.

Delivering on Schedule

Our scheduling approach combines detailed pre-design planning with continuous monitoring throughout the project. Each phase includes defined deliverables, internal quality-control checkpoints, and review dates that tie directly to the overall project timeline. This structure enables us to accurately forecast workloads and maintain accountability across the team. By tracking planned versus actual progress within our PM tools, we can adjust resources as needed to maintain schedule integrity without compromising design quality.

Contingency and Team Continuity

Every project is managed using consistent documentation and shared digital workflows, ensuring that critical information is never siloed with a single team member. All project data—including design progress, communication logs, and budget tracking—is stored within our centralized system, accessible to leadership and key staff. This transparency allows another qualified architect or project manager to immediately assume responsibilities if a staffing change occurs. In practice, our layered team structure and redundant project documentation have enabled seamless transitions when workloads shift or personnel changes arise.

Houston SPCA Campus for ALL Animals - Proposed/actual completion dates explain: 6/2019 11/2019 some delays due to hurricane Harvey

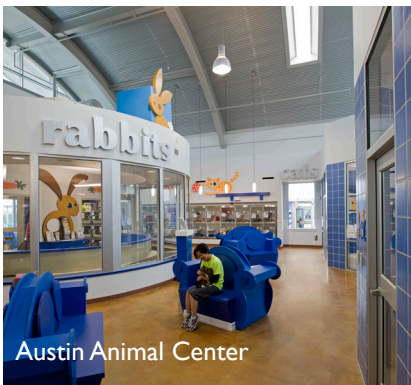
F. WORKLOAD AND PERFORMANCE WITHIN SCHEDULE



Austin Animal Center Addition – LEED Silver - Proposed/actual completion dates - explain: Completed as scheduled 11/2017

The Humane Society of Southeast Texas - Proposed/actual completion dates - explain: 7/2022 - 8/2022 Pandemic related supply change issues

Peggy Adams Animal Rescue League Adoption and Education Center
Proposed/actual completion dates - explain: 9/8/2020 - 3/1/2021
Additional time needed due to covid and shut down time for hurricane Dorian and the Owners request to insert an additional phase of construction



Austin Animal Center



San Antonio Paul Jolly Center



G. Approach for the Design Project.

Tab G. Proposed approach for the design project

Jackson & Ryan Architects Proposed Approach for the City of Bryan Animal Shelter Design Project is dedicated to delivering a facility that reflects the City of Bryan's commitment to public service, humane animal care, and operational efficiency. Our proposed approach integrates architectural, engineering, and management disciplines into one cohesive team structure designed to streamline the process, anticipate challenges, and maintain schedule control from day one. The team has reviewed the 2018 Needs Assessment document and will meet with the City of Bryan to confirm whether any updates or operational changes have occurred that may influence project requirements, ensuring that the final design reflects the City's most current goals and priorities.

Team Organization and Structure The project will be led by Jackson & Ryan Architects, serving as the Prime Design Firm and single point of responsibility for project coordination, design integration, and construction administration. The design effort will be directed by Kim Raborn Hanschen, AIA, Principal in Charge and leader of the firm's Animal Welfare Studio. Kim will oversee all phases of design and serve as the City of Bryan's primary contact throughout the project.

Supporting Kim will be a focused team of specialists experienced in animal welfare environments:

- **Jackson & Ryan Architects** (Architecture / Project Leadership) – Approximately 65% of total professional services. Responsible for programming, architectural design, interior architecture, documentation, specifications, and construction administration.
- **Telios Corporation** (MEP Engineering) – Approximately 25% of total services. Responsible for mechanical, electrical, plumbing, and fire protection system design.
- **Thornton Tomasetti** (Structural Engineering) – Approximately 10% of total services. Responsible for structural design and coordination with MEP and architectural systems.
- **Civil Consultant** (to be coordinated with the City of Bryan) Responsible for site design, grading, drainage, and utilities.

Jackson & Ryan Architects has collaborated with both Telios Corporation and Thornton Tomasetti on multiple animal welfare and public-sector projects, including several of those listed, such as the Houston SPCA Campus for All Animals, the Humane Society of Southeast Texas, and the City of Kyle Animal Shelter. Our collaboration ensures seamless communication and a proven workflow that allows us to deliver accurate, buildable documents on schedule.

Work Plan and Detailed Approach - Our proposed work plan is structured into six key phases designed to efficiently progress from concept to completion while maintaining close communication with City of Bryan staff, stakeholders, and user groups.

Phase I – Discovery and Programming (3–4 weeks)

We begin by engaging with City of Bryan representatives, shelter staff, and community stakeholders to confirm operational requirements, staffing needs, and desired capacity. Jackson & Ryan Architects will lead a visioning and programming session to review program goals, functional relationships, and opportunities for community engagement. Telios Corporation and Thornton Tomasetti will contribute to early systems and structural

G. APPROACH FOR THE DESIGN PROJECT



considerations to ensure all disciplines are aligned from the start. Deliverables will include a final Program of Requirements, adjacency diagrams, and a preliminary site utilization study.

Phase 2 – Concept and Schematic Design (6–8 weeks)

During this phase, we will develop initial building concepts that integrate function, circulation, and aesthetics. The focus will be on designing a humane environment that supports animal health, staff efficiency, and public accessibility. Our team will explore multiple layout options that balance flexibility and operational clarity while optimizing natural light, ventilation, and flow between public and animal zones. Sustainability and maintainability will be considered at every decision point. Cost modeling will be performed in coordination with the City of Bryan’s budget constraints to ensure financial feasibility.



Phase 3 – Design Development (8–10 weeks)

Once schematic design is approved, the team will advance into detailed design of architectural, structural, and MEP systems. This phase will focus on refining materials, systems integration, and constructability. Telios Corporation will complete HVAC zoning and energy recovery design to ensure proper air exchange, humidity control, and odor management. Thornton Tomasetti will finalize structural systems that accommodate the mechanical infrastructure and support the shelter’s long-term durability. Jackson & Ryan Architects will coordinate all disciplines into a cohesive design package suitable for cost estimating and early permitting discussions.



Phase 4 – Construction Documents (10–12 weeks)

The construction documents phase will deliver fully coordinated, detailed plans and specifications. Our goal is to eliminate ambiguity and minimize the need for clarifications during construction. Jackson & Ryan Architects employs a quality control process involving multi-discipline peer review before submittal to the City of Bryan. During this phase, our team will also prepare bidding documents and assist the City of Bryan in contractor outreach if requested.



Houston Campus for ALL Animals

Phase 5 – Bidding and Negotiation (8-12 weeks estimated)

Jackson & Ryan Architects will support the City of Bryan through contractor selection by responding promptly to questions, issuing addenda, and reviewing bids for completeness. Our firm’s familiarity with municipal procurement ensures transparency and responsiveness throughout this process.

Phase 6 – Construction Administration (15 – 18 months)

During construction, the Jackson & Ryan Architects team will maintain continuous involvement to ensure the design intent is executed accurately. Site visits will occur at key milestones to review progress and quality. Our firm is known for timely response during this phase, typically achieving three- to five-day turnaround on submittal reviews and same-week responses to RFI's. Telios Corporation and Thornton Tomasetti will participate in site inspections related to their respective systems, reviewing shop drawings, and supporting field issue resolution. Upon completion, Jackson & Ryan Architects will assist in punch list development, system commissioning, and post-occupancy review to confirm performance.

Project Management and Communication Approach

Effective project management is the foundation of our success. Jackson & Ryan Architects employs a transparent, collaborative process designed to ensure that the City of Bryan remains fully informed and engaged throughout the project. Project communication will be structured around weekly coordination meetings during active design phases, supplemented by progress reports summarizing milestones, decisions, and action items.

Our approach emphasizes early problem solving and decision making. By integrating MEP and structural design from the earliest programming discussions, we avoid costly redesigns later in the process. The project schedule will be developed in coordination with the City of Bryan's procurement and construction time lines, ensuring alignment with funding and permitting requirements.

Throughout the project, the Principal in Charge will maintain direct communication with City of Bryan leadership and shelter management will coordinate daily activities and deliverables. This dual leadership structure ensures both strategic oversight and operational accountability.

Jackson & Ryan Architects, Telios Corporation, and Thornton Tomasetti share a long history of collaboration and mutual respect, resulting in efficient coordination and reliable performance. Our combined experience on complex, high-functioning animal welfare facilities provides the City of Bryan with a project team that understands the unique technical, regulatory, and emotional aspects of designing a humane, community focused shelter.

Conclusion

Our proposed approach is grounded in the values of responsiveness, precision, and partnership. The Jackson & Ryan Architects team will deliver a facility that meets the City of Bryan's operational goals, reflects the community's commitment to animal welfare, and stands as a lasting public asset. With a disciplined process, a proven team, and a record of successful animal shelter projects across Texas and beyond, we are prepared to move forward immediately and deliver this project efficiently, collaboratively, and with excellence. We are beyond excited at the opportunity to support our neighbor in your efforts to bring a much-needed improved animal care facility to the City of Bryan. We are confident that our team will bring you the responsiveness, expertise, and skilled project management that will ensure your project is a success.



SPCA of Texas



H. Knowledge of the City of Bryan

H. KNOWLEDGE OF THE CITY OF BRYAN



Tab H. Knowledge of the City of Bryan’s contracting, local contractors, codes, adopted design criteria and specifications, and local site conditions.

1. Site Development, Building Permitting, and Code Requirements

Jackson & Ryan Architects has broad experience delivering projects across Central and South Texas under a range of local jurisdictions, each with distinct codes and permitting requirements. Our portfolio includes work in Williamson County, Austin, Houston, San Antonio, Irving, Beaumont, Brownsville, and Kyle. This experience navigating local building codes, zoning regulations, and TAS/ADA requirements gives us a strong understanding of the permitting and compliance framework that will guide a City of Bryan project.



2. Building Material Availability and Use

With extensive experience across Texas and beyond, we understand that material availability and local construction practices directly affect a project’s budget, schedule, and long term performance. Our team works closely with local suppliers and contractors to specify materials that are durable, cost effective, and readily available in the region. From the outset, we consider how local building typologies and construction techniques can inform efficient design solutions. By integrating regional construction methods and typologies into our design process, we create facilities that are efficient to build and maintain. For Bryan, this approach will ensure a shelter that reflects local identity while remaining practical and durable for decades of use.



3. Environmental Issues and Considerations

As a Texas-based firm experienced in flood-prone environments, we have a strong understanding of stormwater, floodplain, and site-drainage criteria critical to Bryan’s proposed shelter site at 2101 E. MLK Street. The site’s proximity to Zone AE and nearby floodway areas will require careful design coordination. From project inception, our team will align all site planning and drainage strategies with the City of Bryan’s Floodplain Management Plan and the Unified Stormwater Design Guidelines developed with the City of College Station.



Austin Animal Service Center

Jackson & Ryan is committed to sustainable design that reduces environmental impact while creating calm, healthy environments for both people and animals. Our experience includes the Austin Animal Center (LEED Gold, its subsequent addition (LEED Silver), and the Santee Animal Care Shelter in San Diego, currently under construction and targeting net-zero energy performance. We will bring the same environmentally responsive approach to the City of Bryan project.

H. KNOWLEDGE OF THE CITY OF BRYAN



4. Public awareness and involvement in local project development.

We recognize that animal service facilities draw high levels of public interest and community engagement. A successful project depends on genuine community buy-in, which begins with listening. Our process includes stakeholder workshops, public outreach sessions, and city council presentations designed to build understanding and consensus.

We approach each project without a predetermined solution—our role is to ask questions, listen carefully, and learn from those who operate the facility every day. Their experience guides our design decisions, ensuring the final building reflects the needs, values, and pride of the community it serves.



5. Local design standards and construction specifications

Although the proposed site lies outside Bryan's designated corridor and historic district boundaries, both guideline documents provide valuable insight into the city's broader architectural character and expectations for quality. Our team will review these standards alongside Bryan's adopted construction specifications to ensure that the new Animal Services Facility reflects the city's design values and integrates appropriately with its surroundings. We will incorporate the city's standard details and materials into our construction documents from the outset, ensuring consistency, code compliance, and ease of review during permitting and construction.



6. Specific project-related issues

The proposed Animal Services Facility will require careful attention to site orientation, noise control, drainage, and vehicular and pedestrian circulation. These and many others are all issues we have successfully addressed in nearby climates and jurisdictions. Our experience designing shelters on constrained or mixed-use sites gives us the foresight to anticipate and mitigate potential permitting, neighborhood, or environmental challenges unique to Bryan.



Houston SPCA

With headquarters in Houston and more than thirty-eight years of continuous practice in Texas, Jackson & Ryan Architects brings a proven understanding of the codes, materials, and environmental factors that define construction across this region. We will extend that experience to the City of Bryan, leveraging our consultant network and our tested municipal design processes to deliver documents and facilities fully aligned with Bryan's standards and community expectations.



League City Animal Control



APPENDIX

CLIENT REFERENCES

References: The City of Bryan will conduct reference checks as needed to evaluate SOQs. The City may contact those listed, and inclusion of this listing in your SOQ is agreement that the City may contact the named reference. The City reserves the right to contact other companies or individuals who can provide information to the City to assist the City in fully evaluating the Respondent.

All reference checks must show that the successful Firm is in good standing with their current and previous customers. All Firms are required to provide a **minimum of five (5) references** from current and recent clients of similar size and/or projects recently completed of similar size and scope. At least three (3) of these references must be from government agencies.

COMPANY NAME: Texas Municipal Clerks Association
CONTACT: Jesse Elizondo
ADDRESS: 1700 Kohlers Crossing, Kyle, Tx 78640
PHONE #: 737-273-4898
EMAIL: jelizondo@cityofkyle.com

COMPANY NAME: City of Austin
CONTACT: Kalpana Sutaria, AIA, LEED-AP (BD+C), PMP
ADDRESS: 1050 E. 11th Street, Suite 200, Austin, Tx, 78702
PHONE #: 512-974-7225
EMAIL: Kalpana.sutaria@austintexas.gov

COMPANY NAME: Lucas County Canine Care and Control (LC4)
CONTACT: Kelly Sears
ADDRESS: 1301 Monroe St, Toledo, OH 43604
PHONE #: 517-930-7951
EMAIL: Kellyannsears@gmail.com

COMPANY NAME: Lucas County Board of County Commissioners

CONTACT: Bridgette A. Kabat

ADDRESS: One Government Center Suite 800, Toledo, OH 43604

PHONE #: 419-265-6384

EMAIL: _____

COMPANY NAME: Charleston Animal Society

CONTACT: Joe Elmore, CAWA, CFRE

ADDRESS: 2455 Remount Road, North Charleston, SC 29406-6138

PHONE #: 843-701-2444

EMAIL: jelmore@charlestonanimalsociety.org

JACKSON & RYAN
ARCHITECTS

Certification of Compliance with Texas Government Code Requirements
City of Bryan RFQ Submission

October 22, 2025

To Whom It May Concern:

Pursuant to the requirements of the Texas Government Code and in connection with our submission in response to the City of Bryan's Request for Qualifications, Jackson & Ryan Architects hereby certifies the following:

1. Iran, Sudan, and Foreign Terrorist Organizations

We are not engaged in business with Iran, Sudan, or any foreign terrorist organization as described in the Texas Government Code, Chapter 2252, Subchapter F.

2. Non-Boycott of Israel

We do not boycott Israel and will not boycott Israel during the term of this contract, in accordance with Texas Government Code Chapter 2271.

3. Ownership and Control Compliance

We are not majority-owned or controlled by the government of China, Iran, North Korea, Russia, or any other designated threat entity as defined under Texas Government Code § 2275.0102.

Sincerely,



Kim Hanschen, AIA
Principal
713-526-5436
2370 Rice Blvd, Suite 210
Houston Tx, 77080



Thank you for this opportunity.

H. KNOWLEDGE OF THE CITY OF BRYAN



Idaho Humane



Austin Animal Service Center



League City Animal Control