

DESIGN-BUILD

# EGO-FREE ARCHITECTURE



DESIGN-BUILD PORTFOLIO

[methodarchitecture.com](http://methodarchitecture.com)



# EGO-FREE DESIGN-BUILD

By utilizing the design-build method for completing projects, Method is able to streamline the various moving parts of our projects by working closely with the general contractor every step of the way. In turn, we are able to complete projects more quickly, improve the overall quality of the project through extensive communication with the GC, and enhance cost control / cost estimating practices. From worship centers to industrial warehouses, our vast portfolio of projects allows us to create the best design regardless of the project type.



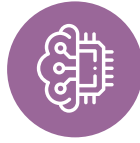
INDUSTRIAL



RETAIL



EDUCATION



TECHNOLOGY



MANUFACTURING



MULTIFAMILY



HEALTHCARE



OFFICE



ENERGY



FEDERAL



LAB + RESEARCH



CIVIC

BREWERY +  
DISTILLERY

AVIATION

## DESIGN-BUILD PROJECTS

PROJECT NAME	TYPE	LOCATION
AF GLOBAL CAMPUS	OFFICE	HOUSTON, TX
AMERINOX DISTRIBUTION CENTER	INDUSTRIAL	NASH, TX
ARANSAS WILDLIFE REFUGE CENTER	PUBLIC	AUSTWELL, TX
BOBBY FORD TRACTOR	RETAIL	HOUSTON, TX
CHALLENGER STORAGE	RETAIL	WEBSTER, TX
CHEMOURS	INDUSTRIAL	PASS CHRISTIAN, MS
DISHAKA EXPANSION	FOOD & BEVERAGE	STAFFORD, TX
EAST END MAKER HUB	MIXED-USE	HOUSTON, TX
EDGEN MURRAY - AVERA COMPANIES	INDUSTRIAL	LIVE OAK COUNTY
FALCON PACKAGING EXPANSION	INDUSTRIAL	HOUSTON, TX
GRAND OAKS BUSINESS PARK	INDUSTRIAL	RICHMOND, TX
ICOTEX OFFICE WAREHOUSE	INDUSTRIAL	CONROE, TX
KARBACH BREWERY + PACKAGING HALL	BREWERY	HOUSTON, TX
LAKESIDE MRI	HEALTHCARE	WEBSTER, TX
LAKE JACKSON SEA CENTER CLASSROOM & VIEWING DECK	EDUCATION	LAKE JACKSON, TX
LIFE FOURSQUARE CHURCH ADDITION	WORSHIP	ANGLETON, TX
PARK 249	INDUSTRIAL	HOUSTON, TX
PATRIOT WIND - MBA ENERGY & INDUSTRIAL	ENERGY	NUECES COUNTY
PLAINS PIPELINE - MBA ENERGY & INDUSTRIAL	ENERGY	CORPUS CHRISTI, TX
RIVERBEND BAPTIST RECREATION CENTER	WORSHIP	FULSHEAR, TX
UPS DISTRIBUTION CENTER	INDUSTRIAL	HOUSTON, TX
UNIVERSITY OF HOUSTON BASEBALL DEVELOPMENT CENTER	HIGHER ED	HOUSTON, TX





## COMMUNICATION

Design-build projects thrive because of collaboration, teamwork, and total accountability. Working closely with you and your subcontractors, our teams ensure that any potential issues are resolved quickly and efficiently to keep the project on track. With our ego-free approach, we work alongside your team to solve any issues that may arise during the project to provide a seamless and successful end product to the client.



## QUALITY

By working hand-in-hand with the contractor, we are able to provide realistic details that meet budget, simplify constructability, and minimize claims upon occupancy. Any discrepancies between design intent and constructability are worked out in our initial design phases rather than in construction.



## LESS DELAYS

Projects are completed faster due to reduced bidding and review timelines. This allows scheduling for a project to be locked in at the beginning while our clients can help with major decisions before construction has begun. By solving potential issues in the design process, there is less delays within the construction process. Furthermore, phases occur concurrently rather than in sequence, including the value engineering phase, allowing overall design timelines to be compressed and construction to begin.



## COST CONTROL

Communication, quality, and time efficiency all lead to allowing projects to stay within budget and reduce or eliminate the amount of change orders. A more realistic budget is also able to be decided upon by getting feedback from both the architects and contractors during the process instead of waiting on bids to come in. Once a budget is established it can be checked and updated frequently throughout the design process so by the end the final cost is already known.









# ICOTEX

## INDUSTRIAL BUILD TO SUIT

Completed in 2017, the Industrial Component of Texas facility (ICOTEX) is a manufacturing and distribution facility providing metal components for forklifts, machinery and other applications. Located in Conroe Industrial Park, this facility is a joint venture between Mitsubishi Caterpillar Forklift America and Junghinrich.

## PROJECT TEAM

ICOTEX

ARCO Design/Build



**71,000 SF**  
SIZE



**30-37 FEET**  
CLEAR HEIGHT



**\$6 M**  
CONSTRUCTION COSTS







# UPS WILLOWBROOK



2019 HBJ LANDMARK AWARD  
INDUSTRIAL WINNER  
AWARD-WINNING

## INDUSTRIAL BUILD TO SUIT | LOGISTICS

The UPS Willowbrook Package Center is a 258,000 square foot facility that is on a 68-acre site. The site consists of 4 individual tilt-wall structures. This facility serves as a large warehouse for housing packages, a customer service center (4,164 SF), office, truck wash with a water reclamation system (3,861 SF), and an automotive repair shop (13,353 SF).

The package sorting facility also features the signature UPS finger loading docks, an intricate conveyor belt design used to achieve maximum efficiency. All structures are built with tilt wall and steel, including the fingers. Additionally, the project included a 56,000 SF mezzanine in 52' clear high section of the building.

### PROJECT TEAM

UPS  
Alston Construction

Kimley Horn  
Bihner Chen



258,000 SF  
SIZE

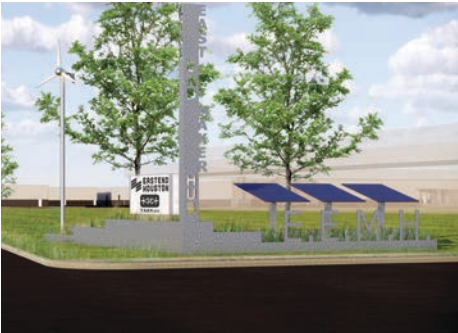
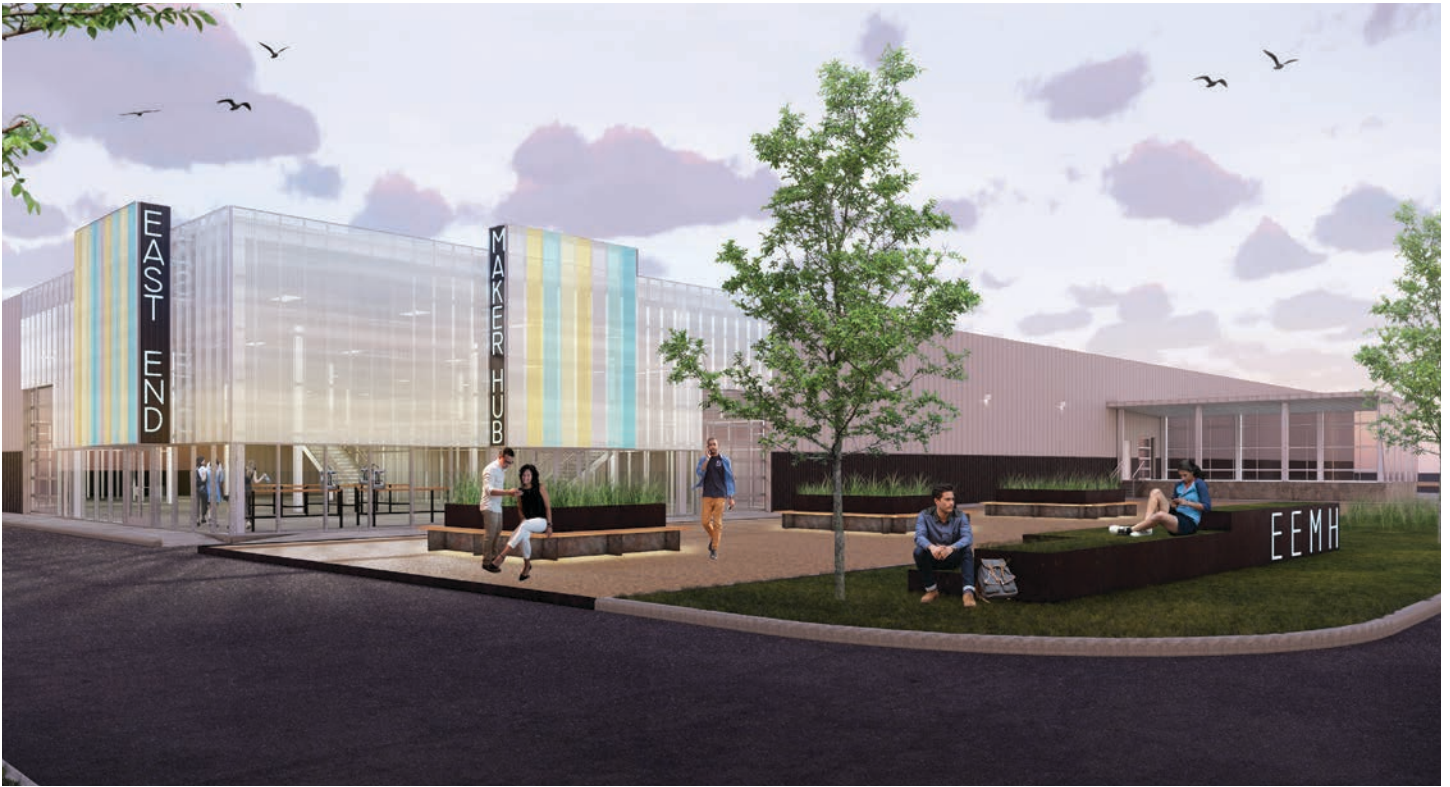


52 FEET  
CLEAR HEIGHT



\$6 M  
CONSTRUCTION COSTS





# EAST END MAKERS HUB

## ADAPTIVE REUSE | MIXED-USE | MANUFACTURING | MAKER SPACE

This redevelopment project, located in East Downtown Houston, will be a high tech hub for education, manufacturing, and job training. This building will contain leaseable workshops for start-up businesses, innovators, crafters, and manufacturers. Gathering spaces, conference rooms, offices, warehouse and storage space, classrooms, and manufacturing rooms will all be part of the mixed-use campus. Industrial height ceilings, bright colors, and modern features with sleek finishes are a few of the design elements throughout.

### PROJECT TEAM

Urban Partnerships CDC  
Stewart Development Construction



**55,000 SF**  
SIZE



**HOUSTON, TX**  
LOCATION



**2020**  
COMPLETED





**ARKANSAS WILDLIFE REFUGE VISITOR CENTER**  
AUSTWELL, TX





# ARANSAS WILDLIFE REFUGE VISITOR CENTER

FEDERAL | RECREATION

This project is a total of 7 buildings that consist of a new administrative building, visitor center, associated maintenance, bunk house, and volunteer buildings. Modern, sleek finishes will be used throughout the design while natural elements of stone and wood will help play on the vast nature surround.

## PROJECT TEAM

U.S. Department of the Interior  
U.S. Fish & Wildlife Service  
Butler Cohen  
Hart Gaugler + Associates

Rennell  
Henderson Engineers



**30,000+ SF**  
SIZE



**AUSTWELL, TX**  
LOCATION



**2022**  
COMPLETED







# GSD CORPORATE OFFICE

## CORPORATE BTS | OFFICE

The General Structural Development (GSD) Corporate Office is a two-story office building located adjacent to the historic Heights neighborhood. Exposing the wood-framed construction allowed for a more spacious interiors and provided an opportunity for industrial inspired accent lighting. The space is a blend of a traditional warehouse aesthetic mixed with the simplicity of modern interior design and furnishings. The exterior is a mix of brick and metal panels with large bronzed windows, which provide impressive views of the neighborhood, including the Houston downtown skyline.

### PROJECT TEAM

General Structural Development  
Duplantis Design Group  
Bec-Lin Engineering

CJE Engineering, LLC  
Dawson Van Orden



**6,124 SF**  
SIZE



**HOUSTON, TX**  
LOCATION



**2013**  
COMPLETED





# LAKESIDE MRI

## HEALTHCARE

This project consisted of natural elements of wood and stone mixed with a modern aesthetic. Pops of blue helped play off of the soothing colors while a large linear wood design varying at different lengths is featured in the lobby walls and ceiling. Patient rooms, x-ray rooms, MRI and CT scanning rooms, medical lab, waiting area, and offices are all included in the building.

## PROJECT TEAM

Jacob White Construction  
H2B Inc.  
KCI Technologies  
Civil Concepts, Inc.  
Wong & Associates, Inc.



**7,424 SF**  
SIZE



**PASADENA, TX**  
LOCATION



**2021**  
COMPLETED





# BOBBY FORD TRACTOR & EQUIPMENT

## RETAIL SHOWROOM

Bobby Ford Tractor & Equipment was a ground-up, one story, metal building. This project utilized modern finishes and colors specific to the Kubota brand, creating a contemporary look that meshed seamlessly with the client's product.

## PROJECT TEAM

Bobby Ford Tractor  
Wier Enterprises



**11,355 SF**  
SIZE



**HOUSTON, TX**  
LOCATION



**2016**  
CONSTRUCTION COSTS





## KARBACH BREWING CO. CANNING & PACKAGING HALL



**2018 TILT-UP CONCRETE  
ACHIEVEMENT AWARD**  
AWARD-WINNING

### BREWERY | COLD STORAGE | INDUSTRIAL BUILD-TO-SUIT

As part of the Karbach Brewing Company Complex in Houston, Texas, this facility, completed in 2017, serves as the canning and storage warehouse as well as offices for the brewery. Located adjacent to the brewery and taproom, this 2-story building utilizes form liner and tilt-wall panel construction to simulate metal panel which was used in the brewhouse and restaurant project completed in 2015.

#### PROJECT TEAM

Karbach Brewing Company  
Benchmark Houston Builders  
Dawson Van Orden

Pinnacle Structural Engineers  
Cope Engineering, PLLC



**50,351**  
SIZE



**HOUSTON, TX**  
LOCATION



**\$4.5 M**  
CONSTRUCTION COSTS



# EGO-FREE DESIGN.

Method Architecture is a uniquely ego-free architecture firm, committed to a systematic creative process that focuses on clients and their needs first and foremost. Operating with the flexibility of a small firm, but with a big reach, Method is a full-service architecture firm specializing in tenant finish and ground-up projects encompassing industrial, retail, office, breweries, public and more.

## OUR MISSION:

To provide creative, high-quality, and innovative design solutions through an ego-free experience that focuses on our clients and their needs first and foremost.



### EGO-FREE CULTURE

We collaborate with clients to understand their needs and goals which serve as our priorities throughout the entire project making the design process enjoyable.



### RESPONSIVENESS

Proactive project management and constant communication to ensure project schedule and budget are met with quick turnaround.



### INNOVATION

Through utilizing the latest technology and design trends, we are able to create efficiencies for our clients resulting in a unique design solution.



### KNOWLEDGE

Our teams have worked on a wide range of project types from tilt-wall distribution centers to breweries. This diverse knowledge base allows us to incorporate solutions from other project types to create truly, unique designs.

## CERTIFICATIONS

Method Architecture is a Native American-owned firm and is certified with multiple entities across the region as a minority-owned business enterprise.



Native American Business Association







**UPS WILLOWBROOK DISTRIBUTION CENTER**  
HOUSTON, TX

# WHO WE ARE.

**Well, we're not like the other firms and we're proud of that.**

Our firm is a place where success is not measured by award-winning projects, total square feet delivered or number of LEED certified projects. We think all of these are great but our number one success metric is client satisfaction.

## **RAYBURN "JAKE" DONALDSON, AIA** **MANAGING PARTNER**



Jake provides strategic, executive, and financial leadership guiding the firm's operations with a focus on practicing ego-free architecture and providing unparalleled customer service. Jake takes a hands-on approach and oversees every aspect of the firm's operations while mentoring employees for success. Jake is an active member in the community and has held board positions with NAIOP Houston, Texas Society of Architects, AIA Houston, and Houston Food Bank Fresh.

[JDonaldson@methodarchitecture.com](mailto:JDonaldson@methodarchitecture.com) | 713.842.7500 ext.103

## **ERIC HUDSON, AIA** **PARTNER**



Eric leads the firm's overall design direction and aesthetic as well as the company's approach to technology, innovation, and quality control. He promotes a collaborative, creative, and client-focused project approach working across all of Method's teams. Mentoring designers throughout our process, Eric provides key feedback on functionality, creative problem solving, constructability, and community impact. With over 15 years of experience across multiple sectors including office, retail, education, industrial, and public projects, Eric shares his cross-disciplined knowledge and keen eye for design.

[EHudson@methodarchitecture.com](mailto:EHudson@methodarchitecture.com) | 713.842.7500 ext.104

## **KEITH HOLLEY, AIA** **PARTNER**



Keith is responsible for overseeing client relations and new project development for some of the firm's largest and most complex projects. He oversees the firm's business development efforts with a focus on strategic partnerships and collaboration with all stakeholders. Keith serves as a mentor to managers and supports the company's training and education programs. He also oversees MethodCares, the firm's philanthropic initiative providing pro bono design services and volunteer activity. Keith is the current President of the Association of Commercial Real Estate Professionals.

[KHolley@methodarchitecture.com](mailto:KHolley@methodarchitecture.com) | 713.842.7500 ext.102

FIRM LEADERSHIP



# WHERE WE WORK

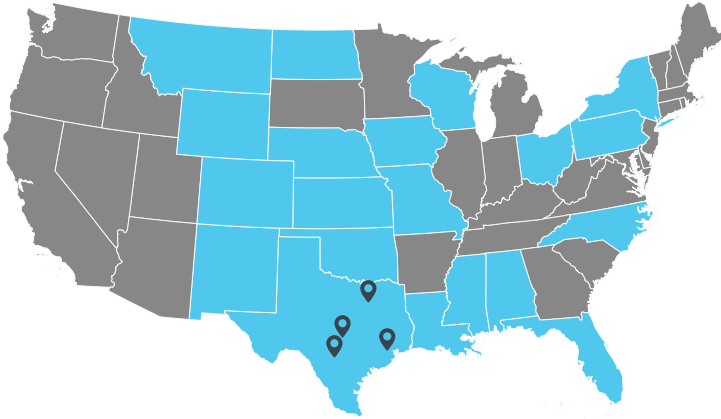
Alabama  
Colorado  
Florida  
Iowa  
Kansas

Louisiana  
Mississippi  
Missouri  
Montana  
Nebraska

New Mexico  
New York  
North Carolina  
North Dakota  
Ohio

Oklahoma  
Pennsylvania  
Texas  
Wisconsin  
Wyoming

\* Additionally reciprocal state licenses can typically be obtained in 4 weeks through our NCARB certification



## OFFICE LOCATIONS

### AUSTIN

2921 E. 17th Street, Unit B, Suite 200  
Austin, TX 78702  
512.478.0970

### DALLAS

3224 McKinney Ave., Suite 201  
Dallas, TX 75204  
214.790.7171

### HOUSTON

2118 Lamar Street, Suite 200  
Houston, TX 77003  
713.842.7500

### SAN ANTONIO

18911 Hardy Oak Blvd.  
San Antonio, TX 78258  
210.874.1569

### EGO-FREE MYTHBUSTER



#### Architects only wear black turtlenecks.

No turtlenecks here. Also, it is far too hot in Texas to wear a turtleneck. That is all we have to say on this topic.



METHOD  
architecture

### EGO-FREE ARCHITECTURE

Method Architecture is a full-service architecture firm specializing in tenant finish & ground-up projects encompassing industrial, retail, office, breweries, public and more.



[www.methodarchitecture.com](http://www.methodarchitecture.com)

EGO-FREE  
INNOVATIVE  
RESPONSIVE  
CLIENT-FIRST