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2022 AIA Fellowship

Candidate William S. Mullane
Organization WSM Architecture
Location Austin, Texas
Chapter AIA Texas Society of Architects; AIA Austin

Category of Nomination

Object 4 > Public Service

Summary Statement

A proponent of high-performing, sustainable and innovative approaches to campus architecture, Bill Mullane develops, promotes and realizes visionary projects that are essential to supporting institutional missions and to helping transform the communities they serve.

Education

Rice University, Houston, Texas, 4 years, Bachelor of Arts in Architecture

Licensed in:

Texas

Employment

WSM Architecture

January, 2020 – present (1 year, 9 months as of September, 2021)

Principal

Austin Community College District

October, 2003 – December, 2019 (16 years, 2 months)

Vice President, Facilities & Construction, 2015-2019

Executive Director, Facilities & Construction, 2007 - 2015

Director of Facilities & Construction, 2004 - 2007

Project Manager, 2003 - 2004

SHW Group

February, 2000 – October, 2003, (3 years, 8 months)

Project Manager

The Nyfeler Organization / AGUIRREcorporation

March, 1997 – January, 2000 (2 years, 10 months)

Project Manager

Martinez & Wright Engineers

May, 1995 – March, 1997 (1 year, 10 months)

Senior Architect

The University of Texas at Austin

November, 1987 – May, 1995 (7 years, 6 months)
Architect II / Architect III

William S. Mullane, AIA
May, 1986 – November, 1987 (1 year, 6 months)
Principal

The Austin Group Architects
August, 1984 – May, 1986 (1 year, 9 months)
Project Manager / Associate

Lawrence D. White Associates
December, 1982 – August, 1984 (1 year, 9 months)
Project Director

Page Southerland Page
May, 1979 – November, 1982 (3 years, 6 months)
Field Representative / Intern Architect

Consulting Architect

July 23, 2021

Mr. Steven L. Spurlock, FAIA, LEED-AP, Chair
2022 AIA Fellowship Jury, College of Fellows
American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006

Re: AIA College of Fellows Candidate, William S. Mullane, AIA

Dear Steven:

Please favorably receive the application of Bill Mullane, AIA for elevation into the College of Fellows of the American Institute of Architects. I personally know his architectural career to meet and exceed the high standards of the College of Fellows. In his career, Bill has been my employee, my client, and my colleague.

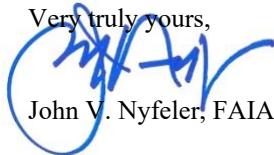
When my architect firm was part of the program management team for a \$450 million school bond program for the Austin district, Bill, as my valued and trusted employee was project manager of multiple projects, working with district staff, consulting architects, engineers, and construction contractors. He diplomatically and efficiently managed multiple valid but often, competing interests and accomplished goals within available resources and the unmovable academic calendar. These skills have served Bill well ever since.

As director of design and construction of the Austin Community College District (ACC), Bill, in time, became my client. True to his values, our relationship was entirely professional and without favor rising from our earlier association. As an architect's client, Bill is clear, fair, and honest. He is responsible for innovative instructional facilities, through excellence in project definition, design, and delivery of 13 new and expanded college campuses and provided for over two million SF of new instructional and support space for a student population that grew to almost 50,000. During this period of rapid growth, Bill led the ACC Board in laying out and executing policies of sustainable development by public transportation options, compact urban forms, and by preservation of existing historic buildings. His work has been transformational for the Austin community and set a shining example of the power of forward-thinking architecture and careful stewardship of resources to advance communities. Through his presentations and in publications Bill's results are widely recognized by school facility planners.

Over the last 35 years, Bill and I have had the pleasure of working together on several civic activities including the R/UDAT Austin of which I was local Chair, that has resulted in Austin having become among the fastest growing and vital downtowns in the country as it became one of the ten largest cities in the US. Bill has been visible and effective in AIA Austin initiatives and committee work, City of Austin boards and commissions, citizens' bond advisory committees, and the Chamber, as well as citizen community transportation planning and environmental outreach.

It is a rare life's gratifying experience to be a part of, and witness to, the remarkable progress to professional excellence of an architect colleague. Bill Mullane, AIA is an architect of purpose and accomplishment. He has advanced, achieved, and expanded the path to excellence in the delivery of architecture of public education. I urge your positive response to Bill's nomination. He has fully earned it.

Very truly yours,



John V. Nyfeler, FAIA

1.0 SUMMARY OF ACHIEVEMENTS

SUMMARY STATEMENT

A proponent of high-performing, sustainable and innovative approaches to campus architecture, Bill Mullane develops, promotes and realizes visionary projects that are essential to supporting institutional missions and to helping transform the communities they serve.

Austin Community College District (ACC) provides higher education services to a region of Central Texas which encompasses an area as large as the state of Connecticut. When Bill Mullane arrived in 2003, ACC operated six campuses that were overcrowded, overused, mislocated, and poorly maintained. A recently approved GO Bond program included construction on compromised sites and plans for a new campus with a scope vastly exceeding its budget. In addition, ACC's Facilities Department had insufficient staff and experience at the time to implement significant work.

PROMOTED EXCELLENCE IN PROJECT DEFINITION AND DELIVERY

Bill attracted additional professional staff and implemented planning processes and procedures to properly define and carry out the work and cultivated an atmosphere of teamwork. He developed the ACC facilities program from its chaotic start into **one of the most widely respected institutional programs in Texas, with influence felt well beyond the state**. ACC's projects have since earned widespread recognition for design, construction, and community impact from AIA and industry organizations.

He acquired sites to expand three campuses and to create six new ones that are strategically located to serve rapidly growing areas. He identified space needs and projects to correct existing deficiencies and added new facilities to serve a rapidly growing enrollment for the next 15 years. By 2019, ACC's space per student had nearly doubled, even as enrollment had grown by nearly 25% compared to 2006. Projects on ACC campuses have been recognized for design by AIA Austin and Texas Society of Architects, and for planning by the Urban Land Institute.

ADVOCATED THE ROLE OF ARCHITECTURE IN SUSTAINABLE DEVELOPMENT

Bill's planning ethos focuses on promoting compact patterns of urban form to support growth of population and the economy while minimizing urban sprawl which consumes productive farmland and sensitive green space. He includes planning for efficient, diverse transportation options to comprise necessary and synergetic infrastructure supporting these forms. He advocates for preserving existing facilities to protect not only their cultural and aesthetic value, but also the embodied materials and carbon footprint they contain.

He selected sites and guided masterplanning of all new ACC campuses for proximity to complementary uses as well as to public transit and other options for access. He instituted a Sustainability program that has systematically and measurably minimized ACC's impact and made ACC one of only two community college systems receiving the national Second Nature/Association of College and University Presidents Climate Commitment Award. Between 2009 and 2019, the District reduced carbon emissions per sq. ft. by 35%, with a goal of carbon neutrality by 2050. Eight projects have earned LEED Silver or Gold, with three more on track for this level or better.

In his myriad civic roles, Bill has worked with more than 20 organizations to support the redevelopment of downtown Austin, enhance public transit and other alternative modes of transportation, and the redevelopment the city's old airport site into an award-winning walkable mixed use urban center. These and other efforts promoted economic development, environmental protection, and equitable benefits to the entire community. **In recognition of this work and his leadership at ACC, AIA Austin awarded Bill the 2021 Alan Yamoto Taniguchi, FAIA, Award for Public Architecture.**

PRODUCED INNOVATIVE INSTRUCTIONAL FACILITIES

Bill has developed a steady stream of high-performing spaces, and instructional spaces that demonstrate innovation in both setting and function. Among these is the conversion of a declining regional mall into a precedent-setting learning space within a walkable mixed-use urban center as an integral part of a public private partnership that spurred the revitalization of an entire sector of the city. **This highly lauded project was featured in the 2021 book *Case Studies in Reinventing Suburbia: Urban Design Strategies for Urgent Challenges*.**

Innovative functions include ACCelerators (large computer labs with computer-based, self-paced instruction utilizing a modular format supported by tutors), facilities to merge digital media programs into shared facilities, incubator spaces, studio space to be shared by ACC programs and PBS Austin and Austin Community Radio, workforce training and simulation space for healthcare and technical fields, and instructional spaces with public access to exhibit student work.

2.1 SIGNIFICANT WORK

Bill is one of the best things that ever happened to ACC. His skills, expertise, and professionalism have brought ACC's facilities from woeful to a model for the USA in the realm of community colleges. He has built a stellar staff, seen millions in projects come to pass, and somehow manages to deliver exceptional performance under very challenging timelines and budgets. In my opinion, Bill is the best architect in Texas, and I enjoy working with him.

-Dr. Ben Ferrell, 2016 Performance Evaluation for William Mullane

When Bill began work at Austin Community College District in late 2003, he was the only licensed professional in the Facilities office. ACC had begun implementing its first GO Bond program totaling just under \$100M. The approved scope of work included construction on compromised sites, and budgets which didn't align with approved programs. These projects included the South Austin Campus, the Rio Grande Campus Parking Garage and Gymnasium Building and the Cypress Creek Campus Expansion described below. ACC had also purchased a site which contained a closed landfill and had constructed a classroom building on it; remediation required installation of a subsurface methane extraction system and methane detection and alarm system within the building. He found solutions for existing issues, then secured approval to expand the department with sufficient skilled staff to complete this program. He led the department to address numerous other deficiencies at existing campuses and expand ACC's facilities to accommodate rapid growth in enrollment. These issues were more clearly defined in the Regional Facilities Master Plan and the Campus Master Plans and the projects defined through these plans, as described below. These upgraded instructional facilities allowed ACC to provide better services to its students and a better-trained workforce to the community. Under Bill's leadership, ACC's facilities program matured from chaos to one of the most widely respected institutional programs in Texas, with influence felt well beyond the state.

SELECTED PROJECTS AT AUSTIN COMMUNITY COLLEGE DISTRICT (ACC)



Regional Facilities Master Plan

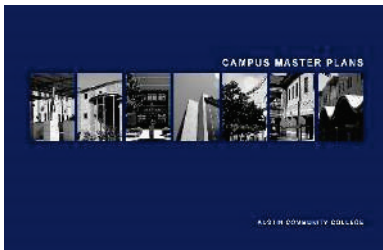
Central Texas

Completed 2007

Planners: Sasaki

Role: Represented Facilities & Construction for ACC

The District's facilities were overcrowded, overused, poorly maintained and located on small, landlocked sites. The state identified goals to further increase enrollment. This study provided guidance on many issues, including goals for adequate space per student, optimal enrollments per campus, appropriate size of a site for a new campus, and more. It recommended that ACC implement a Public Facility Corporation (PFC) as an alternate source of funding for capital improvements and predicted that the majority of demand for enrollment growth would occur in suburban areas. The PFC proved valuable in funding new campuses when suburban areas approved annexation into the District.



Campus Master Plans / Campus Master Plan: Facilities Overview

Completed: 2011

Architect: Barnes Gromatzky Kosarek Architects

Role: Directed planning effort for ACC

This project built upon the Regional Facilities Master Plan and recommended options for expanding and renovating existing campuses to address existing deficiencies and accommodate projected enrollment growth. It identified and recommended the necessary quantity of swing space which would be needed as well as a sequence of implementation to complete the program. It confirmed the physical development limits at each existing site, provided estimates of probable construction cost for each phase of work and provided a manual of space planning standards for the District. It provided a strategy to resolve the inequities in the quantity and quality of space at older campuses relative to newer. These older campuses served higher percentages of students of color, those with fewer resources, and those first in their family to attend college; they needed attention to become equitable.

2.1 SIGNIFICANT WORK



Highland Master Plan

Completed: 2014

Architect: McCann Adams Studio

Role: Led planning effort for ACC

This Master Plan included a plan for allocation of the Highland Mall site between educational and mixed-use development, design standards for all development on the site, a joint development agreement, an option agreement for sale of tracts for mixed use, restrictive covenants, a master developer agreement, and other legal documents governing the redevelopment process. This process validated the strategy for ACC and RedLeaf to undertake the complex process of acquisition and redevelopment of the 87 acre site. On behalf of ACC, Bill negotiated all of the documents and the six acquisition processes to assemble the full site. The redeveloped site will allow ACC to provide 1.3M gsf of facilities for its needs; this space would allow ACC to consolidate its administrative offices and provide temporary instructional space to permit renovations and expansions at the older facilities. RedLeaf would purchase the parking lots from ACC to develop approximately 900,000 gsf of commercial space and 1200 residential units. The site will have three signature parks and 1.25 miles of hike & bike trails.

Highland Campus, Phase 1

Austin, Texas / 212,642 gsf

Completed 2014

Architect: Barnes Gromatzky Kosarek Architects

Role: Directed design and construction for ACC

This conversion of the former JCPenney store at Highland Mall provided swing space to allow the sequential renovations and expansions of seven older campuses to ensure equitability among ACC's campuses. ACC added the inclusion of the ACCelerator, a 35,000 sf computer lab. The remainder of the campus included classrooms, science labs, a library, a testing center, student services, administrative and faculty offices, community meeting rooms, space for academic partners, and a student lounge, study and activity spaces.

This project earned LEED Gold.

It was recognized for adaptive reuse by *World Architecture News*, won Design awards from Texas Society of Architects and AIA Austin, Best of the City award from *Austin Monthly*, the Impact Award from ULI Austin, Overall Winner for the Best Real Estate Award from *Austin Business Journal*, an Imagine Austin Spotlight Model Project from the City of Austin, and an Eagle Award from Associated Builders and Contractors.



Biotechnology Incubator

Austin, Texas / 8000 gsf

Completed: 2017

Architects: Pfluger Associates

Role: Directed design and construction for ACC

ACC received a grant furnishing partial funding to construct and equip wet lab space in another section of the former mall to support startup biotechnology research efforts. This facility provides two clean rooms, seven laboratory spaces, conference space, offices and other support spaces on short-term leases to commercial tenants which can provide internship opportunities for ACC students. This facility was the first of its type provided by a community college.



2.1 SIGNIFICANT WORK



Highland Campus Phase 2

Austin, Texas / 418,580 gsf

Completed: 2021

Architect: Barnes Gromatzky Kosarek Architects / Perkins & Will

Role: Directed design and construction for ACC

Funded by the 2014 GO Bond program, this project converted the majority of the in-line store section of the former Highland Mall into instructional space. To break up the original megastructure, a Paseo now allows pedestrian access through the original building. This facility connects internally to adjacent ACC buildings as did the original mall, and provides space for an integrated digital media program, allowing Art, Music, Music Performance Business Technology, Drama, Dance, Photography and Digital Media to collaborate and work across traditional departmental boundaries. It also includes kitchen and a restaurant for the culinary department, an auditorium-style lecture hall, space for architecture and engineering CAD, a GIS incubator, hospitality, a health sciences simulation center, a workforce development center, faculty offices and support space. Many of these face the public realm, allowing public access to a restaurant, art galleries, and multiple performance spaces. This project is on track to earn LEED Silver.

Highland South Parking Garage

Austin, Texas

Completed: 2021

Architect: Barnes Gromatzky Kosarek Architects

Role: Directed design and construction for ACC

As ACC sold portions of the mall parking lots for development, it became necessary to construct parking garages for the growing campus. This seven level parking garage provides 2385 spaces for the Highland Campus, including PBS Austin and other supported uses within ACC facilities. Two dedicated areas at ground levels provide sheltered bicycle parking. A segment of the 1.25 mile hike & bike trail around the site doubles as the fire lane. Beneath the garage, a cistern provides over 900,000 gallons of water storage for HVAC condensate and roof runoff from campus buildings; the recaptured water will be used to irrigate landscaping on the site, including one of the signature parks. Twenty two charging stations are provided for electric vehicles, with conduit to provide 55 more. The building includes support for shade structures above the top level utilizing photovoltaic panels. The project is on track to earn ParkSmart certification.



Highland Campus Building 3000

Austin, Texas / 192,402 gsf renovation / 23,000 gsf new construction

Completed: To be complete in 2021

Architect: Gensler

Role: Directed design and construction for ACC

This project converted the former Dillard's store into consolidated administrative offices and a board room, plus space for offices and technical support for Austin PBS, as well as offices and studio space for Austin Community Radio, operating as KAZI. An expansion of the building accommodates the studio spaces and studio support for Austin PBS and the ACC Radio Television and Film (RTF) Department. Austin PBS will collaborate with ACC RTF with facilities, equipment and internships. An adjacent public plaza constructed as part of the project provides public gathering and presentation space. This project is on track to earn LEED Silver.



2.1 SIGNIFICANT WORK



Highland Campus Central Chiller Plant

Austin, Texas / 18,000 gcf / 4500 tons capacity

Completed To be complete in 2021

Engineer: Jacobs Engineering (under contract to Austin Energy)

Architect: Method Architecture (under contract to Jacobs Engineering)

Role: Negotiated agreements with Austin Energy and led design and construction for ACC

ACC identified a central chiller plant with thermal storage as the optimal solution to provide the chilled water needed to condition 1.3 million square feet of occupied campus buildings. ACC maintenance staff had no experience with such facilities, so Bill negotiated agreements with Austin Energy, which provided this service to support its goal of shaving peak demand to delay adding generating capacity. The plant has an initial capacity of 4500 tons, with expansion planned to 6000 tons, and 1.2 million gallons of chilled water storage.



Rio Grande Campus Parking Garage

Austin, Texas

Completed 2009

Architect: Barnes Gromatzky Kosarek Architects

Role: Directed design and construction for ACC

The project had stalled because ACC had identified properties owned by the City of Austin and the school district for the construction of a large garage. Part of the site was dedicated parkland, and all of it was significantly impacted by floodplain, with no other access. Bill recognized that a smaller garage could be constructed on a small site which ACC did own, and adjacent property between this alternate site and the main campus could be acquired for future expansion. The design complied with the City's Great Streets program, including provision of retail space at street level, and the garage achieved a 3-star rating in Austin Energy's Green Building program. Later, Bill negotiated the acquisition of adjacent sites for future expansion of the garage.



Rio Grande Campus Gymnasium Conversion

Austin, Texas / 51,298 gsf

Completed 2010

Architect: BLGY

Role: Directed design and construction for ACC

The 2003 GO Bond program included plans for a partial renovation the main building at the Rio Grande Campus plus construction of new faculty offices. However, campus operations precluded disruption of instruction for the renovation, and there was no viable site for the new office building. Bill recognized that the abandoned ACC-owned gymnasium building could accommodate a new floor inserted within the volume of the gymnasium space to provide eight classrooms, more than fifty faculty offices and support space. A cramped pedestrian tunnel would be converted to provide utility connections under the street from the adjacent central plant to other buildings on the campus.

This conversion preserved the exterior of the historic 1929 structure and earned an Adaptive Reuse Award from the Heritage Society of Austin (now Preservation Austin). The project also won an Excellence in Construction Award from Associated Builders and Contractors.

2.1 SIGNIFICANT WORK



Rio Grande Campus Main Building Renovation

Austin, Texas / 171,420 gsf

Completed: To be completed in 2021

Architect: Studio 8 Architects / Overland Partners

Role: Directed design and construction for ACC

Originally constructed in 1915 as John Allan Junior High School, and expanded in 1925 to become Austin High School, ACC had leased this facility from the school district beginning in 1974 and purchased it in 2004. Funded by the 2014 GO Bond program, this project renovated the cramped and poorly maintained building to provide high quality instructional space as a community college. The campus accommodates students co-enrolled at the University of Texas at Austin. The exterior was restored to its historic appearance and interior courtyards were enclosed as three story community spaces, restoring the appearance of the masonry walls surrounding them.

This project is on track for LEED Platinum.



Round Rock Campus Phase 1

Round Rock, Texas / 276,189 gsf

Completed: 2010

Architect: Graeber Simmons & Cowan

Role: Directed design and construction for ACC

Funded by the District's new Public Facility Corporation, this campus served the newly-annexed Round Rock ISD. Bill evaluated, recommended and negotiated the acquisition of two adjacent tracts totaling 84 acres for a new campus. He directed the masterplanning of the site and the design and construction of a campus with five buildings for the first phase of a new campus. The site lies near new campuses of two four year universities and a major hospital. All three colleges feature programs in nursing and health sciences along with other instruction, within a masterplanned development. The City of Round Rock and Capital Metro extended bus service to connect these campuses to transit service.

This project earned LEED Silver and won a Best Real Estate Award from *Austin Business Journal* as well as an Excellence in Construction Award from Associated Builders and Contractors.



Round Rock Campus, Phase 2

Round Rock, Texas / 45,292 gsf new construction plus 15,000 gsf renovation

Completed: 2018

Architect: Page

Role: Directed design and construction for ACC

With Phase 1 operating at full capacity, this project provided space for growth, especially in popular specialized programs. This project added a sixth building for the campus, adding an ACCelerator, classrooms, science labs, faculty offices and support spaces. The project also renovated approximately 15,000 SF of existing space for Nursing and other Health Sciences departments.

This project earned LEED Silver.

2.1 SIGNIFICANT WORK



Elgin Campus Phase 1

Elgin, Texas / 64,871 gsf

Completed: 2013

Architect: O'Connell Robertson

Role: Directed design and construction for ACC

Funded by ACC's new Public Facility Corporation, this campus served the newly-annexed Elgin ISD. Bill evaluated, recommended and negotiated the acquisition of two adjacent tracts totaling 98 acres for a new campus in Elgin. He directed the masterplanning of the site and the design and construction of the first building of a new campus. This first building included classrooms, science labs, a library, a learning lab, community meeting rooms, administrative and faculty offices, student services and support spaces. This project earned LEED Silver and was recognized as Outstanding Project by *Learning by Design* and Outstanding Design by *American School & University*.



Elgin Campus, Phase 2

Elgin, Texas / 29,000 gsf

Completed: 2018

Architect: O'Connell Robertson

Role: Directed design and construction for ACC

Funded by the 2014 GO Bond program, this project added two new buildings to support the Veterinary Technician, Agriculture and Sustainable Agriculture programs at this campus. It also added fields for crops and pastures for livestock. A conditioned building included classrooms, labs, a veterinary surgical suite, a culinary suite, offices, kennels for small animals and support spaces. A partially conditioned building included a livestock management area, shops and storage for farming equipment, and spaces for crop preparation and storage.

The conditioned building earned LEED Silver.

This project was recognized for Outstanding Design by *American School and University*.



Hays Campus Phase 1

Kyle, Texas / 91,105 gsf

Completed: 2014

Architect: Gensler

Role: Directed design and construction for ACC

Funded by ACC's new Public Facility Corporation, this campus served the newly-annexed Hays Consolidated ISD. Bill evaluated, recommended and negotiated the acquisition of a 96 acre tract in a large master planned community in Kyle for a new campus. The site is adjacent to a proposed passenger station for interurban service on a railroad line. He directed the masterplanning of the site and the design and construction of the first building, which includes classrooms, science labs, a library, a learning lab, community meeting rooms, administrative and faculty offices, student services and support spaces.

This project earned LEED Silver and won an Excellence in Construction Award from Associated Builders and Contractors as well as a Golden Trowel Award from Texas Masonry Council.

2.1 SIGNIFICANT WORK



Hays Campus Phase 2

Kyle, Texas / 41,824 gsf

Completed: 2018

Architect: Brinkley Sargent Wiginton Architects

Role: Directed design and construction for ACC

With Phase 1 operating at full capacity, this project provided space for growth in popular specialized programs and added three new occupied buildings plus a storage building to the campus. These buildings house a First Responders Training Center for police, firefighters, EMS/EMT as well as training for emergency management. Indoor facilities include specialized classrooms, a 50-yard indoor firing range, a simunitions training facility, a gym, meeting rooms, offices and support space. Outdoor facilities included an emergency vehicle operations course and a storage shed.

This project earned LEED Silver.



San Gabriel Campus

Leander, Texas / 111,404 gsf

Completed: 2018

Architects: Pfluger Architects / JJR SmithGroup

Role: Directed design and construction for ACC

Funded by the 2014 GO Bond program, this campus served the rapidly-growing suburb of Leander, which had been part of the District since 1985. Bill evaluated, recommended and negotiated the acquisition of a 100-acre tract for a new campus. The site is in a designated Transit Oriented Development district adjacent to the terminus of the Capital Metro MetroRail line. He directed the masterplanning of the site and the design and construction of the first building, which includes classrooms, science labs, a library, a learning lab, community meeting rooms, administrative and faculty offices, student services and support spaces.

This project earned LEED Gold and won an Excellence in Construction Award, a Best of the Best Award, a national Excellence in Construction Award from Associated Builders and Contractors, and a Chairman's Award from *Metal Construction News*.



South Austin Campus

Austin, Texas / 86,930 gsf

Completed 2006; Garage expansion 2007

Architect: PSP

Role: Project Manager/Led redesign and construction for ACC

Design had stalled after completion of schematic design due to an intended program which exceeded the budget allocated in the 2003 GO Bond program. The site was too small for a college campus, and the program underestimated the need for parking. Bill secured approval to modify the scope of the program and directed the redesign of the building to utilize more cost-effective building systems and a more compact footprint to meet the budget and allow future expansion. The new layout also enabled the building to be easily converted to office space, providing great flexibility. Construction was completed sufficiently under budget to fund an expansion of the parking garage the following summer.

2.1 SIGNIFICANT WORK



Cypress Creek Campus Expansion

Cedar Park, Texas / 74,225 gsf new construction / 39,688 gsf renovation

Completed: New construction 2007 / Renovation 2008

Architect: O'Connell Robertson

Role: Directed design and construction for ACC

Bill led the design and construction of a new instructional building containing science and computer labs, library, learning lab, student services, faculty offices and support spaces to expand this overcrowded campus. After the new building was completed, the original building was vacated and completely renovated to include classrooms, science labs, health science labs, testing center, community meeting space, a student lobby, administrative and faculty offices and support spaces. The site was inadequate to provide sufficient parking, so Bill negotiated the acquisition of the only adjacent vacant tract to accommodate supplemental parking.

The project was recognized for Outstanding Design by *American School & University*.

SELECTED PROJECTS AT SHW GROUP



Hendrickson High School

Pflugerville, Texas / 385,000 gsf

Completed: 2003

Architect: SHW Group

Role: Project Manager

This new high school could serve 2500 students. In addition to classrooms and labs, the facility included a 1000 seat auditorium, with a retractable partition to divide it into a 750 seat performance space and a 250 seat large instructional space. Two courtyards allow daylighting for classrooms and provide four stepped outdoor instructional areas. The cafeteria serves as the lobby for two gymnasium spaces. The site includes football, baseball and softball stadiums. The project was recognized by *Learning By Design*.



Blinn College, Bryan Campus

Bryan, Texas

Completed: 2003

Architect: SHW Group

Role: Project Manager

This project added a two story classroom and laboratory building to the Bryan Campus. It also converted a former six-plex movie theater to provide six large lecture spaces for both instruction and assembly. These lecture spaces included enhanced digital presentation equipment.

SELECTED PROJECT AT LAWRENCE D. WHITE ASSOCIATES



Restoration of the Texas State Capitol

Austin, Texas

Completed: 1984

Architect: Lawrence D. White Associates

Role: Staff Architect

The firm of Lawrence D. White Associates had begun design work for the renovation of the Lieutenant Governor's suite in the Senate wing of the State Capitol when a disastrous fire seriously damaged most of that wing of the building. The client changed the project to a restoration to provide modern functionality within the space while retaining the original materials and aesthetic of the century-old building. The building was added to the National Historic Landmark list in 1986. This project provided one of the inspirations for the complete restoration and expansion of the Capitol in 1993-95.

This project earned a Reconstruction Project Award from *Building Design & Construction*.

2.1 SIGNIFICANT WORK

2.1 PROFESSIONAL SERVICE

AIA Austin, 1983-2021

6 x 6 Mentorship Program, 2021

Building Enclosure Committee, 2020-2021

Committee on the Environment, 2019-2021

Urban Design Committee, 2019-2021

Executive Committee, 1994-1995

R/UDAT Liaison, 1991-1993

Regional/Urban Design Assistance Team, 1991

- Chairman, Photography Committee
- Transportation Subcommittee of the Implementation Committee

American Solar Energy Society, 1982-2021

US Green Building Council, 2013-2021

USGBC Central Texas, 2015-2021

Congress for the New Urbanism, 2015-2021

Society for College and University Planning, 2012-2021

State Bar of Texas, Construction Law Section, 2019-2021

Urban Land Institute, 2021

Council for Education Facility Planners International / A4LE, 2012-2019

Selected Presentations

- Society for College and University Planning Southern Regional Conference, *Evolution of a Mall Into a Future-Proofed Campus*, October 6, 2020
- Lambda Alpha International Quarterly Meeting, *Highland: From Mall to Urban Center*, February 7, 2020
- Lawrence Group 2019 Higher Education Summit, *Lay of the Land*, September 11, 2019
- ACC FTFS / CEA Joint Meeting, *Capital Improvements at ACC*, March 8, 2019

- Society for College and University Planning Southern Regional Conference, *Sustainability, Connectivity and Community: Planning a Multicampus College*, October, 2018



- Society for College and University Planning Southern Regional Conference, Planning Committee, October, 2018
- Texas Society of Architects Annual Conference, *Rethinking Highland: An Academic Springboard to Develop An Urban District*, November 9, 2017
- Rice Engineering Alumni and Austin Real Estate Group Joint Meeting, *Case Studies in Sustainable Design*, October, 2017



2.1 SIGNIFICANT WORK

- Leadership Leander, Education Day, *Leadership Leander Leadership Day / Austin Community College*, June, 2017
- ACC Social and Behavioral Sciences Convocation, *General Obligation Bond Program*, August, 2016
- Council for Educational Facility Planners International, *Austin Community College Highland Campus*, January 13, 2016



- Leadership Cedar Park, *ACC Capital Improvement Program*, January 7, 2016
- ACC Wages and Working Conditions Task Force, *Reshaping Education for Tomorrow's Workforce*, December 15, 2014
- Association of Texas College and University Facilities Professionals TCUF Conference and Expo, *Transforming a Mall Into a College Campus*, October, 2014
- Rice University Alumni, *ACC: Highland Campus*, August, 2014
- AIA Austin Luncheon, *The Highland Transformation*, February, 2014
- ACC Association of Professional Technical Employees, *ACC Facilities Planning and Highland Mall*, June 27, 2013

- Austin Community College District Bond Program Advisory Committee (series of five presentations), *Options for General Obligation Bond Program*, April – May, 2013
Trustees authorized and voters approved a \$386 million General Obligation Bond package in 2014.
- Society for College and University Planning Southern Regional Conference, *Now Operate Your "Green Building,"* February, 2013
- Leadership Austin, *Transportation, Land Use and Planning*, January, 2013
- Society for College and University Planning Southern Regional Conference, *Austin Community College: The Rebirth of Highland Mall*, October, 2012
- Association of Texas College and University Facilities Professionals TCUF Conference and Expo, *Austin Community College: The Rebirth of Highland Mall*, October 4, 2012
- University of Texas College of Education, *Masterplanning for Facilities*, September 26, 2012
- Urban Land Institute Fall Meeting and Urban Land Expo - National Conference, *Reviving a Dying Mall and Transforming a Neighborhood*, October 28, 2011
- American Planning Association – Texas Conference, *Reviving a Dying Mall and Transforming a Neighborhood*, October 6, 2011
- Highland Neighborhood Association, *Expanding to Meet the Needs of Central Texas*, June 14, 2011

Society for College and University Planning Southern Region:
Southern US from North Carolina to Texas (AL, AR, FL, GA, KY, LA, MS, OK, NC, SC, TN, TX), plus Mexico, Central and South America

2.1 SIGNIFICANT WORK

2.1 Jury Experience

Society for Marketing of Professional Services, Austin Chapter, 2012
Communications Award.

Selected public guided tours

- Tour of the Rio Grande Campus Main Building for Michael Barnes, Austin American Statesman, May 2, 2021
- Virtual tour of Highland Campus, Phase 2, September 16, 2020
- Virtual tour of Fontaine Plaza on the Highland Campus, September 13, 2020
- Tour of Highland Campus for National Association of Campus Business Officers annual meeting, July, 2019
- Society for College and University Planning Southern Regional Conference, ACC Highland Campus Presentation and Tour, October 29, 2018



- Tour of Highland Campus Phase 1 for the Texas Society of Architects Conference and Design Expo, November 9, 2017
- Two private tours of ACCelerator and other departmental space at the new Highland Campus for three college administrators from Pakistan, March, 2017

- Private tour of the ACCelerator at Highland Campus for Second Lady Dr. Jill Biden and Undersecretary of Education Dr. Ted Mitchell, March 9, 2015

“When I visited Austin Community College in Texas, I saw one of the nation’s largest learning labs...and I had the opportunity to meet with students who were taking an innovative developmental math course...One student told me she’d never considered herself a math person until taking this course. Now, she wants to become a math teacher to help other students overcome their own struggles and find success. This is what community colleges are all about. They have the flexibility to adapt and meet students’ needs.”

- Dr. Jill Biden



Selected public tours

- Public tour of Round Rock Campus, Phase 2 at Grand Opening, September 26, 2018
- Public tour of Hays Campus, Phase 2 at Grand Opening, August 21, 2018
- Public tour of Elgin Campus, Phase 2 at Grand Opening, February 6, 2018
- Public tour of Highland South Greenway, at Grand Opening, May 12, 2018
- Public tour of San Gabriel Campus, at Grand Opening, May 30, 2018
- Public tour of Highland Campus Phase 1 at Grand Opening, August 27, 2014
- Public tour of Hays Campus, Phase 1 at Grand Opening, January 16, 2014
- Public tour of Elgin Campus, Phase 1 at Grand Opening, August 29, 2013
- Public Tour of Round Rock Campus, Phase 1 at Grand Opening, August 27, 2010
- Public Tour of Rio Grande Campus Building 3000, at Grand Opening, May, 2010

2.1 SIGNIFICANT WORK

2.1 Community Leadership

For many years, Bill served a wide array of community organizations, ranging from government and education entities, chambers of commerce, environmental and neighborhood associations. Through this diverse array of organizations, he worked with a comprehensive cross-section of the community, inclusively building support for a vision of promoting synergies among growth, education, mobility and environmental protection.

City of Austin

- Compact and Connected training, 2014
- Airport Boulevard Corridor Advisory Group, 2011-14
- Oak Hill Neighborhood Planning Contact Team
- Tax Increment Financing District Zone #17 (Waller Creek Tunnel) Board, 2008-2020
TIF Zone 17 financed the Waller Creek Tunnel, which relieved flood plain in the downtown, allowing commercial development and adding parks and public spaces
- Downtown Austin Plan Technical Advisory Committee, 2007
- Downtown Commission, 1997-1998
Advisory Board to the Austin City Council

Leadership Austin, 1989-2021

- Essential Class of '89-'90
Author of a history of electric streetcar service in Austin, part of *Visions for Downtown Austin*, intended to support the R/UDAT effort of 1991.



Travis County

- Citizens Bond Advisory Committee, 2000

Austin Independent School District

- Superintendent's Facility Master Plan Work Group, 2012-2013
- Capital Improvement and Bond Planning Advisory Committee, 2011-2012



Greater Austin Chamber of Commerce, 1988-1997

- Transportation Committee, Chairman, 1995-1996
 - Downtown Revitalization Committee
 - Local Legislative Affairs Committee
 - Environmental Outreach Task Force
 - LRT Task Force
- Chamber activities promoted revitalization of the downtown and alternative transportation options to support planned redevelopment and prevent sprawl.

Texas Department of Transportation

- IH-35 Aesthetics Working Group, 2015-2016

Capital Metropolitan Transportation Authority

- Joint Agencies Task Group, 2011-12
- 'Dillo Task Force, 2008
- Chairman, TCAP Task Force, 1989-1990
- Capital Metro Citizen's Advisory Committee, 1986-1992

Real Estate Council of Austin, 1995-1996

- Downtown Revitalization Committee
- Transportation Committee

Keep Austin Beautiful

- Clean Builder Committee, 1996
 - Chairman, Community Organizations Committee, 1989-1990
 - Board of Directors, 1988-1990
- Keep Austin Beautiful promoted elimination of litter and other threats to watersheds and water quality.

Milwood Neighborhood Association, 1985-present

- Board of Directors, 1985-1993
 - President, 1986-1988
- Promoted neighborhood-specific issues including development of Balcones District Park, construction of the Milwood Branch Library, and planting of street trees along collector streets. He also campaigned for bond funding for a new Convention Center and relocation of the airport from central Austin to an abandoned Air Force base, allowing redevelopment of the original site as the Mueller development.



2.2 AWARDS, HONORS AND RECOGNITION

PROFESSIONAL RECOGNITION

AIA Austin

2021 Alan Yamoto Taniguchi, FAIA, Award for Public Architecture

The highest award presented by the chapter to recognize achievements of architects, public officials, or other individuals for their role as advocates for the advancement of architecture through their work with the public, or from which the public and/or community benefits.



Austin Community College District

2010 Administrator of the Year

PROJECT RECOGNITION (AIA)

Texas Society of Architects

2018 Design award to ACC Highland Campus Phase 1

AIA Austin

2015 Design award to ACC Highland Campus Phase 1



PROJECT RECOGNITION (PROFESSIONAL)

Urban Land Institute Award

2015 Innovation Award to Highland Campus Phase 1

The Innovation Award recognizes originality and creativity in several aspects of development such as design, placemaking, supporting use of public transit, green techniques, financing, innovative land use or community planning, or other inventive features.



WILLIAM S. MULLANE, AIA

Heritage Society of Austin Award

2010 Adaptive Reuse Award to Rio Grande Campus
Gymnasium Conversion



PROJECT RECOGNITION (ENVIRONMENTAL)

LEED Platinum

Rio Grande Campus Renovation of the Main
Building (targeting)

LEED Gold

2019 San Gabriel Campus

2016 Highland Campus Phase 1

LEED Silver

Highland Campus Bldg. 3000 (targeting)

Highland Campus Phase 2 (targeting)

2020 Elgin Campus Building Bldg. 2000

2019 Round Rock Phase 2

2018 Hays Campus Phase 2

2014 Hays Campus Phase 1

2013 Elgin Campus Phase 1

2010 Round Rock Campus Phase 1



Parksmart

Highland Campus South Parking Garage (targeting)

Austin Energy Green Building 3 Star

2009 Rio Grande Campus Parking Garage

Second Nature / Association of College and University Presidents Climate Commitment Award

2012 Climate Commitment Award

This national award recognizes colleges that demonstrate innovation and leadership in transitioning society to a clean and sustainable future. ACC was one of only two community colleges to receive this honor.

Capital Area Metropolitan Planning Authority / Commute Solutions Award

2012 Certificate of Appreciation

2.2 AWARDS, HONORS AND RECOGNITION

PROJECT RECOGNITION (PUBLIC)

City of Austin Award

- 2016 Imagine Austin Spotlight Model Project Award, Highland Campus Phase 1



Capital Metropolitan Transportation Authority Award

- 1990 Winning design, Bus Stop Shelter Design Competition

Conference of Minority Transportation Officials Austin Chapter Award

- 2011 Institution of the Year

PROJECT RECOGNITION (BUSINESS)

WORLD ARCHITECTURE NEWS Award

- 2015 Adaptive Reuse Commendation to Highland Campus Phase 1

Austin Business Journal Best Real Estate Award

- 2015 Overall Winner, Highland Campus Phase 1
2011 Social Impact Award to Round Rock Campus Phase 1



Learning By Design Awards

- 2015 Citation of Excellence to Highland Campus Master Plan
2014 Outstanding Project Award to Elgin Campus Phase 1
2006 Honorable Mention to Hendrickson High School



American School & University Awards

- 2018 Outstanding Design award to Elgin Campus Phase 2
2014 Outstanding Design award to Elgin Campus Phase 1
2008 Outstanding Design award to Cypress Creek Campus Expansion



Building Design & Construction Awards

- 1985 Reconstruction Project Award to Restoration of the Texas State Capitol



Austin Monthly Award

- 2014 Best of the City Award, Building Overhaul to Highland Campus Phase 1

PROJECT RECOGNITION (CONSTRUCTION)

Associated Builders and Contractors Awards

- 2018 National Excellence in Construction Award to San Gabriel Campus
2018 Central Texas Best of the Best Award to San Gabriel Campus
2018 Central Texas Excellence in Construction Eagle Award to San Gabriel Campus
2014 Central Texas Excellence in Construction Eagle Award to Highland Campus Phase 1
2014 Central Texas Excellence in Construction Merit Award to Hays Campus Phase 1
2010 Central Texas Excellence in Construction Eagle Award to Round Rock Campus Phase 1
2010 Central Texas Excellence in Construction Award, Adaptive Reuse to Rio Grande Campus Gymnasium Conversion



Metal Construction Association Award

- 2018 Chairman's Award, Education – Colleges and Universities to San Gabriel Campus
Outstanding building projects from across the country are recognized by the Metal Construction Association (MCA) each year. Selected by a panel of Architects, the Chairman's Awards are given to the year's most exceptional building projects involving MCA member companies.

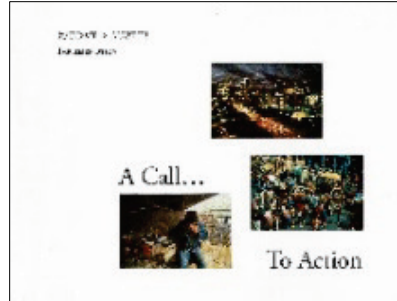
Texas Masonry Council Award

- 2015 Golden Trowel Award to Hays Campus Phase 1

2.3 SELECTED PUBLICATIONS

BY THE CANDIDATE / INDIVIDUAL AND GROUP

Austin Community College Master Plan, Fiscal Year 2012-14 2011, Group
 Each year, Bill authored the Facilities section of this rolling 3-year Master Plan for the District. In this edition, he delineated the vision of utilizing the newly-acquired properties at Highland Mall to implement the numerous expansions and renovations which were needed at older campuses to resolve the existing deficiencies and overcrowded conditions, providing equitable facilities across the District.



A Call to Action 1992, Group
 Report of the R/UDAT Austin Implementation Committee

R/UDAT Austin 1991, Group
 Report of a Regional/Urban Design Assistance Team

This R/UDAT addressed the need to revitalize Austin's downtown, which had stagnated like many downtowns across the country. Its recommendations provided a framework to catalyze the downtown's revival into the vibrant urban center it has become today.



Visions for Downtown Austin 1990, Group
 Urban Development Action Team
 Leadership Austin Class of 1989 -90

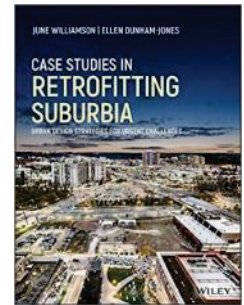
This class project focused on concepts to support the R/UDAT program which would commence in the following months. Bill researched and presented the histories of the various trolley enterprises which provided public transit service to develop original neighborhoods which were now desirable enclaves near downtown. It would be more than a decade before Capital Metro would initiate MetroRail passenger rail service.



ABOUT PROJECTS (REGIONAL / NATIONAL / INTERNATIONAL)

Austin Community College Highland Campus
Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges, "Case Study II.11 ACC Highland," June Williamson and Ellen Dunham-Jones, Wiley Press, 2021

This book won the "Place Book" award among the 2021 Great Places Awards from the Environmental Design Research Association (EDRA)



NAIOP Research Foundation, "Repurposing Retail Centers: Profiles in Adaptation, Repositioning and Redevelopment," Jason Beske, December, 2019

Perspective, "From the Ashes," Sarah Fister Gale, Summer, 2019



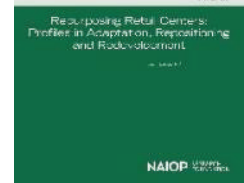
Learning by Design, "An Intersection of College and Community," Dennis Pierce, Summer, 2019

Commercial Observer, "Second Lives of America's Iconic Shopping Malls," Chava Gourarie, July 24, 2019



University Business, "Turning Malls into Campuses and Schoolhouses into Malls," October 5, 2018

Texas Architect, "Design Awards 2018: Highland Campus," Sarah Gamble, September/October, 2018



Wall Street Journal, "A Retrofit for America's Dying Malls," Richard Florida and Ellen Dunham-Jones, December 12, 2017



Lumina Focus, "College Reshapes Shopping Mall – and Students are Buying," December 13, 2017

Building Design and Construction, "Austin's first indoor mall becomes Austin Community College's new digital media center," David Malone, November, 2017



Commercial Property Executive, "ACC Breaks Ground on Highland Campus' \$153 M Second Phase, Anca Gagiuc, October 3, 2017



2.3 SELECTED PUBLICATIONS

Architectural Design, "Loose-Fit Architecture: Designing Buildings for Change," Alex Lifschutz, September/October 2017

Community College Journal, "At the Intersection of College and Community," August/September 2017

Time, "Why the Death of Malls Is About More Than Shopping," Brian Ulrich, July 17, 2017

EdSurge, ACC's ACCelerator Lab Gives 'Meet Me at The Mall' a Whole New Meaning, George Lorenzo, May 16, 2016

World Architecture News, "WAN Adaptive Reuse Award 2015," Lydia O'Callaghan, December 21, 2015

The Atlantic, "A New Life For Dead Malls," Alena Samuels, March 9 2015

The Architect's Newspaper, "The Mall of Education," Canan Yetman, July 16, 2014

Community College News, "Austin Community College Converting Mall into New Highland Campus," July 11, 2014

American School & University, "Unorthodox Settings," Mike Kenneth, March, 2013

Urban Land, "Airport Boulevard Corridor: Where a From-Based Code Advances," Sam Newburg, February, 2012

Austin Community College San Gabriel Campus
Metal Architecture, "MCA Chairman's Awards: Education-Colleges and Universities," February, 2019

Austin Community College Elgin Campus
Learning by Design, "Outstanding Project: Community College," Fall 2014

Austin Community College Cypress Creek Campus
American School & University, "Outstanding Design: Post-Secondary," November, 2008

College Planning and Management, "Facility Focus," December, 2007



TIME

A

The Atlantic

The Architect's Newspaper



URBANLAND

Metal architecture

American School & University

Pflugerville Independent School District, Hendrickson High School
Learning by Design, "Honorable Mention: Entire School," 2006

LEARNING BY DESIGN

Restoration of the Texas State Capitol
Building Design & Construction, "Fire provides impetus for capitol restoration," Scott Melnick, October, 1985

BUILDING DESIGN + CONSTRUCTION

ABOUT PROJECTS (LOCAL)

Austin Community College Expansion
Austin American Statesman, "ACC set for big growth spurt," January 17, 2010

Austin American Statesman
SERVING OUR COMMUNITY SINCE 1871

Austin American Statesman, "ACC enters expansion mode," November 7, 2010

Sustainability
Austin American Statesman, "How Austin Energy water keeps city buildings cool," Philip Jankowski, July 8, 2019

Austin American Statesman, "ACC honored with sustainability award," May 14, 2012

Austin American Statesman
SERVING OUR COMMUNITY SINCE 1871

Austin Community College Highland Campus
Austin Chronicle, "How Austin Community College's Highland Campus is redefining higher education in Austin," Kimberly Jones, August 20, 2021

Austin Chronicle, "ACC's Music Trade School Gets a World-Class Facility," Kevin Curtin, August 20, 2021

Austin Chronicle, "A New Broadcast Home: Austin PBS Prepares to Leave UT for ACC's Highland Campus," Cody Song, August 20, 2021

Austin Chronicle, "Kitchen Reno: Inside ACC's Culinary Arts Expansion," Alexandra Detmer, August 20, 2021

Community Impact, "Second Phase of ACC Highland Campus opens in Central Austin," Nicolas Cicale, January 22, 2021

Community Impact, "Take a Look at ACC Highland's ongoing renovations for the district's culinary, arts and manufacturing programs," Nicolas Cicale, October 16, 2020

2.3 SELECTED PUBLICATIONS

Austin American Statesman, “KLRU plans to move after decades at UT,” Ralph Haurwitz, June 7, 2018

Austin Business Journal, “Austin Community College's next big project at old mall: more next-generation workforce training,” Will Anderson, September 22, 2017



Fox 7 TV, “Old Promise Fulfilled by New Promise at ACC,” Rudy Koski, September 21, 2017

KXAN TV, “ACC Highland Campus Enters Phase Two,” Kate Winkle, September 21, 2017

Community Impact, “ACC Highland Mall Breaks Ground on Phase 2 of its Development Thursday,” Emma Freer, September 21, 2017

Austin Monthly, “Second Life: What Does it Take to Transform the Shuttered Highland Mall Into a Neighborhood?,” Caleb Pritchard, July, 2017



Community Impact, “Highland's revival raises area home prices, spurs growth,” Marie Albiges, Feb. 27, 2017

Austin Business Journal, “Work begins on advanced wet lab at Austin Community College campus,” Will Anderson



City of Austin, “Spotlights 2016,” Model Projects, 2016

Vetta Homes, “AIA Austin Design & Honor Award,” Ingrid Spencer, Late Summer, 2015

Community Impact, “Highland Mall soon to be college campus,” Joe Lenane, April 23, 2015



Community Impact, “ACC to build \$4.9million biotech lab on Highland Campus,” Joe Lenane, February 6, 2015

KVUE TV, “ACC Opens State-of-the-Art Campus in Former Highland Mall Space,” August 27, 2014

Community Impact, “Austin Community College debuts Highland Campus,” Joe Lenane, August 27, 2014

Austin American Statesman, “As ACC revamps mall, Highland feels revival,” Ralph Haurwitz, August 27, 2014

Austin American Statesman, “ACC campus sparks renewal around half-vacant Highland Mall,” Julie Chang, August 26, 2014

Austin American Statesman, “Austin Community College prepares for 11th campus,” Ralph Haurwitz, February 24, 2014

Community Impact, “ACC Highland helps transform Airport Boulevard corridor,” Peter McCrady, Aug. 22, 2013

Austin Business Journal, “Former JCPenney building to become world class math facility,” Jan Buchholz, April 3, 2013

Austin Business Journal, “ACC's plan for Highland Mall include mixed use, incubator,” Vicky Garza, November 2, 2012

Austin American Statesman, “Acquisition clears the way for repurposing mall,” Ralph Haurwitz, August 20, 2012

Austin Chronicle, “Preparing for Takeoff,” Nick Barbaro, October 21, 2011

Austin American Statesman, “ACC plans a boon to mall, area,” Editors, August 31, 2011

Austin American Statesman, “Plans show students could live, learn, shop at mall site,” Ralph Haurwitz, August 29, 2011

Community Impact, “Highland Mall site is key to ACC growth,” Joe Olivieri, August 27, 2011

Austin Business Journal, “ACC ready to transform mall,” Jacob Dirr, April 8-14, 2011



Austin American Statesman, “ACC buys Highland Mall a future,” Shonda Novak, Barry Harrell and Ralph Haurwitz, April 9, 2011

Austin American Statesman, “With Macy's site deal, ACC to expand at Highland Mall,” Ralph Haurwitz, January 6, 2011

Austin American Statesman, “A friendlier Airport Boulevard?,” Juan Castillo, November 8, 2010

2.3 SELECTED PUBLICATIONS

Austin American Statesman, "ACC buys building, parking area at Highland Mall from Dillards," Ralph Haurwitz, May 26, 2010



Austin Community College Elgin Campus

Elgin Courier, "ACC Elgin campus begins to take shape," September 26, 2012

Austin Community College Hays Campus

KXAN TV, "State-of-the art enforcement training center opens at ACC Hays," Alyssa Goard, August 16, 2018

Hays Free Press, "Fall brings new classes at ACC Hays campus," Cyndy Barton, August 1, 2018

Community Impact, "Officials: ACC's Hays bolsters county's higher ed options," JJ Velasquez, January 17, 2014

Austin American Statesman, "ACC Hays campus to open," Esther Robards-Forbes, January 6, 2014

Austin Community College Pinnacle Campus

Oak Hill Gazette, "Big changes could be in store for Pinnacle Campus," Deanna Morey, June 16, 2011

Austin Community College Rio Grande Campus

Austin American Statesman, "More Lessons Ahead," Michael Barnes, May 3, 2021

Community Impact, "As Austin Community College begins Rio Grande campus renovations, Austin High School alumni reflect on years of tradition," Marie Albiges, August 10, 2017



Austin American Statesman, "Plans for new ACC garage modified," Katie Humphrey, February 17, 2007

Austin Community College Round Rock Campus

KXAN TV, "Phase 2 of ACC Round Rock campus opens," Kate Winkle, September 26, 2018

Community Impact, "Health professions programs expanding on ACC, Texas State Round Rock campuses," Kirby Killough, June 16, 2018

Community Impact, "5 features of Austin Community College Round Rock Campus expansion project that breaks ground Tuesday," Joe Warner, February 22, 2017

Austin American Statesman, "Solar Panels saving ACC thousands in energy cost," May 31, 2012

Austin American Statesman, "ACC's newest campus ready for first bell," Ralph Haurwitz, August 21, 2010

Austin American Statesman, "Austin Community College's big plans in Round Rock," March 5, 2009

Austin American Statesman, "ACC has big plans for Round Rock campus," Ralph Haurwitz, September 4, 2008



Round Rock Leader, "Round Rock lands ACC Campus," July 17, 2007

Austin Community College San Gabriel Campus

Community Impact, "ACC San Gabriel welcomes its first students," Abby Bora, November 21, 2018

Austin Construction News, "Leander gets community college," September, 2018



KXAN TV, "New ACC campus first to expand Austin branch's learning model," Chris Davis, May 30, 2018

Austin American Statesman, "ACC campus ready to open in Leander," Ralph Haurwitz, May 29, 2018

Austin Business Journal, "Austin's construction flurry includes myriad college projects, Jan Buchholz, Nov. 16, 2017



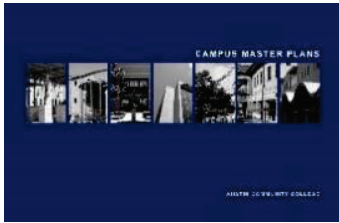
Austin Community College South Austin Campus

Austin American Statesman, "South Austin success," September 5, 2006

Pflugerville Independent School District Hendrickson High School

Pflugerville Pflag, "Navy blue and silver beats burgundy for Hendrickson High's team colors," Laura Doyle, September 26, 2002

3.0 EXHIBITS



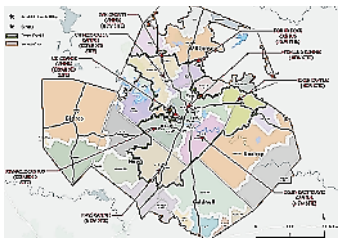
3.1 CAMPUS MASTER PLANS

Central Texas
2014



3.2 SUSTAINABILITY PROGRAM

Central Texas
Ongoing



3.3 REAL ESTATE ACQUISITIONS

Central Texas
2019



3.4 HIGHLAND MASTER PLAN

Austin, Texas
2014



3.5 HIGHLAND CAMPUS, PHASE 1 (BLDG. 1000)

Austin, Texas
2014



3.6 SAN GABRIEL CAMPUS

Leander, Texas
2018



3.7 RENOVATION OF THE RIO GRANDE CAMPUS

Austin, Texas
2021



3.8 ROUND ROCK CAMPUS, PHASE 1

Round Rock, Texas
2018



3.9 ELGIN CAMPUS, PHASE 1

Elgin, Texas
2013



3.10 HAYS CAMPUS, PHASE 1

Kyle, Texas
2014

3.1 CAMPUS MASTER PLANS: DEFINING GOALS, STRATEGIZING SOLUTIONS

DEFINED SCOPE AND DIRECTED WORK ON THE PROJECT

Design Firm / Architect Firm of Record: Barnes Gromatzky Kosarek Architects

Completion Date: 2011

Role of Nominee: Executive Director of Facilities & Construction

Challenge

The Regional Facilities Master Plan of 2007 had confirmed:

- ACC needed to plan for significant overall enrollment growth
- Most new enrollment demand would occur in suburban areas
- Each campus should serve more students to improve outcomes
- Facilities needed approximately twice as much space per student
- Campus sites should be significantly larger to accommodate needs
- Existing campuses needed significant renovation to remediate extensive physical and functional deficiencies

The State of Texas had directed ACC to increase enrollment significantly. Existing campuses were virtually landlocked, and had limited capacity for expansion. Bill had negotiated the acquisition of tracts adjacent to three campus sites, providing some additional opportunity for expansion.

Role

Bill defined the scope of the project to guide concepts for future capital projects and to establish standards and budget estimates for the capital projects. He provided guidance and coordinated this planning effort with concurrent annexation efforts. Concurrently, he negotiated the acquisition of sites for three new suburban campuses and for Highland Mall which would provide the swing space needed to implement the renovations and expansions at all the existing campuses. He coordinated these processes with the project team.

Impact

Bill and the project team collaborated with administration, academic departments, and Campus Advisory Committees to prepare the plans relative to the seven campuses which ACC operated at the time of the study:

- Assessment of condition of existing campus facilities
- Demographic projections to predict enrollment growth
- Assess physical limits to development at each campus
- Develop multiphase plans for improvements at each campus
- Recommend sequencing of work to avoid disruption of instruction
- Provide estimates of probable construction costs by project
- Provide specific recommendations to minimize environmental impacts
- Provide an eManual of standards for ACC facilities

The Campus Master Plans identified the scope of work, resources and sequence of work necessary to bring each campus to the standards which it identified. During the master plan process, ACC constructed Phase 1 of the Round Rock Campus. As it neared completion, five outlying school districts conducted annexation elections and ACC had committed to construct additional campuses in the two suburban areas where these annexations passed.

The sequel document, the Campus Master Plan: Facilities Overview, provided the data needed to inform ACC's second GO Bond program and to predict the timing and scope of future capital programs to systematically accommodate growth and address deficiencies.

These plans provided a model for expanding and updating the facilities of a multicampus college, correcting deficiencies, improving sustainability, and enabling equitable delivery of services.

Declaration of Responsibility

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included: project under direction of the nominee.

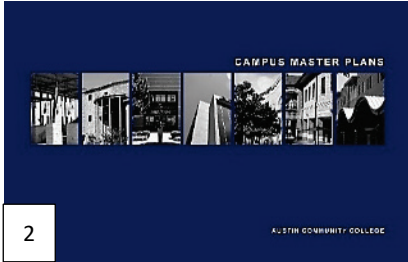
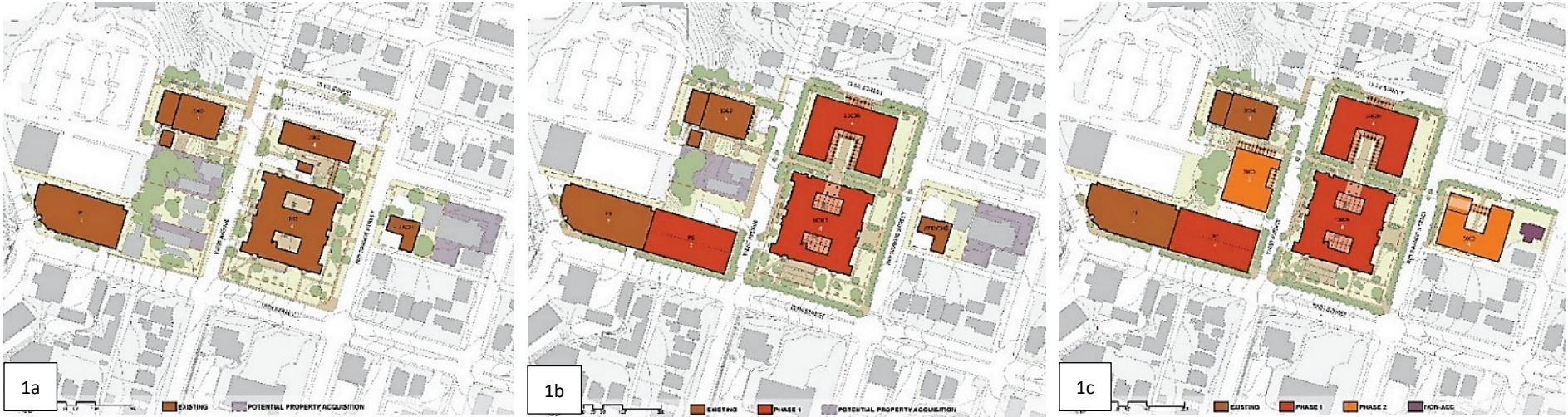
Lauren Goldberg, AIA LEED AP BD+C

Principal / Barnes Gromatzky Kosarek Architects / Project Manager

"To implement the renovations and expansions at existing campuses, it is necessary to provide alternate space to which instruction can be relocated for the duration of major construction. ACC has purchased the Dillard's, Macy's, and Penney's facilities, and 100% of the land at Highland Mall to provide such space. These buildings will also provide space for expansion/consolidation of the College's administrative functions, which have grown along with enrollment. The intent is to relocate instructional activities from the existing campuses to this "swing space" sequentially, utilizing the space for about 12 years. When the space is no longer needed for this use, it can be repurposed to allow expansion of other College functions at the Highland Mall site."

- ACC Master Plan 2012-14, adopted July 2011

3.1 CAMPUS MASTER PLANS: DEFINING GOALS, STRATEGIZING SOLUTIONS

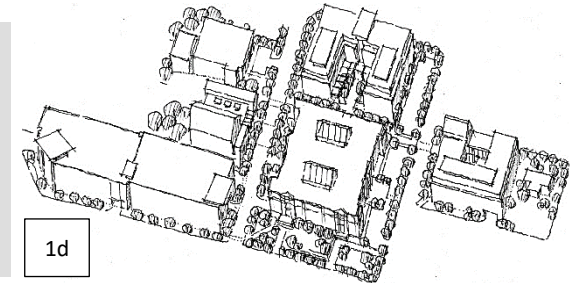


Seven campuses were included; Rio Grande Campus is shown as example

- 1 Rio Grande Campus master plan
 - a Existing campus in 2010
 - b Proposed Phase 1
 - c Proposed Phase 2
 - d Massing study for Phase 2

2 Campus Master Plans cover

- 3 Rio Grande Campus aerial views
 - a Aerial view in 2003
 - b Aerial view in 2019



3.2 SUSTAINABILITY PROGRAM: MINIMIZING IMPACTS, MAXIMIZING BENEFITS

SECURED APPROVAL, DEFINED SCOPE, STAFFED AND PROVIDED DIRECTION

Design Firm / Architect Firm of Record: N/A

Completion Date: Ongoing

Role of Nominee: Vice President, Facilities & Construction

Challenge

A community college serving a huge district with multiple campuses and a large, growing body of commuter students consumes great quantities of natural resources and causes a major impact on the environment. By 2008, Bill recognized growing support for environmental responsibility among students and Trustees.

Role

Bill secured approval to establish a Sustainability Program to minimize the entire District's environmental impact, while also reducing long-term costs. He defined the scope of the program to focus primarily on construction and operations, but also to include incorporating the concepts into the curriculum and to engage each campus community. He hired a highly qualified director and supported the integration of the program into the Facilities and Construction Department and provide leadership to other departments of the District.

Impact

In 2009, ACC's president signed the American College and University Presidents' Climate Commitment; the new Office of Sustainability prepared Greenhouse Gas Inventories and a Climate Action Plan, pledging carbon neutrality by 2050. These documents identified commuting and purchased electricity as primary sources of emissions. ACC's actions focused on these but also addressed water use, recycling and reuse of recycled materials, curriculum and community involvement.

For new campus sites, Bill searched in current or planned mixed use centers, or served by transit or the potential for transit. Other strategies included:

- GreenPass, which provided free transit passes for all students, faculty and staff, and has generated up to 130,000 boardings in a single month
- Working with Capital Metro to ensure the best connectivity possible
- Preferred parking for certified green cars and carpooling commuters
- Charging stations for electric vehicles at all owned facilities
- Agreements with car sharing services
- Improved access by bicycle lanes, abundant bicycle parking and showers

In addition to constructing highly efficient buildings, ACC has installed photovoltaic systems at eight campuses, providing over 1 MW of capacity. These

systems produce more than 1.3 GWhr per year, resulting in over \$130,000 in savings. In addition, two campuses now use 100% renewable sources to supplement the PV output. All new facilities incorporate some form of gray water re-use, including roof runoff and/or HVAC condensate. Water is re-used for irrigation, fountains, and/or sewage conveyance at all facilities built since 2010. Municipal reclaimed water is used for irrigation where available.

Two new buildings have achieved LEED Gold, six more projects LEED Silver, one nearly completed building is tracking LEED Platinum, and two are tracking LEED Silver. One parking garage earned a three star rating from Austin Energy Green Building, and one is on track to achieve ParkSmart. ACC has reduced GHG emissions per square foot by 35% since 2009 and is nearly halfway to achieving its goal of zero waste by 2040. Displays and dashboards communicate sustainable features. Concepts and application of sustainability are incorporated into academics and workforce training, including training for LEED GA and LEED AP exams. Each location has a Green Team of volunteers to maintain attention and staff events.

This program has earned national recognition for innovation and leadership in transitioning to a clean and sustainable future.

Selected Awards

2013 Capital Area Metropolitan Planning Organization / Commute Solutions Certificate of Appreciation
2012 Second Nature / Association of College and University Presidents Climate Commitment Climate Leadership Award
2011 Conference of Minority Transportation Officials Austin Chapter Higher Education Institution of the Year

Selected Publications

Austin American Statesman, "How Austin Energy water keeps city buildings cool"
Austin American Statesman, "Solar Panels saving ACC thousands in energy cost"
Austin American Statesman, "ACC honored with sustainability award"

Declaration of Responsibility

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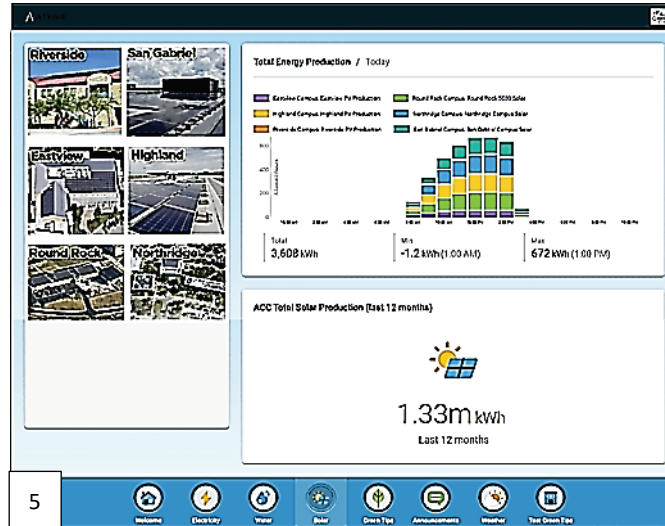
Richard R. Johnson

Executive Director for Sustainability / Rice University / Mentor to nominee

3.2 SUSTAINABILITY PROGRAM: MINIMIZING IMPACTS, MAXIMIZING BENEFITS

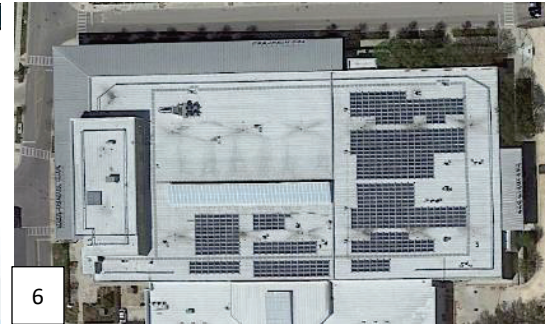


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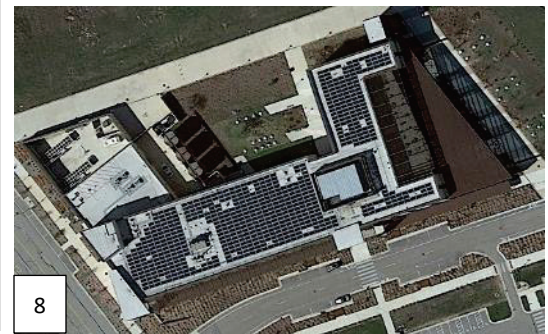
1. Sustainability dashboard wall display, Highland Campus Phase 1
2. Electric vehicle charging stations, Highland South Parking Garage
3. Green vehicle parking sticker
4. Green Pass for free transit rides
5. Online Sustainability dashboard for photovoltaics
6. PV installation, Highland Campus Phase 1
7. PV installation, Round Rock Campus Phase 1
8. PV installation, San Gabriel Campus
9. Sheltered bicycle parking, Highland South Parking Garage
10. Cisterns at San Gabriel Campus



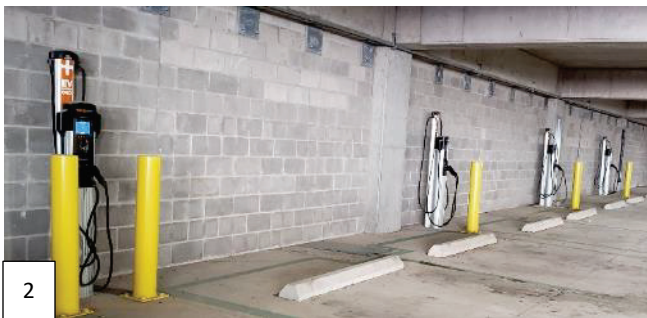
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3.3 REAL ESTATE ACQUISITIONS: SPACE FOR GROWTH, EQUITABLE SERVICE

IMPLEMENTED THE SELECTION, EVALUATION AND NEGOTIATION TO ACQUIRE ALL SITES

Design Firm / Architect Firm of Record: N/A

Completion Date: 2019

Role of Nominee: Vice President, Facilities & Construction

Challenges

Founded in 1973, ACC offered instruction solely in leased facilities until it opened its first owned campus in 1984. By 2003, The District owned five campus sites and operated one campus on a leased site. Most of these sites had been selected by political considerations or expediency, rather than diligent assessment of value. Most were too small and were landlocked. Other major deficiencies included:

- A new classroom building inadvertently built on a closed landfill.
- Plans for a new campus on a site that was too small, proposing a scope that exceeded available funding.
- Plans for a major parking garage and office building on a site ACC didn't own, located in a significant flood plan.

Population growth and directives from the state required ACC to increase enrollment. The Regional Facilities Master Plan recommended expanding existing campuses and providing new campuses in rapidly growing suburban areas.

Role

Bill implemented due diligence procedures to improve the evaluation process and secured sites encompassing 84 to 124 acres each for six new campuses in four counties. He evaluated needs, researched options, analyzed feasibilities, recommended preferred sites to Trustees, managed due diligence efforts and negotiated contracts to close the transactions. He coordinated with the attorneys and realtors retained by ACC on each transaction. In all, he located and negotiated acquisition of over 633 acres at nine sites in six municipal jurisdictions across central Texas. This included land to strategically expand three existing campuses in eight separate transactions.

Impacts

For a community college serving most of six counties and offering no residential accommodations, campus location is critical. To mitigate ACC's environmental impact due to transportation, proximity to other uses and alternate transportation was a major criterion in site evaluation. Four new campus sites exist within planned mixed use districts; in each of these locations, commercial, institutional and residential development followed the construction of the new

campus. These complementary developments improve accessibility and convenience for the campus community.

Two of these locations are within walking distance of rail transit stations, and one has a site for a station for a potential future interurban rail. One of these campuses has attracted new scheduled bus transit service to a suburban area. Among these sites is the former Highland Mall site, for which Bill negotiated a partnership with a private sector developer to cooperate in the redevelopment of the site (see exhibit 3.4).

These acquisitions provided ACC new campus sites in suburban areas with space for long-term growth in multiple phases of expansion. In addition, three older campuses in more urban areas now have additional space for expansion. The new Highland Campus provides a central location for swing space to allow expansions and renovations at older campuses.

Selected Awards

2015 Urban Land Institute Impact Award

2015 *Austin Business Journal* Best Real Estate Award, Overall Winner

Selected Publications

Austin American Statesman, "ACC set for big growth spurt," January 17, 2010

Austin American Statesman, "ACC enters expansion mode," November 7, 2010

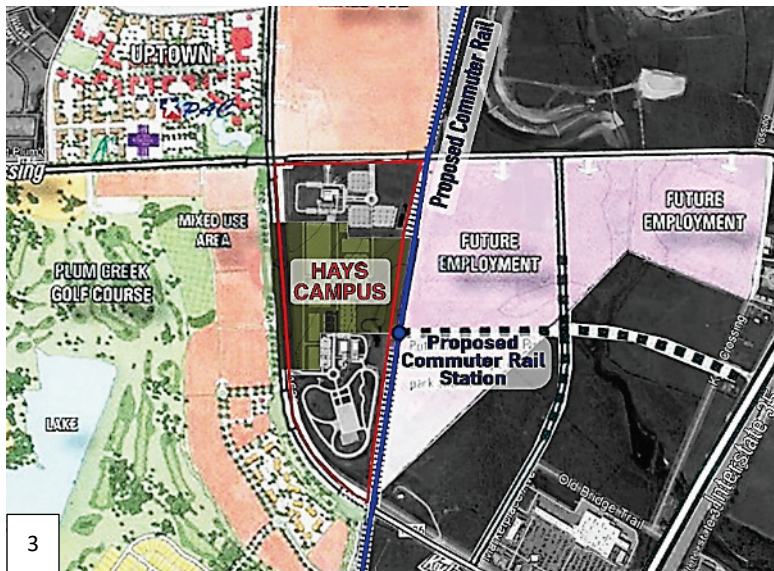
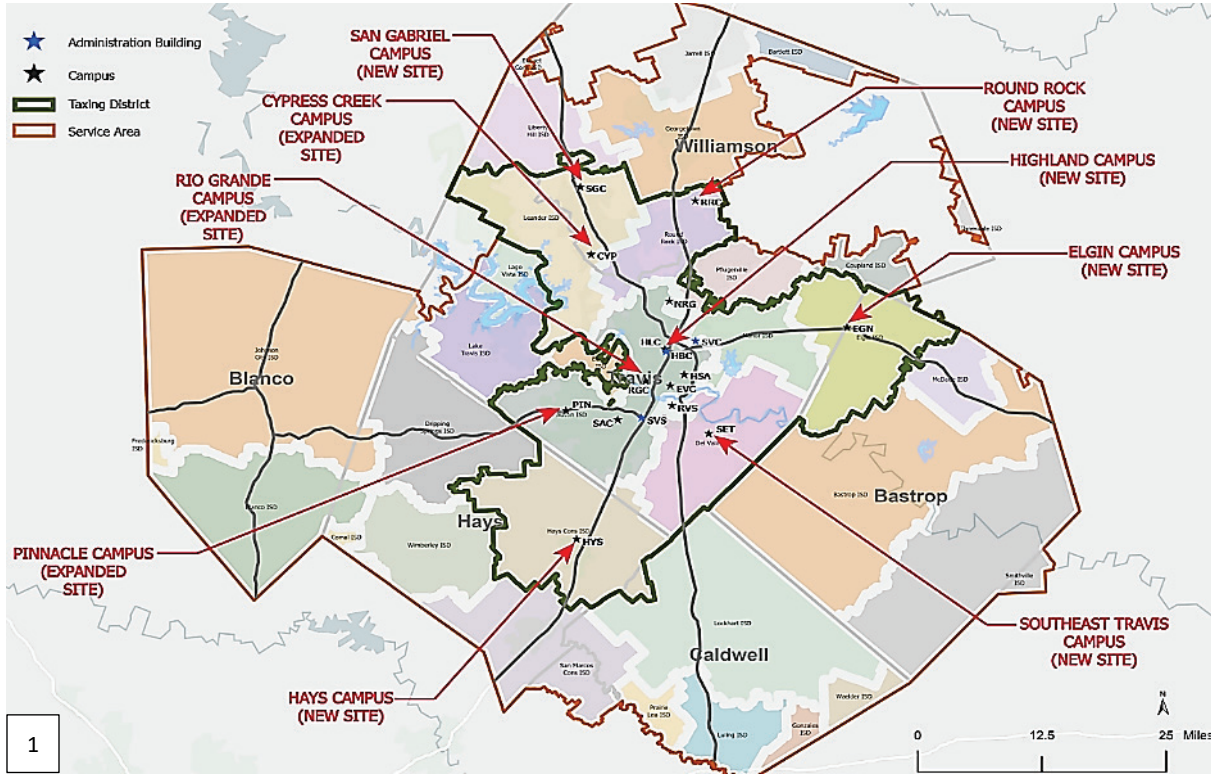
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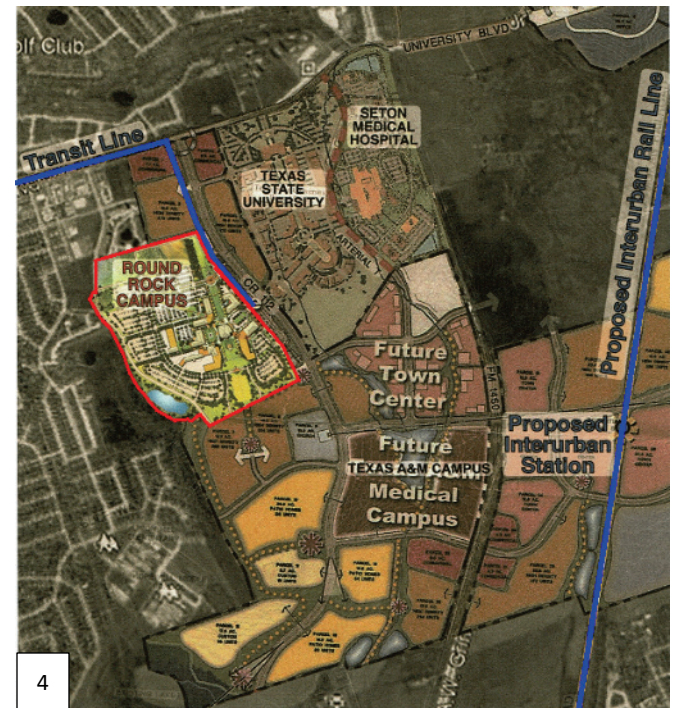
Denise V. Cheney

Partner / Bickerstaff Heath Delgado Acosta LLP / Real Estate Attorney for ACC

3.3 REAL ESTATE ACQUISITIONS: SPACE FOR GROWTH, EQUITABLE SERVICE



1. ACC service area and taxing district with campus locations
2. San Gabriel Campus site in Leander TOD, Leander, Texas
3. Hays Campus site in Plum Creek planned mixed-use development, Kyle, Texas
4. Round Rock Campus site in Avery Ranch planned mixed-use development, Round Rock, Texas



3.4

HIGHLAND MASTER PLAN: KEYSTONE FOR RENEWAL OF COLLEGE AND COMMUNITY

NEGOTIATED THE PARTNERSHIP AND AGREEMENTS, AND REPRESENTED ACC IN PLANNING AND IMPLEMENTATION

Design Firm / Architect Firm of Record: McCann Adams Studio
Completion Date: 2014
Role of Nominee: Executive Director of Facilities & Construction

Challenge

Few if any precedents exist for a partnership to undertake such a redevelopment. The mall had suffered decline for nearly a decade, with many anchor and tenant stores closing. The mall itself had defaulted on its mortgage, with multiple litigations filed. Ownership of the site was fragmented and multiple agreements, easements and other restrictions encumbered each tract. The mall was a poster child for the financial collapse of 2008 and nearby businesses and neighborhoods worried about the spreading impact of the decline.

Role

Bill recognized that the site offered ACC and RedLeaf, a private developer, the opportunity to achieve mutual and complementary goals. ACC needed substantial amounts of empty space for office and instructional uses, preferably within a walkable urban center in a central location. RedLeaf wanted to redevelop the parking lots with mixed uses and needed a partner to inhabit the existing buildings with a major, stable presence to anchor the site.

The acquisition process included six acquisitions over more than two years, with a planning process that began before the acquisition of the first site. The team updated the plan before each major acquisition, identifying which portions each partner would purchase, and how each tract could be used. Bill represented ACC in the negotiation of each transaction and in the development of the master plan. The final form was published in the Highland Design Book, which identifies development standards, street and building design guidelines, and a framework for cooperative administration of the design standards.

At the same time, the City of Austin held public planning sessions through the Airport Boulevard Corridor Initiative to envision a plan to redevelop a nine-mile segment of the major artery on which Highland Mall served as a keystone. Bill led the ACC delegation in coordinating with RedLeaf, neighbors and City planners. He also coordinated this with the Campus Master Plans. He later represented ACC on the Highland Redevelopment Design Review Committee, which administered the implementation of the Highland Design Standards during the development phase. ACC and RedLeaf continued to update the Highland Master Plan after ACC had completed land acquisitions in 2011.

Impact

The Highland Master Plan incorporates eight guiding principles:

- Meet ACC's educational goals, providing a major anchor for the site
- Compatibility with the surrounding neighborhoods
- Economic development, creating jobs and tax base
- Sustainability, promoting green urbanism and adding five acres of parks
- Mixed use, promoting diversity and day/nighttime activity
- Transit, building on the MetroRail and local bus service
- Pedestrian/bike friendly, reducing auto dependence
- Economic viability, attracting public and private investment

The Highland Master Plan documents the physical form and legal agreements by which the partners could implement this vision.

The redevelopment of the site has catalyzed redevelopment of multiple nearby commercial sites and revitalized property values in nearby neighborhoods. Case studies and awards have recognized it repeatedly.

Selected Awards

2015 *World Architectural News* Adaptive Reuse Commendation
2015 Urban Land Institute Impact Award
2015 *Austin Business Journal* Best Real Estate Award, Overall Winner

Selected Publications

Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges, "Case Study II.11 ACC Highland," Wiley Press, 2021
NAIOP Research Foundation, "Repurposing Retail Centers: Profiles in Adaptation, Repositioning and Redevelopment," 2019
Commercial Observer, "Second Lives of America's Iconic Shopping Malls," 2019
Wall Street Journal, "A Retrofit for America's Dying Malls," 2017
Time, "Why the Death of Malls Is About More Than Shopping," 2017
The Atlantic, "A New Life For Dead Malls," 2015
Urban Land, "Airport Blvd. Corridor: Where a Form-Based Code Advances," 2012

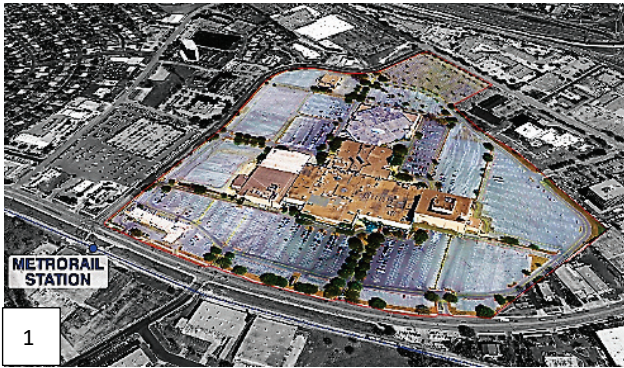
Declaration of Responsibility

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included: project under direction of the nominee.

James Adams, AIA

Principal / McCann Adams Studio / Principal in Charge

3.4 HIGHLAND MASTER PLAN: KEYSTONE FOR RENEWAL OF COLLEGE AND COMMUNITY



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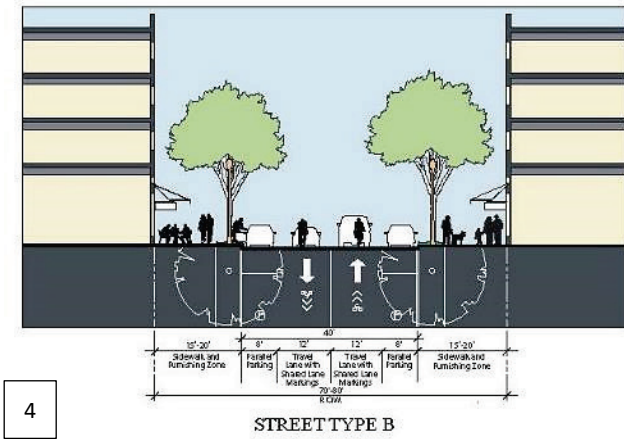


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1. Aerial view of Highland before redevelopment
2. Aerial rendering of Highland after redevelopment
3. Master plan for Highland site
4. Street type section from Master Plan for Highland
5. Charrette from Airport Boulevard Corridor Initiative planning process

“ACC Highland is Austin Community College’s 12th and largest campus. It is a particularly impressive example of an academic institution reinhabiting a dead mall, due in large part to strategic partnerships. What started as simply the reuse of a former department store at the Highland Mall quickly expanded to fulfill the neighborhood’s desire for a “live-work-play” redevelopment and the city’s aspirations for demonstration of a transit-oriented development (TOD) and form-based code along Airport Boulevard.”

- June Williamson and Ellen Dunham Jones, *Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges*



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“A public-private partnership made the transformation of the mall possible, providing an innovative model for the redevelopment of other distressed malls.”

- Jason Beske, *“Repurposing Retail Centers: Profiles in Adaptation, Repositioning and Redevelopment,”*

3.5 HIGHLAND CAMPUS PHASE 1 (BLDG. 1000): PROVIDING SPACE FOR RELIEF AND NEW PEDAGOGY

DIRECTED PLANNING, DESIGN AND CONSTRUCTION OF ALL PHASES

Design Firm / Architect Firm of Record: Barnes Gromatzky Kosarek Architects

Completion Date: 2014 / 212,642 GSF

Role of Nominee: Executive Director of Facilities & Construction

Challenge

ACC selected the former JCPenney store for the first project to renovate Highland Mall. The massive, nearly windowless existing concrete structure, partially below grade would be converted to swing space needed by subsequent renovations and expansions at older campuses. It also provided the ACCelerator, an expansive 604 seat computer lab for self-paced computer-guided instruction.

Role

Bill planned the phasing of the redevelopment, coordinating with the administration and multiple advisory committees. Separately, he communicated options for future phases of work to the Bond Program Advisory Committee and Campus Advisory Committees regarding potential funding through the 2014 GO Bond Program. He led the selection of the design team and the construction manager, directed the design and construction, and coordinated with redevelopment of the bigger site, as well as other capital improvements in ACC facilities. He negotiated agreements with Austin Energy to construct a central chiller plant with thermal storage to serve ACC's facilities on the campus.

Impact

To open the structure, openings were cut through poured-in-place concrete walls, including a section where earth adjacent to one exterior wall had been excavated. Multiple openings were cut through the second floor of the main corridor, allowing installation of a social stair and allow daylight from a massive translucent skylight to illuminate both levels of the interior. Interior windows transmit borrowed daylight into instructional spaces. To assist wayfinding within the 2.4 acre floorplates, main corridors bisect the building in both directions and connect to adjacent future renovations. Construction included the first phase of the site infrastructure to allow convenient access upon completion.

The facility achieved LEED Gold, ACC's first such building. Contributors to the rating included the reuse of the existing construction and utilization of recycled materials, its proximity to mass transit, and showers and other support for bicycling and other alternative modes of transportation. The roof supports 233 kW of photovoltaics, and cisterns below and above grade collect HVAC condensate and rainwater for reuse as greywater.

The ACCelerator updated the original model of modular self-paced instruction by combining it with the learning lab, which supports face-to-face tutoring. Working with the project team, Bill developed the concept for a customized study pod supporting four computer stations, which would also be used at subsequent ACCelerator facilities. This pod provided space for tutors to assist each student while reducing the spatial needs per station by approximately half.

This building was designed to connect seamlessly to Phase 2 (Bldg. 2000), designed later by BGKA with Perkins & Will. This project converted the larger segment of inline stores in the former mall. Other portions of the mall have been converted since 2014, connecting similarly.

This award-winning project has earned repeated recognition for innovation, sustainability and design.

Selected Awards

2018 TXA Design Award

2015 AIA Austin Design Award

2016 City of Austin Imagine Austin Spotlight Model Project Award

2015 *World Architectural News* Adaptive Reuse Commendation

2015 Urban Land Institute Impact Award

2015 *Austin Business Journal* Best Real Estate Award, Overall Winner

2014 *Austin Monthly* Best of the City Award, Building Overhaul

2014 Associated Builders and Contractors Central Texas Chapter Excellence in Construction Eagle Award

Selected Publications

Learning by Design, "An Intersection of College and Community," 2019

Texas Architect, "Design Awards 2018: Highland Campus," 2018

Building Design and Construction, "Austin's first indoor mall becomes Austin Community College's new digital media center," 2017

Architectural Design, "Loose-Fit Architecture: Design Buildings for Change," 2017

Community College Journal, "At the Intersection of College and Community," 2017

Time, "Why the Death of Malls Is About More Than Shopping," 2017

EdSurge, "ACC's ACCelerator Lab Gives 'Meet Me at The Mall' a Whole New Meaning," 2016

World Architecture News, "WAN Adaptive Reuse Award 2015," 2015

Community College News, "Austin Community College Converting Mall into New Highland Campus," 2014

The Architect's Newspaper, "The Mall of Education," 2014

American School & University, "Unorthodox Settings," 2013

3.5 HIGHLAND CAMPUS PHASE 1 (BLDG. 1000): PROVIDING SPACE FOR RELIEF AND NEW PEDAGOGY

Declaration of Responsibility

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included: project under the direction of the nominee.

N. Thomas Kosarek, AIA

Principal / Barnes Gromatzky Kosarek Architects / Design Architect



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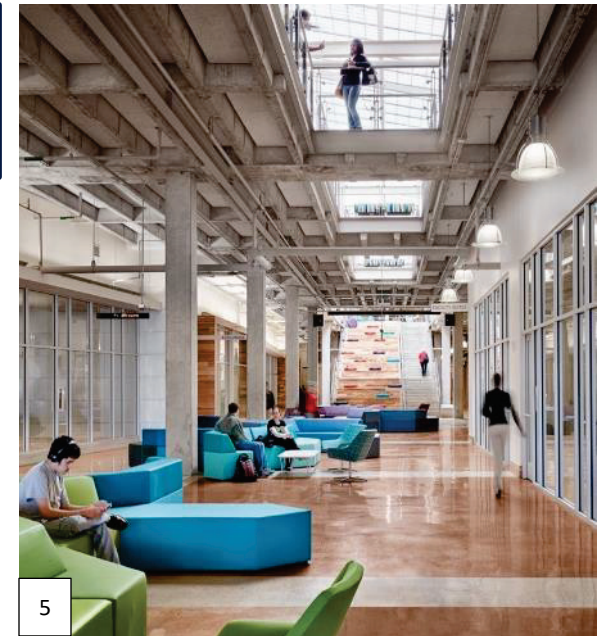
"The Highland Campus is incredible because it takes a typology that all cities have – especially North American cities, which is the mall – and instead of leaving it as a derelict building that potentially has to be demolished, they're taking that infrastructure and using it as a college campus."
 - Texas Society of Architects Design awards jury

"It sets a great model for future interventions."
 - World Architecture News jury

1. ACcelerator
2. West façade
3. Social stair with skylight above
4. Student lounge
5. Main corridor/ lounge at lower level



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3.6

SAN GABRIEL CAMPUS: EXPANDING SERVICE, CATALYZING A NEW T.O.D. DISTRICT

DIRECTED PLANNING, DESIGN AND CONSTRUCTION

Design Firm: SmithGroup JJR
Architect Firm of Record: Pfluger Architects
Completion Date: 2018 / 111,404 GSF
Role of Nominee: Vice President, Facilities & Construction

Challenge

Located in a traditional ranching area, Leander had entered a period of rapid growth, becoming one of the fastest growing small cities in the country. Capital Metro had initiated rail transit service to Leander to connect it to downtown Austin. Planning for future urbanization, the city had established a Transit Oriented Development (TOD) zone adjacent to that station. ACC's Campus Master Plans indicated increasing demand for higher education for this growing area.

Role

Bill negotiated the acquisition of a 100 acre tract within the designated TOD zone. This proximity provides direct rail access to the Highland Campus and ensures local feeder bus service within walking distance. He collaborated with the Bond Program Advisory Committee to recommend the scope to Trustees. He led the selection of the design team and the construction manager and directed the masterplanning of the site and the design and construction of the campus. He coordinated with Capital Metro for the construction of a lighted pedestrian/bike trail connecting the MetroRail station directly to the campus through a city park.

Impact

This LEED Gold facility serves as the first building of the first institution of higher education in the region. The master plan for the site allows expansion to serve 12,000 students, including facilities for workforce training and space for an Early College High School. The building provides an ACCelerator facility combined with the learning lab and library, science labs, computer labs, smart classrooms, a maker space, student services, offices, a community meeting room and shaded outdoor terraces.

As one of the first developments within the TOD district, the campus catalyzed additional private sector development, including health care and multifamily facilities and a 115 acre mixed-use development. The campus connects to the city-wide hike and bike trails through preserved green space along an adjacent creek. The master plan accommodates TOD-mandated compliance with a Smart Code, which prescribed block design criteria for all developments, and existing easements and a swale across the site provided drainage from tracts upstream.

The campus features 230 kW of photovoltaic arrays for electricity production. It reclaims HVAC condensate and roof runoff for irrigation and utilizes Low Intensity Development water quality controls with rain gardens and bioswales to manage runoff from the site.

The design features a lighted stair tower that serves as a beacon and it highlights the three cisterns that store graywater for reuse. It also features terraces and indoor social spaces with views to nature on all three levels.

This campus provided the first commercial development in the nascent TOD, igniting rapid development of adjacent sites and fostering success of the vision.

Selected Awards

2018 Associated Builders and Contractors National Excellence in Construction Eagle Award
2018 Associated Builders and Contractors Central Texas Chapter Best of the Best Award
2018 Associated Builders and Contractors Central Texas Chapter Excellence in Construction Eagle Award
2018 Metal Construction Association Chairman's Award

Selected Publications

Metal Architecture, "MCA Chairman's Awards," 2019
Community Impact, "ACC San Gabriel welcomes its first students," 2018
Austin Construction News, "Leander gets community college," 2018
KXAN TV, "New ACC campus first to expand Austin branch's learning model," 2018
Austin American Statesman, "ACC campus ready to open in Leander," 2018

Declaration of Responsibility

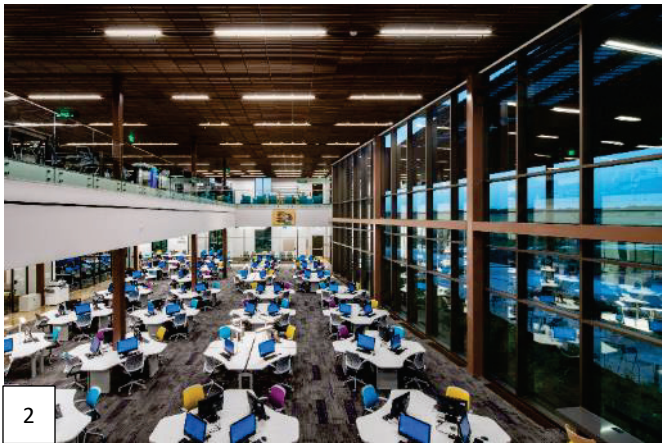
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Jessica M. Molter, AIA

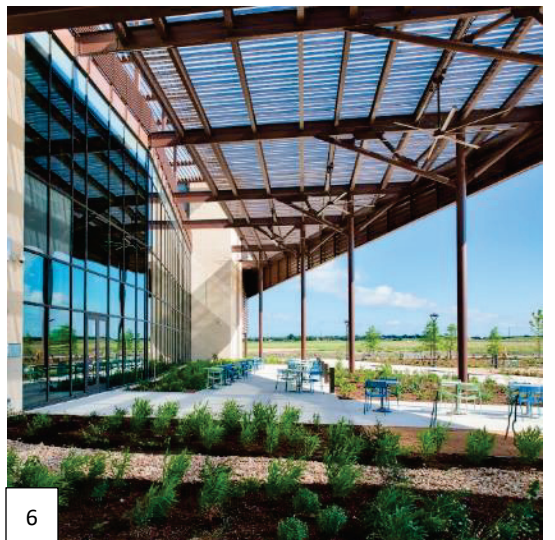
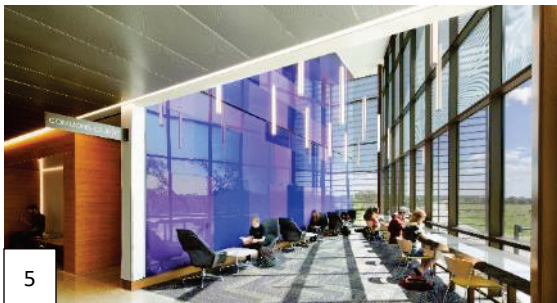
Principal / Pfluger Architects / Project Manager

3.6

SAN GABRIEL CAMPUS: EXPANDING SERVICE, CATALYZING A NEW T.O.D. DISTRICT



- 1. Front entrance to campus
- 2. ACCelerator
- 3. Northeast corner with lighted stair tower
- 4. Third floor terrace
- 5. Study space on second floor
- 6. Shaded outdoor lounge



3.7 RENOVATION OF THE RIO GRANDE CAMPUS: RESTORING AND REVIVING A CULTURAL LANDMARK

DIRECTED PLANNING, DESIGN AND CONSTRUCTION

Design Firm: Studio8 / Overland Partners

Architect Firm of Record: Studio8 / Overland Partners

Completion Date: 2021 / 171,420 GSF

Role of Nominee: Vice President, Facilities & Construction

Challenges

Built by the Austin Independent School District in 1915 as a middle school, expanded to serve as a high school in 1925, and used by ACC as a college campus since 1974, this historic building needed major interior renovation to properly support current needs, while restoring its original exterior appearance.

Instructional and support spaces were poorly configured for the needs of a college and every functional system in the building had exceeded its useful life. Along with decades of deferred maintenance, these had left the building in a condition requiring vacation and complete interior renovation. The existing building contained asbestos, lead and other hazardous materials in multiple applications throughout.

ACC Administration decided to accelerate the work to begin before new instructional spaces for fine arts, performing arts and other specialized programs were prepared in Phase 2 of the Highland Campus. Temporary instructional space for these programs had to be prepared in Building 4000 at the Highland Campus before work could begin at the Rio Grande Campus. This work was performed separately.

Role

Bill guided the identification of the scope of work. He led the selection of the design team and the construction manager, directed the design and implementation of the renovation work and coordinated with other construction across the District. Previously, he had reimagined the parking garage and the conversion of the former gymnasium at this campus into an instructional building. He had acquired adjacent land for future expansions of the campus.

Impact

Hazardous materials were abated or remediated. Exterior masonry was repaired and restored; wood framed windows matching the original fenestration replaced the mid-century aluminum-framed windows and opaque spandrels which had superseded them. The work enclosed two open courtyards with air-supported PTFE roof membranes while preserving the original masonry walls surrounding them. It restored the arched windows between the courtyards and the former

auditorium space. Sloped floors of the former auditorium were replaced to construct an ACCelerator, library and a learning lab on three levels with internal connections. The building provides full student services, classrooms, and science labs and will serve as the home campus of the PACE program for students co-enrolled with the University of Texas at Austin.

Central HVAC equipment was added in the space which had been prepared previously with the conversion of the gymnasium building across West Ave., and condenser water lines extended through a converted pedestrian tunnel to the main campus, as had been planned in the earlier conversion of the gymnasium building. New landscaped outdoor social spaces were added on the urban site, which will be irrigated by municipal reclaimed water when the water utility completes the public infrastructure. The project targets LEED Platinum. Contributors to this goal include reuse of existing construction, proximity to mixed uses and transit, and efficient HVAC systems.

Previous projects constructed a parking garage and converted the former gymnasium building to provide classrooms and offices; these set the stage for this work.

The Rio Grande Campus has earned recognition for preservation of historic cultural resources, innovation and design.

Selected Awards

Selected Publications

Austin American Statesman, *"More Lessons Ahead,"* 2021

Declaration of Responsibility

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included: project under the direction of the nominee.

Milton E. Hime, AIA

Principal / Studio8 / Principal in Charge

3.7 RENOVATION OF THE RIO GRANDE CAMPUS: RESTORING AND REVIVING A CULTURAL LANDMARK



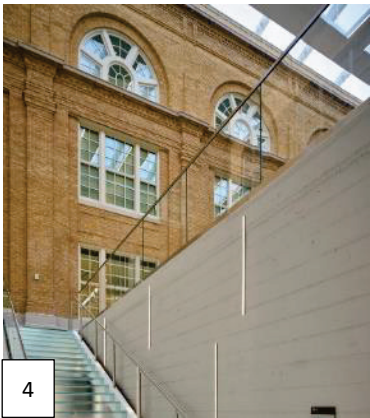
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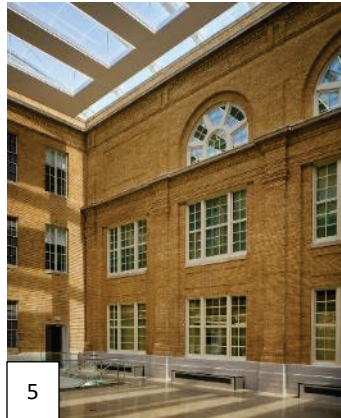
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1. East façade from north
2. North courtyard
3. South courtyard
4. Stair at atrium
5. Atrium with arched windows
6. West facade

Be prepared to be gobsmacked.
 The historic Rio Grande campus of Austin Community College — once Austin High School and, before that, Allan Junior High School — has been thoroughly transformed with an eye to the future of learning in this city.
 - Michael Barnes, *Austin American Statesman*



6

3.8 **ROUND ROCK CAMPUS, PHASE 1: EXPANDING SERVICE, ENHANCING WORKFORCE TRAINING**

DIRECTED PLANNING, DESIGN AND CONSTRUCTION OF BOTH PHASES

Design Firm: Graeber, Simmons & Cowan

Architect Firm of Record: Graeber, Simmons & Cowan

Completion Date: 2010 / 276,189 GSF

Role of Nominee: Executive Director of Facilities & Construction

Challenge

A site within a masterplanned region on the outskirts of a rapidly growing suburban community was selected for this new campus, which ACC had promised upon a successful annexation election. The region has now attracted sufficient density to justify the City of Round Rock and Capital Metro extending scheduled transit service. ACC planned the site to optimize this service and to coordinate with agencies to other campuses.

Role

Bill negotiated the acquisition of two separate sites to accumulate sufficient space to allow future expansions in this fast-growing city. He led the selection of the design team and the construction manager, and directed the masterplanning, design and construction of both phases of the campus.

Impact

This LEED Silver project provides three buildings for general instruction, one for workforce programs and a central utility building. The masterplan allows expansion to serve 11,500 students. In addition to extending higher education to a newly-annexed suburban area, this campus expanded programs providing instruction for high demand health sciences and technical workforce training. Two other universities provide health science programs and a major hospital, forming a health sciences district within a mixed use center.

In addition to providing high quality instructional space for nursing and other health science programs, the campus also provides sophisticated instructional space for automotive technology, welding, building construction trades, and heating, A/C and refrigeration. Each of these programs train skilled workers in fields that desperately need new talent.

The site is planned to separate pedestrian from vehicular circulation and to allow significant expansion. Exterior spaces, including a covered outdoor stage area with terraced seating, accommodate campus activities. Buildings feature durable masonry and metal panel exteriors, with two observation decks, one of which features telescopes for Astronomy. Interiors are spacious and colorful.

In addition to accommodating transit, sustainable features include 100% renewable electricity with 312 kW of photovoltaics onsite. Condensate from HVAC is reused for cooling tower makeup and irrigation. Municipal reclaimed water provides supplemental irrigation.

A separate second phase of construction (designed by Page) includes a single building that follows the original masterplan and has also achieved LEED Silver. The second phase added an ACCelerator and new classrooms and science labs.

This award winning campus expanded higher education services, including specialized training for skilled workers in high demand trades in a rapidly growing region.

Selected Awards

2011 *Austin Business Journal*, Best Real Estate Award, Social Impact
2010 Associated Builders and Contractors Central Texas Chapter Excellence in Construction Eagle Award

Selected Publications

Austin American Statesman, "ACC's newest campus ready for first bell," 2010
Austin American Statesman, "Austin Community College's big plans in Round Rock," 2009

Declaration of Responsibility

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included: project under the direction of the nominee.

Kirby Baird

President, Austin Division / SpawGlass (Construction Manager at Risk for both phases) / Principal in Charge

3.8

ROUND ROCK CAMPUS, PHASE 1: EXPANDING SERVICE, ENHANCING WORKFORCE TRAINING



1

- 1. Administration and Health Sciences
- 2. Radiology Lab
- 3. Fountain at Administration Building
- 4. Nursing Skills Lab
- 5. Automotive Technology Lab
- 6. Welding Technology Lab



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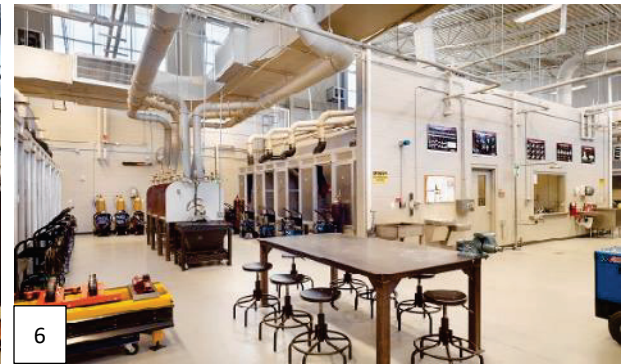
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ELGIN CAMPUS, PHASE 1: EXPANDING SERVICE, EXPANDING INSTRUCTIONAL PROGRAMS

DIRECTED PLANNING, DESIGN AND CONSTRUCTION OF BOTH PHASES

Design Firm: O’Connell Robertson
Architect Firm of Record: O’Connell Robertson
Completion Date: 2013 / 64,871GSF
Role of Nominee: Executive Director of Facilities & Construction

Challenge

ACC had promised a new campus upon approval of an annexation election, but budget was limited. Demographics had indicated that initial enrollment would be limited, but would grow significantly. The masterplan anticipated an ultimate campus enrollment of up to 12,000 and incorporated this into the plan.

Role

Bill negotiated the acquisition of two adjacent tracts to provide 98 acres on the main highway through a growing community in an area with a rich agricultural heritage. He led the selection of the design team and the construction manager, and directed the masterplanning of the site and the design and construction of both phases of the campus.

Impact

This LEED Silver facility serves as the first building of the first institution of higher education in this suburban community. Budget limited the size of the initial phase, so initial programs were limited to general instruction. A separate second phase (also by O’Connell Robertson) added specialized spaces for veterinary technician, agriculture and sustainable agriculture instruction after ACC had fully developed these new programs to meet the needs of the community. The conditioned building in Phase 2 also earned LEED Silver.

The initial three story building provides full student services, instructional and support spaces, as well as spaces for community use. The design incorporates materials and surfaces associated with the agricultural vernacular. The three story building features an open central stair to enhance vertical circulation and supplement the ample daylighting in public and instructional spaces. An automatic retractable fire barrier ensures code compliance without interfering with the open feel. A covered outdoor deck provides a supplemental reading space for the third story library.

The initial construction includes a photovoltaic array; the campus now receives the remainder of its electric power from offsite renewable sources. Roof runoff

and HVAC condensation are captured and used for cooling tower makeup and irrigation.

No urban transit system serves the city of Elgin, but the Capital Area Rural Transit System (CARTS) provides a daily commuter run between Elgin and Austin. Capital Metro’s long-range plans include extending commuter rail service to Elgin on a freight line it owns near the site.

This first campus for higher education in Bastrop County provides general and specialized instructional spaces to meet the specific needs of the community.

Selected Awards

2014 *American School & University* Outstanding Design
2014 *Learning By Design*, Outstanding Project

Selected Publications

Elgin Courier, “ACC Elgin campus begins to take shape,” 2012

Declaration of Responsibility

I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included: project under the direction of the nominee.

Amy Jones

Principal / O’Connell Robertson / Principal Client Liaison

3.9

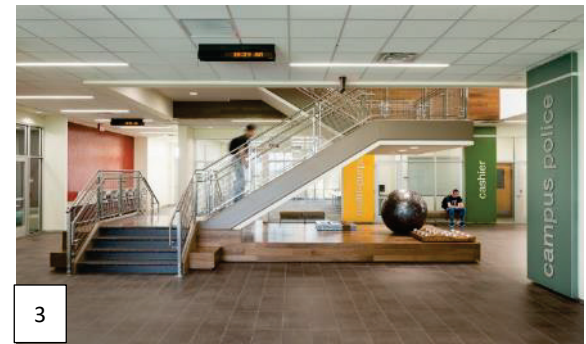
ELGIN CAMPUS, PHASE 1: EXPANDING SERVICE, EXPANDING INSTRUCTIONAL PROGRAMS



1



2



3

The resulting master plan for the 98-acre site reflects the stakeholders' goals for sustainability, sense of arrival, pedestrian orientation, reflection of community, and academic focus.
 - Learning By Design Outstanding Project Award, 2014

This is the economic spark Elgin's needed for a long time.
 - David Glass, community leader



4



5



6

1. View from entry to campus
2. North facade
3. Open stair at first floor
4. Library reading room and deck
5. Open stair at third floor
6. Veterinary Technology Surgery Lab in Phase 2

3.10 HAYS CAMPUS, PHASE 1: EXPANDING SERVICE, ENHANCING PUBLIC SERVICE PROGRAMS

DIRECTED PLANNING, DESIGN AND CONSTRUCTION OF BOTH PHASES

Design Firm: Gensler

Architect Firm of Record: Gensler

Completion Date: 2014 / 91,105 GSF

Role of Nominee: Executive Director of Facilities & Construction

Challenge

ACC had promised a new campus upon approval of an annexation election, but budget was limited. Demographics had indicated that enrollment would grow rapidly. The masterplan anticipated a potential campus enrollment of up to 12,000 and incorporated this into the plan.

Role

Bill negotiated the acquisition of a commercial tract within the masterplanned Plum Creek community in Kyle, Texas to provide 96 acres for a new campus. He led the selection of the design team and the construction manager, and directed the masterplanning of the site and the design and construction of both phases of the campus.

Impact

The new campus was one of the first institutional developments within this masterplanned mixed-use district; multiple new commercial and mixed use developments have followed. The campus site provided direct access to the proposed station on the Lone Star Interurban Rail line connecting the IH-35 corridor from San Antonio to Austin and Round Rock.

This LEED Silver facility serves as the first building of the first institution of higher education in one of the fastest growing counties in the nation. It also provides opportunities for students co-enrolled at Texas State University in San Marcos through the Pathways Program. The initial three story-building resides at the high point of the site and incorporates a prominent stair tower capped with an exposed star logo for the District, lit at night and visible from great distances. An open deck serves as outdoor reading space for the third story library. The project captures HVAC condensate and storm runoff for reuse for irrigation.

The site masterplan featured the initial building in a conceptualized town square, with future additional instructional buildings around it. It provides full student services, instructional and support spaces, as well as spaces for community use.

Budget limited the size of the initial phase, so initial programs were limited to general instruction. A separate second phase (by Brinkley Sargent Wiginton Architects and Pfluger Architects) adds specialized spaces for instruction for first responders after ACC had fully developed the curricula for these new programs.

The second phase locates three buildings and an emergency vehicle operations course track on the south end of the campus, per the original masterplan. This includes facilities for criminal justice and EMT training, including an indoor 50 yd. firing range, simunitions and martial arts training, and emergency management training. Future expansion will provide additional instructional facilities located between the first two phases. Phase 2 also earned LEED Silver.

This campus became the first institution providing higher education in Hays County, and later addressed the growing need for training for first responders.

Selected Awards

2014 Associated Builders and Contractors Central Texas Chapter Excellence in Construction Eagle Award
2015 Texas Masonry Council Golden Trowel Award

Selected Publications

Community Impact, "Officials: ACC's Hays bolsters county's higher ed options," 2014
Austin American Statesman, "ACC Hays campus to open," 2014

Declaration of Responsibility

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included: project under the direction of the nominee.

Aan Coleman, PLA , LEED AP

President, Founding Partner / Coleman & Associates / Landscape Architect for Masterplan and Project

3.10 HAYS CAMPUS, PHASE 1: EXPANDING SERVICE, ENHANCING PUBLIC SERVICE PROGRAMS



- 1. Main entry to Academic Building
- 2. Academic building
- 3. Lobby in Academic Building
- 4. 50-yard firing range in Phase 2
- 5. Simunitions training facility in Phase 2

