

HARVEY | **HARVEY... Kirksey**
CLEARV **ARCHITECTURE**



104 S BURLESON

CITY OF KYLE | REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES • NOVEMBER 12, 2020

Letter of Intent

The Harvey + Kirksey design-build team intends to provide the following services as requested in the City of Kyle RFQ for the Multistory Commercial Building located at 104 S. Burlison:

Programming: The design team will meet with the local client team to review and discuss the goals and objectives of the project based upon the requirements outlined in this RFP. From the initial discussion, the team will develop a program to list each space and size to ensure the goals of the project are met in the initial phase.

Site Planning: Based upon the approved program, the design team will develop several iterations of site plans to understand the best use of the site, orientation of the building, access through and into the site and parking. This phase will include coordination with the civil consultant and review of existing plans, surveys, utilities connections and other information available for the Project site.

Design Services: The design team will provide the following design services:

Schematic Design: This phase will be initiated by a Design Dive to help the City of Kyle provide critical feedback on aesthetic preferences for the project. The team will then develop several options for the overall size, height, proportions, elevations and materials for the building based upon a floor plan which incorporates all the project's programmatic requirements.

Design Development: Once the Schematic Design phase is approved, the second design phase, Design Development, will commence. This phase will begin to coordinate the major infrastructural components including power, lighting, mechanical along with further developed architectural design elements. The development of the design will be communicated with plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems, as well as outline specifications identifying major materials and systems.

Construction Documents: Based upon the approved Design Development submissions, the team will proceed to construction documents. This phase will consist of the team developing the construction drawings and specifications to be utilized to build the project and will include architectural, structural, mechanical, electrical, plumbing and civil drawings.

Furniture, Fixtures and Equipment: The design team shall review with the Client alternative designs and methods of procurement of the furniture, furnishings, and equipment. The team shall obtain product data and prepare illustrations for furniture, furnishings, and equipment to indicate a finished appearance and functional operation.

Branding and Graphics: Throughout the design process, we'll investigate opportunities to integrate environments, information, culture, products, services, and people to showcase your story and become the connecting link for the spaces. We work together with you to discover your unique story and understand your vision. We create cohesive environments that express the project's and client's values.

All submittals provided by our team will be done so digitally in common file formats such as MS Office, PDF, JPEG, etc. Any drawings prepared using computer-aided drafting (AutoCad) shall be delivered in a format readable outside of AutoCad.

We have established a strong group of subconsultants to provide core services for your project. Mechanical, Electrical, and Plumbing (MEP) Engineering will be performed by WYLIE, Structural Engineering by Structures, and Civil Engineering by Jose I. Guerra, Inc. Kirksey has a proven working relationship with each of these consultants. Our team will work closely with other consultants as the scope dictates, such as food service design and/or acoustics, etc. We understand that Landscape design will be provided by the City of Kyle.

The project team is dedicated to working along side the City of Kyle to meet expected start and completion dates for the project. The aggressive schedule for getting the project started will require all parties to meet requirements for making final decisions on project scope and design so that plans can move forward quickly.





THANK YOU

FOR THIS OPPORTUNITY

We pledge to 104 S Burlison project team, our commitment and understanding of being a partner in every way for a successful project.

We commit to being proactive from preconstruction through completion.

We will take ownership of the budget and use our knowledge and experience to understand the team's expectations of details, processes, and quality.

Our team will mitigate any impacts, obstacles, or challenges while making sure we maintain project flow in order to achieve the project schedule and provide the safest environment for all team members, subcontractors, and vendors.

Jim McCurley

Harvey | Harvey - Cleary

Director

Kyle Marrou

Harvey | Harvey - Cleary

Senior Project Manager

David Dalton, AIA, NCARB

Kirksey Architecture

Vice President, Director - Central Texas

Table of Contents

1 Statement of Qualifications

- Summary of Qualifications
- Organizational Chart
- Resumes

2 Project Examples

3 Approach

4 Insurance

5 Additional Information

- Firm Profiles
- Harvey \ Kirksey Experience
- Knowledge of Local Market
- Leader in Technology
- Green Building
- Approach to Interior Architecture
- Workplace & Interior Design Consulting
- Sustainable Design at Kirksey
- Visualization & Modeling Capabilities
- Post-Pandemic Planning Principles
- Award - Winning Design

1

Statement of Qualifications



Key Personnel



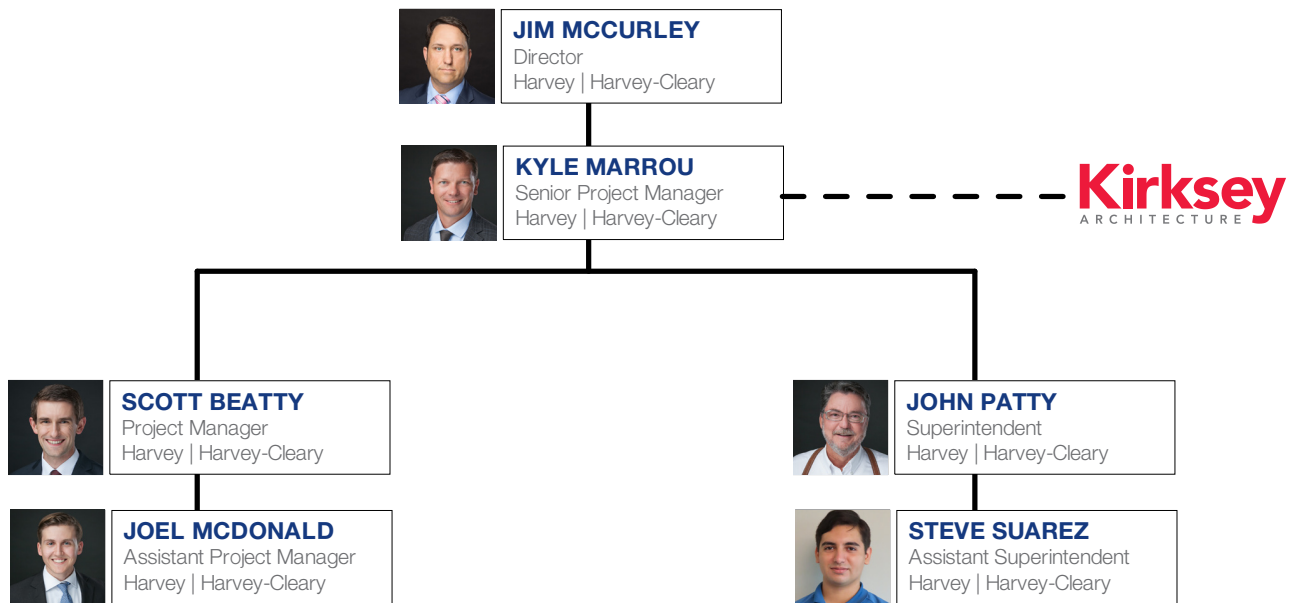
Kyle Marrou, Senior Project Manger
Harvey | Harvey -Cleary
kmarrou@harvey-cleary.com
512.801.6339



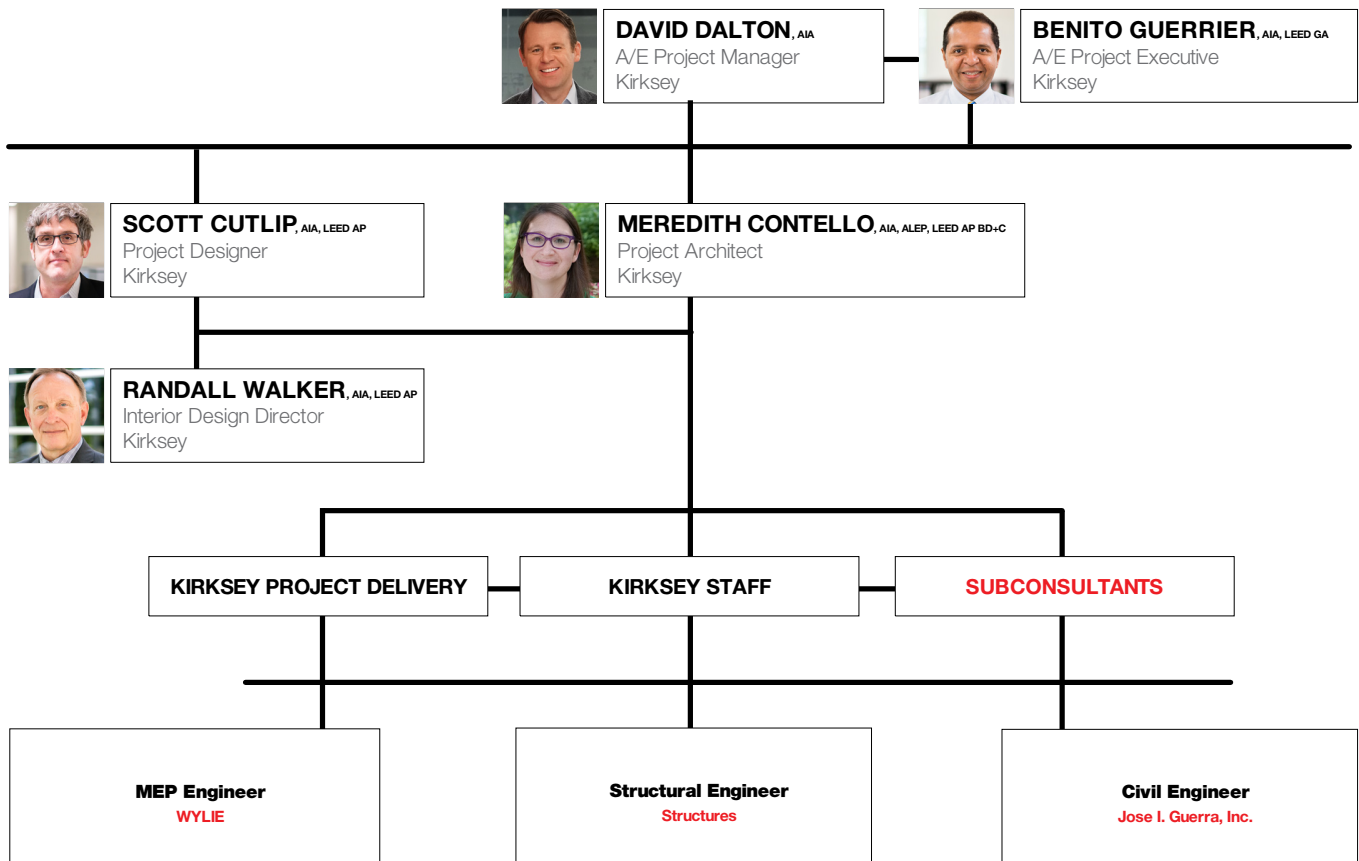
David Dalton, Vice President / Director
Kirksey
davidd@kirksey.com
832.236.0071



Construction Organizational Chart



A/E Organizational Chart





Jim McCurley
Director

12 years at Harvey \ 21 years in Construction

EDUCATION

Bachelor of Science
Construction Management
Colorado State University

Jim will serve as the primary point of contact for the project. He will work alongside the project executive throughout the preconstruction phase, then will implement the Project Plan during the construction phase. He will lead and support the efforts of our project managers and superintendents to guarantee the success of the project.

IT Environmental Construction
Western State College

CERTIFICATIONS/TRAINING

OSHA 30
First Aid, CPR & AED Certification
Silica Awareness Training:
Scaffolding
Excavation
Fall Protection

PROJECT EXPERIENCE

- SXSW Headquarters \ Austin, TX
- Texas Mutual Insurance \ Austin, TX
- Austin Energy Headquarters \ Austin, TX
- Yeti Headquarters \ Austin, TX
- HEB | Favor \ Austin, TX
- Atlassian \ Austin, TX
- Confidential Technology Client \ Austin, TX
- Trend Micro \ Austin, TX
- Abbott Laboratories \ Austin, TX
- Cattellus Commercial Office Building \ Austin, TX
- Seven Oaks \ Austin, TX
- Social Solutions \ Austin, TX
- Butler Snow-Austin \ Austin, TX
- Seven Oaks West \ Austin, TX
- Opcity \ Austin, TX
- Perkins & Will Austin Texas Office \ Austin, TX
- Rank & Style \ Austin, TX
- Capital CDC \ Austin, TX
- Centro-West Block \ Austin, TX
- Eastlake at Tillery \ Austin, TX
- ViaSat \ Austin, TX
- Outbound Engine \ Austin, TX



Kyle Marrou Senior Project Manager

14 years at Harvey \\ 15 years in Construction

EDUCATION

Bachelor of Science
Construction Science
Texas A&M University

Kyle will serve as the primary point of contact for the project. He will work alongside the Director throughout the preconstruction phase, then will implement the Project Plan during the construction phase. He will lead and support the efforts of our project managers and superintendents to guarantee the success of the project.

CERTIFICATION

OSHA 30 Hour Certification
OSHA 10 Hour Certification
OSHA 510 Certification
Level 1 AIC Associate Constructor
First Aid, CPR, AED Certification
Silica Awareness Training
Competent Person Training:
Excavation
Scaffolding
Trenching

PROJECT EXPERIENCE

Austin Energy Headquarters \\ Austin, TX
St. David's Performance Center \\ Austin, TX
Moxy Hotel \\ Austin, TX
Easton Park Amenity Center \\ Houston TX
Texas Mutual Insurance \\ Austin, TX
South Park \\ Austin, TX
Travis County Medical Examiner's Office Building \\ Austin, TX
801 Barton Springs \\ Austin, TX
Cowan Creek Amenity Expansion \\ Georgetown, TX
Cirrus Parking Lot \\ Austin, TX
The Southmore \\ Houston, TX
Cirrus Logic Phase II \\ Austin, TX
Texas Public Policy Foundation \\ Austin, TX
American Campus Communities The Callaway House \\ Austin, TX
Quinlan Crossing \\ Austin, TX
Haverty's Furniture \\ Austin, TX
Iron Mountain Austin Off-Site Data Storage Facility \\ Austin, TX
Frontera Vista (LEED Silver) \\ Round Rock, TX
Round Rock Crossing \\ Round Rock, TX
The Shops at Arbor Trails \\ Austin, TX
Toyota Manufacturing Facility \\ San Antonio, TX



Scott Beatty Project Manager II

6 years at Harvey \\ 6 years in Construction

EDUCATION

Bachelor of Science
Construction Management
Texas A&M University

Cirrus Logic Corporate Headquarters \\ Austin, TX
Cirrus Logic Phase II \\ Austin, TX
Texas Public Policy Foundation \\ Austin, TX
American Campus Communities \\ Austin, TX
The Callaway House \\ Austin, TX
Savills Studley \\ , TX

CERTIFICATIONS

OSHA 30 Hour Certification
OSHA 10 Hour Certification
OSHA 3010
Associate Constructor (AC)
Competent Person Training:
Scaffolding
Excavation
Fall Protection

Southpark Commerce \\ Austin, TX
Spanson Site Work \\ Austin, TX
Bee Cave Medical Office Building \\ Austin, TX
Urban Mining \\ Austin, TX
UT Chiller Foundation \\ Austin, TX
2700 Oakmont Expansion \\ Round Rock, TX
Cirrus Logic Surface Parking \\ Austin, TX
Medical Tower at Onion Creek \\ Austin, TX

Scott's responsibilities include assisting with the RFP/bid process, marketing, preconstruction budgeting/constructability analysis, material procurement, shop drawing review, subcontract negotiations, project management, scheduling, and subcontractor coordination.

BENITO GUERRIER, AIA, LEED GA

EXECUTIVE VICE PRESIDENT AT KIRKSEY | PROJECT EXECUTIVE



30

Number of years Benito has been practicing architecture.

24

Number of years Benito has been with Kirksey.

Benito is Kirksey's Director of Client Development and Government Projects and heads the business development efforts for all public projects in Texas. He has dedicated his 20+ year career at Kirksey ensuring the satisfaction of our client base. By managing the firm's public projects, he frequently interacts with policy makers and government officials thereby promoting firm awareness and environmentally responsible design. Benito has also been involved with several civic organizations committed to enhancing the quality of life in South Central Texas.

REGISTRATION & CERTIFICATIONS

Registered Architect: State of Texas, No. 15529, 1996

EDUCATION

Master of Architecture, University of Houston, 1991

Bachelor of Architecture, Universidad Nacional Autonoma de Mexico, 1989

PROFESSIONAL ORGANIZATIONS

- American Institute of Architects
- Texas Society of Architects
- Real Estate Council of Austin (RECA)
- Urban Land Institute Austin
- Houston Hispanic Architects & Engineers, Past President
- Council of Educational Facility Planners, International (CEFPI)

CIVIC ORGANIZATIONS

- Preservation Houston, Past Board Member
- Scenic Houston, Past Board Member
- AIA Architectural Foundation, Past Board Member
- Houston Parks Board, Past Board Member

GOVERNMENT PROJECT EXPERIENCE

- Texas Facilities Commission Capitol Complex Mall and Underground Garage** / Austin, Texas
- Texas Facilities Commission Capitol Complex 1601 Congress Avenue** / Austin, Texas
- Spring Valley City Hall and Police Headquarters** / Houston, Texas
- Port of Houston Authority New Administration Gate Building at Bayport** / Pasadena, Texas
- City of College Station City Hall** / College Station, Texas
- Houston Parks Board Office** / Houston, Texas
- City of Houston Traffic and Operations Center** / Houston, Texas
- Harris County, Sylvan Beach Pavilion Renovation** / La Porte, Texas
- Harris County Appraisal District** / Houston, Texas
- Harris County Burnett-Bayland Gym** / Houston, Texas
- Harris County Library Headquarters** / Houston, Texas
- Harris County District Attorney File Storage** / Houston, Texas
- Harris County Juvenile Justice Center** / Houston, Texas
- Harris County Public Infrastructure, On Call Services** / Houston, Texas
- Texas Facilities Commission Disaster Recovery and Operations Center** / Austin, Texas
- Texas Department of Public Safety Houston Crime Lab** / Houston, Texas
- United States Environmental Protection Agency Laboratory** / Golden, Colorado
- Texas Facilities Commission IDIQ** / State of Texas
- Texas Department of Transportation IDIQ** / State of Texas
- Houston Community College-Brays Oaks New Campus Workforce Building** / Houston, Texas

DAVID DALTON, AIA, NCARB

VICE PRESIDENT AND DIRECTOR, CENTRAL TEXAS AT KIRKSEY | PROJECT MANAGER



15

Number of years David has been practicing architecture.

12

Number of years David has been with Kirksey.

David Dalton joined Kirksey in 2008 and is a Director of the Central Texas office. His responsibilities include overall project management for corporate projects. David is involved in all stages of the project to ensure all client's needs are met from design needs, budget goals, and schedule requirements.

REGISTRATION & CERTIFICATIONS

Registered Architect: State of Texas, No. 24966, 2015

NCARB Certificate, No. 82282, 2015

EDUCATION

Bachelor of Architecture, University of Houston, 2004

Bachelor of Science, Environmental Design, Minor in Marketing, University of Houston, 2004

PROFESSIONAL ORGANIZATIONS

American Institute of Architects

Urban Land Institute (ULI)

Real Estate Council of Austin (RECA)

INTERIORS PROJECT EXPERIENCE

Texas Facilities Commission Capitol Complex
1601 Congress Ave., interiors / Austin, Texas

VISA Campus / Austin, Texas

Insperty / Multiple Cities

USA Compression / Austin, Texas

Noble Energy Center II / Houston, Texas

American Bureau of Shipping (ABS) / Houston, Texas

Eldridge Place Lobby Renovations / Houston, Texas

Hughes Waters Askanase / Houston, Texas

Noble Americas / Houston, Texas

Linn Energy / Oklahoma City, Oklahoma

SmithCo / Houston, Texas

Bracewell / Houston, Austin, and Dallas, Texas

Andrews Myers / Houston, Texas

Berkadia Commercial Mortgage Corporate Office / Houston, Texas

World Fuel Services / Houston, Texas

Lyric Center / Houston, Texas

The Energy & Minerals Group / Houston, Texas

Hughes Waters Askanase / Houston, Texas

Cimation / Multiple Locations, United States

Audubon Engineering / Houston, Texas

Energy Transfer / Houston, Texas

Zeitecs / Houston, Texas

Galliano Marine / Houston, Texas

Menninger Clinic / Houston, Texas

Petrie Parkman & Company / Houston, Texas

ConocoPhillips / Houston, Texas

Esso Italiana / Rome, Italy

Hess Conference Center / Houston, Texas

Kinder Morgan / Houston, Texas

Blank Rome / Houston, Texas

Argus Media / Houston, Texas

Texas A&M University Agriculture Life Sciences Complex / College Station, Texas

University of Texas-San Antonio San Saba Hall / San Antonio, Texas

SCOTT CUTLIP, AIA, LEED AP
 VICE PRESIDENT AT KIRKSEY | **PROJECT DESIGNER**



25
 Number of years Scott has been practicing architecture.

19
 Number of years Scott has been with Kirksey.

Scott Cutlip joined Kirksey as a project designer in 2001. As a Vice President of the Design Team, his primary responsibility is the execution of design from the initial planning phases through construction. Other responsibilities include graphic design and marketing support.

REGISTRATION & CERTIFICATIONS

Registered Architect: State of Texas, No. 19486, 2006
 LEED Accredited Professional, 2003

EDUCATION

Master of Architecture, University of Houston, 1998
 Bachelor of Environmental Design, Texas A&M University, 1992
 Gerald D. Hines College of Architecture, Work Abroad Fellowship, Barcelona, Spain, 1998

PROFESSIONAL ORGANIZATIONS

American Institute of Architects
 Adjunct Faculty, University of Houston Gerald D. Hines College of Architecture and Design, 2001-2018

EDUCATION PROJECT EXPERIENCE

- Blinn College Student Housing** / Brenham, Texas
- The University of Texas Graduate Student Housing** / Austin, Texas
- The University of Texas Creekside Residence Hall** / Austin, Texas
- University of Texas San Antonio Alvarez Hall** / San Antonio, Texas
- University of Central Arkansas Bear Hall** / Conway, Arkansas
- Lamar University Setzer Student Center Renovation** / Beaumont, Texas
- Brazosport College Main Building Renovations and Expansion** / Lake Jackson, Texas
- University of Houston Calhoun Lofts** / Houston, Texas
- St. Thomas High School Parking Garage** / Houston, Texas
- Stephen F. Austin University Residence Hall** / Nacogdoches, Texas
- Sam Houston State University Residence Hall** / Huntsville, Texas
- Sam Houston State University South Dining Hall** / Huntsville, Texas
- University of St. Thomas Residence Hall & Parking Garage** / Houston, Texas
- Texas State University Chautauqua Hall and Guillardia Hall** / San Marcos, Texas
- Angleton ISD Natatorium** / Angleton, Texas

COMMUNITY & RELIGIOUS PROJECT EXPERIENCE

- Tellepsen Family YMCA** / Houston, Texas
- Tallowood Baptist Church** / Houston, Texas
- Unity of Houston** / Houston, Texas
- St. Vincent De Paul** / Houston, Texas
- Spring Woodlands Church of Christ** / Conroe, Texas
- New Cathedral Fatima** / Fatima, Portugal
- Galveston Bay Foundation** / Galveston, Texas

MEREDITH N. CONTELLO, AIA, ALEP, LEED AP BD+C, NCARB

ASSOCIATE AT KIRKSEY | PROJECT ARCHITECT



14
 Number of years Meredith has been practicing architecture.

1
 Number of years Meredith has been with Kirksey.

Meredith joined Kirksey in early 2020 and is a long-time Austin resident. She is a member of the PK-12 Education Team who specializes in educational design with a particular interest in community engagement. She has received multiple scholarships from the Association for Learning Environments toward her continued education.

REGISTRATION & CERTIFICATIONS

Registered Architect: State of Texas, No. 24353
 Accredited Learning Environment Planner
 LEED Accredited Professional, Building Design + Construction
 NCARB Certificate

EDUCATION

Bachelors of Architecture, The University of Texas at Austin, 2006
 Bachelors of Science in Applied Learning & Development: Youth & Community Studies, The University of Texas at Austin, 2003

PROFESSIONAL ORGANIZATIONS

A4LE (Association for Learning Environments)—Central Texas Chapter, Board Member
 A4LE Southern Region, Conference Planning Committee Chair
 Austin Community College—A&E CAD Advisory Committee Member
 Leadership Austin, Emerge 2014 Alumni
 AIA, Architecture In Schools Committee Co-Chair (2014-2016)

PROJECT EXPERIENCE

- City of Austin, Pharr Tennis Center** / Austin, Texas
- VISA Campus** / Austin, Texas
- 800 Congress Event Space** / Austin, Texas*
- Round Rock ISD Aquatic Facility** / Round Rock, Texas
- Austin ISD New Southwest Elementary School** / Austin, Texas*
- Magnolia Montessori For All** / Austin, Texas*
- People's Community Clinic** / Austin, Texas*
- Austin ISD Pleasant Hill Elementary School Improvements** / Austin, Texas*
- Sunshine Cottage School for Deaf Children** / San Antonio, Texas*
- Briscoe Western Art Museum** / San Antonio, Texas*
- Cranbrook Girls' Middle School** / Dearborn, Michigan*
- Hutto ISD Elementary School #7** / Hutto, Texas*
- Gateway College Preparatory School—Kingsland Middle School** / Kingsland, Texas*
- Corpus Christi ISD Miller High School Addition & Renovation** / Corpus Christi, Texas*
- Round Rock ISD Voigt Elementary School Gym Renovation** / Round Rock, Texas*
- Round Rock ISD Bluebonnet Elementary School Nurse Renovation, Re-roof, and HVAC Renovation** / Round Rock, Texas*
- Round Rock ISD Old Town Elementary School Re-roof and HVAC Renovations** / Round Rock, Texas*
- San Antonio ISD Brackenridge High School CTE Building** / San Antonio, Texas*
- Judson ISD Evans Road High School** / Live Oak, Texas*
- Georgetown ISD Elementary School #11** / Georgetown, Texas*

**Some projects represent individual experience prior to employment with Kirksey.*

RANDALL WALKER, AIA, LEED AP

EXECUTIVE VICE PRESIDENT AT KIRKSEY | INTERIOR DESIGN DIRECTOR



41

Number of years Randall has been practicing architecture.

41

Number of years Randall has been with Kirksey.

Randall Walker is a Design Director and an Executive Vice President at Kirksey. With shared responsibilities for design and project management services of the firm, he has specific design, programming, and management tasks for all interior architecture projects. Randall joined the firm in 1979 as a student intern and has been instrumental in building and developing Kirksey's Interior Architecture Team.

Randall has become an expert in workplace trends and post-pandemic planning. He knows how to design amenity spaces to attract and retain employees and provide a unique experience for all guests.

REGISTRATION & CERTIFICATIONS

Registered Architect: State of Texas, No. 9118, 1982

LEED Accredited Professional, 2009

EDUCATION

Bachelor of Architecture, Highest Honors, University of Texas, 1979

PROFESSIONAL ORGANIZATIONS

American Institute of Architects

Texas Society of Architects

AIA Houston—President, 2005

Rice Design Alliance—Board of Directors, 1994-1999; 2001-2007

Architecture Center Houston Foundation—2012 President

Museum of Fine Arts, Houston—Decorative Arts Sub-committee, 2008-Present

RELEVANT PROJECT EXPERIENCE

Texas Facilities Commission Capitol Complex
1601 Congress Ave., interiors / Austin, Texas

Credit Human / San Antonio, Texas

VISA / Austin, Texas

Greater Houston Partnership / Houston, Texas

Harris County 911 Call Center / Houston, Texas

Bastrop County 911 Call Center /
Bastrop, Texas

Houston-Galveston Area Council /
Houston, Texas

College Station City Hall /
College Station, Texas

Memorial Park Golf Center / Houston, Texas

Harris County Library Admin Facility /
Houston, Texas

Harris County Constable Precinct 6 HQ /
Houston, Texas

American Bureau of Shipping / Spring, Texas

Burns & McDonnell / Houston, Texas

Noble Energy Center One and Two
Headquarters / Houston, Texas

Insperty / Kingwood, Texas

Haynes & Boone, LLP / Houston, Texas

McKinsey and Company / Houston, Texas

Cockrell Interests / Houston, Texas

Conway MacKenzie / Houston, Texas

Friedkin Companies Campus / Houston, Texas

Academy Sports + Outdoors Headquarters /
Houston, Texas

Motiva Enterprises / Houston, Texas

Hines Corporate Headquarters Executive
Offices / Houston, Texas

Shell Downstream Americas Headquarters /
Houston, Texas

Shell Technology Center / Houston, Texas

Hospital Corporation of America, Gulf Coast
Division / Houston, Texas

Bracewell LLP / Houston, Dallas, Austin, and San Antonio, Texas; Washington D.C., Seattle, Hartford, Dubai



Professional Resume



Glenn Frey, P.E.

Civil Project Engineer

Mr. Frey is a Civil Project Engineer with experience in design, project management and QA/QC materials testing. Formerly, Glenn served as Quality Control Coordinator for a geotechnical engineering firm based in Las Vegas, Nevada. Glenn's experience also includes site development, site utility layout, grading, water and wastewater systems, storm water collection and conveyance, and detailing for commercial, higher-education, private and municipal projects.

Project Experience:

- Govalle Elementary School Design-Build Project - Austin, Texas
- Cedar Park Police Department Expansion - Cedar Park, Texas
- Cedar Park Police Headquarters Stormwater Pond Modification - Cedar Park, Texas
- CARTS Elgin Station - Elgin, Texas
- City of Austin Faulk Library & History Center Expansion - Austin, Texas
- City of Austin Pharr Tennis Center Renovation - Austin, Texas
- Cesar Chavez Street Promenade PER & Improvements- Austin, Texas
- South Shore Central Master Plan - Austin, Texas
- Austin Resource Center Rodeway Inn Homeless Shelter - Austin, Texas
- Austin Energy Domain Cooling Tower Replacement - Austin, Texas
- Govalle Neighborhood Park & Pool Renovation - Austin, Texas
- Shipe Park - New Neighborhood Pool Facility - Austin, Texas
- Little Stacy Park Improvements - Austin, Texas
- Fiesta Gardens Renovation - Austin, Texas
- Texas State University San Marcos - San Marcos, Texas
 - Alkek Library Repository, Campus Colony/Comanche Hills Drainage Study, Hilltop Housing Complex, J.C. Mitte Building Reconfiguration, New Anthropology Building
- Sam Houston State University - Huntsville, Texas
 - 17th Street & LSC Chilled Water Piping Connection, Batch Plant Parking Drainage, Upper Pritchett Field Storm Sewer Drainage System Design, Holleman Field Storm Sewer Replacement
- University of Texas - Austin, Texas
 - Speedway Mall, Central Campus Storm Drainage Outfall Analysis, New Outdoor Pool, Robert B. Rowling Hall, Offsite Thermal Utilities for Robert B. Rowling Hall, Whitis Street Right-of-Way Vacation for Robert B. Rowling Hall, Pickle Research Center - Multiple Project Renovations
- AISD Facility Condition Assessment - Austin, Texas
- Pillow Elementary School HVAC Renovation - Austin, Texas (prime)
- Ridgeview Alternative Learning Center HVAC Renovations - Austin, Texas (prime)

Professional Experience:

12 Years

Registration/Certifications:

Professional Engineer
 State of Texas #123856

Professional Engineer
 State of Nevada #23627

Education:

B.S. Civil Engineering,
 University of Nevada, Las Vegas
 2008

Professional Affiliations:

A.M. ASCE | American Society
 of Civil Engineers

Location:

Resides in Austin, Texas

WYLIE
CONSULTING
ENGINEERS

PROPOSED TEAM RESUMES

GRANT L. WYLIE, P.E., LEED AP
VICE PRESIDENT/PRINCIPAL-IN-CHARGE

EDUCATION:	Bachelor of Science in Architectural Engineering, University of Texas at Austin	
REGISTRATION:	Registered Professional Engineer in the State of Texas	
PROFESSIONAL AFFILIATIONS:	American Society of Heating, Refrigerating, and Air Conditioning Engineers, Urban Land Institute, Real Estate Council of Austin	
EXPERIENCE:	As a Vice President/Project Manager for WYLIE, Grant's responsibilities include management and coordination, client contact, MEP design concepts, project design, contract administration, observation of system testing, start-up, and occupancy for major projects. His project types include corporate and commercial office buildings, mixed-use developments, hotel & hospitality, residential, schools, healthcare, and interior development.	
REPRESENTATIVE PROJECTS:	<p>SXSW Center Austin, Texas 147,000 SF New Mixed-Use Building Including: - 42,000 SF, SXSW Headquarters - 600+ SF, SouthBites Café & Coffee Bar - 2,000 SF, Terrace - Fitness Center and Locker Rooms - Performance Hall - Enclosed Parking Garage, Levels 2-6 - Core & Shell Office Space, Levels 7-12 - LEED BD+C: v3 Gold Rating - AEGB Commercial 2-Star Rating 2013</p> <p>600 Guadalupe Austin, Texas - 616,867 SF, Office Building - 304,634 SF, Residential Building - 2,500-Space Parking Garage - Ground Level Amenities</p> <p>Two Oak Park 6006 Rogerdale Houston, Texas 160,000 SF 6-Story Office Building Including: - 200,000 SF Parking Garage - LEED Gold Rating</p> <p>INDEED Offices Austin, Texas Multiple Tenant Interiors Including: - 308,000 SF, Domain Tower - 39,000 SF, 5th & Colorado - 163,700 SF, Domain Gateway - 315,000 SF, Indeed Tower Special Features Include: - Full Service Commercial Kitchens & Serveries - Dining, Coffee/Beverage Bars, & Cafés - Lounges, Libraries, Game Rooms, etc. - IT Genius Bars, and Idea Centers - Fitness Centers with Locker Rooms</p>	<p>Confidential Corporate Campus Austin, Texas 13 Acres Corporate Campus Additions & Renovations Including: - 36,000 SF, New Podium Office Building with Typical Office Areas, Emergency Generator, & Dock-High Loading Dock and Maintenance Staff Workshop - 6,042 GSF, Conversion of Existing Office Building to Conference & Training Center - Surface Parking and Site Lighting</p> <p>218 South Lamar Austin, Texas 260,000 GSF New Office Building Including: - 26,440 SF, Shell Retail Space on Level 1 - 225,400 SF, Shell Office Space - 4 Levels of Below-Grade Parking - Pursuing 3-Star AEGB Certification</p> <p>Arena Tower Austin, Texas 450,000 GSF New Office Building Including: - Shell Office Space - Shell Retail Spaces - 609,000 SF, 1,647-Space Parking Garage - Pursuing AEGB 1-Star Rating</p> <p>BBVA Tower Austin, Texas 530,371 SF New Mixed-Use Tower Including: - 3,000 GSF, Shell BBVA Retail Bank - 381,500 SF, 31-Levels of Apartments - 136,500 SF, 7-Levels of Shell Office Space - 267,072 SF, 13-Level, Parking Garage</p>

WYLIE
 CONSULTING
 ENGINEERS

PROPOSED TEAM RESUMES (cont'd)

CHRISTOPHER T. CAMPBELL, P.E.
 PROJECT MANAGER

EDUCATION: Bachelor's Degree in Mechanical Engineering, Purdue University, West Lafayette, Indiana
 REGISTRATION: Registered Professional Engineer in the State of Texas
 PROFESSIONAL AFFILIATIONS: American Society of Heating, Refrigerating and Air Conditioning Engineers
 EXPERIENCE: As a Senior Project Manager for WYLIE, Chris' responsibilities include project management, client contact/maintenance, mechanical design and coordination, and construction observation. His project types include commercial/corporate office buildings, healthcare facilities, mixed-use developments, research & development laboratories, manufacturing/industrial facilities and interior development projects.

REPRESENTATIVE PROJECTS:

<p>United Heritage Credit Union Austin, Texas 76,151 SF Tenant Interiors on Levels 1 & 3 Including: - Retail Bank Branch, Typical Office Areas, Loading Dock/Mail Room/Storage, Executive Offices with Break Room, Boardroom & Servery, and Private Restrooms - Training Center - Fitness Center/Locker Rooms - Conference Center with Micro Café, Catering Servery, Dining Area - IT Suite with Sever Room, Workroom, & Storage - 35,122 SF, White Box Space</p> <p>Scientific Games Research Park Place 7 Austin, Texas 24,000 SF Level 2 Renovation Including: - Closed Offices & Open Workstations - Board Room, Conference Rooms, Meeting Rooms, & Quiet Rooms - Open Collaboration Areas & Mother's Room - IT Staff & IDF Rooms - Break Room & Game Room - Open Copy/Print/Coffee Areas & a Storage Room</p> <p>Rollingwood Center III* Austin, Texas 128,000 SF New Office Building Including: - Fitness Center - 4-Story Parking Garage - LEED Silver Rating</p>	<p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including: - 616,867 SF, Office Building: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area</p> <p>Lady Bird Hotel Austin, Texas 17,040 GSF, Boutique Hotel Including: - 25 Guest Rooms - 'Great Room' Type Lobby - Bar and Food & Beverage Service Window - "General Store" - Management Office, Restrooms, & Loading Dock - 'Restaurant Floor' with a full-service Restaurant - Butcher Shop, Bar, & Storage - Multiuse Courtyard with Outdoor Pool, 'Snackshop' Style Bar, Gathering Area, Fire Pit, & Intimate Seating Areas</p> <p>USA Compression Austin, Texas 20,063 SF Tenant Interiors on Levels 24 & 27</p>
---	--

**Accrued from Previous Employment*

WYLIE
CONSULTING
ENGINEERS

PROPOSED TEAM RESUMES (cont'd)

CLAY B. MENZEL, P.E., LEED AP
LEAD ELECTRICAL ENGINEER

EDUCATION:	Bachelor of Science in Computer Engineering, Texas A&M University	
REGISTRATION:	Registered Professional Engineer in the State of Texas	
EXPERIENCE:	As a Project Manager for WYLIE, Clay's responsibilities include project management, client relations, electrical design and coordination, and construction administration, designer professional development, and manpower allocation. His project types include corporate and commercial office buildings, mixed-use developments, data centers, schools, healthcare, and interior development.	
REPRESENTATIVE PROJECTS:	<p>SXSW Center Austin, Texas 147,000 SF New Mixed-Use Building Including: - 42,000 SF, SXSW Headquarters - 600+ SF, SouthBites Café & Coffee Bar - 2,000 SF, Terrace - Fitness Center and Locker Rooms - Performance Hall - Enclosed Parking Garage, Levels 2-6 - Core & Shell Office Space, Levels 7-12 - LEED BD+C: v3 Gold Rating - AEGB Commercial 2-Star Rating 2013</p> <p>600 Guadalupe Austin, Texas - 616,867 SF, Office Building - 304,634 SF, Residential Building - 2,500-Space Parking Garage - Ground Level Amenities</p> <p>Two Oak Park 6006 Rogerdale Houston, Texas 160,000 SF 6-Story Office Building Including: - 200,000 SF Parking Garage - LEED Gold Rating</p> <p>INDEED Offices Austin, Texas Multiple Tenant Interiors Including: - 308,000 SF, Domain Tower - 39,000 SF, 5th & Colorado - 163,700 SF, Domain Gateway - 315,000 SF, Indeed Tower Special Features Include: - Full Service Commercial Kitchens & Serveries - Dining, Coffee/Beverage Bars, & Cafés - Lounges, Libraries, Game Rooms, etc. - IT Genius Bars, and Idea Centers - Fitness Centers with Locker Rooms</p>	<p>Confidential Corporate Campus Austin, Texas 13 Acres Corporate Campus Additions & Renovations Including: - 36,000 SF, New Podium Office Building with Typical Office Areas, Emergency Generator, & Dock-High Loading Dock and Maintenance Staff Workshop - 6,042 GSF, Conversion of Existing Office Building to Conference & Training Center - Surface Parking and Site Lighting</p> <p>218 South Lamar Austin, Texas 260,000 GSF New Office Building Including: - 26,440 SF, Shell Retail Space on Level 1 - 225,400 SF, Shell Office Space - 4 Levels of Below-Grade Parking - Pursuing 3-Star AEGB Certification</p> <p>Arena Tower Austin, Texas 450,000 GSF New Office Building Including: - Shell Office Space - Shell Retail Spaces - 609,000 SF, 1,647-Space Parking Garage - Pursuing AEGB 1-Star Rating</p> <p>BBVA Tower Austin, Texas 530,371 SF New Mixed-Use Tower Including: - 3,000 GSF, Shell BBVA Retail Bank - 381,500 SF, 31-Levels of Apartments - 136,500 SF, 7-Levels of Shell Office Space - 267,072 SF, 13-Level, Parking Garage</p>

WYLIE
CONSULTING
ENGINEERS

PROPOSED TEAM RESUMES (cont'd)

LINDSEY THOMPSON, P.E.
ELECTRICAL ENGINEER

EDUCATION:	Bachelor of Science in Architectural Engineering, Kansas State University		
REGISTRATION:	Registered Professional Engineer in the State of Texas		
EXPERIENCE:	As an Electrical Engineer for WYLIE, Lindsey is responsible for the lighting and power distribution systems designs. This includes electrical loads, fire alarm systems, emergency power systems, computer rooms, and field surveys. She has performed these duties on a wide variety of projects, which include corporate office buildings/campuses, medical/healthcare facilities, retail, and interior development projects.		
REPRESENTATIVE PROJECTS:	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including: - 616,867 SF, Office Building Including: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building Including: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage Including: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities Including: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area</p> <p>Bank of America Tower Houston, Texas 754,000 NRSF New Office Tower Including: - 551,000 SF, Parking Garage - Lobby & Building Amenities - 10,500 SF, Level 12 Events Space - 9,000 SF, Food Hall/Future Retail Spaces - 26,000 SF, Shell Retail Space - 5 Conditioned Pedestrian Tunnels - Pre-Certified LEED v4 BD+C Platinum</p> <p>Halliburton North Belt Campus Houston, Texas Addition of Buildings w/Interiors Including: 142,435 SF, Office Building 1 Including: - Open & Closed Office Space - Huddle & Conference Rooms - Print Rooms & Ancillary Spaces - Break Rooms & Support Spaces - LEED Silver Rating 142,435 SF, Office Building 2 Including: - Public & Specialty Spaces - Open & Closed Office Space - LEED Silver Rating</p> </td> <td style="vertical-align: top; width: 50%;"> <p>Arena Tower Austin, Texas 450,000 GSF Office Building Including: - Shell Office Space - Shell Retail Spaces - 609,000 SF, 1,647-Space Parking Garage - Pursuing AEGB 1-Star Rating</p> <p>Energy Center Office Development Houston, Texas New Office Development Including: Phase III, 935 North Eldridge Parkway: - 579,300 SF, New Office Building - Conference Center - Dining Area w/Full Commercial Kitchen - Fitness Center w/Locker Rooms - 620,200 SF, Parking Garage - LEED Gold Rating Phase IV, 925 North Eldridge Parkway: - 364,450 GSF, Office Building - Finish Out of Public Spaces - Conference Center - Café - Fitness Center w/Locker Rooms - Skybridge from EC IV to EC III - 727,119 SF, Parking Garage - LEED Gold Rating Phase V, 915 N. Eldridge Parkway: - 550,941 GSF, New Office Building - Finish Out of Public Spaces - Conference Center - Café - Fitness Center w/Locker Rooms - 594,647 SF, Parking Garage - LEED Gold Rating</p> <p>Two Oak Park 6006 Rogerdale Houston, Texas 160,000 SF 6 Story Office Building Including: - 200,000 SF Parking Garage - LEED Gold Rating</p> </td> </tr> </table>	<p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including: - 616,867 SF, Office Building Including: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building Including: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage Including: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities Including: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area</p> <p>Bank of America Tower Houston, Texas 754,000 NRSF New Office Tower Including: - 551,000 SF, Parking Garage - Lobby & Building Amenities - 10,500 SF, Level 12 Events Space - 9,000 SF, Food Hall/Future Retail Spaces - 26,000 SF, Shell Retail Space - 5 Conditioned Pedestrian Tunnels - Pre-Certified LEED v4 BD+C Platinum</p> <p>Halliburton North Belt Campus Houston, Texas Addition of Buildings w/Interiors Including: 142,435 SF, Office Building 1 Including: - Open & Closed Office Space - Huddle & Conference Rooms - Print Rooms & Ancillary Spaces - Break Rooms & Support Spaces - LEED Silver Rating 142,435 SF, Office Building 2 Including: - Public & Specialty Spaces - Open & Closed Office Space - LEED Silver Rating</p>	<p>Arena Tower Austin, Texas 450,000 GSF Office Building Including: - Shell Office Space - Shell Retail Spaces - 609,000 SF, 1,647-Space Parking Garage - Pursuing AEGB 1-Star Rating</p> <p>Energy Center Office Development Houston, Texas New Office Development Including: Phase III, 935 North Eldridge Parkway: - 579,300 SF, New Office Building - Conference Center - Dining Area w/Full Commercial Kitchen - Fitness Center w/Locker Rooms - 620,200 SF, Parking Garage - LEED Gold Rating Phase IV, 925 North Eldridge Parkway: - 364,450 GSF, Office Building - Finish Out of Public Spaces - Conference Center - Café - Fitness Center w/Locker Rooms - Skybridge from EC IV to EC III - 727,119 SF, Parking Garage - LEED Gold Rating Phase V, 915 N. Eldridge Parkway: - 550,941 GSF, New Office Building - Finish Out of Public Spaces - Conference Center - Café - Fitness Center w/Locker Rooms - 594,647 SF, Parking Garage - LEED Gold Rating</p> <p>Two Oak Park 6006 Rogerdale Houston, Texas 160,000 SF 6 Story Office Building Including: - 200,000 SF Parking Garage - LEED Gold Rating</p>
<p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including: - 616,867 SF, Office Building Including: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building Including: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage Including: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities Including: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area</p> <p>Bank of America Tower Houston, Texas 754,000 NRSF New Office Tower Including: - 551,000 SF, Parking Garage - Lobby & Building Amenities - 10,500 SF, Level 12 Events Space - 9,000 SF, Food Hall/Future Retail Spaces - 26,000 SF, Shell Retail Space - 5 Conditioned Pedestrian Tunnels - Pre-Certified LEED v4 BD+C Platinum</p> <p>Halliburton North Belt Campus Houston, Texas Addition of Buildings w/Interiors Including: 142,435 SF, Office Building 1 Including: - Open & Closed Office Space - Huddle & Conference Rooms - Print Rooms & Ancillary Spaces - Break Rooms & Support Spaces - LEED Silver Rating 142,435 SF, Office Building 2 Including: - Public & Specialty Spaces - Open & Closed Office Space - LEED Silver Rating</p>	<p>Arena Tower Austin, Texas 450,000 GSF Office Building Including: - Shell Office Space - Shell Retail Spaces - 609,000 SF, 1,647-Space Parking Garage - Pursuing AEGB 1-Star Rating</p> <p>Energy Center Office Development Houston, Texas New Office Development Including: Phase III, 935 North Eldridge Parkway: - 579,300 SF, New Office Building - Conference Center - Dining Area w/Full Commercial Kitchen - Fitness Center w/Locker Rooms - 620,200 SF, Parking Garage - LEED Gold Rating Phase IV, 925 North Eldridge Parkway: - 364,450 GSF, Office Building - Finish Out of Public Spaces - Conference Center - Café - Fitness Center w/Locker Rooms - Skybridge from EC IV to EC III - 727,119 SF, Parking Garage - LEED Gold Rating Phase V, 915 N. Eldridge Parkway: - 550,941 GSF, New Office Building - Finish Out of Public Spaces - Conference Center - Café - Fitness Center w/Locker Rooms - 594,647 SF, Parking Garage - LEED Gold Rating</p> <p>Two Oak Park 6006 Rogerdale Houston, Texas 160,000 SF 6 Story Office Building Including: - 200,000 SF Parking Garage - LEED Gold Rating</p>		

WYLIE
CONSULTING
ENGINEERS

PROPOSED TEAM RESUMES (cont'd)

CONRAD DEAN
PLUMBING DESIGNER

EDUCATION:	Advanced Plumbing Systems Design Certificate, University of California Los Angeles		
EXPERIENCE:	As a Plumbing Designer at WYLIE, Conrad is responsible for project design from schematic design through construction documents and his responsibilities include the design, layout, and drawing of plumbing, medical gas, and fire protection systems for all facilities. His project types include corporate & commercial office buildings & campuses, interior development, healthcare, residential, hotel & hospitality and mixed-use.		
REPRESENTATIVE PROJECTS:	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <p>1601 Congress State Building Austin, Texas 420,000 GSF, 12-Story Building with Interiors Including:</p> <ul style="list-style-type: none"> - State's Child Care Facility with Outdoor Play Areas - Conferencing Facilities with Catering Staging Areas - Office Space & Data Center - Café with Full Service Kitchen - Green Roof - Wellness Center - Back-of-House/Support Areas - 21,289 SF, 5-Level, Below-Grade Parking Garage <p>Lady Bird Hotel Austin, Texas 17,040 GSF, Boutique Hotel Including:</p> <ul style="list-style-type: none"> - 25 Guest Rooms - 'Great Room' Type Lobby - Bar and Food & Beverage Service Window - "General Store" - Management Office, Restrooms, & Loading Dock - 'Restaurant Floor' with a full-service Restaurant - Butcher Shop, Bar, & Storage - Multiuse Courtyard with Outdoor Pool, 'Snackshop' Style Bar, Gathering Area, Fire Pit, & Intimate Seating Areas <p>Intercontinental Houston - Medical Center Houston, Texas 193,000 SF, New Hotel Including:</p> <ul style="list-style-type: none"> - 357 Guest Rooms - Hotel Lobby Including: - 6,000 SF Restaurant/Bar, Hotel Kitchen - Meeting Rooms, Ballroom, Pre-Function Area, Kitchen, Dining Room, Registration, Back-of-House Area, and Outdoor Pool - Central Plant - 140,000 SF, Parking Garage </td> <td style="vertical-align: top; width: 50%;"> <p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including:</p> <ul style="list-style-type: none"> - 616,867 SF, Office Building Including: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building Including: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage Including: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities Including: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area <p>BBVA Tower Austin, Texas 530,371 SF New Mixed-Use Tower Including:</p> <ul style="list-style-type: none"> - 3,000 GSF, Shell BBVA Retail Bank - 381,500 SF, 31-Levels of Apartments - 136,500 SF, 7-Levels of Shell Office Space - 267,072 SF, 13-Level, Parking Garage <p>Kirby Collection Houston, Texas 526,000 SF New Mixed-Use Development Including:</p> <ul style="list-style-type: none"> - 190,000 GSF, Office Building - 75,000 GSF, Retail Space - 119,000 GSF, Below Grade Parking Garage - 203,000 GSF, Above-Grade Parking Garage - 190,000 SF, 11-Story Residential Tower - 10,000 SF, 8 Residential Lofts - 45,000 SF, Green Space/Pool Deck </td> </tr> </table>	<p>1601 Congress State Building Austin, Texas 420,000 GSF, 12-Story Building with Interiors Including:</p> <ul style="list-style-type: none"> - State's Child Care Facility with Outdoor Play Areas - Conferencing Facilities with Catering Staging Areas - Office Space & Data Center - Café with Full Service Kitchen - Green Roof - Wellness Center - Back-of-House/Support Areas - 21,289 SF, 5-Level, Below-Grade Parking Garage <p>Lady Bird Hotel Austin, Texas 17,040 GSF, Boutique Hotel Including:</p> <ul style="list-style-type: none"> - 25 Guest Rooms - 'Great Room' Type Lobby - Bar and Food & Beverage Service Window - "General Store" - Management Office, Restrooms, & Loading Dock - 'Restaurant Floor' with a full-service Restaurant - Butcher Shop, Bar, & Storage - Multiuse Courtyard with Outdoor Pool, 'Snackshop' Style Bar, Gathering Area, Fire Pit, & Intimate Seating Areas <p>Intercontinental Houston - Medical Center Houston, Texas 193,000 SF, New Hotel Including:</p> <ul style="list-style-type: none"> - 357 Guest Rooms - Hotel Lobby Including: - 6,000 SF Restaurant/Bar, Hotel Kitchen - Meeting Rooms, Ballroom, Pre-Function Area, Kitchen, Dining Room, Registration, Back-of-House Area, and Outdoor Pool - Central Plant - 140,000 SF, Parking Garage 	<p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including:</p> <ul style="list-style-type: none"> - 616,867 SF, Office Building Including: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building Including: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage Including: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities Including: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area <p>BBVA Tower Austin, Texas 530,371 SF New Mixed-Use Tower Including:</p> <ul style="list-style-type: none"> - 3,000 GSF, Shell BBVA Retail Bank - 381,500 SF, 31-Levels of Apartments - 136,500 SF, 7-Levels of Shell Office Space - 267,072 SF, 13-Level, Parking Garage <p>Kirby Collection Houston, Texas 526,000 SF New Mixed-Use Development Including:</p> <ul style="list-style-type: none"> - 190,000 GSF, Office Building - 75,000 GSF, Retail Space - 119,000 GSF, Below Grade Parking Garage - 203,000 GSF, Above-Grade Parking Garage - 190,000 SF, 11-Story Residential Tower - 10,000 SF, 8 Residential Lofts - 45,000 SF, Green Space/Pool Deck
<p>1601 Congress State Building Austin, Texas 420,000 GSF, 12-Story Building with Interiors Including:</p> <ul style="list-style-type: none"> - State's Child Care Facility with Outdoor Play Areas - Conferencing Facilities with Catering Staging Areas - Office Space & Data Center - Café with Full Service Kitchen - Green Roof - Wellness Center - Back-of-House/Support Areas - 21,289 SF, 5-Level, Below-Grade Parking Garage <p>Lady Bird Hotel Austin, Texas 17,040 GSF, Boutique Hotel Including:</p> <ul style="list-style-type: none"> - 25 Guest Rooms - 'Great Room' Type Lobby - Bar and Food & Beverage Service Window - "General Store" - Management Office, Restrooms, & Loading Dock - 'Restaurant Floor' with a full-service Restaurant - Butcher Shop, Bar, & Storage - Multiuse Courtyard with Outdoor Pool, 'Snackshop' Style Bar, Gathering Area, Fire Pit, & Intimate Seating Areas <p>Intercontinental Houston - Medical Center Houston, Texas 193,000 SF, New Hotel Including:</p> <ul style="list-style-type: none"> - 357 Guest Rooms - Hotel Lobby Including: - 6,000 SF Restaurant/Bar, Hotel Kitchen - Meeting Rooms, Ballroom, Pre-Function Area, Kitchen, Dining Room, Registration, Back-of-House Area, and Outdoor Pool - Central Plant - 140,000 SF, Parking Garage 	<p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including:</p> <ul style="list-style-type: none"> - 616,867 SF, Office Building Including: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building Including: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage Including: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities Including: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area <p>BBVA Tower Austin, Texas 530,371 SF New Mixed-Use Tower Including:</p> <ul style="list-style-type: none"> - 3,000 GSF, Shell BBVA Retail Bank - 381,500 SF, 31-Levels of Apartments - 136,500 SF, 7-Levels of Shell Office Space - 267,072 SF, 13-Level, Parking Garage <p>Kirby Collection Houston, Texas 526,000 SF New Mixed-Use Development Including:</p> <ul style="list-style-type: none"> - 190,000 GSF, Office Building - 75,000 GSF, Retail Space - 119,000 GSF, Below Grade Parking Garage - 203,000 GSF, Above-Grade Parking Garage - 190,000 SF, 11-Story Residential Tower - 10,000 SF, 8 Residential Lofts - 45,000 SF, Green Space/Pool Deck 		

WYLLIE
CONSULTING
ENGINEERS

PROPOSED TEAM RESUMES (cont'd)

RICHARD L. ORTIZ, SR.
CONSTRUCTION SERVICES

EDUCATION: Houston Technical Institute - Drafting Course of Study

EXPERIENCE: As a member of the Construction Services Department, Rick is responsible for reviewing shop drawings and submittal data, performing site visits, and Contractor interaction. During his experience, he has developed excellent Construction Services skills in the mechanical, electrical, and plumbing fields. Rick has worked on various types of projects including corporate & commercial office buildings, industrial & manufacturing, healthcare, residential, retail, hotel/hospitality, liturgical, and parochial & private schools.

REPRESENTATIVE PROJECTS:	<p>1601 Congress State Building Austin, Texas 420,000 GSF, 12-Story Building with Interiors Including: - State's Child Care Facility with Outdoor Play Areas - Conferencing Facilities with Catering Staging Areas - Office Space & Data Center - Café with Full Service Kitchen - Green Roof - Wellness Center - Back-of-House/Support Areas - 21,289 SF, 5-Level, Below-Grade Parking Garage</p> <p>Bank of America Tower Houston, Texas 754,000 NRSE New Office Tower Including: - 551,000 SF, Parking Garage - Lobby & Building Amenities - 10,500 SF, Level 12 Events Space - 9,000 SF, Food Hall/Future Retail Spaces - 26,000 SF, Shell Retail Space - 5 Conditioned Pedestrian Tunnels - Pre-Certified LEED v4 BD+C Platinum</p> <p>Two Oak Park Houston, Texas 160,000 SF 6-Story Office Building Including: - 200,000 SF Parking Garage - LEED Gold Rating</p> <p>Kirby Collection Houston, Texas 526,000 SF New Mixed-Use Development Including: - 190,000 GSF, Office Building - 75,000 GSF, Retail Space - 119,000 GSF, Below Grade Parking Garage - 203,000 GSF, Above-Grade Parking Garage - 190,000 SF, 11-Story Residential Tower - 10,000 SF, 8 Residential Lofts - 45,000 SF, Green Space/Pool Deck</p>	<p>600 Guadalupe Austin, Texas 1 Million SF+ New Mixed-Use Development Including: - 616,867 SF, Office Building Including: - 2 Levels with larger 40,000 SF Plates - 16 Levels with typical 30,000 SF Plates - 304,634 SF, Residential Building Including: - Outdoor Pool & Spa, Lawn/Patio Area with Outdoor Kitchen & Fireplace - 2,500-Space Parking Garage Including: - 10 Levels, 1,600 Spaces Above Ground - 4 Levels, 900 Spaces Below Ground - Ground Level Amenities Including: - Retail, Office Lobby, Residential Lobby, Residential Mail/Package Room - Conditioned Trash Room, Loading Dock, MEP Back-of-House Area</p> <p>BBVA Tower Austin, Texas 530,371 SF New Mixed-Use Tower Including: - 3,000 GSF, Shell BBVA Retail Bank - 381,500 SF, 31-Levels of Apartments - 136,500 SF, 7-Levels of Shell Office Space - 267,072 SF, 13-Level, Parking Garage</p> <p>Halliburton North Belt Campus Houston, Texas Addition of Buildings w/Interiors Including: 142,435 SF, Office Building 1 Including: - Open & Closed Office Space - Huddle & Conference Rooms - Print Rooms & Ancillary Spaces - Break Rooms & Support Spaces - LEED Silver Rating 142,435 SF, Office Building 2 Including: - Public & Specialty Spaces - Open & Closed Office Space - LEED Silver Rating</p>
---------------------------------	--	---



REGISTRATIONS

- Registered PE in Texas #89190

YEARS OF EXPERIENCE

Structures 1997 - current

LOCATION

Austin, Texas

EDUCATION

- UT Austin BS in Mechanical Engineering, 1995

PROFESSIONAL AFFILIATIONS

- National Society of

Professional Engineers

- SEAoT
- Texas Society of Professional Engineers

PROFESSIONAL EXPERIENCE

Dante began his career as a mechanical engineer. His interest in structural engineering led him to take the additional courses and he joined Structures in 1997. Since then, he has been an integral part of Structures' success and was promoted to Associate Principal in 2005. His background in mechanical engineering has instilled a proactive approach to project coordination and designing the structure with consideration for building systems. Dante has integrated this approach in Structures' culture. His efficient project management and effective design solutions along with his straightforward and friendly attitude has contributed to many successful projects. In addition to his design experience, Dante is adept at managing and anticipating the needs of a project. He gathers information from clients and consultants and devises budgets and reasonable schedules to meet a project's short and long-term goals.

COMMERCIAL & MIXED USE

- Central Health Headquarters Renovations North Clinic - Austin, TX
- Dougherty Arts Center Structural Assessment - Austin, TX
- Seaholm Master Plan and Redevelopment - Austin, TX
- The Range - Austin, Texas
- Zachary Scott Theater Company, Topfer Theatre - Austin, TX

GOVERNMENT

- Airport IT Modernizations - San Antonio, TX
- Auction Oak Deck Structure at Republic Square - Austin, TX
- City of New Braunfels Landa Park Historic Building Assessment - New Braunfels, TX
- City of San Antonio Public Safety Headquarters - San Antonio, TX
- City of San Antonio Police Headquarters Scobey Building - San Antonio, TX
- General Service Administration Historic Federal Courthouse Elevator Modernizations - El Paso, TX
- Lady Bird Lake Boardwalk - Austin, TX
- Morris Williams Cart Barn - Austin, TX
- Municipal Courts Substation - Austin, TX
- Republic Square Park Master Plan - Austin, TX
- TFC Capital Complex Four Buildings Deferred Maintenance - Austin, TX
- TFC William B. Travis Building Renovations - Austin, TX
- TFC William B. Travis, Lyndon B. Johnson & Stephen F. Austin Buildings Mechanical Upgrades - Austin, TX
- Trail of Tejano Legends - Austin, TX
- Travis County District Attorney's Office Building - Austin, TX



* Projects completed prior to joining Structures

GOVERNMENT, CONT'D

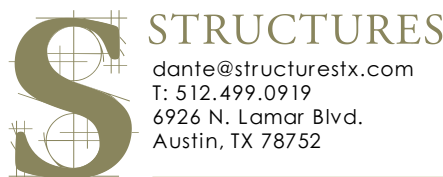
- TX Adjutant General's Department ANAM Office Building, Martindale Air Field - San Antonio, TX
- TX DPS Crime Lab Expansion/Renovation - Corpus Christi, TX
- TX Military Department Readiness Center, Camp Bullis - San Antonio, TX
- TX State Department of Health Services - Austin, TX
- TX State Library/Archives Commission - Austin, TXX
DOT Houston Headquarters – Houston, TX
- Women's Shelter Assessment and Addition - Austin, TX

HIGHER EDUCATION


- UT Bass Concert Hall ADA Modifications - Austin, TX
- UT Bates Hall ADA Modifications - Austin, TX
- UT Jester Dormitory - Austin, TX
- UT Moore Hill Dormitory Remodel Sanger Learning and Career Center Expansion - Austin, TX
- UT Winedale Assessment - Roundtop, TX
- Texas State University Undergraduate Academic Center - San Marcos, TX
- Texas State University Performing Arts Center - San Marcos, TX
- Lamar University Shelie Umphreys Recreation Building - Beaumont, TX
- University of Houston Science, Engineering & Classroom Building - Houston, TX
- Houston Community College Drennan Campus Felix Fraga Academic Center - Houston, TX
- Lone Star College Tomball Health Sciences Building - Tomball, TX
- Stephen F. Austin DeWitt School of Nursing - Nacogdoches, TX
- Stephen F. Austin Educational Research Facility - Nacogdoches, TX
- Texas A&M University Commerce New Student Housing - Commerce, TX
- Texas A&M University Texarkana Master Plan - Texarkana, TX
- Texas A&M University Texarkana Library, Multi-Purpose Building and Central Plant - Texarkana, TX
- The University of Texas Southwestern Medical Center Clean Rodent Housing / BSL-3 Laboratory - Dallas, TX
- Texas State Library and Archives Commission: Lorenzo de Zavala Library and Archives Renovation - Austin, TX

K-12

- Austin ISD (AISD) Cold Storage Facility - Austin, TX
- AISD Crockett High School Mechanical Renovations - Austin, TX
- AISD Pease Elementary Gymnasium and Library Addition - Austin, TX
- AISD Bryker Woods Elementary Gymnasium and Library Addition - Austin, TX
- AISD Lee Elementary Gymnasium - Austin, TX
- AISD Boone Elementary School Mechanical Renovations - Austin, TX
- AISD Metz Elementary Mechanical Renovations - Austin, TX
- AISD Norman Elementary Mechanical Renovations - Austin, TX
- AISD Oak Hill Elementary Mechanical Renovations - Austin, TX
- AISD Sunset Valley Elementary Mechanical Renovations - Austin, TX
- AISD Williams Elementary Mechanical Renovations - Austin, TX
- AISD Mendez Middle School Mechanical Renovations - Austin, TX
- Belton ISD New Elementary School - Temple, TX
- Belton ISD New High School - Temple, TX
- Houston ISD Cunningham Elementary - Houston, TX
- Khabele Elementary Expansion - Austin, TX
- St. Francis School Remodel and Gymnasium - Austin, TX



* Projects completed prior to joining Structures



RYAN STOLTZ, PE, LEED AP
 SENIOR PROJECT MANAGER

<p>REGISTRATIONS Registered PE in Texas No. 111871 LEED Accredited Professional</p> <p>YEARS OF EXPERIENCE 12</p>	<p>YEARS WITH FIRM 8</p> <p>LOCATION Austin, TX</p>	<p>PROFESSIONAL AFFILIATIONS</p> <ul style="list-style-type: none"> • SEAoT • AISC <p>EDUCATION The University of Texas at Austin, BS, Architectural Engineering, 2006</p>
---	---	--

PROFESSIONAL EXPERIENCE

Ryan returned to Structures in 2011 after previously serving as an intern engineer with Structures in 2005. He spent his interim time working in Dallas designing higher education, healthcare and public sector projects. He has extensive knowledge with all structural materials with special knowledge of multi-story wood framed structures, water-tight concrete assemblies, concrete rehabilitation, and repair. Ryan utilizes his extensive project experience, attention to detail, and "can do" attitude to proactively incorporate project goals in his structural designs.

COMMERCIAL AND MIXED USE

- 900 South 1st: Mixed-Use Development - Austin, TX
- 1165 Airport Renovation - Austin, TX
- Austin Country Club - Austin, TX
- Homewood Restaurant - Dallas, TX
- New Braunfels Veterinary Clinic - New Braunfels, TX
- RBJ Senior Living Mixed Use Development - Austin, TX
- Travis County North Campus Mixed Use Development - Austin, TX

- Lady Bird Lake Boardwalk - Austin, TX
- Sparky Park Building Rehabilitation - Austin, TX
- Taylor Lane Wastewater Treatment Plant - Austin, TX
- Public Safety Headquarters Parking Garage Solar Panels, City of San Antonio - San Antonio, TX
- Travis County District Attorney's Office Building - Austin, TX
- Women's and Children's Shelter Assessment and Renovation - Austin, TX

GOVERNMENT

- ABIA South Terminal Renovations - Austin, TX
- City of Van Alstyne: Structural Assessment of Historic
- Masonry Buildings - Van Alstyne, TX
- General Service Administration: Historic Federal Courthouse Assessment - Austin, TX

HEALTHCARE

- Otto Kaiser Memorial Hospital - Kenedy, TX

HIGHER EDUCATION

- ACC Biotech Laboratories at Highland Mall - Austin, TX
- ACC Hays Campus Phase II, First Responder Training Facility - Kyle, TX
- ACC New Leander Campus - Leander, TX



ryan@structurestx.com
 T: 512.499.0919
 6926 N. Lamar Blvd.
 Austin, TX 78752

- UH Health and Biomedical Sciences Building 2 - Foundation - Houston, TX
- Texas A&M Veterinary Medical Diagnostic Laboratory - College Station, TX
- West Texas A&M Veterinary Education, Research, and Outreach Center - Canyon, Texas
- West Texas A&M Veterinary Medical Diagnostic Laboratory - Canyon, TX
- UT Bass and Bates Halls ADA Modifications - Austin, TX

Res-Life

- St. Mary's New Student Residence Hall - Austin, TX
- Texas State University Blanco Hall Renovations - San Marcos, TX
- UT Jester Dormitory Renovations to West Jester - Austin, TX
- UT Moore Hill Dormitory Remodel - Austin, TX
- UT Kinsolving Residence Hall Café Deck - Austin, TX
- UT Prather Residence Hall Awning - Austin, TX
- UT Prather, Brackenridge, and Roberts Dormitory Renovations - Austin, TX

K-12

- Khabele Elementary Expansion, Austin, TX
- St. Francis School Remodel and Gymnasium, Austin, TX
- Cunningham Elementary, Houston Independent School District, Houston, TX

Austin Independent School District - Austin, TX

- Cold Storage Facility
- Crockett High School Mechanical Renovations
- Pease Elementary Gymnasium and Library Addition
- Bryker Woods Elementary Gymnasium and Library Addition
- Lee Elementary Gymnasium
- Boone Elementary School Mechanical Renovations
- Metz Elementary Mechanical Renovations
- Norman Elementary Mechanical Renovations
- Oak Hill Elementary Mechanical Renovations
- Sunset Valley Elementary Mechanical Renovations
- Williams Elementary Mechanical Renovations
- Mendez Middle School Mechanical Renovations

Belton Independent School District - Temple, TX

- New Elementary School
- New High School



ryan@structurestx.com
T: 512.499.0919
6926 N. Lamar Blvd.
Austin, TX 78752

2 Project Examples





One Mueller

LOCATION

4845 Spicewood Springs
 Road Austin, TX 78759

PROJECT SIZE

5,000 SF

START DATE

October 2019

COMPLETION DATE

July 2020

CLIENT

Mueller & Associates CPA
 Brian Mueller
 512.518.500
 bmueller@mueller2020.com

ARCHITECT

Polkinghorn Group

SCOPE OF SERVICES

Base Building (Ground Up)

One Mueller Center is a two story 5,000 Sq. Ft. Office for a CPA firm overlooking the rolling hills of the Hill Country off of 360. Site restrictions limited the size of the building, requiring the parking to go under the office and elevating the office space over the parking area. The project included a septic system, retention pond, individual offices, conference rooms, a break room, and a Private Office. The Private Office included a private bathroom, private balcony, coffer ceilings, wood wall paneling, an electric fire place, and wood flooring.





Eastside Village Office Building

LOCATION

1617 East 6th Street
 Austin, TX 78702

PROJECT SIZE

98,272 SF

START DATE

January 2014

COMPLETION DATE

February 2016

CLIENT

Ty Puckett
 (512) 314-3572
 ty.puckett@transwestern.com
 901 South Mopac,
 Building 1, Suite 250
 Austin, TX 78746

ARCHITECT

Kirksey Architecture

SCOPE OF SERVICES

Design & Build Services

Located on East 6th street in Austin, Texas, the Eastside Village office building is a four-story facility that is part of a larger master plan that includes a live-work, mixed-use building, and parking garage for C3 Presents, who serves as the major tenant. Kirksey was contracted by Transwestern Austin to design the warehouse inspired office building that encompasses 98,272 gsf. The client asked for a creative office design that incorporated industrial architecture.

The building's exterior and interior feature local "Austin Common Brick" and incorporate reclaimed longleaf pine throughout the lobby interior. The office building includes 14' floor to floor heights and is tilt-wall construction.





Woodbranch Park Development

LOCATION

12140 Wickchester Ln.,
Houston, TX

PROJECT SIZE

350,000 SF Total
175,000 Sf Each

START DATE

November 2011

COMPLETION DATE

August 2015

CLIENT

Doug Demiano
(713) 209-5987
doug.demiano@
madisonmarquette.com
1000 Main St, Ste. 2400
Houston, TX 77002

ARCHITECT

Kirksey Architecture

SCOPE OF SERVICES

Full Architectural Services

Kirksey designed this two-building development, Woodbranch Plaza, located in the Energy Corridor of Houston for Stena Realty. The complex includes two 175,000-sf, seven-story buildings that overlook an internal park with a major water feature. Both buildings are equipped with a two-story lobby that extends the length of the structure and parking garage. They are each extremely sustainable and achieved LEED Silver certification.

Walking paths and water fountains will contribute to a campus-like atmosphere and connect the buildings to the adjacent Addicks Reservoir. The Linde Group occupies Phase I of the development, which completed in 2014 and Sasol is the primary tenant in Phase II, which completed in 2015.



3 Approach



Design Philosophy & Approach

Kirksey's design process is interactive and collaborative — every project has a unique story

Kirksey's firm wide design philosophy is expressed by a series of questions we ask ourselves on every project. By asking these questions, we critically evaluate how we are performing based on the unique requirements of each project:

- What is special about my client?
- Does it collect, filter, and conserve water?
- Is it effortlessly functional and beautiful?
- What is special about the site?
- Does it sip energy or give energy back?
- Is it innovative?
- Does the design reflect the community?
- Is it healthy?
- Have I provided daylight & views to all?
- Is it a good neighbor?

These questions are focused on the Client and on Kirksey's core value of sustainability. We believe that the best solution is one that does more with less and truly embodies the vision of the Client. By embracing sustainable design principles, we provide our clients with facilities that cost less to operate and maintain, while providing a healthy environment from which to live, work and play. Most of the sustainable strategies we incorporate cost little if anything to implement. They are based on common sense and best practice.

Design Process

Over Kirksey's 49 year history, we have developed an integrated design approach that solicits input early in the design process from all entities involved in the project. Through a series of interactive Design Dives, we focus on understanding first and foremost the vision and needs of our client. To achieve a complete understanding of the project, the entire consultant team and contractor are involved in these early Design Dives. This helps to foster the development of great ideas early in the process and to avoid any surprises later on. To ensure a high level of success on every project, the Kirksey Design Process consists of three elements: the Design Roadmap, Design Guide, and Design Dashboard.



DESIGN ROADMAP

The Design Roadmap is a graphic representation of our design process from programming through Construction. Milestones throughout the design like Design Dives and delivery of the Design Guide are identified on the Roadmap.

DESIGN GUIDE

The Design Guide is a reference source for the entire project team. It records the progression of the design from inception through Construction Documentation (CD). The Design Guide identifies major concepts, ideas and design goals for the project. It also serves as a powerful tool later on in the process to verify the design intent has been met. In addition, the Design Guide functions as an excellent marketing tool for the Client.

DESIGN DASHBOARD

The Design Dashboard is an in-house tracking system that ensures all requirements of the Roadmap and the Design Guide have been met.

Proven Design Process & Methodology

Client Focus and Collaboration

Two practices that describe our approach to your project are client focus and collaboration. These practices define our design process and lead to a better project for your institution. We constantly ask ourselves, “what is special about our client that is expressed in the design of the project?”

How we get there

Collaboration is key. The centerpiece of this process is a series of ‘Design Dives,’ which are interdisciplinary, interactive meetings that bring together ALL the players—you, the contractor, engineers, students, administration, Project Team, Project Steering Committee, and any stakeholders to focus on a particular phase of the project.

We start with the ‘Design Dive,’ where we extract as much information about your organization through a series of exercises that focus on goals, culture, pedagogy, imagery, wish lists, and anything else you want to share. This Dive forms the basis for the rest of the project and is documented in a Design Guide that is shared with the whole team to ensure you know we were listening and that the entire team knows the goals and direction for your project. We continue these Dives throughout the project and proceed to update the Design Guide to reflect our direction.

The Design Dive Process

The Design Dive process is critical for level-setting of Rice and the design team expectations for the project. Also described as “Visioning” or “Programming/Program Verification,” it deals with the big (and small) issues that are driving the project.

Defining the Work Spaces

We ask for consensus on what the organization’s profile and character is — or should be. What is important to this

administration? What are the organization’s mission, vision, values and strategic initiatives that are important for the design team to understand? Is the workplace formal or informal, team or project focused, flexible or standard spaces, traditional or edgy? In short, what is the work ethic and education objectives, who are the personalities, and what is the level of expertise to be housed in the new space? Answers to these questions will steer the design team in a direction that will properly address the types and layout of the spaces, the furnishings, and all of the details down to the graphics and artwork that form the new image of the university.

Technology

As early as possible we request direction on technology expectations. Many times the determination of new technology initiatives related to the project can take as long as the design process itself to reach a conclusion.

Image and Identity

We ask about branding and corporate history, and what differentiates the institution from its peer group.

Image Exercise

One of the most important components of the Design Dive process — and it’s a fun one — is the Image Exercise (see images below). In this interactive work session we display scores of visual images of the various parts of a project of this nature: reception areas, offices and workstations, conference rooms, break rooms, executive suites, collaboration spaces, lobbies and public spaces. From these, we seek input on likes and dislikes. We record these responses and include them in our Design Guide, along with the specific comments for each.



Project Management Methodology & Tools

KIRKSEY'S PROJECT MANAGEMENT METHODOLOGY

Kirksey's successful project management program hinges on four critical areas, Integrated Team Approach, Communication, Cost Control, and Quality Assurance.

Integrated Team Approach

Having all the team members identified and participating on the front end of a project is critical to the success of the project. This includes not only Kirksey's internal team, but all the consultants, owners reps, and the contractor if possible. Having the right people in the room from the beginning can facilitate the proper flow of information, keep costs under control, and prevent quality control issues. Nothing is more damaging to a project than keeping project team members in silos. Kirksey will manage all the project team members to make sure the right team members are present at key phases in the project. Internally there is no "hand-off." Phase changes are managed with critical overlap between team members and everyone participates on a project from beginning to end.

Communication

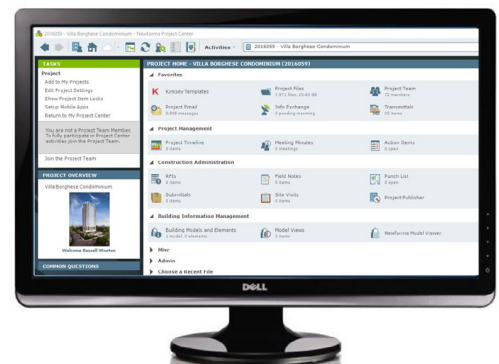
It is critical to follow a specific, well understood project process from the beginning that includes ongoing meetings, agreed upon milestones, and a predictable approval process. Kirksey's project manager makes sure that everyone understands this process and the flow of information. Kirksey utilizes Newforma, a Project Information Management (PIM) tool covered below, to manage the flow of information. Our interactive, collaborative design process involves everyone and we make it to keep everyone information throughout the project.

PROJECT MANAGEMENT TOOLS

Kirksey's process for coordinating documents with the consultants and contractor is based on good communication from the beginning. This communication occurs during regularly scheduled meetings with specific goals and outcomes. Critical to the flow of information is a tool the entire team uses called NewForma.

Kirksey utilizes NewForma as the Project Information Management (PIM) tool for each of our projects. Newforma provides numerous 'activities' that allow internal and external project team members to better communicate, share and track project information and progress. External team members have access to a web based 'Info Exchange Center,' which includes the following tools and activities:

- **Project Team Contacts**—All team members are available through a single online database, streamlining communication.
- **Project Calendar** —Monitor and track the project schedule via an online project calendar by identifying project specific events including phases, tasks and milestones.
- **Submittals / RFIs**—Newforma activity center enables the team to receive, review, track and log Submittals during the Construction Administration phase. This digital process provides efficiencies over the traditional printed and courier process.
- **Info Exchange**—is used to transfer files between team members. File transfers are sent via email with a link to the Info Exchange server, eliminating the login and navigating headache associated with traditional ftp site. A history of all file transfers is available, and reminders are used to help team members know who hasn't received or downloaded the project information.
- **Action Items**—The entire project team can receive, track and respond to action



Kirksey's communication process keeps all stakeholders and team members informed throughout the project.

Quality Assurance Program

Each project is required to follow all aspects of our quality assurance program. Our firm's Quality Assurance Program allows us to successfully deliver projects for our clients.

PROJECT DELIVERY MANUAL

The following documents are components of the overall Kirksey Project Delivery Manual. These booklets establish the standards and guidelines for each Kirksey project:

- **Quality Management Plan (QMP):** Each project is required to follow Kirksey's Quality Management Plan (QMP). The QMP guide specifically outlines key objectives and milestones for each phase to help ensure each of our projects achieve a high level of technical correctness and completeness. Below is a summary of the major milestones.

Design Phase

- Architectural Review
- Consultant Review
- Permit Review
- Code Review
 - ▶ Code Analysis Review
 - ▶ Review project with Authorities Having Jurisdiction (AHJ)
 - ▶ Review project with Fire Marshall
 - ▶ Energy Code / Basic Green Review
- Specification Review
- Building Envelope Review
- ADA Plan Review



CONSTRUCTION / POST OCCUPANCY

CA Administrative Staff: Kirksey has a dedicated administrative department to process and monitor the RFI and Submittal process along with the Project Architect.

Mockup reviews: In field mockup review to confirm design intend is being executed during construction.

Field Reports: Regularly visit the site and review the work being done conforms to the contract documents.

Punch List: Prior to substantial completion, the Architect will visit the site and develop a final punch list document.

Consultant Site Visit: Confirm your Consultants are visiting the site as indicated in their proposal/contract.

Preliminary ADA Field Review: Preliminary TAS inspection with a Registered Accessibility Specialists (RAS). Typically occurs prior to finishes being installed to avoid late construction changes.

1 Year Warranty Walk: The PM, PA and Designer should walk the site 1 year from substantial completion with the Owner and/or Maintenance staff to review warranty and warranty report should be submitted to the Contractor.

Developing the Drawings (DTD): The Developing the Drawings guide is the standard for developing the Kirksey documents. This document establishes the following:

- Drawing Set Organization
- Design Phase Deliverables
- Consultant Deliverables
- Drawing Sheet Checklists
- Miscellaneous documentation guidelines

BIM Execution Plan (BxP): With over 15 years of experience integrating modeling into the design process, we understand the value BIM brings to a project. We believe assembling a project team that has technical experience developing models will ultimately help us deliver the client: Better design, Better coordination, Fewer conflicts, Faster construction, Reduced cost = Better Project.

This BIM Execution Plan (BxP) is intended to provide a road map that will help the project team formulate a plan for integrating BIM into the project delivery process. It is the starting point for each Kirksey project. Understanding that each project is unique, the project team should meet early in the design phase to review this plan together and modify it to clearly establish the BIM plan.

Quality Assurance Support and Education

Supplementing the Quality Management Plan are various support departments and groups that develop and refine Kirksey’s project delivery process. In addition to establishing the process Kirksey relies on education to help reinforce our standards. The following is an outline on the major groups.

Project Delivery Department: It all starts with our full time staff devoted to project delivery. With a defined process from programming through occupancy, it is their job to make sure each team follows a consistent and repeatable process. This department is supported by our Power Managers and Power User focus groups for technical input and procedural refinement.

Power Managers/Power Users: These focus groups are composed of project managers, project architects and interns, meeting twice monthly to discuss procedural and quality control issues as they relate to design and documentation. Representing a cross-section of members at differing stages of professional development, the forums they host benefit from fresh thinking and new ideas backed by the wisdom and expertise that comes from years of experience.

Software / Technology: You can’t have a sophisticated process without sophisticated tools. Kirksey has been a pioneer in Building Information Modeling (BIM), changing to a powerful “Virtual Building” based software program, ArchiCAD, in 1998, and Kirksey is now utilizing standard Revit Architecture BIM software. Kirksey has developed state-of-the-art BIM processes and systems for industrial facility design that enhance the client experience. Supporting all aspects of project data management is a tremendously powerful program, NewForma. This program stores, retrieves and shares all project information across all disciplines and project team members, based on appropriate secured access.

Kirksey University: We ensure a consistent and repeatable process through our in-house training program -- Kirksey University is provides continuing education for all employees in all areas of the Project Delivery Roadmap.



Preconstruction Services

We have honed our preconstruction services throughout the 63 year history of our firm. In addition to the construction knowledge of each of our professionals, we have a series of tools that help manage the preconstruction process.

We truly believe that the money for a project is spent in the design process. No matter how capable an estimator is at developing value engineering ideas, once a concept is put on paper, the value gained by removing it is only a fraction of what the cost savings would be if that concept was never introduced. By providing immediate feedback on the cost and schedule impact of material selection and detailing, Harvey can make sure that the items left for value engineering at the end of the process is minimal.

Our project managers and project executives will be present at each of your design meetings to provide that immediate feedback, as well as to provide information that allows the end user to make decisions based on both subjective and objective information. In addition, our deliverables during preconstruction will include the following:

- Schematic and Design Development Phase
- Construction Document Phase
- Status Reports
- Initial Guaranteed Maximum Pricing
- Consultant Selection
- Cash Flow Projections
- Document Review
- Preliminary Schedules
- Constructability Review
- Early Release Package Development
- Project Accounting and Estimating
- Value Engineering

SCHEMATIC AND DESIGN DEVELOPMENT PHASE DELIVERABLES

Status Reports

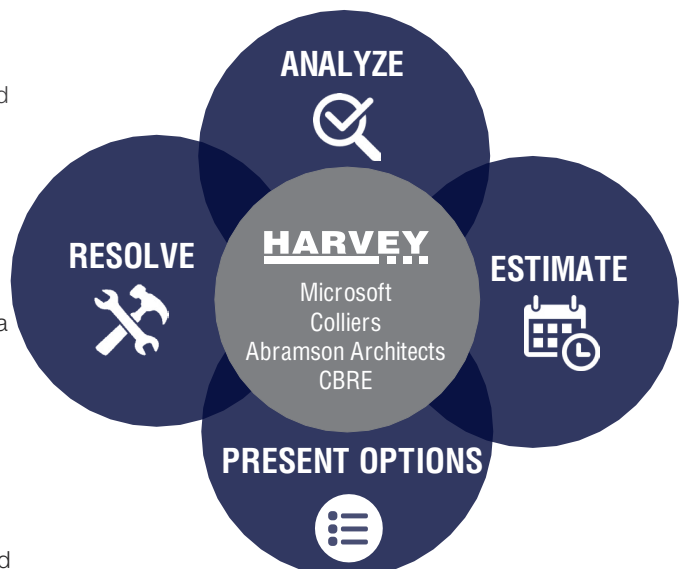
At each predetermined interval in the design development phase, we will provide a thorough review of the product delivered by the design team. This report will include a document review with a written comparison to any basis of design or outline specification, a constructability review of all drawings, a comparative line item budget to the original schematic budget, an accounting of all allowances initially established, and value engineering to address any budget overruns that may be identified at each of the stages of design development.

Consultant Selection

With our diverse experience in project types, we have relationships with any consultant that may be required on most any project. We can provide a list of consultants for consideration, or can advise as to the consultants' historical ability to produce quality documents, on time, and that are within the economies of the project. We can also advise on the necessity of specialty consultants, and bring forward design/assist and design/build contractors to help minimize Microsoft's exposure on his soft costs.

Document Review

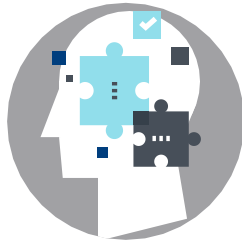
There are many documents that are required during the development of a project. We will review all documents for completeness and supplement with information as needed, starting with a mortgage package for privately funded projects, permit packages, utility application packages, basis of designs, and specifications. Our feedback on these packages will often minimize the time in review with authorities having jurisdiction, as well as ensure that the design of the project is being delivered within the standards as communicated by Colliers. Our reviews are documented in our status reports at each phase of the project delivery.



Constructability Review

As the design process progresses and the drawings begin to take form, we will ensure the constructability of the documents prepared. We will review details to ensure the compatibility and availability of materials, ensure that scope holes are being filled, ensure that the appropriate cuts and sections are being provided, and ensure that the information is being documented to obtain the best, most comprehensive subcontractor bids. In addition, we will provide input on the cost efficient and practical operating systems, ensuring the practical design of lighting, acoustical, HVAC, and sound systems.

Constructability Review Process



Step One

Review the purpose of the system versus the owner’s objectives



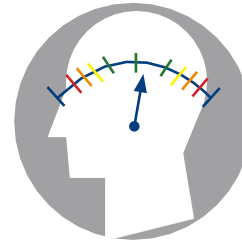
Step Two

Review the cost of the system as designed



Step Three

Work on solutions to streamline processes or look at alternative methods



Step Four

Verify the systems ability to be installed as designed

Permitting and Estimating

Harvey will assist the Microsoft, Colliers, Abramson Architects, and consultants in obtaining all building permits and special permits for all permanent improvements. In addition, Harvey will maintain a log of all trade permits so that when time comes to obtain occupancy permits, we are able to track the existence and close out of trade permits. Harvey will also take the lead in scheduling and obtaining approvals from authorities having jurisdiction.

We understand that the decisions made upon our original estimate are big and as such, we develop thorough, detailed budgets that we measure ourselves against throughout the preconstruction process. Our budgets are not simply pulled from databases of past projects, or products of estimating software based on units of measures entered. Our initial budget is carefully crafted from whatever information available at that point in time, often nothing more than a one line sketch of a building footprint on a site, an idea of total area needed, and a conversation with Microsoft to understand his or her vision for what the project is to be. A dearth of information, however, does not mean a dearth of detail in our budget. Our line item estimates will make assumptions, and those assumptions will be carefully documented, as to the type of materials, and level of finish. The initial budget often serves as a shopping list, so we are careful to provide complete unit costs that are accurate and current.

As the design process progresses and the documents contain more information, so too, will our budgets. They will always be formatted to check back to that original budget to ensure that dollars are not lost by Microsoft, and hidden contingencies are not developed. All of our budgets are provided in a manner such that there can be no secrets, so Microsoft can make quality decisions about the Microsoft Houston Engineering - ION project. This transparency is a cornerstone to our process, and ensures that the end product is of the highest quality.

INSPECTIONS AND SAFETY

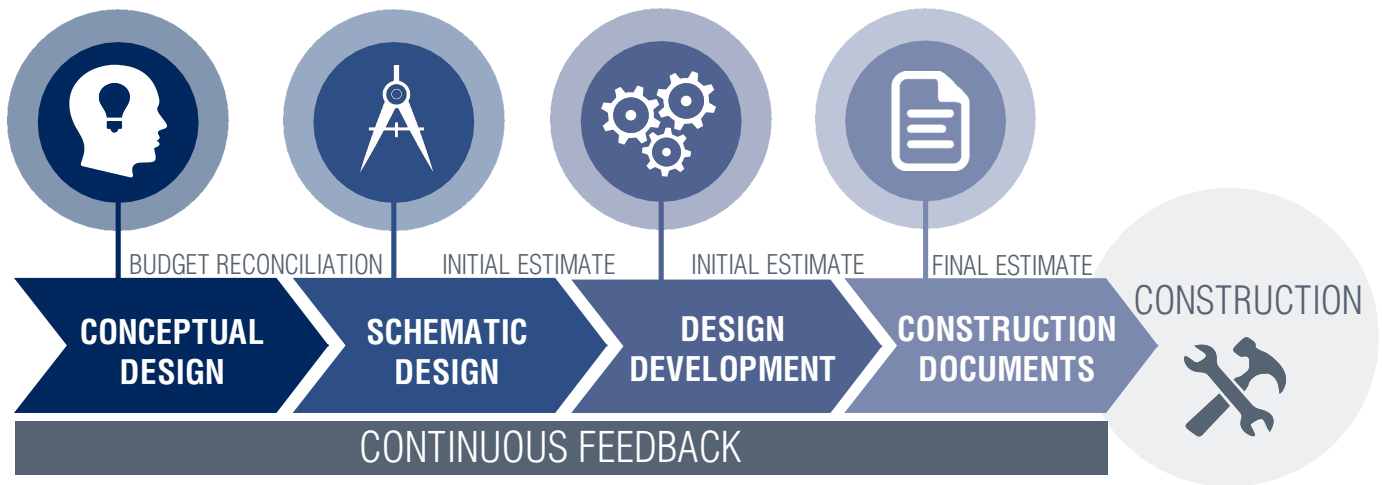
Value Engineering

At Harvey, we do our best to provide constant feedback throughout the design to ensure that any value engineering that may be required late in the process is limited. However, as we constantly push to include as much as possible in the project, some value engineering is going to need to take place. When presented with this challenge, our procedure is to make recommendations for alternate construction methods or details, not a reduction in scope. We will also work to identify value engineering options which may be required early enough to solicit during the competitive procurement process.

ONSTRUCTION DOCUMENT PHASE DELIVERABLES

Initial Guaranteed Maximum Pricing

As the design process enters the construction document phase, the scope of the process will be relatively stable. At this point, we will make a decision at what point to develop an initial guaranteed maximum price. This can certainly be early, and is often done at the 50% CD package, which allows for a quicker start as permits are received. Additionally, an IGMP will allow for a more secure process of early release packages, ensuring Microsoft that the project value will not exceed a certain amount.



Project Accounting

As we take the stewardship of Microsoft’s money very seriously, our project accounting systems are designed to ensure that dollars only go out for work in place. Payment applications will be complete with appropriate back-up to carry forward the transparency of our process established in the preconstruction phase. In addition, current payment logs, change proposal and change order logs will be maintained on site.

Cash Flow Projections

Cash flow projections are an important part of the overall project cost as capital budgets will be developed and cost of capital will be determined based on the amount of cash required on a monthly basis to build the project. Our approach to cash flow schedules is not to simply load a cost and duration into a schedule and provide output based upon some predetermined model, but to cost load a basic preliminary schedule based on your project. This will ensure that the most accurate information is provided and can be relied upon. Cash flow projections will be updated throughout the construction of the project, allowing the Microsoft and Colliers to consider additional funds that may be available as a result of the pace of construction.

Preliminary Scheduling

Our scheduling efforts begin at the very first day of a project and end only at the completion of punchlist. Our initial schedules will include significant detail of the preconstruction phase, with general info on the construction phase. As the project enters the Construction Document Phase, we will build a preliminary schedule that will identify the critical path of the project. From this critical path, we will identify items whose early release would benefit the overall duration. This schedule will remain as the baseline schedule and be updated throughout the project.

Early Package Release Development

Where materials and equipment is identified for need of early release, we will work with the architect/engineering team to develop packages to ensure that this equipment and material is purchased in the most competitive environment, and in packages that make sense. In order to obtain the best pricing for receipt, handling, and installation, we will attempt to purchase through subcontractors by writing scope sheets that will allow us to contract for a complete scope, not only the purchase of small pieces of the scope.

Construction Services

Harvey is uniquely qualified to deliver a quality product as well as a higher value for your construction project.

When delivering a project as a design/build or construction manager at risk, our single point project approach ensures that there is continuity in commitments, communication, and results. If delivered as a lump sum, the manager will have helped to develop the original estimate, so there will be no lost commitments during a transition from estimator to project manager.

In addition to overall project management and supervision, the following services will be provided by Harvey during the construction phase of the project:

- Scheduling and Phasing
- Project Logistics
- Project Control
- Cost Control
- Permits and Fees
- Inspections and Safety
- Control of Shop Drawings
- Submittals
- Maintenance of Site Documents
- Project Accounting
- Project Close-Out
- Warranty

Scheduling and Phasing

Harvey does not employ project schedulers. Rather, the original construction schedule is developed jointly by the project executive, project manager, and superintendent. This exercise is done prior to mobilization with major tasks being outlined, predecessors and successors assigned, and milestones assigned. Material delivery is considered, with modifications being made to ensure that the critical path can proceed unencumbered. As many tasks as possible are overlapped to ensure the fastest delivery, while allowing for the appropriate level of project control. If an independent scheduler is required, we have the capability to provide a project manager whose sole responsibility is scheduling for the project, but also have access to scheduling consultants who can easily take our initial schedule and adjust as required because our logic will be correct. We are proficient in Microsoft Project.

Project Logistics

An initial project logistics plan will be generated that will identify the phasing of the project, placement of facilities, project access and egress, and protection from hazards to employees working on the site as well as the general public. This logistics plan will be updated as required throughout construction as the site development requires. However, the initial plan will consider the overall project scope to limit the need for double handling materials or relocation of facilities.

Project Control

Our control of the project site is required to ensure the safety of the workers and general public, to ensure that the trades are put in a position to succeed, and to ensure that the project can be delivered on time and within budget. Our competent full time staff will provide general direction for the work, ensure quality of the installation, and establish procedures for communication from the top to the bottom of the project organization chart. The atmosphere established by Harvey allows for a team approach with open lines of communication to better facilitate problem solving. We will monitor progress daily and demand additional equipment or resources from trades as required to maintain the original schedule. Updates will be provided weekly during our subcontractor and owner’s meetings, which are lead by our site superintendents and project managers.



Cost Control

Changes occur in construction, often in real time. Tight control of a project’s cost is required to ensure that the costs for these changes are accurate and timely. Any allowances are reconciled as the items for which they are set are procured, and any problem that may create a cost is not brought forward without a solution to help offset that cost. Our management of subcontractor change orders demands a thorough vetting process. No change proposal received from a subcontractor will be brought forward without confirmation of the actual change in scope and unit costs by Harvey.

Permits and Fees

Harvey will assist the Microsoft, Colliers, Abramson Architects, and consultants in obtaining all building permits and special permits for all permanent improvements. Additionally, Harvey will maintain a log of all trade permits so that when time comes to obtain occupancy permits, we are able to track the existence and close out of trade permits. Harvey will also take the lead in scheduling and obtaining approvals from authorities having jurisdiction.

Inspections and Safety

Harvey will inspect all work put in place by subcontractors for deficiencies and defects. Any work that is not up to our standards will be removed and replaced in an effort to ensure that the end product is of the highest quality. This is done throughout the construction process so that punch lists will be minimal, and in order to maintain a positive, working relationship with the local authorities who will also be required to inspect the work.

Additionally, we will maintain a safe work environment for all workers on site and for the general public. Our review of sub-contractor work will include a review of safe work practices. We will do our best to identify any hazards and provide input for how to resolve those hazards. We will demand training throughout the project to ensure that all workers are trained in the equipment they are using.

Control of Shop Drawings and Submittals

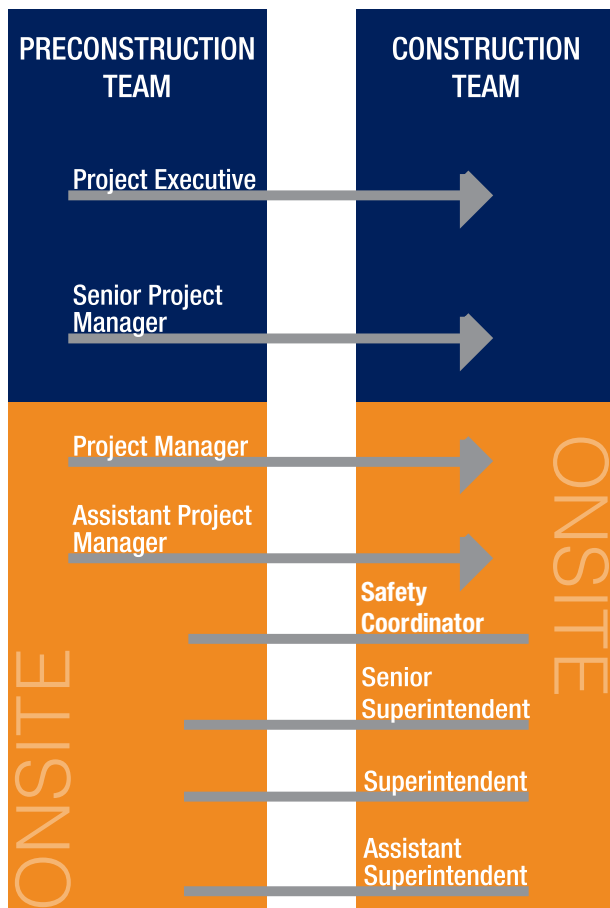
Harvey will collect and review all shop drawings and submittals to ensure coordination with other materials and compliance with specifications prior to forwarding to the architect for approval. Additionally, we will initiate shop drawing review parties for long lead items that will bring the provider of the shop drawing and the consultant who is responsible for review to a common ground to ensure that there is nothing lost in translation and that all information is clear. This often eliminates an intermediate step, and reduces the likelihood for any submittals being approved as noted.

Maintenance of Site Documents

We will maintain an up to date and accurate set of as-built documents at all time. We will encourage the monthly review of these documents by Microsoft, Colliers, and consultants so that any questions that may arise as they relate to accurateness and completeness may be addressed prior to moving beyond a certain phase of construction. Additionally, a copy of approved shop drawings and submittals will be maintained on site as well.

Project Accounting

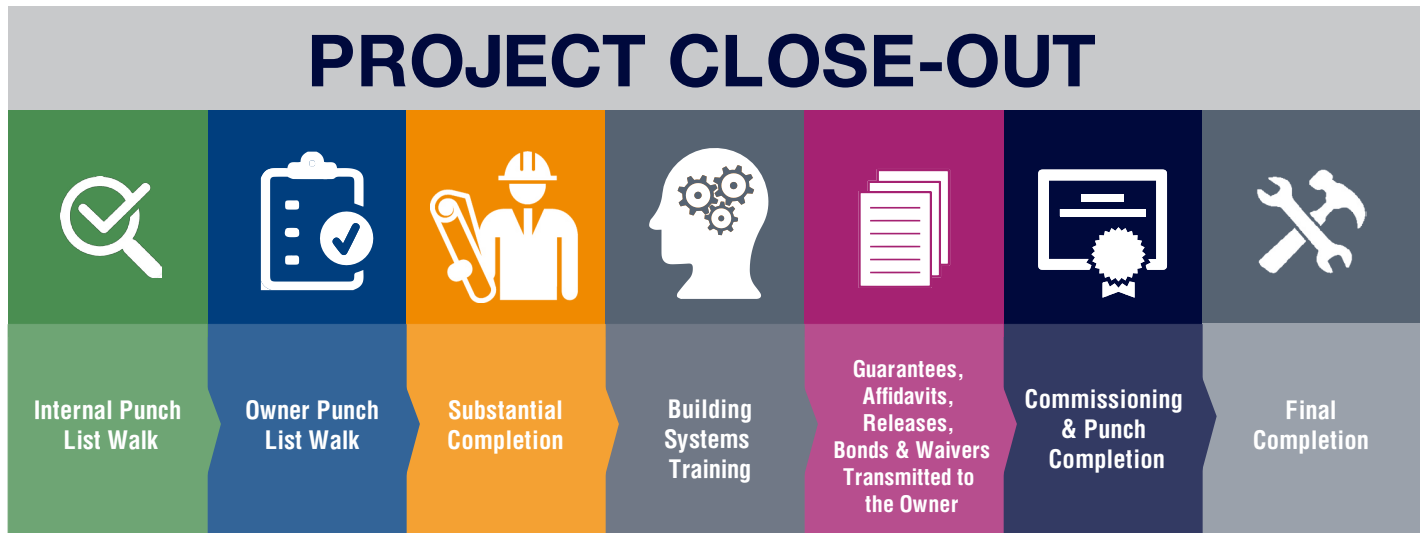
As we take the stewardship of Microsoft’s money very seriously, our project accounting systems are designed to ensure that dollars only go out for work in place. Payment applications will be complete with appropriate back-up to carry forward the transparency of our process established in the preconstruction phase. Additionally, current payment logs, change proposal and change order logs will be maintained on site.



Project Close-Out

Harvey will determine substantial completion of the work or designated portions thereof after an initial internal punch lists walk. At this point, we will coordinate the punch list walk of Microsoft, Colliers, Abramson Architects, and consultants, maintain up to date copies of all punch lists, and ensure their timely completion. Additionally, we will coordinate the training on all building systems by the subcontractors and manufacturer’s representative, documenting the training via video if requested.

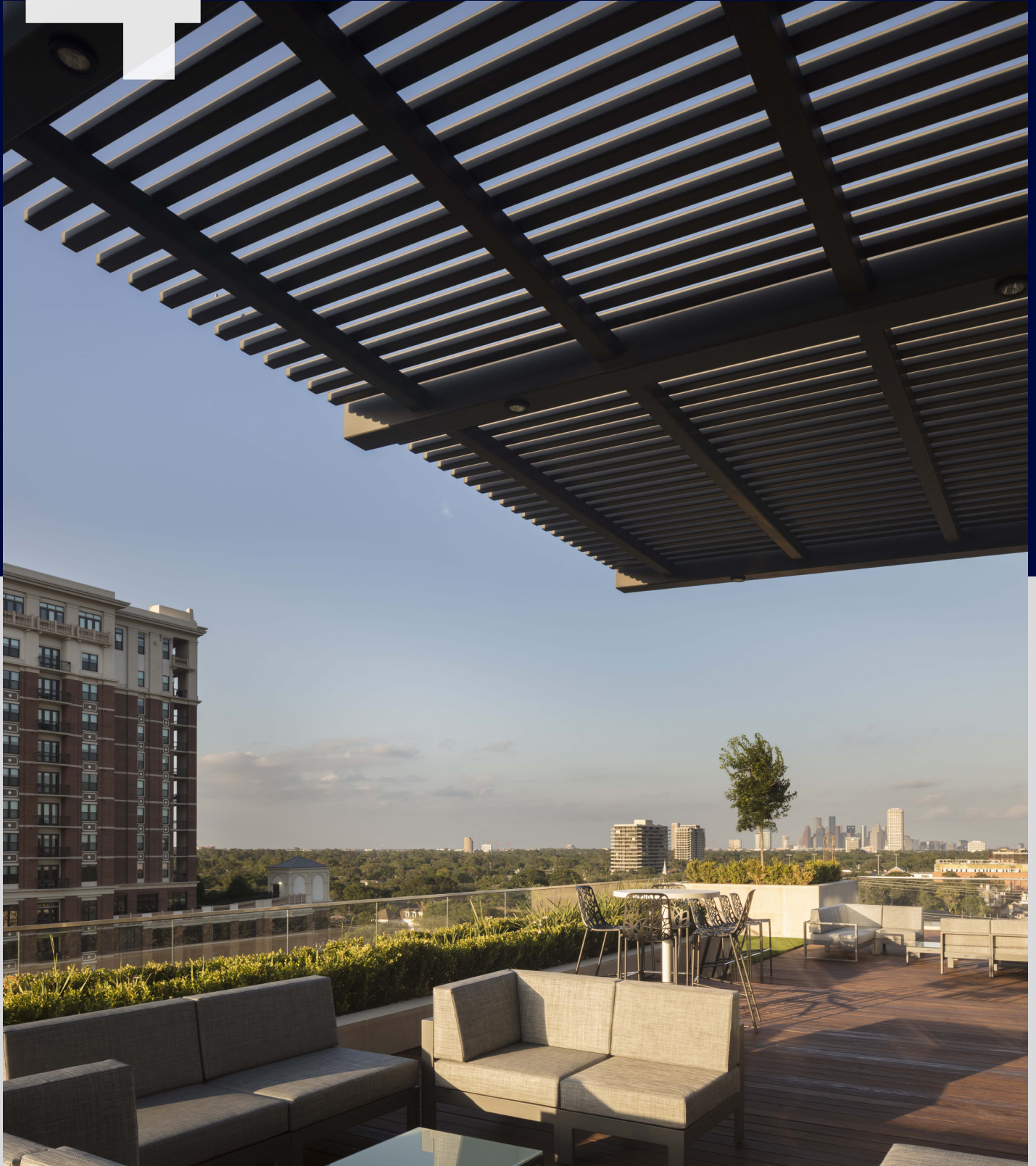
Finally, we will determine final completion and provide written notice to Microsoft, Colliers, and Abramson Architects that the work is ready for final inspection. All guarantees, affidavits, releases, bonds and waivers will be transmitted to the Microsoft at this time.



Warranty

The warranty period of a project can often be a frustrating time for the building managers and occupants. Harvey has a warranty request form and tracking log that we provide to all end users. This form and tracking log are intended to ensure that items are addressed in a timely fashion. If we have issues where warranties are not being honored, we will step in and facilitate a solution. At the end of the warranty period, we will initiate a warranty walk to confirm that there are no outstanding issues and that the building is operating as intended.

4 Insurance





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
 12/27/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MCGRIFF, SEIBELS & WILLIAMS OF TEXAS, INC. 10100 Katy Freeway, #400 Houston, TX 77043	CONTACT NAME: PHONE (A/C, No, Ext): 713-877-8975 FAX (A/C, No): 713-877-8974 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED David E. Harvey Builders, Inc. D.E. Harvey Builders Harvey-Cleary Builders P. O. Box 42008 Houston, TX 77242	INSURER A : ACE American Insurance Company 22667	
	INSURER B : Everest National Insurance Company 10120	
	INSURER C : XL Specialty Insurance Company 37885	
	INSURER D : INSURER E : INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** SY38YNGG **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		X	X	[REDACTED]	12/31/2019	12/31/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		X	X	[REDACTED]	12/31/2019	12/31/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		X	X	[REDACTED]	12/31/2019	12/31/2020	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	X	[REDACTED]	12/31/2019	12/31/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate Holder is included as an Additional Insured with respect to General Liability, Automobile Liability and Excess Liability coverages where required by written contract. Waivers of Subrogation are provided on behalf of Certificate Holder with respect to Workers' Compensation, General Liability, Automobile Liability and Excess Liability coverages where required by written contract. Primary and Non-Contributory wording is included in the General Liability policy. Subject to policy forms, terms, conditions, limitations and exclusions. In the event of cancellation by the insurance companies, the policies have been endorsed to provide (30) days Notice of Cancellation (except for non-payment) to the certificate holder shown below.

CERTIFICATE HOLDER SAMPLE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

6 Additional Information





Legal Name

David E. Harvey Builders, Inc. d/b/a Harvey-Cleary Builders

Corporate Office

David E. Harvey Builders
3663 Briarpark Drive
Suite 101
Houston, TX 77042
713.783.8710 P

Regional Office

Harvey-Cleary Builders
4726 Shavano Oak
Suite 101
San Antonio, TX 78249
210.248.9423 P

Regional Office

Harvey-Cleary Builders
6710A Rockledge Drive
Suite 430
Bethesda, MD 20817
301.519.2288 P

Office Providing Services

Harvey-Cleary Builders
9020 N Capital of Texas Hwy
Building 2, Suite 300
Austin, TX 78759
512.928.9300 P

Years in Business

63 Years

Years in Business in Austin

20 Years

Staff

840 (125 Austin)

Corporate Volume

\$1,305,000,000 (2019)

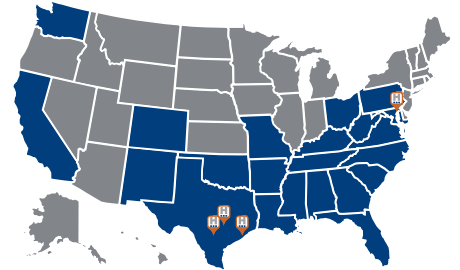
Current Safety Statistics

TRIR—0.13 (2019)

EMR—0.60 (2020)

Austin Leadership Contacts

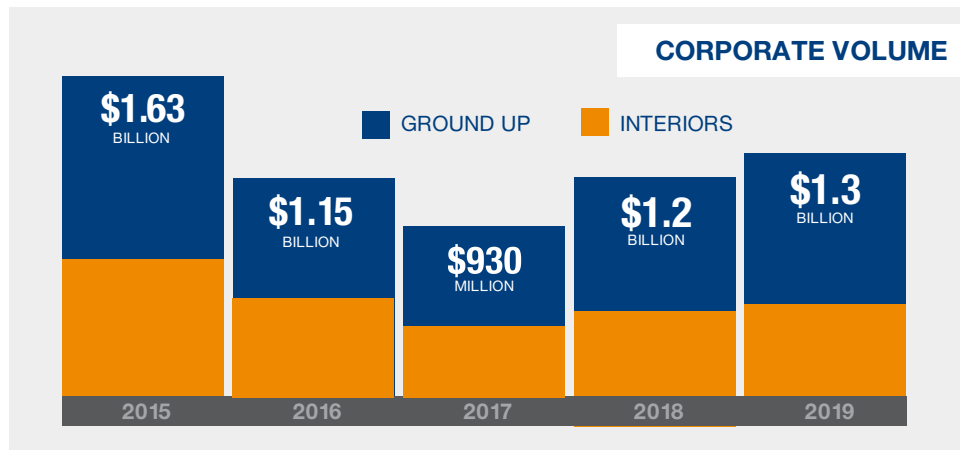
Many contractors use a separate estimating staff. We do not. Our firm prefers “Single Point Accountability” for each project. That is, the senior project manager is your ultimate contact from the early estimating stage to final project closeout.



JIM MCCURLEY
Director
JMcCurley@harvey-cleary.com



KYLE MARROU
Senior Project Manager
kmarrou@harvey-cleary.com



About Kirksey - Firm Profile



TEAMS

- Collegiate
- Commercial
- Community
- Country Club/Spa
- Government
- Healthcare
- Hospitality/Residential
- Interior Architecture
- pK-12
- Renovation
- Retail
- Science/Technology

FIRM NAME

Kirksey Architects, Inc. d/b/a Kirksey

OFFICE LOCATIONS

6909 Portwest Drive, Houston, Texas 77024
 1701 Directors Boulevard, Suite 250, Austin, Texas 78744

HISTORY OF FIRM

Kirksey—creating superior, sustainable architecture through innovative thinking, exceptional design and unmatched client service in an environment that fosters the professional growth, fulfillment and financial success of the firm and our employees.

We have followed this mission since our founding in 1971. What began as a small commercial architecture firm has evolved into a diverse organization of 12 specialized practice groups, each focusing on a particular business segment. It is this diversity of project types that allows us to provide our clients a full complement of services carried out by experts whose knowledge and talents best match our clients' business strategies and objectives. With this team-based approach, every project benefits from individual expertise while leveraging the collective knowledge of the entire firm.

YEAR ESTABLISHED

Founded in 1971— 49 years in business

OWNERSHIP INFORMATION

John Kirksey, FAIA and 28 Vice Presidents are owners — our leadership is also our ownership.

TYPE OF ORGANIZATION

Corporation

NUMBER OF EMPLOYEES

- 136 total employees:
- 62 registered architects
 - 7 registered interior designers



EXPERIENCE BY THE NUMBERS

100+

Successfully completed retail projects by Harvey-Cleary

Harvey + Kirksey have worked on 90+ projects together, including 14 design-build projects (*note – the 13 design-build stat includes some 3rd party developer projects, not necessary pure design-build)

200+

Successfully completed office building projects by Harvey-Cleary

85

Office Buildings designed by Kirksey in the last 10 years

90+

Successful Projects Harvey-Cleary & Kirksey have completed together

15

Municipal clients Kirksey has successfully completed projects for

60+

Successfully completed Government Projects by Harvey-Cleary

Harvey + Kirksey's strong (and fun) working relationship led to Harvey having Kirksey design our own offices, and Kirksey had Harvey build-out their Austin office space.

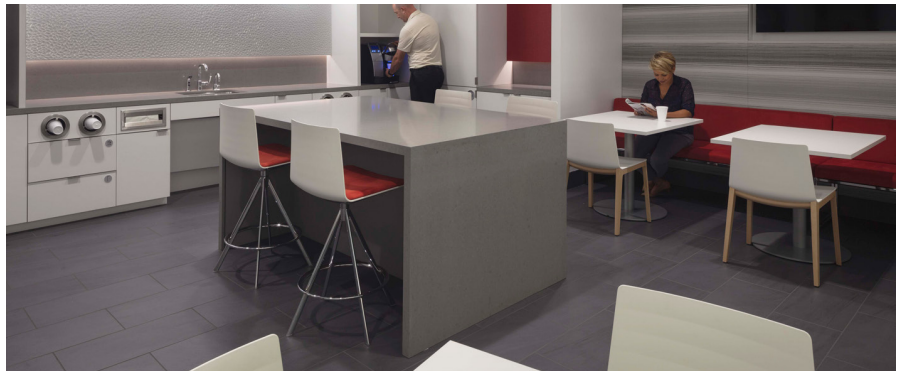
3

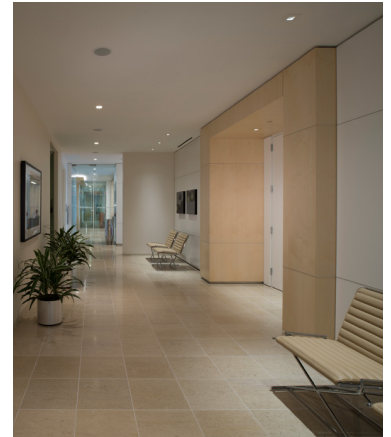
Mixed-Use Development projects Harvey-Cleary has In-Progress

Kirksey / Harvey Experience

396 Greens Road Parking Garage \ Houston, TX
 4900 Woodway Lobby, Elevator, & Exterior \ Houston, TX
 4900 Woodway Restroom Upgrades, Levels 6, 8, & 10 \ Houston, TX
 ABC Gulf Coast Training Center \ Freeport, TX
 ABS \ Spring, TX
 Aker Solutions Levels 3 and 6 Renovation \ Houston, TX
 Aramco \ Houston, TX
 Bechtel Welding Lab \ Houston, TX
 Beth Yeshurun Day School Renovation \ Houston, TX
 Berkadia \ Houston, TX
 Black Forest Park Cinco Ranch Retail \ Katy, TX
 Black Forest Park Office Building \ The Woodlands, TX
 Bonham, Carrington, & Floyd \ Houston, TX
 Bracewell LLP - 8-Floor Restack \ Houston, TX
 Boys & Girls Club of Greater Houston Admin Building \ Houston, TX
 Boys & Girls Club of Greater Houston Airline Facility \ Houston, TX
 Boys & Girls Club of Greater Houston Enron \ Houston, TX
 Boys & Girls Club of Greater Houston Selinsky Facility \ Houston, TX
 Bracewell Houston \ Houston, TX
 Brazosport College Major Renovation and Expansion \ Lake Jackson, TX
 Brazosport College Sadler Health Science Center \ Lake Jackson, TX
 Brazosport College Technology Courtyard \ Lake Jackson, TX
 CenterPoint Energy Harrisburg Facility \ Houston, TX
 Central Houston Nissan \ Houston, TX
 Channelview Office Renovation \ Houston, TX
 Clean Line Energy \ Houston, TX

City of Houston Police Headquarters Building – Levels 12, 24 & 26
 Renovation \ Houston, TX
 College Park Plaza \ The Woodlands, TX
 Congregation Beth Israel \ Houston, TX
 Connelly, Baker, Wotring & Jackson \ Houston, TX
 Conway Mackenzie \ Houston, TX
 Devon Energy Level 3 \ The Woodlands, TX
 Dow Texas Innovation Center Administration Building \ Lake Jackson, TX
 Dow Texas Innovation Center Amenities Building \ Lake Jackson, TX
 Dow Texas Innovation Center Quad Medical Clinic \ Lake Jackson, TX
 Dow Texas Innovation Center R&D Laboratories \ Lake Jackson, TX
 Energy Transfer \ Houston, TX
 Eldridge Oaks Office Building and Garage \ Houston, TX
 ENI Petroleum Levels 17–20 & 22 \ Houston, TX
 Environmental Protection Agency Region VIII Laboratory \ Golden, CO
 ExxonMobil BCIT \ Baytown, TX
 ExxonMobil CAB-X \ Baytown, TX
 Five Westlake \ Houston, TX
 Flex Steel Pipe Manufacturing Facility \ Baytown, TX
 Floyd, Smith & Rios, PC \ Houston, TX
 Frontera Vista \ Austin, TX
 Genesis Crude Oil \ Houston, TX
 Greater Houston Partnership \ Houston, TX
 Harvey Builders Corporate Office Remodel \ Houston, TX
 HCA Corporate Executive Office Level 14 \ Houston, TX
 HCAD Stairwell Towers \ Houston, TX





Kirksey / Harvey Experience (continued)

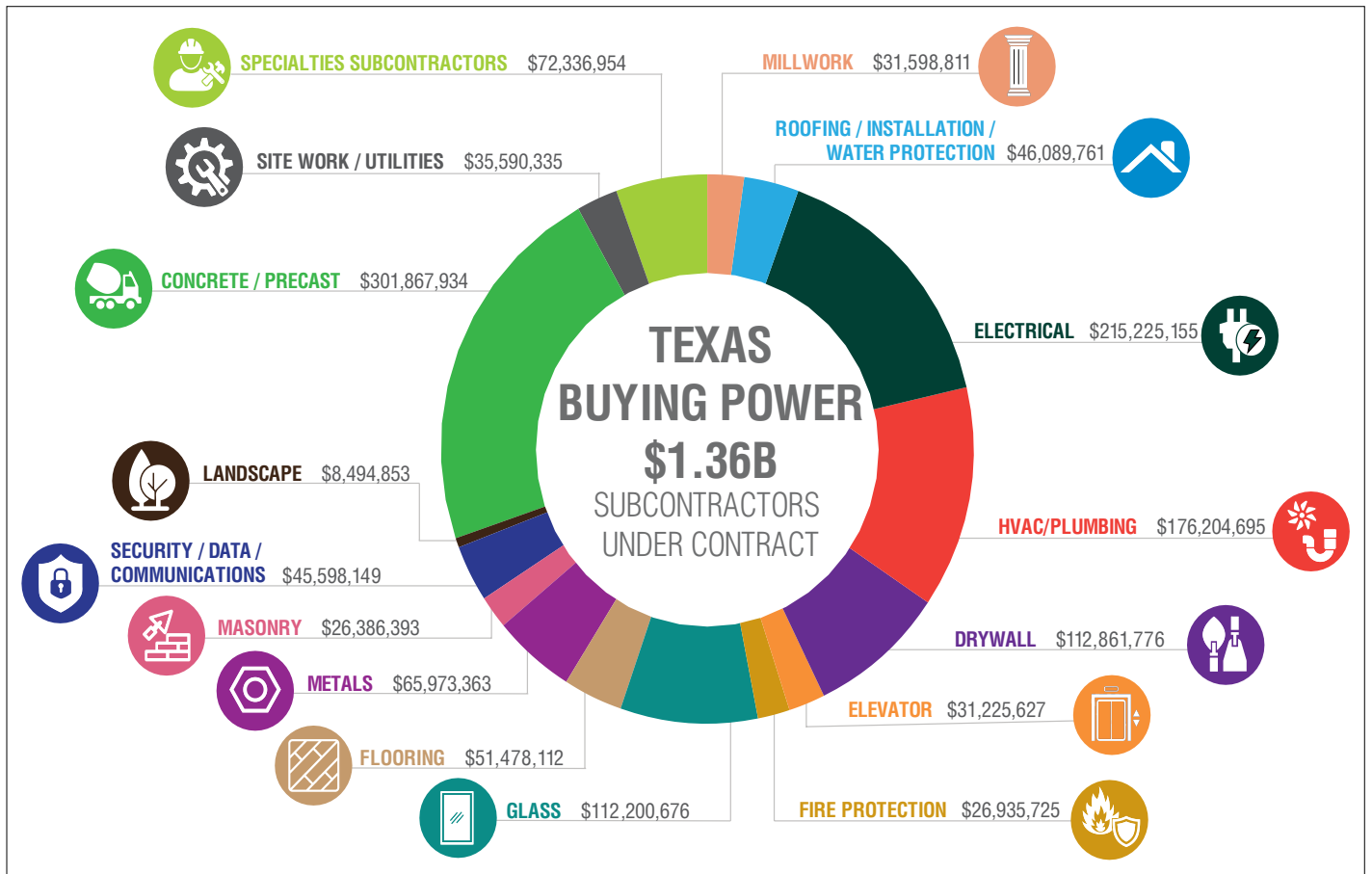
Hines Corporate Office Level 41 \ Houston, TX
 Holcombe Retail Center \ Houston, TX
 Huntsman Executive Build-out Level 9 \ The Woodlands, TX
 IHI E&C Levels 3-8 \ Houston, TX
 Inspirity Centre 4 \ Kingwood, TX
 Legacy Lyons Clinic \ Houston, TX
 Make a Wish Foundation \ Houston, TX
 MEGlobal Administration Building \ Freeport, TX
 Memorial Hermann Medical Plaza & Garage \ Houston, TX
 Memorial Hermann Medical Plaza, Hermann Eye \ Houston, TX
 Memorial Hermann Medical Plaza, Houston Cardiology \ Houston, TX
 Memorial Hermann Medical Plaza, OBGYN Center \ Houston, TX
 Memorial Hermann Medical Plaza, Southwest Doctors \ Houston, TX
 Memorial Hermann Medical Plaza, Vanguard Urology \ Houston, TX
 Memorial Ridge One \ Houston, TX
 Money Management International Office Relocation \ Sugar Land, TX
 Neuhaus Education Center \ Houston, TX
 NRG \ Houston, TX
 One BriarLake Plaza & Garage \ Houston, TX
 Sadler Clinic \ The Woodlands, TX
 Shell Central Business District Revitalization \ Houston, TX
 Simmons Vedder Post Oak Building \ Houston, TX
 Sooner Pipe \ Houston, TX

Spring Branch Family Development Center \ Houston, TX
 Strake Jesuit College Preparatory Athletic Complex \ Houston, TX
 Strake Jesuit College Preparatory Classroom Building \ Houston, TX
 Strake Jesuit College Preparatory Football Stadium \ Houston, TX
 Sugar Land Inpatient Rehab Facility \ Sugar Land, TX
 Sysco Corporate Campus Interiors \ Houston, TX
 Talisman Energy \ The Woodlands, TX
 Targa Resources \ Houston, TX
 Targa Resources Level 17 \ Houston, TX
 Tetra Technologies Office Building & Garage \ The Woodlands, TX
 Two BriarLake Plaza & Garage \ Houston, TX
 US Oncology Office Building Interiors \ The Woodlands, TX
 US Department of Energy, Pacific Northwest National Laboratory (PNNL),
 Energy Services Capability Project \ Richland, WA
 Ventures Technology Center V \ The Woodlands, TX
 Veterans Benefits Administration \ Houston, TX
 Vopak Administrative Building \ Deer Park, TX
 Vorys \ Houston, TX
 Williams Tower Fitness Center \ Houston, TX
 World Fuel Offices \ Houston, TX
 WorleyParsons \ Houston, TX

Knowledge of Local Market

Through our 63 year history, we have amassed quite the subcontractor following. The benefits from the relationships we have developed within the subcontractor community are recolonized by our clients.

No other general contractor has the buying power that we provide our clients, which results in Harvey | Harvey-Cleary getting the best subcontractor pricing in the market.





LEADER IN TECHNOLOGY

Procore

Procore is the industry’s most widely used cloud-based Project Management software. With an open API, Procore is integrated with our accounting, BIM, estimating and scheduling software. Procore is at the core of our daily operations. Additionally, Procore helps provide a seamless integration from the field to the office. All BIM Models will be uploaded to Procore for visibility to all parties relevant. All submittals, RFIs, Documents and Drawing updates will be instantaneously sent out via Procore as soon as they are received from the design team. With our technology in the field, information is at the fingertips of all team members at all times.

HARVEY | HARVEY-CLEARY USES:

- Submittals, RFIs
- Pay Applications
- Contracts
- Cost Tracking
- Change Events
- Drawing & Specs
- Bidding
- Progress Photos
- Inspections & Punch List
- Daily Reports
- Manhour Tracking
- BIM Model Viewer

Building Information Modeling (BIM)

BIM embodies the Harvey standard of “Plan the Work, Work the Plan.” Using this intelligent 3D process, all parties are given the tools to effectively build and manage the project at hand. At Harvey, we are customer driven and believe that using BIM for tenant improvements allows us to deliver a higher quality project in a more cost/time effective way. We currently utilize Procore BIM viewer to allow our BIM managers to publish the coordinated models so that they are accessible to the entire project team and MEPF trades in the field. Our people are problem solvers, constantly looking for ways to improve the way we build, how we use new technology and ultimately, how we deliver on the value promise. Providing a seamless integration between BIM processes and the BIM viewer, allows our teams to have constant access to real time data without delay. Streamlining communication can help all teams make quicker and better decisions which is why we would love to partner with Unity and their respective technology. Utilizing Unity Reflect through construction will help create a full case study from Preconstruction to Closeout, while benefiting the project and the team altogether.

HARVEY | HARVEY-CLEARY USES:

- Clash Detection
- MEPF Coordination
- Shop Drawings
- Virtual Mockups
- 2D Shop Drawings
- Model Based Cost Estimation (BOM and BOQs)
- Preconstruction Project
- Visualization
- VR Walk Through and
- Coordination

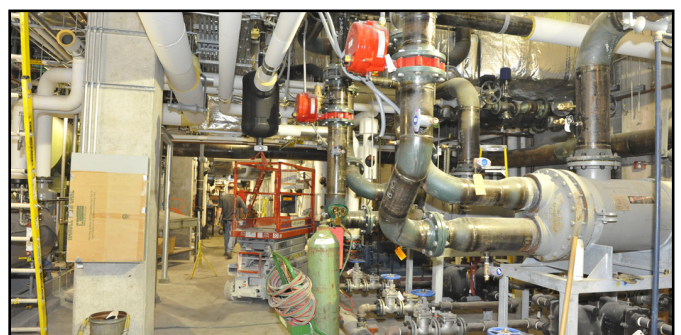
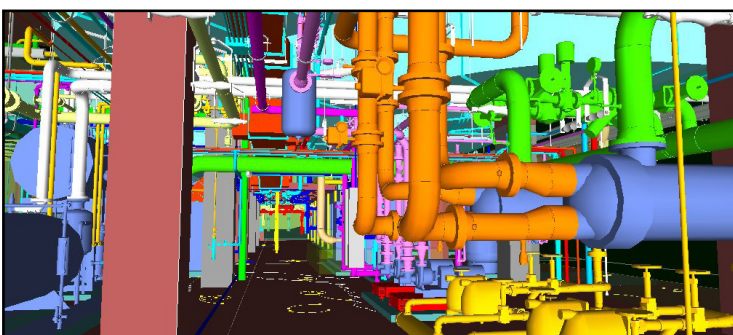
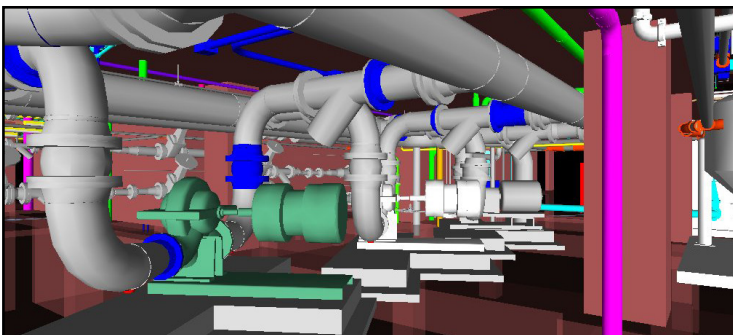
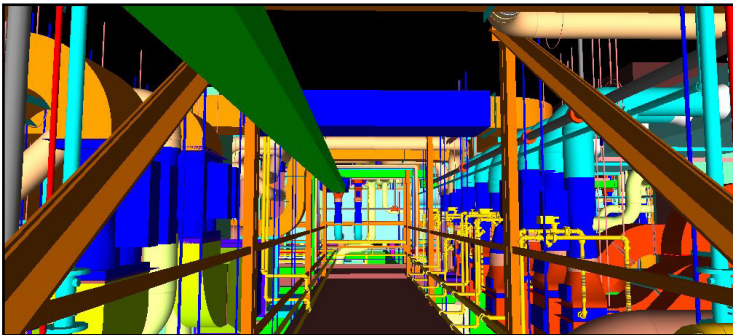
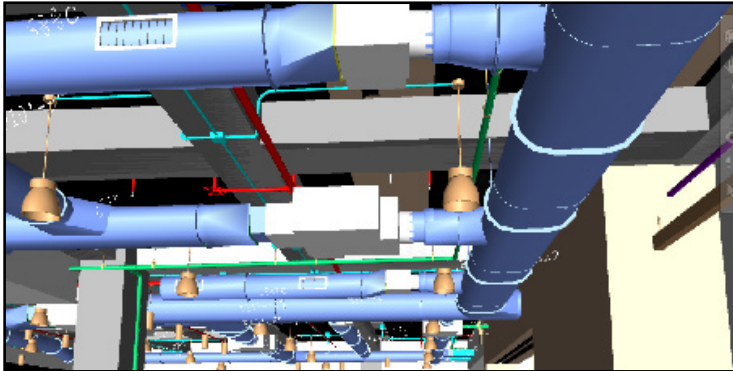
Matterport/Openspace

Harvey has implemented the latest technology through Matterport and Openspace scanning. Matterport and Openspace 3D scans are more than 3D models or virtual tours; they are a completely immersive media that allow teams to explore a space as if they were really there. By inviting all the necessary stakeholders as collaborators to our system, it allows parties to constantly be on site without a physical presence. This is extremely beneficial for stakeholders that do not have a constant local presence or who cannot consistently visit the jobsite. Furthermore, Matterport can be used for much more than viewing purposes. Since Matterport scans each space, it not only takes 3D pictures, but it creates a complete 3D point cloud. The Project Team can use this point cloud to confirm onsite dimensions or even export it into a Revit model to be used in BIM Coordination. Further, with Openspace BIM Integrator, our teams can input the Navisworks model into our system, allowing for a side by side comparison of the walk through and the BIM model to ensure install accuracy. This is our way of ensuring quality control in all that we do.

HARVEY | HARVEY-CLEARY USES:

- Document Existing Conditions
- As-Built Space for BIM / REVIT
- Progress Tracking for Owner and Design Team

BUILDING INFORMATION MODELING (BIM)



Green Builders

Harvey-Cleary has an extensive LEED® background in shell and tenant improvement projects, prompting our top Green Builder ranking locally and top-50 nationally. This experience is invaluable on any project where cost impact analysis for various LEED® points is critical. We understand the cost and constructability issues of various design elements, material procurement, waste management implementation and other LEED® requirements. We have been able to assist during the design and construction of projects to help add points from the very beginning. Further, with the use of the Green Badger LEED Platform, we are able to streamline and automate the documentation portion of the process. At Harvey-Cleary we do not limit our green buildings to the LEED® standards. Our Austin office has built numerous green projects which were not LEED® rated but rather rated by the Austin Energy Green Building (AEGB) program. This program gives each project a rating of 1-5 Stars. The program is very similar to LEED® and the criteria just as stringent.

\$412 M

LEED Green Volume
in 2019

#5

Green Contractor per
ENR TX & LA 2019

40+

LEED Accredited
Employees



Harvey | Harvey-Cleary was recently
awarded LEED Gold for Texas Mutual
Insurance

LEED® Project Experience

LEED PLATINUM

609 Main at Texas \ Houston, TX
 Austin Energy Headquarters \ Austin, TX
 BG Group Place \ Houston, TX
 BHP Interior Build-out \ Houston, TX
 Greater Houston Partnership \ Houston, TX
 HID Global \ Austin, TX
 Waste Management Headquarters \ Houston, TX

LEED GOLD

Amegy Bank Headquarters \ Houston, TX
 Annapolis Junction 7 \ Annapolis Junction, MD
 Annapolis Junction 8 \ Annapolis Junction, MD
 ASRC Build-to-Suit \ Laurel, MD
 Battelle Biological & Computational Science Facility \ Richland, WA
 Beltway Lakes Office Building & Garage \ Houston, TX
 Block 256 \ Houston, TX
 Boeing Monument View \ Arlington, VA
 Capstar at Compass Plaza \ Austin, TX
 Chevron HPC II, 1500 Louisiana \ Houston, TX
 Clean Line Energy \ Houston, TX
 Daikin Texas Technology Park \ Waller, TX
 Dow Chemical The Plaza at Enclave \ Houston, TX
 Dow Texas Innovation Center \ Lake Jackson, TX
 Dress for Success \ Houston, TX
 Eldridge Oaks Office Building & Garage \ Houston, TX
 ExxonMobil Campus \ Spring, TX
 Facebook 3rd and Shoal \ Austin, TX
 Five Oaks Tower \ Houston, TX
 Franklin Center \ Columbia, MD

Gensler Houston Office \ Houston, TX
 Halliburton North Belt Campus Life Center \ Houston, TX
 Halliburton North Belt Campus South Parking Garage \ Houston, TX
 Halliburton North Belt Campus Technology Building \ Houston, TX
 Hess Tower Interiors \ Houston, TX
 Johns Hopkins University Applied Physics Lab Building 200 \ Laurel, MD
 KBR Eldridge Oaks \ Houston, TX
 Konterra \ Annapolis Junction, MD
 KPMG \ Houston, TX
 Legacy Community Health Services Clinic \ Houston, TX
 Milestone \ Hanover, MD
 Millennium II Tower \ Houston, TX
 Nassau Bay Town Square Office Building & Garage \ Nassau Bay, TX
 NRG \ Houston, TX
 One Shell Plaza Renovations \ Houston, TX
 Perkins and Will \ Austin, TX
 Plaza at Enclave Office Building & Garage \ Houston, TX
 Quarry Oaks II Office Building & Garage \ Austin, TX
 Repsol at Research Forest Lakeside \ The Woodlands, TX
 Research Forest Lakeside Buildings 4 & 5 \ The Woodlands, TX
 Ridgewood Energy \ Houston, TX
 Seton Administrative Office Headquarters & Garage \ Austin, TX
 Shell Central Business District Revitalization \ Houston, TX
 Shell Woodcreek Campus Expansion Phase 1 \ Houston, TX
 Shell Woodcreek Campus Expansion Phase 2 \ Houston, TX
 Shell Woodcreek Campus Expansion Phase 3 \ Houston, TX
 Shell Woodcreek Campus Expansion Phase 4 \ Houston, TX
 Southwestern Energy Campus \ Spring, TX
 Sysco Corporate Campus \ Houston, TX
 Texas Mutual Insurance \ Austin, TX
 Two Shell Plaza Renovations \ Houston, TX
 Tysons Overlook Office Building \ McLean, VA
 Tysons Tower \ McLean, VA





LEED® Project Experience (continued)

Westchase Park Office Building & Garage \ Houston, TX
 Westchase Park Office Building & Garage Phase II \ Houston, TX

LEED SILVER

3 Waterway Square Place \ The Woodlands, TX
 8 West Centre Office Building \ Houston, TX
 3737 Buffalo Speedway Office Building \ Houston, TX
 Anadarko Hackett Tower & Garage \ The Woodlands, TX
 Austin Visitors' Center \ Austin, TX
 BBVA Compass Bank \ Austin, TX
 Chevron Child Development Center at 1505 Louisiana \ Houston, TX
 Chevron HPC II, 1400 Smith \ Houston, TX
 City of Austin Public Safety Training Facility \ Austin, TX
 DCPCA Parkside Health Care Center \ Washington, DC
 Department of Veterans Affairs \ McAllen, TX
 Dolley Madison Library \ McLean, VA
 Dow Texas Innovation Center Phase 1 \ Lake Jackson, TX
 Easton Park \ Austin, TX
 Frontera Vista \ Round Rock, TX
 Great Falls Fire Station, Fairfax County #12 \ Great Falls, VA
 Halliburton North Belt Campus Administrative Building \ Houston, TX
 Halliburton North Belt Campus Child Development Center \ Houston, TX
 Halliburton North Belt Campus North Parking Garage \ Houston, TX
 Halliburton North Belt Campus Northwest Parking Garage \ Houston, TX
 Halliburton North Belt Campus Plaza 1 Office Building \ Houston, TX
 Halliburton North Belt Campus Plaza 2 Office Building \ Houston, TX
 HeliVolt Manufacturing \ Austin, TX
 Invesco \ Houston, TX
 Kirkland & Ellis \ Houston, TX
 Layne Christensen at One Hughes Landing \ The Woodlands, TX
 Martha Washington Library Renovation & Expansion \ Alexandria, VA
 Murphy Oil \ Houston, TX
 One Hughes Landing Office Building & Garage \ The Woodlands, TX
 Research Forest Lakeside Phase I \ The Woodlands, TX
 SAIC at Annapolis Junction 6 \ Annapolis Junction, MD

SAIC at Lexington Park \ California, MD
 Schlumberger Limited \ Houston, TX
 Seton Hays Medical Office Building \ Austin, TX
 TechnipFMC Campus \ Houston, TX
 Tesoro Corporate Campus \ San Antonio, TX
 Thirty Two Thirty Two \ Austin, TX
 Three Hughes Landing Office Building \ The Woodlands, TX
 Two BriarLake Plaza \ Houston, TX
 Two Hughes Landing Office Building \ The Woodlands, TX
 U.S. Coast Guard Sector Headquarters \ Corpus Christi, TX
 U.S. Customs & Border Patrol \ McAllen, TX
 Walter P Moore Houston Office \ Houston, TX
 Weatherford International Corporate Offices \ Houston, TX
 WestRidge at La Cantera Phase I \ San Antonio, TX

LEED CERTIFIED

90K Street \ Washington, DC
 311 Bowie Apartments \ Austin, TX
 1801 East 6th \ Austin, TX
 Callaway House \ Austin, TX
 Dow Texas Innovation Center Phase 2 \ Lake Jackson, TX
 Dress for Success \ Houston, TX
 FEMA Office Building & Warehouse \ Winchester, VA
 Howard Nations/Baxter Gentry Law Firm \ Houston, TX
 Mueller Market District \ Austin, TX
 NASA Astronaut Quarantine Facility \ Houston, TX
 Project Champion \ The Woodlands, TX
 Project Coverage \ The Woodlands, TX
 Seven Oaks \ Austin, TX
 Shook, Hardy & Bacon \ Houston, TX
 Sterling Construction Headquarters \ The Woodlands, TX
 Su Clinica \ Brownsville, TX
 Tysons Corner Center Hotel \ McLean, VA
 United Country \ Houston, TX
 WorleyParsons \ Houston, TX

Approach to Interior Architecture

Together with our clients we create functionally efficient, budget-conscious and employee-friendly work settings that strive to add measurable increases in productivity and employee retention. Every project is unique in its solution while maintaining high standards of design and construction technique.

Because of the large commercial office building base of work in our firm's portfolio of projects, we are constantly applying new research and methodology to housing the functional needs of the corporate workplace. Working with clients whose specialties range from financial services to law firms, public and private companies, energy, education, government and institutional user groups, our common approach is to listen to clients' needs and create a solution that meets those needs with flexibility and enduring quality.

KIRKSEY INTERIOR ARCHITECTURE— WHAT WE BELIEVE IN

- Provide the right work setting for the assignment
- Workstations should be evaluated and right sized
- Feature collaborative meeting spaces
- Maintain access to views and daylight
- Explore open floor plans vs. suited spaces
- Long term flexibility
- Design for increased employee happiness and productivity
- Incorporate principles of LEED in all projects
- Create the best space for the most people

WHAT WE DO TO PRODUCE EXCEPTIONAL INTERIORS

- Focus on style and functionality
- Maximize available budget
- Make every project unique to the client
- Explore options – debate – synthesize – interact
- Produce schematic designs
- Test budgets early and often
- Seek consensus and approval
- Document for bidding and permitting
- Watch out for your interests during construction
- Stay involved as needs change or to make improvements



Activity Zone—featured shared space



Taking advantage of the best view



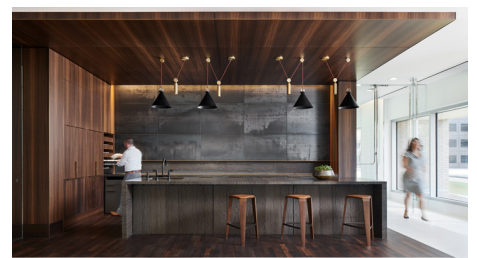
Informal gathering space



Daylight and views for everyone



Multi-use spaces



Hospitality

Workplace & Interior Design Consulting



Kirksey's workplace consulting services are anchored around a series of interactive "design dives" where we meet with representatives of the company (chosen by the client) to identify and elaborate upon the following corporate touchpoints:

Corporate Culture

This is an opportunity to either enhance your current culture or create a new one based on a new direction. We listen to you and your story and start to understand who you are as a company.

Community Identity

How do you want to be perceived by the community, both internally and externally? Your space plays a very important role in telling your story.

Workstyles

How do you work today and how should you be working in the future? This is affected by space, technology, mobility, and a multi-generational workforce. We determine how best to design around what works specifically for your company.

Big Goals

What do you want to get out of this process and product? A new space is an amazing opportunity to achieve many of your corporate goals if leveraged properly.

Trends

Kirksey will provide information about current trends in space standards, technology, AV, sustainability, collaboration, and the workplace in general.

Tours

If appropriate, Kirksey will arrange tours of specific spaces that would illustrate specific planning concepts and ideas that would be instructive to the client.

Benchmarking

Kirksey will research benchmark standards within your market for office to workstation ratios, space standards, efficiencies, support space, and amenities. This information is useful to see what your competition is doing, however, we will design towards what is specific to your needs and culture.

Surveys

Kirksey can create a custom survey(s) to determine any number of metrics. These can be very instructive when considering certain amenities and their potential use to avoid spending precious resources for an amenity that people will not use.

Utilization Studies

If appropriate, Kirksey will arrange a utilization study to determine one or more of the following metrics to help define the program: frequency of conference room use, number of people using conference rooms, how often people are at their desks. This can determine the amount and size of conferencing and if certain staff need to be anchored.

Ultimately Kirksey will create a report that includes the results of the workplace study including recommendations and workplace design principles moving forward.

Sustainable Design

The new economy is green and Kirksey has the right tools to help you make smart building decisions. Whether you are building a new project or renovating an existing facility, going green means high performance — spaces that are more efficient, less expensive to maintain, more marketable & more productive than industry norms.

LEED Documentation

As the first and only Houston-based firm to be **named a LEED Proven Provider**, Kirksey is the clear leader in LEED documentation services in the Gulf Coast Region for both new and existing facilities. We have **127 LEED certified projects covering 5 LEED rating systems**. Our experience allows us to leverage the most efficient, cost effective green strategies for your project.

Green Benchmarking

If you can't measure it you can't manage it. When every dollar counts, smart decisions about energy, water, waste, and purchasing are more critical than ever. The ability to quantify these attributes is critical to establishing your green credibility and to managing your resources effectively.

Building Simulation

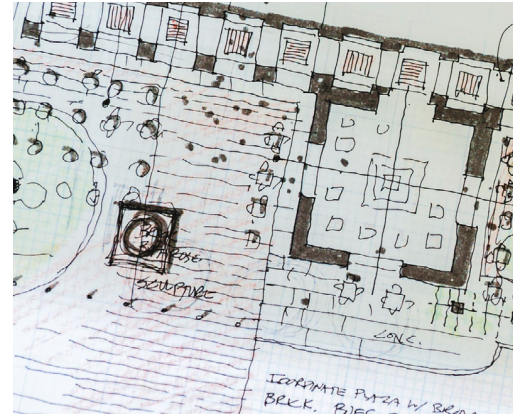
Kirksey uses advanced software to predict building performance and help you make smart building decisions. We use energy and daylight models to study daylighting, shading, lighting technologies, building envelope systems, and HVAC systems. This allows us to optimize a building's performance within your budget and return on investment schedule – before its too late to make critical decisions.

Sustainability Research and Training

Building green requires a deep understanding of climate and microclimate and sometimes involves new or unfamiliar technologies. Understanding these complexities can give your project a competitive advantage. Kirksey has taken what we have learned and developed a rigorous training program about LEED and green building and has **educated over 2,200 industry professionals**.

Average Cost Savings for Kirksey's LEED Portfolio

- 22.7% Energy Savings
- 41.4% Interior Water Use Savings
- 63% Irrigation Water Savings
- 75% Construction Waste Diverted



Visualization & Modeling Capabilities

Utilized to inform client Design Decisions and for Coordination

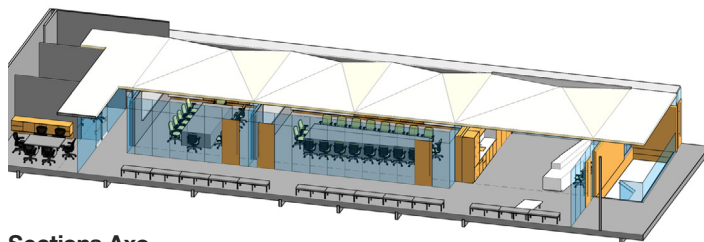
At Kirksey, we model all of our projects to ensure coordination and inform client design decisions. We use REVIT with an Enscape plug-in to effectively model our projects. This powerful tool allows us to apply finishes and furniture to give the project team a true representation of what the project will look like. We are able to “fly through” the space [\(see example\)](#) with the client and get feedback/input. This aids in decision-making and helps reduce potentially costly changes down the line since the client/owner can experience the space in 3D.



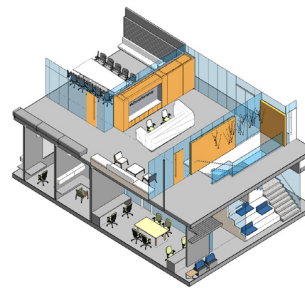
REVIT



ENSCAPE™



Sections Axo



Rendering

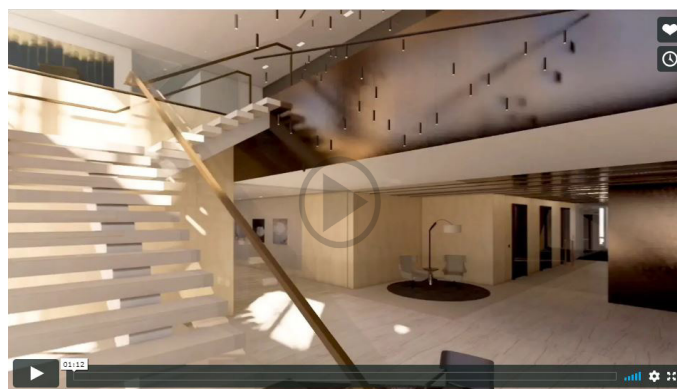


Final Photography

vimeo

Kirksey Architecture

Virtual Walk-through



CLICK
TO TAKE
TOUR



Post-Pandemic Planning Principles

Kirksey's research has resulted in some significant post-pandemic planning principles to consider when designing a workplace. We surveyed our own staff - see the results in the sidebar. On the following page, we have included a floor-plan that demonstrate these principles.

- Spaces will need to pivot quickly to a social-distanced overlay.
- Workstations will need to comply with a minimum 6' spacing with more generous circulation.
- Communal spaces will have to accommodate more generous spacing and adapt to a social-distanced overlay.
- People are willing to work in a smaller footprint in exchange for more elbow room between occupants and a diverse set of spaces to do heads down, focused work.
- More touch-less devices and easily deployed sanitation stations.
- Distributed, spaced out break room elements to avoid bottlenecks: sinks, microwaves, refrigerators, dishwashers.
- The number of anchored vs. agile employees needs to be determined and the percentage of time the agile employees are in the office.
- The agile employees can utilize shared workstations, offices, and a diverse ecosystem of other spaces.

KIRKSEY EMPLOYEE SURVEY RESULTS

- 95%** Are effective working from home
- 98%** Want the option to work from home in the future
- 80%** Think working at home has not been an impact on company culture
- 87%** Still feel engaged with their team
- 43%** Amount of time in a non-pandemic mode employees envision working from home
- 70%** Willing to work in a smaller footprint if they had a laptop, access to semi-enclosed booths, private soft seating areas, a quiet room, and focus areas for heads-down work



6 foot spacing with separation facing same direction



Focus areas for one



Semi-open Collaboration or Focus



Private Collaboration and Focus



Agile Collaboration

New Floor Plan Sample

Includes post-pandemic planning principles



New Plan With Social Distance Overlay



Award-Winning Design

Kirksey has garnered over 200 design and firm awards over their 49 years in business. Below is a sample of award-winning projects. Our team is eager to create an award-winning building for the City of Kyle on the downtown square.



Wildwood Corporate Centre

Located in The Woodlands, this complex includes one- and three-story office buildings and two garages. The trees surrounding the property became a critical design element for the building, especially in the terra cotta façade which mimics the perception of looking through a tree-lined canopy.

AIA Houston Design Award, Greater Than 50,000 sf, 2015



Tellepsen Family Downtown YMCA

115,000-sf, LEED Gold YMCA in the center of downtown Houston designed as a window to the community

Texas Society of Architects (TSA) Design Award, Institutional, 2012
AIA Houston Design Award: Architecture - Greater than 50,000 sf, 2011
Athletic Business, Facility of Merit, 2011
ENR Texas & Louisiana, Best Projects, Awards of Merit, 2011
Athletic Business, Showcase: Health & Wellness Facilities, 2011
Houston Business Journal Landmark Award: Public Assemblies, 2011
Recreation Management, Innovative Architecture & Design Award, 2011



Motiva Offices & Conference Center

200,000-sf corporate interior build-out including an outdoor terrace and a state-of-the art conference center

AIA Houston Design Award, Interior Architecture, 2019
Houston Business Journal Landmark Award, Workplace Interior, 2019
Houston Business Journal Landmark Award: Workplace Interior, 2016
ASID Texas Gulf Coast Chapter, Commercial - Large, 2015



Town Centre One & Queensbury Theatre

281,000-sf mixed-use office, retail, and theater complex in the suburban, west Houston CityCentre development

ULI Development of Distinction Award, 2017
Tilt-Up Today, Achievement Award, 2016
ASID Texas Gulf Coast Chapter, Architectural Detail, 2015
ASID Texas Gulf Coast Chapter, Community, 2015

HARVEY | **HARVEY... CLEARY** | **Kirksey**
ARCHITECTURE



THANK YOU

Redaction Date: Tuesday, January 12, 2021 4:10:09 PM

Total Number of Redactions: 3

By Exemption:

"<<Unspecified redaction code>>" (<<Unspecified redaction code>>): 3 instances

By Page:

Page 46 - "<<Unspecified redaction code>>" (<<Unspecified redaction code>>): 3 instances