INDUSTRIAL PROJECTS

METHOD
architecture

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 aspects from other project types to create truly, unique designs.

AWARDS + CERTIFICATIONS

- Choctaw Nation - Preferred Supplier
- City of Austin MBE | VID: V00000955255
- Texas HUB MBE - Statewide | VID: 1812021007700
- TXDOT SBE - Statewide | VID: 20798245
- South Central Texas Regional Certification Agency (SCTRCA) MBE
- SCTRCA Native American Business Enterprise
- SCTRCA Small Business Enterprise

WHAT WE DO.

From dirt to finish out, we are a full-service architecture and interior design firm.

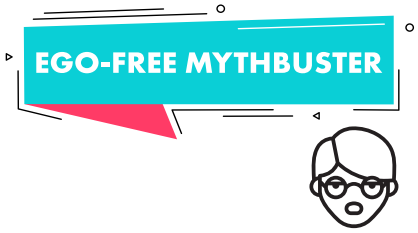
Our teams have worked on a wide range of project types from tilt-wall distribution centers and mixed use retail developments to breweries and distilleries. This diverse knowledge base allows us to incorporate aspects from other project types to create truly, unique designs.

GROUND-UP

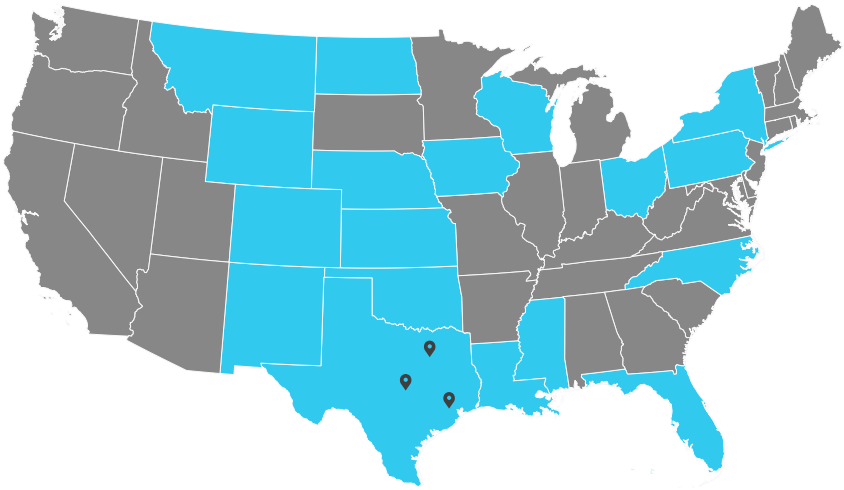
- SITE & LAND PLANNING
- PROGRAMMATIC ANALYSIS
- CONCEPTUAL SITE LAYOUTS
- SCHEDULING & BUDGETING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BIDDING & CONTRACT NEGOTATION
- CONSTRUCTION ADMINISTRATION
- PROJECT MANAGEMENT
- HIGH PILE CONSULTING
- 3D/VR RENDERINGS
- LEED/GREEN STRATEGY CONSULTING

INTERIORS

- PROGRAMMATIC ANALYSIS
- CONCEPTUAL DESIGN
- SCHEDULING & BUDGETING
- SPACE PLANNING
- DESIGN DEVELOPMENT
- PRICING DRAWINGS
- CONSTRUCTION DOCUMENTS
- INTERIOR DESIGN
- FURNITURE, FIXTURES, & EQUIPMENT (FF&E)
- CONSTRUCTION ADMINISTRATION



Architects only talk about themselves and their design philosophies.
Trust us, we'd rather hear about what's going on with you over a beer than talk about ourselves and design philosophy. So please, tell us more about you or let's skip to the pretty pictures.



WHERE WE WORK

Florida
Kansas
Louisiana
Mississippi
Montana
North Carolina
Nebraska
North Dakota
New Mexico
New York
Oklahoma
Ohio
Texas
Wisconsin
Wyoming
Pennsylvania

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

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.

FIRM LEADERSHIP

RAYBURN "JAKE" DONALDSON, AIA
MANAGING PARTNER

As the firm's Managing Partner and Houston market leader, Jake provides strategic, executive, and financial leadership while managing 3+ million square feet of ground-up projects per year, as well as the firm's tenant interiors division. Jake's expertise spans across a wide variety of project types including mixed-use retail, industrial, and breweries.. He takes a hands on approach and is dedicated to fast turnaround and quality customer service.

JDonaldson@methodarchitecture.com
HTX 713.842.7500 ext. 103

ERIC HUDSON, AIA
PARTNER

Firm partner and Austin market leader, Eric is responsible for managing an extensive variety of projects ranging from boutique interior build-outs to large scale, ground-up construction within the corporate, industrial, retail, public, and education sectors. His passion for design and attention to detail combined with a dedication to customer service has built his recipe for successful projects.

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KEITH HOLLEY, AIA
PARTNER

As a firm partner and the Dallas market leader, Keith is responsible for overseeing the work for some of the firm's largest clients and complex projects, including office and industrial parks, build-to-suits and brewery projects. Keith's approach & technical knowledge in an array of building code administration & construction techniques has proven invaluable toward the successful completion of hundreds of projects.

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EGO-FREE MYTHBUSTER

Not all architects and designers wear horn-rimmed glasses

Nor do these make us better at our job.

GHX INDUSTRIAL

2018 TCA TILT-UP ACHIEVEMENT
DESIGN AWARD
AWARD-WINNING

BUILD-TO-SUIT

Completed in 2017, the GHX Industrial building at Lockwood Business Park is home to GHX's new headquarters and Houston distribution center. Located in Generation Park, the building takes design queues from the look and feel of the master-planned park. Painted and textured concrete tilt wall panels make up all of the exterior finish and express materiality with pattern of reveals, both tight knit and sporadic depending on the function of the interior space. This along with staggering positions and varying height of panel allow for the building to maintain just the right proportions and balance for an expressive façade. In addition to the concrete tilt wall design, aluminum canopies and glazing areas emphasize components of the design, rather than the typical big box industrial method.

143,537 SF
SIZE

34 FEET
CLEAR HEIGHT

$7.4 M
CONSTRUCTION COSTS

PROJECT TEAM

McCord Development
Burton Construction
Miller Builders
Dally + Associates

BELTWAY CROSSING NORTHWEST

2015 HBJ LANDMARK AWARD
WINNER - INDUSTRIAL
AWARD-WINNING

INDUSTRIAL SPECULATIVE

Completed in 2015, this three-building office / warehouse industrial park was constructed in Houston, TX. The building architecture is designed to accommodate heavy warehouse distribution, e-commerce users, and even hazmat storage. To maximize the warehouse use for high pile storage, the buildings range in clear heights from 24 to 32 feet.

663,660 SF
SIZE

24-32 FEET
CLEAR HEIGHT

$17 M
CONSTRUCTION COSTS

PROJECT TEAM
Panattoni Development Company
Alston Construction

FEDEX MANUAL SORTING FACILITY

INDUSTRIAL INTERIORS

Completed in 2014, FedEx occupies the entire 122,500 SF of building 3 in Intrepid Business Park. The scope of work included a large scale conveyor system throughout the entire warehouse, additional 18 wheeler parking, and secure fencing.

PROJECT TEAM
Triten Real Estate Partners
GSD Construction

122,500 SF
SIZE

30 FEET
CLEAR HEIGHT

$2.25 M
CONSTRUCTION COSTS

PARKVIEW COMMERCE CENTER

2018 TCA TILT-UP ACHIEVEMENT DESIGN AWARD
AWARD-WINNING

INDUSTRIAL SHELL BUILDING

Grand Oaks Business Park is a three-building office / industrial park constructed in Flower Mound, TX. The concrete tilt-wall facilities feature curtain-wall glazing, 24' - 30' clear heights and multiple storefront entries with Avadek canopies. This project was completed in 2015.
Parkview One: 84,760 SF
Parkview Two: 50,590 SF
Parkview Three: 140,704 SF

PROJECT TEAM
East Group Properties
MYCON General Contractors

276,054 SF
SIZE

24-30 FEET
CLEAR HEIGHT

$8.9 M
CONSTRUCTION COSTS

GRAND OAKS BUSINESS PARK

INDUSTRIAL SPECULATIVE

Grand Oaks Business Park is a 7 building business park, totaling over 160,000 sq. ft. This industrial warehouse park located in Richmond, Texas. The concrete tilt-wall buildings were completed in 2017. The building designs utilize a pre-engineered metal building structure with a combination of tilt-wall, wood, stone and glass veneers. Paired with custom awnings and decorative lighting fixtures over the entries. A stone skirt lines the lower half of the buildings along with canopies at the entryway.

160,000 SF
SIZE

RICHMOND, TX
LOCATION

$1.4 M
CONSTRUCTION COSTS

PROJECT TEAM
DMAC Construction
Dawson Van Orden
ATR Engineering

ELLEN LIGHTING & HARDWARE, INC.

2015 TCA TILT-UP ACHIEVEMENT DESIGN AWARD
2016 HBJ INDUSTRIAL LANDMARK AWARD
AWARD-WINNING

BUILD-TO-SUIT

Completed in 2016, this facility designed to accommodate Ellen Lighting's office, retail, and distribution operations in Stafford,Texas. The building design incorporates a variety of materials including concrete tilt wall, form-liner, curtain wall glass, and aluminum canopies. The two-story office is 19,500 SF, the retail showroom has 9,200 SF, and lastly the warehouse totals 79,300 SF.

108,000 SF
SIZE

24 FEET
CLEAR HEIGHT

$5 M
CONSTRUCTION COSTS

PROJECT TEAM
Ellen Lighting & Hardware, Inc.
DMAC Construction & Development

TEN WEST CROSSING BUSINESS PARK

INDUSTRIAL SPECULATIVE | INDUSTRIAL SHELL BUILDING

Eight-building office / industrial park located in Katy, TX, constructed to serve Houston's Energy Corridor. The concrete tilt-wall facilities feature curtain-wall glazing, 16' - 30' clear heights and multiple storefront entries with Avadek canopies.

Ten West 1: 30,000 SF (Welltec; B-T-S)
Ten West 2: 45,633 SF
Ten West 3: 67,743 SF
Ten West 4: 67,743 SF
Ten West 5: 101,100 SF (Kobelco; B-T-S)
Ten West 6: 64,313 SF
Ten West 7: 67,743 SF
Ten West 8: 131,954 SF (Un-built)

576,229 SF
SIZE

30 FEET
CLEAR HEIGHT

$20 M
CONSTRUCTION COSTS

PROJECT TEAM

East Group Properties, Arch-Con (Buildings 1-3), Rosenberger Construction (Buildings 4-7)

KARBACH BREWING CO. PACKAGING HALL

2018 TILT-UP CONCRETE ACHIEVEMENT AWARD
AWARD-WINNING

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.

50,351 SF
SIZE

HOUSTON, TX
LOCATION

$4.5 M
CONSTRUCTION COSTS

PROJECT TEAM

Karbach Brewing Company
Benchmark Houston Builders
Dawson Van Orden

Pinnacle Structural Engineers
Cope Engineering, PLLC
Benchmark Houston Builders

MAMA LYCHA DISTRIBUTION CENTER

2017 TILT-UP ACHIEVEMENT AWARD
AWARD-WINNING

COLD STORAGE | INDUSTRIAL BUILD-TO-SUIT

Mama Lycha's new corporate headquarters is a industrial tilt-wall building designed with private offices and collaborative work spaces, a training kitchen, extensive cooler and freezer storage, several food processing rooms and a large warehouse area for racking incoming and outgoing products. This project was also a Finalist for the 2017 Houston Business Journal Landmark Awards.

65,328 SF
SIZE

HOUSTON, TX
LOCATION

$4M
CONSTRUCTION COSTS

PROJECT TEAM

Mama Lycha Foods
Keen Realty Developers
A&F General Contractors
Dally & Associates
Tac Engineering

ICOTEX

INDUSTRIAL INTERIORS

Completed in 2017, the Industrial Component of Texas (ICOTEX) is a manufacturing and distribution facility providing metal components for forklifts, machinery and other applications. Located in the 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

GYRODATA

BUILD-TO-SUIT | INDUSTRIAL INTERIORS

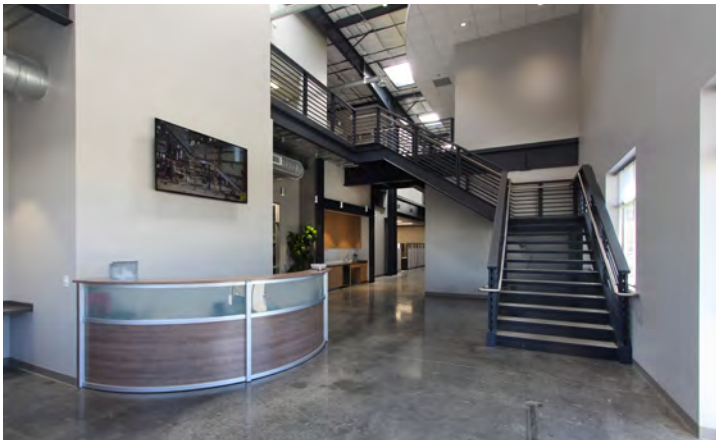
Three-building office / industrial facility constructed in Cypress, TX, finished in 2012. The concrete tilt-wall facilities feature curtain-wall glazing, 24' - 30' clear heights and multiple storefront entries with Avadek canopies. The 2 story office is 84,578 SF, manufacturing warehouse has 65,898 SF, the storage warehouse building has 29,500 SF, and lastly a covered parking garage totals 44,449 SF.

PROJECT TEAM
Gyrodata, Inc.
EE Reed

224,425 SF
SIZE

30 FEET
CLEAR HEIGHT

$10 M
CONSTRUCTION COSTS



EAGLE FABRICATORS

BUILD-TO-SUIT | INDUSTRIAL INTERIORS

Completed in 2017, this two-story, tilt wall, interior build out showcases the work of Eagle Fabricators through exposed steel at every opportunity. An atrium focused design emphasizes an openness not usually present at steel fab offices/shops. The owner was looking for a one-of-a-kind office area for their industry so creating a unique interior emphasizing their two-story space was necessary. This project was split into 2 phases with 1 phase completed in 2017 and phase 2 expected to finished in 2019.

68,925 SF
SIZE

28 FEET
CLEAR HEIGHT

$2.3M
CONSTRUCTION COSTS

PROJECT TEAM

Eagle Fabricators
Course Construction Group
DevTex
H2B Engineers
Aestimo
DVO Engineers

IT'S NOT GOODBYE.

This is the end of the brochure but it doesn't have to be the end for us. Stay in touch!

VISIT US

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methodarchitecture.com

EGO-FREE ARCHITECTURE

BREWERIES + DISTILLERIES
INDUSTRIAL
RETAIL
OFFICE
HOSPITALITY
SPORTS + FITNESS
PUBLIC
HEALTHCARE
EDUCATION

METHOD
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