

# City of Kyle

QUALIFICATIONS FOR DESIGN/BUILD SERVICES  
FOR MULTISTORY COMMERCIAL BUILDING  
NOVEMBER 12, 2020

SWINERTON  Gensler





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01

Letter of Intent



November 12, 2020

James R. Earp, CPM  
Assistant City Manager, City of Kyle  
100 W. Center Street  
Kyle, TX 78640

**RE: Request for Qualifications for Design Services for Multistory Commercial Building**

Dear James and Members of the Selection Committee,

We are thrilled to have the opportunity to partner with the City of Kyle on this exciting project. It is a chance to continue our mission of creating environments that engage, inspire, and serve our greater community. The collective experience and expertise of the Swinerton+Gensler team is unsurpassed, and we look forward to collaborating on another successful endeavor, building upon and strengthening our collaborative relationship with the City of Kyle as our client.

Serving as trusted advisors, we combine our local experience and project leadership with a global perspective to provide clients a personalized service, while drawing on a deep well of research, project data, and best practices. Our team will listen to your stakeholders, examine new ideas, and give form to your vision. We have organized an integrated team of experts, with extensive experience in office buildings, landscapes and outdoor spaces, and the design/build process. We have helped municipal clients realize their goals on projects embedded in the center of communities across Central Texas, and all over the world.

Thank you again for considering Swinerton and Gensler. We look forward to the opportunity to work with you to shape the future of the City of Kyle.

Sincerely,

Bret Hall  
**Swinerton**  
VP/Division Manager

Ed Muth  
**Gensler**  
Principal-in-Charge

Jennifer Mejia  
**Gensler**  
Senior Design Manager



BISHOP ARTS DISTRICT • DALLAS, TX



02

# Statement of Qualifications

## About Swinerton

Swinerton traces its roots back to 1888 when a young Swedish immigrant formed a brick masonry and contracting business in Los Angeles to serve the growing city in its post-Gold Rush building boom. Since our earliest days building along the Western frontier, the company has survived and thrived through two world wars, the Great Depression and Recession, dynamic cultural movements, and several natural disasters.

### LOCAL BUILDER | NATIONAL STRENGTH

We came to Texas in 1997 with a mission to expand our operation and grow our footprint as an excellent builder and trusted partner. As most do, Swinerton discovered the vibrancy and beauty of Austin and established deep roots in the heart of Texas. Swinerton is a national commercial general contractor with strong local roots, and we are committed to servicing the commercial industry. Our clients enjoy the convenience of a local team skilled in design-build, general contracting, construction management and tenant improvement services, combined with the stability of a \$4 billion national company. Since Swinerton's earliest days, our exceptional craftsmanship has helped us create celebrated landmark projects throughout the West and beyond.

We continuously strive to achieve the highest level of execution in all areas - from safety, quality, and innovation to attention to detail in every task. Our employee-owners are relentlessly driven, accountable, and enthusiastic in the pursuit of perfection. Pride is what's inside us, in our DNA and the very fabric of who we are. It's what's below the surface. But make no mistake, when you work with us, you will see it. Our pride is what sets us apart from the competition.

### A CONTRACTOR'S DISTINCTION

Our people, our culture and our employee-owner vision are the most essential assets Swinerton has. There is little else that differentiates contractors from each other: we all drive Ford F150 trucks; use Primavera P6; we all use CMIC or Procore for cost control; and Autodesk modeling software. The only real differentiator Swinerton offers is the excellence of our people.



Swinerton offers the excellence of our people, led by passion and integrity. We are straightforward partners driven to find and deliver solutions.

### PARTNERS:

Our relationships with our clients and with each other are of the utmost importance. A promise made is a promise kept, always. We are good listeners and thoughtful in our approach because the client's voice is as important as ours.

### STRAIGHTFORWARD:

We tell it like it is. There are no surprises here. What you see is what you get. Sincere. Direct. Genuine. If it needs to be said, we'll say it. If it needs to be done, we'll do it.

### DRIVEN:

We are relentless learners, always eager to discover what's next. We are always asking why, and never satisfied with taking the easy way over the right way.

### SOLUTION-ORIENTED:

Every project presents countless opportunities to make things better than before. We thrive on that challenge, every day.

To ensure success, the City of Kyle needs a trusted design-builder working in partnership with Gensler to conceptualize, schedule, price and build the new vision for your city center.

With Swinerton as your integrated service provider, we will optimize the expertise found among team members to yield innovative solutions and straightforward planning mechanisms that allow us to deliver a building that far exceeds your expectations.

## About Gensler

Gensler was founded in San Francisco in 1965 on the principle of thinking differently. We have built our practice exploring how great design positively influences the way people live, work, and play. This is the foundation for our practice and drives the services and solutions that we provide to our clients.

### FIRM OVERVIEW

Gensler is a global architecture, design, and planning firm that serves our clients as trusted advisors, combining localized expertise with global perspective. We are distinguished by an unwavering commitment to our clients' success and the power of design. Our mission statement is to leverage the power of design to create a better world. We embody our mission by being an idea-driven firm that specializes in strategic design and development of integrated live, work, and play destinations. Our global practice is committed to designing projects to be locally authentic. Our teams consist of top talent with expertise in planning, architecture, urbanism, interior design, and brand identity.

### OUR PHILOSOPHY

Gensler believes that design should inspire those who encounter it every day by possessing a strong conceptual story and realized through high-performing design features. We design for thoughtful impact by centering our work on clients' business strategies as well as our commitment to efficient and sustainable design solutions.

### ACCOLADES & AWARDS

Among the many awards Gensler has received, most notable are *Fast Company* "Most Innovative Companies" 2017, 2018, and 2019; Glassdoor "Best Places to Work" 2020, *Forbes* "Best Employers for Diversity" 2020, *Interior Design* and *Architectural Record* 2019 "Most Admired Firm," and for the 35th consecutive year, Gensler tops *Interior Design Magazine's* Top 100 Giants" list.

### GENSLER AUSTIN

With roots in Austin since 2007, we've seen plenty of changes here. We've seen the Central Texas area grow, become more diverse and vibrant, and live up to its promise of being one of the world's great capital regions. All along, we've worked to further those efforts by enhancing how locals live, work, and play. And we've done it by harnessing the power of design.

Gensler has completed more than 85 design/build projects in the state of Texas, and each project provides new insight on the importance of a cohesive, unified design/build team. Gensler Austin has been a fixture of the Central Texas scene since our inception. We know the local development landscape inside and out. We view ourselves as a local design firm, but with a vast reach in research and design talent. Gensler's Guiding Principles state that **"We can't be global if we're not local first."** That's why, since our beginning, we have been committed to the community and building our local expertise with knowledge from around the globe.

Over the past 12 years we have grown from 5 people to an office of 110+ professionals, established a permanent San Antonio office in 2016, and worked on some of our region's most high profile projects, including Domain Northside, San Antonio's Broadway Corridor, UT Moody Center Basketball Arena, and Dell Medical School Redevelopment Master Plan.

**1965**  
Gensler  
Founded

**5,500+**  
Employees  
Globally

**50**  
Offices  
Worldwide

## Integrated Approach

Our firm capabilities are extensive, and we think this is valuable to the City of Kyle because it affords us extraordinary diversity in the services we provide. There is no "Gensler style"—rather, our designs stem from our client's vision, mission, program, site, and budget. We leverage our experience across 28 practice areas to uncover more possibilities and exhaust more options on your behalf. But we do all this at the personal scale of a small firm.



**CAPITOL TOWER**  
COB+RETAIL

**PLAYA JEFFERSON**  
COB + BRANDING

**NEW CHANGING PROJECT**  
COB + RETAIL + CULTURE

## Research-Driven Design

One size does not fit all. Gensler is constantly driving the discussion on trends by funding internal research initiatives to grow our knowledge of tenant market needs and how these vary by industry. Gensler's research tools generate designs conceived from the inside-out with a higher leasing velocity and ROI.

We view research as central to our ability to support our clients, lead our industry, and properly fulfill our role as global citizens and designers. Our research teams are thought leaders that seek to put design in the context of larger business and social issues, ensuring that every strategy and every solution makes a difference where it really matters. We have an ever expanding database of research aimed at understanding how the built environment can optimize human experience.

### 2020 WORKPLACE SURVEY EXPERIENCE INDEX (WPIX) & WORK FROM HOME SURVEY

Our most recent body of research is having a bold impact on how we think about workplace design and experience. The findings have helped us answer questions about the effectiveness of open environments, how to leverage amenities in meaningful ways, and how to apply new, out of the box real estate strategies—like coworking space. All of this knowledge we enthusiastically bring to each project.



2017

Experience Index



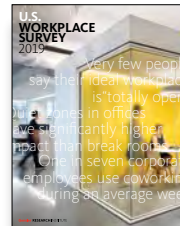
2017

Hospitality Experience Index



2017

Retail Experience Index



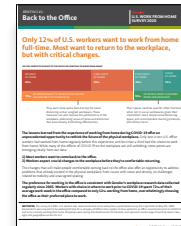
2019

U.S. Workplace Survey



2020

U.S. Workplace Survey



2020

U.S. Work From Home Survey

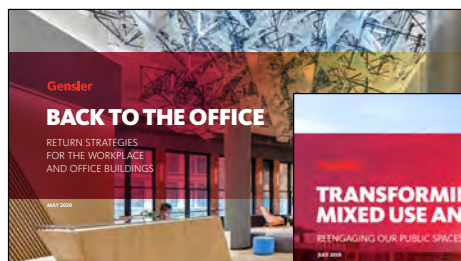
**KEY FINDINGS**  
Having a design that's "inspirational" emerges as a key driver of a good experience, but when basics miss the mark, "wow" moments fall flat.

**KEY FINDINGS**  
Understanding the purpose behind the customers' visit is paramount to delivering a great experience, no matter their demographic profile.

**KEY FINDINGS**  
We need to move past talking about open vs. closed office. The key is providing employees choice.

**KEY FINDINGS**  
In line with the ongoing debate about open environments, unassigned seating and other paradigm shifts are putting stress on the workplace.

**KEY FINDINGS**  
The lessons learned from the experience of working from home during COVID-19 offer an unprecedented opportunity to rethink the future of the physical workplace.



### POST-PANDEMIC STRATEGIES

Based on our work with clients in every industry across the globe, Gensler offers space guidelines, proprietary tools, and services for what our clients need now, in the near term, and in the long term. For more information and thought leadership on how design innovation is responding to a changing world, connect with us at [gensler.com/COVID-19](https://www.gensler.com/COVID-19).



PROSKAUER ROSE • WASHINGTON, DC





03

# Design Concepts

# Vision for the Future of Downtown Kyle

Our concept begins and ends with the community of the City of Kyle. Since being founded in 1880, Kyle has become one of the fastest-growing cities in Texas. We're excited for the opportunity to partner with the city to craft the next step of Kyle's Downtown Revitalization Plan, which envisions the vibrant heart of the community. Our integrated team is committed to delivering a best-in-class design that builds on Kyle's history, values, and character to shape the future of downtown Kyle.

A classic town square has long served as the heart and gathering place of communities everywhere. Following the framework of Kyle's Downtown Revitalization Plan, our concept for 104 S Burleson engages the town square, and envisions a lively and familiar third place for the citizens of Kyle. We see a place to meet a close friend for coffee, to work with serene views of the park, and a place spend an evening out under the stars celebrating.



The design of the building emphasizes the street experience. The building creates a strong and active edge along the square, while pushing back from the property line to open up a wide sidewalk where the life of the building can spill out. A linear pocket park provides an area of calm and respite, and connects to the surface parking tucked behind the building. The architecture of the building emphasizes human scale, with traditional masonry veneer and a low slung steel awning bringing scale to the ground plane.

Divided light windows set into classic masonry bays reference the historic context of the square and harken back to the steel windows of the historic buildings. A large steel and wood trellis floats over the masonry wall, and shades the roof terrace penthouse. The primary building structure is kept efficient and economical, utilizing steel framing on a 25 foot grid and concrete over long span metal decking. The simple structure can be left exposed and brings industrial beauty to the interior spaces.

## COMMERCIAL BUILDING GOALS

- Create a building that speaks to qualities the City of Kyle values, and that residents can be proud of. Timeless, authentic, and high quality.
- Design for the human experience, using materials with scale, texture and detail such as bricks and wood cladding.
- Design for walkability and the pedestrian experience. The building should engage the street and draw activity around the square.
- Activate the streetscape and bring the energy of the commercial uses to the street. Opportunities to increase the engagement include sidewalk seating, windows and doors that open up, and upper level terraces.
- Define the street edge and frame the west side of the town square.

## Elevation View

The architecture of the building emphasizes human scale, with traditional masonry veneer and a low slung steel awning bringing scale to the ground plane. Divided light windows set into classic masonry bays reference the historic context of the square and harken back to the steel windows of the historic buildings.



## Pocket Park Approach

A linear pocket park provides an area of calm and respite, and connects to the surface parking tucked behind the building.



## Sidewalk Scene



**The design of the building emphasizes the street experience. The building creates a strong and active edge along the square, while pushing back from the property line to open up a wide sidewalk where the life of the building can spill out.**

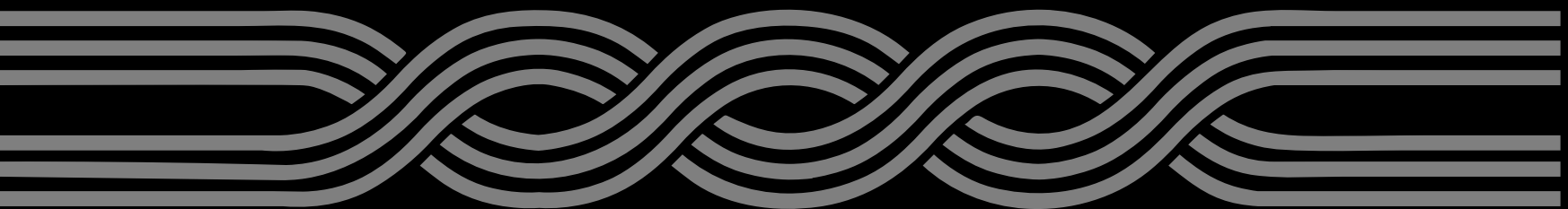
# Night View

We envision a place to meet a close friend for coffee, to work with serene views of the park, and a place spend an evening out under the stars celebrating.





ASLA CENTER FOR LANDSCAPE ARCHITECTURE • WASHINGTON, DC



04

Project Team

# Meet Your Team

The journey with Swinerton+Gensler will be fun, explorative, and result in smart originality. We are excited about the opportunity to work with The City of Kyle to develop a project which reflects your mission and principles.



**SWINERTON TEAM**

<b>Aaron Noto</b> <i>Project Manager</i>	<b>Ian Tenbrink</b> <i>Assistant Project Manager</i>	<b>Sal Caputi</b> <i>Project Engineer</i>
<b>Joe Conteras</b> <i>Senior Superintendent</i>	<b>Billy Maphies</b> <i>Senior Estimator</i>	

**GENSLER TEAM**

<b>Ed Muth</b> <i>Principal-in-Charge</i>	<b>Jennifer Mejia</b> <i>Senior Design Manager</i>	<b>Michael Waddell</b> <i>Design Director</i>	<b>Carrie Waller</b> <i>Project Architect</i>
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**CONSULTANT TEAM**

# Selected Consultants



**DUNAWAY ASSOCIATES, L.P.**  
Structural Engineering

Dunaway Associates, L.P., is a professional services company with a staff of over 190 and a solid, results-oriented history. Founded in 1956, the firm provides civil and structural engineering, planning, landscape architecture, environmental services, traffic and parking engineering, hydraulics/hydrology, land surveying, and GIS services to municipalities and private clients across Texas. With continued growth over their 64-year history, Dunaway provides depth of resources for each project, while maintaining a high level of client service, accessibility, and responsiveness. Dunaway's goal is to provide clients with the best possible expertise and service, to commit the resources necessary to ensure the success of each project, and to maintain excellent professional relationships.

A culture based on core values guides every action, every day at Dunaway. The core values that the firm strives to employ each day include integrity, honesty, respect, responsiveness, attitude of service, technical competency, and sense of urgency. The firm takes a collaborative project approach for seamless project delivery. Multiple disciplines under one roof allow Dunaway to leverage insights and integrate project elements in order to optimize results, create synergy and increase value to the owner/client. By maintaining an open exchange with clients, Dunaway builds relationships of trust and respect. Their staff enter every client relationship with a commitment to your satisfaction and with their sight on maintaining long-term rapport.



**MEP ENGINEERING, INC.**  
MEP Engineering

Founded in 1995, MEP Engineering, Inc. is an established and respected firm specializing in mechanical, electrical, and plumbing engineering, whose six experienced principals are all highly engaged, hands-on, professional engineers. Together with MEP's project managers and engineers, the firm's senior technical staff offers a combined professional experience of over 250 years in the design of new construction and renovation projects. The project expertise of the talented engineering team covers a wide spectrum of specialized knowledge and includes commercial office, university, school, laboratory, data center and manufacturing facilities.

Attention to critical items such as energy efficiency, ease of maintenance, simplicity of operations and controls, system longevity and optimal life-cycle cost are core strengths that MEP Engineering brings to any project. For the past 25 years, MEP Engineering has built a solid resume of energy-efficient, sustainable designs geared for a wide variety of building types. Several past projects are listed among the country's most energy efficient buildings, as rated by the U.S. EPA's Energy Star program. By balancing first cost, system complexity, and maintenance considerations with the needs and capabilities of each owner, they deliver reliable M/E/P systems that provide lower total operating costs for the life of the system. Furthermore, with their familiarity of programs such as LEED Green Building Rating System, MEP is equipped with both the people and the project knowledge base to meet a wide range of sustainability goals.





## Aaron Noto

City of Kyle Resident 

### Project Manager



Aaron is an experienced construction professional who excels at preconstruction planning, subcontractor negotiation and project closeout to ensure quality, safety, and schedule compliance. He brings experience working for Texas State University in the facilities planning, design, and construction department managing multiple capital projects. This perspective helps Aaron respect design intent while he protects the budget.

As a Project Manager, Aaron is the construction point person working directly as part of the consultant and owner project team. He is responsible for the overall successful construction management of the project and client satisfaction. His primary responsibilities consist of long-range planning and scheduling of construction resources, subcontractor materials, manpower, permits, etc., so that the project superintendent may proceed with the field operations and installations.

### 14 YEARS OF EXPERIENCE

Joined Swinerton 2019

### BACKGROUND

Bachelor of Environmental Design, Texas A&M University  
Certified Safety and Health Official, TEEEX

SELECTED PROJECT EXPERIENCE	SIZE (SQ FT)
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<b>Texas State University Performing Arts Center, San Marcos, TX</b>	
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New facility that included a theater, recital hall, black box theater, scene shop, recording studio and dressing rooms.	
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<b>Texas State University Wittliff Library Expansion, San Marcos, TX</b>	
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Expansion of the Wittliff Gallery at the Alkek Library. Includes three new galleries, renovation and expansion of existing galleries and new office space.	
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<b>Texas State University Willow Hall, San Marcos, TX</b>	<b>107,700</b>
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New 107,708 SF Building on the Round Rock campus that houses the Physical Therapy, Respiratory Care and Communication Disorders Programs. Building includes gross anatomy lab, physical therapy clinic, sleep center and private therapy and observation rooms.	
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<b>Texas State University Bobcat Trail Utilities &amp; Mall, San Marcos</b>	
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Creation of new pedestrian walkways and green space that replaced parking, roads and a bus loop. New utilities run to occupied buildings. Challenges working on crowded and occupied campus.	
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<b>Tenant Build-Out at Center Lake 1, Austin, TX</b>	<b>118,000</b>
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118,000-square-foot, four-story, first-generation tenant improvement project. This \$10-million project consists of open and closed offices, conference rooms, phone booths, an espresso bar and breakrooms on each floor.	
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<b>Tenant Build-Out at Center Lake 2, Austin, TX</b>	<b>130,000</b>
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130,000-square-foot, cold shell, single-story, first-generation tenant improvement project. Due to the accelerated schedule and size of the project, Swinerton divided the project into work zones, making the constructability of the project more feasible. The bright and open lobby breaks the building into two halves, providing the guest entering with a breath-taking view through to the other side of the building. The workspace areas are open and collaborative and are completed with high-tech conference rooms, break out rooms, and high-end finishes.	
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## Ian Tenbrink

City of Kyle Resident 

### Assistant Project Manager



Ian is client-centric, dedicated to the success of his project team and brings great enthusiasm for construction and community involvement. He is effective at communicating with all project parties because he prioritizes listening.

As Assistant Project Manager, Ian works with senior project leadership to coordinate effective operations and communications between consultants and owners, ensuring successful construction management of the project and client satisfaction. He is responsible for assisting with the planning and scheduling of resources required by projects, supporting the Superintendents in field operations and installations. Additionally, Ian is responsible for the day-to-day operations composed of cost control, submittal control, schedule maintenance, document control and team communication.

### 5 YEARS OF EXPERIENCE

Joined Swinerton 2015

### BACKGROUND

Bachelor of Science in Construction Management, Texas A&M University  
OSHA 30-hour Certified

SELECTED PROJECT EXPERIENCE	SIZE (SQ FT)
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<b>Chevron Midland Campus, Midland, TX</b>	<b>320,000</b>
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The new facility was constructed on a 25 acre greenfield site in a campus environment. A total construction area of 320,000 SF consists of two 4 story office buildings with floor plates of approximately 34,000 SF each. The office environment is supported with a 712 car precast garage structure. Amenity space include a conference center, a cafeteria, and a data center. An auxiliary building attached directly to the garage houses the Central Plant and a high Density File Storage area on the first floor and a Fitness Center on the second floor.	
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<b>LMAC Dual-Branded Hotel, Denver, CO</b>	
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The LMAC, a combination of Marriott's Le Meridien and AC Hotel brands is an urban hotel on a small site challenged by pedestrian, vehicular, and light rail traffic. A below-grade level provides space for back of house support, including laundry rooms, staff locker rooms, managers' offices, and mechanical and electrical rooms. The street-level houses the lobby and restaurant, the second-floor houses meeting space, and 495 guest rooms fill the remaining floors.	
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<b>PIMCO, Austin, TX</b>	<b>47,000</b>
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A 47,000-square-foot renovation designed by Gensler, PIMCO's new space consists of open and closed offices, conference rooms, a café, and break area and a new reception area. Key features include Skyfold partitions, stone floors, and wall in the reception area, glass office fronts and bench seating in the café.	
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<b>Austin Film Society Marchesa Theater Renovation, Austin, TX</b>	<b>18,000</b>
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A renovation of an 18,000-square-foot space that contains a variety of distinctive gathering areas, including an entry vestibule, bar, and lounge, offering guests pleasing settings to gather and enjoy before and after films. The kinetic space will be simple yet dynamic, mixing features, elements, and colors to welcome guests into a comfortable atmosphere with a distinctive "Austin vibe."	
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## Sal Caputi

Project Engineer



Sal has a competitive drive and passion for the construction industry. His willingness to take on an initiative with enthusiasm will quickly benefit any project. Sal serves as the conduit of information and facilitates regular communication between the field staff, design team and the City of Kyle staff.

As Project Engineer, Sal is responsible for the day-to-day maintenance of the project information flow. His responsibilities include the review and submittal of shop drawings, initiation and coordination of the request for information logs, review and documentation of contract drawing changes and the preparation of job closeout records and warranties.

### 5 YEARS OF EXPERIENCE

Joined Swinerton 2015

### BACKGROUND

Bachelor of Arts in Business Administration, University of Dallas  
Professional Certificate in Construction Management, University of California, Berkeley  
Member, Rebuilding Together Austin, National Build Day  
Volunteer, Central Texas Food Bank Warehouse, Meals on Wheels

### SELECTED PROJECT EXPERIENCE

#### Tenant Build-Out at Center Lake 1, Austin, TX 118,000

118,000-square-foot, four-story, first-generation tenant improvement project. This \$10-million project consists of open and closed offices, conference rooms, phone booths, an espresso bar and breakrooms on each floor.

#### Tenant Build-Out at Center Lake 2, Austin, TX 130,000

130,000-square-foot, cold shell, single-story, first-generation tenant improvement project. Due to the accelerated schedule and size of the project, Swinerton divided the project into work zones, making the constructability of the project more feasible. The bright and open lobby breaks the building into two halves, providing the guest entering with a breath-taking view through to the other side of the building. The workspace areas are open and collaborative and are completed with high-tech conference rooms, break out rooms, and high-end finishes.



## Joe Contreras

Senior Superintendent



A 30-year veteran of the construction industry, Joe presents excellent skills in site supervision, safety management, loss prevention, cost control, material acquisition and final walk-through activities. Joe's effective problem solving skills exemplify his influence as a contributing team member.

As the Superintendent, Joe oversees designated portions of the project from the jobsite and is responsible for the day-to-day construction operations. He supervises and directs all field labor and is responsible for the coordination and scheduling of all subcontractor trade work and self-performing work. Prior to the start of construction, he assists the team and develops site logistics and staging plans specific to the jobsite. His responsibilities also include quality control, and safety and labor relations for the project.

### 37 YEARS OF EXPERIENCE

Joined Swinerton 1987

### BACKGROUND

OSHA 30-hour Certified  
Safety Trained Supervisor  
First Aid and CPR Certified  
Member, Rebuilding Together Austin, National Build Day  
Volunteer, Central Texas Food Bank Warehouse, Meals on Wheels

### SELECTED PROJECT EXPERIENCE

SIZE (SQ FT)

#### City of Austin Film Studio Expansion, Austin, TX 75,000

The Gensler-design expansion project for the 20-acre film and creative media production complex includes office space, a screening room, and break rooms. The adaptive reuse of the National Guard Armory Building made a 75,000-square-foot Creative Media Hub centralizes resources for the film and creative media community in Austin. The project includes improvements to the connectivity, access, security, and wayfinding of the campus. Upgrades to the site and building infrastructure included electrical, water, sanitary sewer, and communications services. Infrastructure was resized to accommodate future expansion needs, and site drainage and detention were addressed during this project.

#### TFC John H. Winters Water Remediation Project, Austin, TX

Remediation work to this six-story building included repairs, renovation and replacement of window systems, frames and sealant, HVAC modifications to address negative air pressure issues, internal air quality improvements, potential roof repairs, and replacements, replacement of architectural finishes affected by water intrusion and correction of site work causing basement water leaks.

#### CyrusOne Data Center, San Antonio, TX 118,000

Fast-track construction of a 118,000-square-foot core and shell space. This building sits on 14 acres and includes 130,000 square feet of road paving and sidewalks. A steel structure with curtain wall exterior has a PVC membrane roof, rain collection cistern and mesh sunshade façade.

#### World Savings and Loan Association, San Antonio, Texas 358,100

100-acre development with 358,100 square feet built over five buildings consisting of office space, a data center, and an amenities building.

#### Eilan Offices and Parking Garages, San Antonio, Texas

Multi-phase project consisted of two 4-Story office buildings that are Class-A office space and two parking garages with spaces for 675 cars. This "live, work and play" development will consist of the offices, upscale residential apartments, a luxury hotel, service retail, an amphitheater, chapel, and market. This is a truly unique project for the San Antonio area.



## Billy Maphies, LEED AP

Senior Estimator



Billy is a detail-oriented preconstruction professional with extensive experience selecting key subcontractor partners. Connecting project vision with project execution, Billy brings together stakeholders and the contracting community to bring a project to fruition.

His expertise in effective communication throughout the project life cycle fosters an interactive, solutions-oriented approach. As a Senior Estimator with Swinerton, Billy is responsible for working with owners, designers, and Swinerton's project management team to develop budgets, provide systems analysis, conduct materials research, subcontractor solicitation and bid strategies, and accomplish quantity surveys, pricing, final bid assembly, bid close out, job buyout and job cost monitoring.

### 13 YEARS OF EXPERIENCE

Joined Swinerton 2014

### BACKGROUND

Bachelor of Science in Construction Management Technology,  
Weber State University  
LEED Accredited Professional  
Member, Rebuilding Together Austin, National Build Day  
Volunteer, Central Texas Food Bank Warehouse, Meals on Wheels

### SELECTED PROJECT EXPERIENCE

#### Chevron Midland Campus, Midland, TX **320,000**

The new facility was constructed on a 25-acre greenfield site in a campus environment. A total construction area of 320,000 square feet consists of two 4 story office buildings with floor plates of approximately 34,000 SF each. The office environment is supported with a 712 car precast garage structure. Amenity space include a conference center, a cafeteria, and a data center. An auxiliary building attached directly to the garage houses the Central Plant and a high Density File Storage area on the first floor and a Fitness Center on the second floor.

#### City of Austin Film Studio Expansion, Austin, TX **75,000**

The Gensler-design expansion project for the 20-acre film and creative media production complex includes office space, a screening room, and break rooms. The adaptive reuse of the National Guard Armory Building made a 75,000-square-foot Creative Media Hub centralizes resources for the film and creative media community in Austin. The project includes improvements to the connectivity, access, security, and wayfinding of the campus. Upgrades to the site and building infrastructure included electrical, water, sanitary sewer, and communications services. Infrastructure was resized to accommodate future expansion needs, and site drainage and detention were addressed during this project.

#### Sheraton Dallas Common Area Renovation, Dallas, TX **440,000**

Set across 440,000-square-foot major renovations took place in the public spaces of the largest hotel in downtown Dallas. The work included renovations to the main lobby, registration, bars, dining areas, meeting rooms, and massive banquet rooms. The first and second floors received new high-end bars, and lounge areas, a new quick prep kitchen and "Grab and Go" market will be added. The main entry was updated with new glass entries and finishes, porta cache refreshed with new decorative curtain wall panels, and a huge led panel light system. The hotel remained fully functional during construction by relocating operations around construction phasing.



## Ed Muth, AIA, IIDA, NCARB

Principal

Principal-in-Charge

**Gensler**

With 23 years under his belt, Ed has become one of Gensler's most versatile managers and is the Firmwide Leader for Corporate Campuses.

His vast experience includes corporate campuses, commercial office buildings, retail, financial, medical, and institutional clients.

Ed spent several years dedicated to one of our most notable and complex projects, the ExxonMobil Campus Project. He brought strong organizational and collaborative skills as well as an ability to intuitively understand this client's goals and concerns, becoming a trusted advisor for them. As a result, Ed has become a specialist in corporate campuses and office buildings, and is one of the top regional leaders in this project type.

### 23 YEARS OF EXPERIENCE

Joined Gensler 1999

### BACKGROUND

Bachelor of Architecture, Virginia Polytechnic Institute and  
State University  
Registered Architect, TX  
Member, National Council of Architectural Registration Boards  
Member, Construction Specifications Institute (CSI)  
Member, American Institute of Architects (AIA)  
Member, International Interior Design Association (IIDA)  
Firmwide Leader for Corporate Campuses

### SELECTED PROJECT EXPERIENCE **SIZE (SQ FT)**

#### City of Austin Planning and Development Center, Austin, TX **251,300**

Ed is serving as principal-in-charge on this design/build project for the City of Austin. The Planning and Development Center (PDC) is a striking campus designed to attract, retain, and inspire top talent and to serve the citizens of Austin more effectively and conveniently. The large flow of daily visitors will experience convenience and an approachability not normally associated with civic departments. PDC's location at Highland is energetic, walkable, and transit-friendly. The user experience of the building will be characterized by its embrace of the outdoors with large windows to draw in natural light; a rooftop deck space; and open, inviting public spaces.

#### Travis County Civil and Family Courts, Austin, TX **493,000**

Travis County formed a public/private partnership to construct a new Civil and Family Court Facility that balances transparency and security to embrace the surrounding community while presiding as a symbol of justice. Thoughtful design, including a welcoming main entry, outdoor terraces, a self-help law center, and childcare facilities, seek to ease the stress of typical courthouse experiences. The site encourages community engagement, featuring spacious sidewalks, pedestrian benches, bike racks, and a public community plaza, all easily accessible by foot, bus, and bike. Reliable materials like locally-sourced limestone, sturdy leathers, and blackened steel give a warm and timeless appeal that references the Texas Hill Country, and sustainable design aims for LEED Silver certification.

#### ExxonMobil Corporation, Campus Project, Spring, TX **385 acres**

The highly innovative campus is designed to provide all the tools and resources to foster improved employee collaboration, creativity, innovation, and well-being. Gensler applied extensive research & benchmarking to incorporate best practices from the world's top facilities to this campus for 10,000 employees. The team incorporated the highest standards of sustainable design into every facet of the campus design and construction process. Each building is LEED V3 Gold.



## Jennifer Mejia, IIDA, LEED AP

Senior Design Manager

**Gensler**

Jennifer is a strong design partner providing excellence in design and collaboration with her clients and teams alike.

Her decades of experience allow her to deliver successful projects with varying building and design complexities, and achieving her clients budget and schedule needs. Jennifer excels at coordinating large and small project teams both architectural and interior design, plus a variety of technical consultants along with the ownership and landlord teams for an integrated project management and design approach.

Jennifer understands that each of her clients require a tailored approach. With this in mind, she listens to her client and design team to craft an experience that will make the project enjoyable. Attention to detail and care for the client relationship are aspects Jennifer employs throughout the life of her projects, these attributes are what makes her highly sought after for complex projects.

### 21 YEARS OF EXPERIENCE

Joined Gensler 2018

### BACKGROUND

Bachelor of Science in Interior Design, Texas State University

Registered Interior Designer, TX

LEED Accredited Professional

Member, Commercial Real Estate Women

### SELECTED PROJECT EXPERIENCE

### SIZE (SQ FT)

#### Communities in Schools of Central Texas, Austin, TX *(in progress)* 20,000

Design/building project for a non-profit company, of core/shell + interiors. Project scope includes design and implementation of new headquarters including community and staff training facilities, cafe, workplace design of private office and open workstations, loading dock and storage for various community engagement initiatives. Estimated project completion 2022.

#### Army Futures Command, Austin, TX 24,000

Construction Manager at Risk project for University of Texas System at the ROB Building in Downtown Austin. Client requested both workplace functions and a high-end retail component to serve as the public-facing "front door" of the Army Futures Command Center. First floor street access will provide AFC the opportunity to gain new perspectives from a myriad of personnel, share best business practices, maintain collaboration, and recruit and hire top talent. Any member of the community of interest, large or small, will now be able to engage with the US Army's leadership and help generate future capabilities. Gensler created a space that is equipped to adapt to AFC's mission with robust A/V and flexible design for multi-faceted events.

#### Austin Travis County Integral Care, Austin, TX\* 25,000

Design/build of core/shell + interiors for an Austin Travis County Health Agency on Airport Blvd. Project scope included demolition of existing building to the structure including elevator pit. Team redesigned the building using existing foundation, new exterior skin and roof, plus workplace and healthcare components of a 24/7 care facility and support office. Successful completion project meeting the \$6 million construction budget.

#### Tritium Partners, Austin, TX 9,000

Interior construction of a headquarter office designed to project the company's culture of being energetic, rising stars yet also practical and modest. Gensler's design team was challenged with a task to create a light-filled space with all closed offices, and strategically place meeting and social spaces for their day to day activities but also to take advantage of the building views and outdoor terrace. High ceilings and clean finishes further aide in creating a sense of volume and openness in a tightly planned space.

\*Experience Prior to Gensler



## Michael Waddell, CDT

Associate

Design Director

**Gensler**

Michael begins each project with a focus on people, creating designs driven by placemaking and the role of the built environment in supporting communities.

Since joining Gensler Austin, Michael has been an integral part of the planning and design of commercial office and mixed use projects, bringing a user-centric approach with a focus on experience at a human scale.

Most recently Michael led the design and planning of The Grove mixed use district, the 4-acre heart of a larger neighborhood infill project in central Austin. His current focus is maximizing walkability in our communities, and prioritizing people in the planning and design process.

### 20 YEARS OF EXPERIENCE

Joined Gensler 2011

### BACKGROUND

Bachelor of Architecture, University of Texas at Austin

Member, National Council of Architectural Registration Boards

Construction Document Technologist

### SELECTED PROJECT EXPERIENCE

### SIZE (SQ FT)

#### Centro Mixed Use, Austin, TX 660,000

As design director, Michael established the vibrant character for this development that reflects energy, business, innovation, and the culture of East Austin. Centro, made up of two office buildings connected by skybridges, a paseo, and pocket park, is thoughtfully designed as a large village with a diversity of textures, scales, aesthetics, and program while maintaining cohesion as a bohemian district. Drawing cues from the varying scales and ornate detailing of nearby trade and office buildings, the design of Centro emphasizes placemaking with active retail, amenity-rich workplaces, and community outdoor space with a future event plaza.

#### 618 Tillery, Austin, TX 250,000

Transformed from an industrial warehouse into a next-generation office building, 618 Tillery fosters social connectivity and connects to nature. Michael served as design director, guiding the space to infuse elements of both its industrial surroundings and lush greenery. A central water runnel flows through the ground floor courtyard, and open stairways and bridges throughout the building create interior pockets of outdoor space. Minimalist materials like structural steel and glued laminated timber form the bones of the building, while white metal siding on the exterior allows the warm wood accents and verdant landscaping to pop. A staggered array of solar panels on the roof power the building.

#### Broadway & Newell Mixed Use, San Antonio, TX 165,300

The mixed use master plan at Lower Broadway will expand the "destination" development in San Antonio. Program elements include a mix of retail, hotel, office, and entertainment in the form of a movie theater, all tied together by public green spaces to create a destination that draws people from the surrounding area.

#### The Grove Mixed Use Development, Austin, TX 4 acres

Michael's role as design director helped uncover the three primary components to the vision for this legacy-quality mixed use neighborhood: equity, economy, and ecology. It contains a vibrant mix of uses that include retail, office, high-density residential (for sale and rental properties), live/work, and senior living, and acts as a model for innovative urban infill development.



## Carrie J. Waller, AIA, RID, NCARB

Associate

Project Architect

**Gensler**

Carrie specializes in mixed use projects, with additional experience in hospitality and office building design. She has contributed her talents to many community-oriented projects in the Austin area.

An architect with training in social impact design, Carrie leads community-building initiatives in and out of the office. She champions housing affordability as former co-chair of the AIA Austin DesignVoice committee, and has led events focused on equitable housing in the state capital.

Carrie's community engagement experience has strengthened her abilities in seeking and making space for stakeholder insights. Across all projects, she places a high value on the pedestrian experience and understanding how buildings will impact those who encounter the space. By drawing on local culture and community assets, she fosters a local sense of ownership. She is known for her collected and calm attitude that allows her to multi-task easily, providing high quality deliverables for clients.

### 6 YEARS OF EXPERIENCE

Joined Gensler 2014

### BACKGROUND

Bachelor of Arts in Music, Trinity University  
 Master of Architecture, University of Texas at Austin  
 Registered Architect, TX  
 Registered Interior Designer, TX  
 Member, National Council of Architectural Registration Boards  
 Member, American Institute of Architects (AIA)

### SELECTED PROJECT EXPERIENCE

### SIZE (SQ FT)

#### Canopy by Hilton Riverwalk Hotel, San Antonio, TX 140,200

The 24-story Hilton hotel will reside next door to the Esquire Tavern, adjacent to the River Walk. The 197-key boutique hotel will hover over a portion of the existing structure, molding together the standing historic building with the new to carry out Hilton's latest brand concept. Through thoughtful selection of materials and craft, the design partnership of Gensler and Lake|Flato plan to interlace the project design with the complex urban fabric of the Alamo City. To keep the building connected with the local settings and surrounding historic buildings, the hotel will feature a limestone and brick façade and terraces positioned for River Walk views.

#### Hilton Garden Inn, Austin, TX 134,000

The Hilton Garden Inn in downtown Austin transports the brand's traditional vibes into a hip, dynamic urban setting. In compliance with Austin's Great Streets Program to enhance and improve urban public spaces, the hotel provides outdoor seating for restaurant patrons and broad 10-foot wide sidewalks on both hotel street fronts. Trees, benches, bike racks, and other pedestrian-friendly amenities also help to activate the building's street presence. This design/build project is aiming for an Austin Green Energy Building 2-star rating.

#### 6 x Guadalupe, Austin, TX 2,351,000

A true-mixed use vertical tower, 6 x Guadalupe embodies the live, work, play mentality at one of Austin's most famous intersections. Office, residential, and retail combine together in a high-end tower that offers unsurpassed location, amenities, and quality. 6 x Guadalupe aims to create a new urban experience in Austin: an integrated, stacked microcosm of uses joining residential, Class-A office, and ground-level retail. The combined mix of programs results in a building in downtown Austin that is transformative for the skyline, building tenants, and Austinites at the street level.





CITY OF AUSTIN PLANNING AND DEVELOPMENT CENTER • AUSTIN, TX



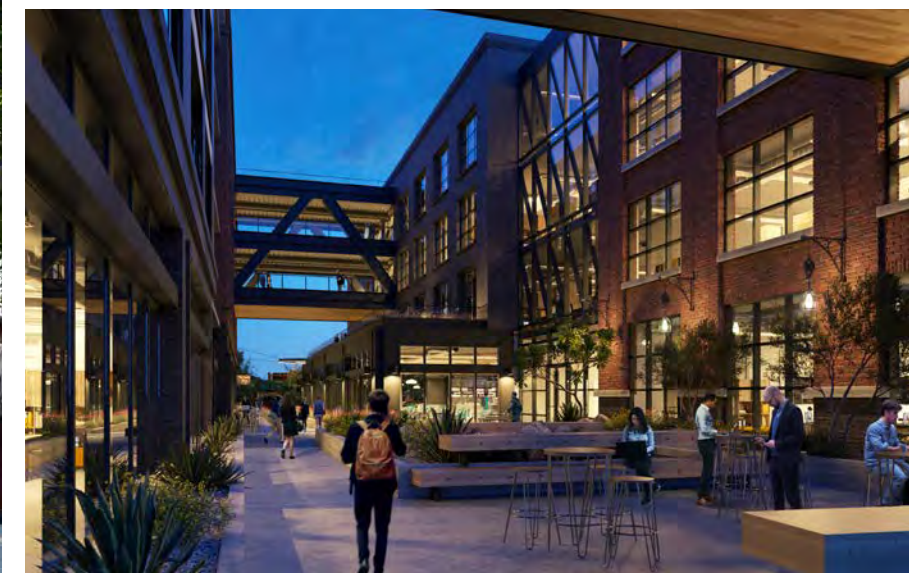
05

# Relevant Experience

## Collaborative Experience

Our firms have extensive experience working together, with more than 400 projects completed across the country. This team's collective knowledge is critical in successfully working with the City of Kyle to solve the challenges of this project. Our project approach is synergistic and proactive. When a challenge is identified, we brainstorm ideas for alternatives or solutions and open a dialogue with the entire team to determine the best resolution for the project. **The collective experience and expertise of the Swinerton+Gensler team is unsurpassed.**





## Centro Office Building

**660,510 SQ FT • PROJECT LOCATION** 1401 E 6th St., Austin, Texas 78702

### PROJECT DATES

Feb. 2018 –Feb. 2022 (est.)

### SERVICES PROVIDED

- Architectural Design
- Brand Identity
- Consulting
- Feasibility Studies

### CLIENT REFERENCE

Barrett Lepore, Riverside Resources  
100 Congress Ave  
Suite 1450  
Austin, Texas 78701  
512.476.7806  
blepore@riversideresources.com

Centro, made up of two office buildings connected by skybridges, a paseo, and pocket park, is thoughtfully designed as a large village with a diversity of textures, scales, aesthetics, and program while maintaining cohesion as a bohemian district. Functioning like a collection rather than a single entity, the development breathes with character and personality through a variety of architectural styles along its facades, and an activated streetscape. Drawing cues from the varying scales and ornate detailing of nearby trade and office buildings, the design of Centro emphasizes placemaking.

Simply by focusing on being a great place to be, the development creates its own amenities and helps to attract workplace tenants. Integrating the buildings into the city fabric, the streetscapes are open and at a responsive scale with the

**Gensler**

neighborhood, with punched openings and masonry buildings. Roof terraces, a fitness center, bike parking, showers, pedestrian skybridges, and underground parking garage all meet the sustainability and wellness goals of the community and reduce the number of cars for a low-parking ratio demand.

A paseo lined with retail storefronts cuts through the two buildings of the development. Planning to convert the block of Onion Street between the buildings into a public park and plaza, the garden and paseo will connect Centro to a future development across the street. A showcase experience and prime destination, the future Onion Park will be a civic plaza perfect for community events.







## Sector Four Office Building

**Gensler**

**82,564 SQ FT • PROJECT LOCATION** 501 Clayton St., Austin, Texas 78752

### PROJECT DATES

Jan. 2018 – Feb. 2020

### SERVICES PROVIDED

- Architectural Design
- Site Analysis
- LEED Consulting

### CLIENT REFERENCE

Matt Whelan, RedLeaf Properties, LLC  
4015 Guadalupe St.  
Austin, Texas 78751  
512.852.7411  
mwhelan@redleaf-properties.com

The first multi-tenant office building in Highland Mall's mixed use campus, the four-story building has an eclectic ground floor and a collection of details and elements meant to draw in a variety of tenants.

The ground floor features a recycled-glass gabion wall with integrated LED lights, a welcoming feature wall fashioned from tile leading to the front door, and a series of street-facing stepped terraces highlighted by a cantilevered canopy. A wood soffit provides shade, encouraging gathering outside amidst the native elements. Locally sourced black brick ties the building to its neighbors throughout the larger site.

Gensler designed the building with raw, high-contrast, and textural materials. The efficient lobby is clad with unique elements, such as a textured

and dimensional tile wall, a biophilic wall with green moss, and warm wood detailing around the elevator lobby.

Bound by setback lines and an easement on three sides, the building is uniquely shaped to take advantage of the site constraints. Parking is shared with the neighboring residential building, which reduces parking requirements, lowers construction costs, and allows for more rentable space. The building also connects to Highland Greenway Park by turning the fire line into a pedestrian-friendly walking path lined with pavers.

The building earns a 3-star Austin Energy Green Building rating. High-performance glass, a partial brick facade, and a solar-ready roof reduce energy waste and thermal gain. EV charging stations, and bike parking encourage responsible transportation.





## Eastbound Office Building

**Gensler**

**228,865 SQ FT • PROJECT LOCATION** 3232 East Cesar Chavez St., Austin, Texas 78702

### PROJECT DATES

Apr. 2019 – Sept. 2021 (est.)

### SERVICES PROVIDED

- Executive Architecture
- Site Building Analysis
- LEED Consulting

### CLIENT REFERENCE

Fabian Iobbi, the KOR Group  
500 W 2nd Street, 19th Floor  
Austin, TX 78701  
512.766.7007  
fabian.iobbi@thekorgroup.com

Located within Austin's booming east side, the Eastbound Office Building addresses a surging and underserved market. Composed of two four-story office buildings joined together with a six-story pre-cast above-grade parking deck, the size, scale, and caliber of the building marks it as one of the first of its kind in the neighborhood.

Gensler coordinated the diverse needs and roles of all parties involved—the two developers, KOR and Lincoln Property, West of West Architects, and the landscape architect TBG Partners—to execute a seamless vision. Gensler worked to understand and unite everyone's goals to deliver an office building that emphasizes the employee experience. This includes directing and maneuvering complex pieces like the landscaped plaza, terraces with expansive views to the river, and the amenitized lobby and public spaces to

unite everyone's goals. Gensler helped advise decisions on the structural system, pre-cast strategy, and the best way to situate the building on the site.

A landscaped plaza between the two buildings that provide access to nature for tenants and appeals to potential restaurant tenants, along with murals painted by local artists upon the garage. A courtyard leads into each building and curates a comfortable, hospitality-inspired tenant and visitor experience.

Small meeting rooms, a conference center, and fitness center are finished with a raw, industrial aesthetic designed to attract tech startups who seek an innovative work environment in a location without the challenges of maneuvering in and out of downtown Austin.





## Easton Park Community Center

Gensler

**14,010 SQ FT • PROJECT LOCATION** 7702 Colton Bluff Rd., Austin, Texas 78744

### PROJECT DATES

Dec. 2014 – May 2019

### SERVICES PROVIDED

- Architectural Design
- Interior Architectural Design
- FF&E

### CLIENT REFERENCE

Scott Rogers, Brookfield Asset Management  
9737 Great Hills Trail, Suite 260  
Austin, Texas 78759  
512.391.1330  
scott.rogers@brookfieldrp.com

The Easton Park Community Center is the centerpiece of a new master-planned development in Austin, Texas. Easton Park was conceived as a community which places a high value on being connected: to a neighborhood, to amenities, to parks and to the outdoors. One of the client's overall goal for the community was to create an urban-downtown atmosphere in a rural setting.

Gensler adopted this community goal and designed their Community Center around the same idea of connectivity. The building itself is an elegant glass pavilion. The entry foyer connects public amenities of the great room and meeting room to the residents' amenities at the Homeowner's Association offices and residents' fitness center.

Both wings of the building are designed with operable exterior walls which allow the great room to connect to the social terrace and fireplace, and the fitness classroom to open to the fitness terrace where residents can participate in an outdoor fitness class. Between these wings, guests and residents alike can sit outside and enjoy the flowing water feature and calm environment of the courtyard, with downtown Austin as the backdrop of their view.

They can also choose to extend themselves further into the site, down to the pool, which overlooks the restored Cottonmouth Creek and all of Union Park, which connects to all parts of the community.





# The Domain Northside

**Gensler**

**2,328,794 SQ FT • PROJECT LOCATION** 11400 Burnet Rd., Austin, Texas 78753

**PROJECT DATES**

Mar. 2012 – Nov. 2016

**SERVICES PROVIDED**

- Master Planning
- Urban Design
- Architectural Design
- Sustainability Consulting

**CLIENT REFERENCE**

Ben Bufkin, Endeavor Real Estate Group  
 500 W 5th Street, Suite 700  
 Austin, Texas 78701  
 512.682.5510  
 bbufkin@endeavor-re.com

Phase III of The Domain, otherwise known as Domain Northside, includes a mix of retail, office, multi-family buildings, as well as Austin's first aLoft hotel and a richly landscaped 9-acre pet-friendly community park and pavilion that can be used as an open air music venue and outdoor family activity locale. The development includes over 243,300 square feet of office space, 356,700 square feet of retail, and more than 500 residential units.

Nordstrom acts as anchor tenant, supported by over 100 different specialty tenants, with a mix of established and new-to-market retailers, and featuring both local and national brands. Whole Foods Market has been relocated and expanded from nearby Gateway Shopping Center into a new 63,000-square-foot location at The Domain's front door.

The three phases of The Domain offer nearly 2.4 million square feet of retail, dining, and entertainment, as well as 3.5 million square feet of office space and four hotels.

Visitors have several options for vehicular access, and are also able to reach The Domain using the Capital Metro bus system, MetroRapid, and MetroRail lines. The vibrant new sustainable community helps define the appeal of Austin's evolving urban lifestyle for decades to come, while keeping a mindful eye on the capital city's burgeoning growth and what has historically made Austin unique and progressive.





## Terumo BCT Headquarters

SWINERTON  Gensler

**120,000 SQ FT • PROJECT LOCATION** 10811 Quail, Lakewood, Colorado 80215

### PROJECT DATES

Apr. 2014 – Mar. 2015

### SERVICES PROVIDED

- CM/GC, Swinerton
- Architectural Design, Gensler

### CLIENT REFERENCE

Kathy Fisher, Terumo BCT  
10811 West Collins Ave.  
Lakewood, Colorado 80215  
303.231.4357  
kathy.fisher@terumobct.com

A perfect fusion of Swinerton's strengths in Colorado brought about a new headquarters for Terumo BCT, a global leader in the medical device industry.

By teaming with Gensler in an inclusive design-assist approach, applying pull planning for design packages, and partnering specialized building teams for core & shell and interiors, Swinerton delivered a 120,000-square-foot office building for one of Denver's top employers.

Swinerton was hired by owner's rep firm JLL prior to schematic design to provide preconstruction and construction services for Terumo's new headquarters which consolidates their employees on one 52-acre campus.

The three-story steel structure is clad in a combination of Parklet composite wall panels, zinc panels, storefront glass and curtain wall. The interiors provide interior offices and workstations, a training facility, conference rooms, and a lobby with interconnected staircases.

Swinerton's work impacted eight acres, including construction of 530 surface parking spaces, and off-site right-of-way improvements within the bordering Quail Street. Additionally, Swinerton installed storm drainage, domestic water and site water main improvements, new sanitary sewer facilities, draining features, a 1500-gallon sand oil interceptor, sidewalks, curb & gutter, site signage. Site prep included fine grading and erosion control due to the site's proximity to Lakewood Gulch.





## Belmar Mixed Use Development



**216,000 SQ FT • PROJECT LOCATION** 320 South Teller Street, Lakewood, Colorado

### PROJECT DATES

July 2003 – Apr. 2004

### SERVICES PROVIDED

CM/GC

### CLIENT REFERENCE

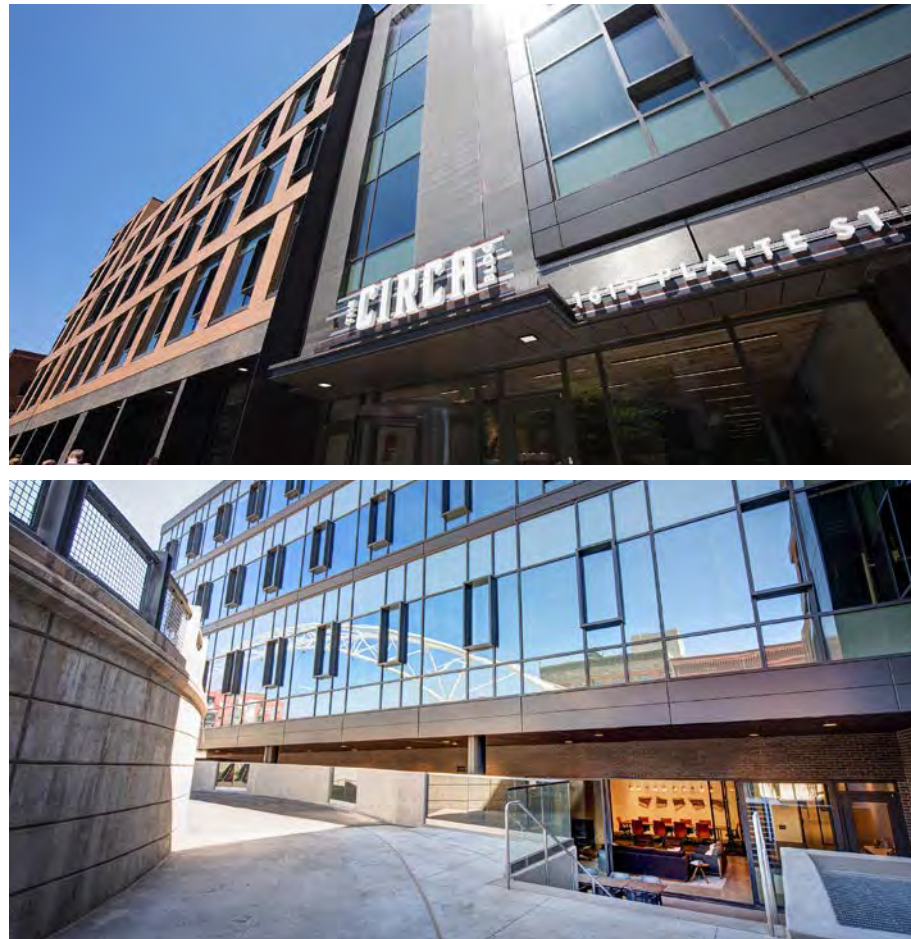
Doug Alexander, Continuum Partners  
1881 16th St Mall #500,  
Denver, CO 80202  
303.573.0050

Continuum led the redevelopment of Belmar, a 103-acre downtown district for the City of Lakewood. This nationally-recognized mixed use project combines retailers, boutiques, restaurants, cafes, theaters, offices, residences, artist studios, parks and plazas—all within 22 city blocks.

Swinerton Builders constructed Belmar Blocks 3 & 4 in the first phase, which encompassed four retail buildings and associated sitework. The first building is an 80,000-square-foot, two-story, steel and masonry structure with retail and office space.

The second building is a 36,000-square-foot, two-story steel and masonry retail facility. The third building is 82,000-square-foot of one-story, tilt-up "big box" retail space. The fourth building consists of 18,000-square-foot one-story, tilt-up retail.





## 16th & Platte Mixed Use Building



**168,385 SQ FT • PROJECT LOCATION** 1615 Platte Street, Denver, CO 80202

### PROJECT DATES

May 2016 – Aug. 2018

### SERVICES PROVIDED

CM/GC

### CLIENT REFERENCE

Cody Cowan, Confluent  
Development  
2240 Blake St #200  
Denver, CO 80205  
720-257-6063  
ccowan@confluentdev.com

The core and shell building will be built of concrete, steel and brick enclosure, reminiscent of the surrounding warehouse district of the Central Platte Valley, Highlands Bridge and Lower Highlands. Work on the constrained site includes demolition of two small buildings and relocation of overhead power lines as well as deep excavation through hard rock and de-watering activities for a 2.5-level below-grade parking structure.

The 29,000-square-foot site is adjacent to I-25 and will require mitigation of visual and sound impacts from the highway. The project has a goal of achieving LEED Platinum pre-certified.





## LMAC Dual-Branded Hotel



**265,100 SQ FT • PROJECT LOCATION** 1475 California Street, Denver, CO 80202

### PROJECT DATES

Sept. 2015 – Sept. 2017

### SERVICES PROVIDED

CM/GC

### CLIENT REFERENCE

Alan Orb, White Lodging  
701 East 83rd Avenue,  
Merrillville, IN 46410  
773.573.4386  
alan.orb@whitelodging.com

The LMAC Hotel offers 495 rooms within its 20-story cast-in-place structure located in downtown Denver.

Starwood's full-service Le Meridien provides 272 keys and its own lobby with a custom-built staircase, all designed to fit reflect its sense of place in urban Denver. The lobby itself creates a social gathering location named The Hub which features the brand's award-winning arrival experience and coffee culture. The high-end, select-service, 223-key AC Hotel is a newer brand from Marriott that has found its way to the United States from Europe. The AC marries European sophistication with approachable design with a distinctly urban feel while remaining consistent with its own brand standards.

Being a dual-branded hotel totaling 265,100 square feet, each flag offers its own entrance, lobby, bar and high-end rooms finished to appeal to its target guest. Shared spaces on Level 2 include 12,000 square feet of meeting space, 5,700 square feet of ballroom space, five breakout rooms and a commercial kitchen divided into two areas: one supporting the restaurant and bars, the other dedicated to banquet services. The top level houses the highest open-air roof-top bar in Denver, named 54thirty, as well as the hotel fitness center.

A below-grade level provides space for back-of-house functions, including laundry rooms, staff locker rooms, managers' office and MEP equipment rooms.







## CyrusOne Office Building



**125,000 SQ FT • PROJECT LOCATION** 9554 Westover Hills Rd., San Antonio, Texas 78251

### PROJECT DATES

Feb. 2014 – Aug. 2014

### SERVICES PROVIDED

CM/GC

### CLIENT REFERENCE

Confidential

This ground-up, core and shell data center included an 85,000-square-foot data hall and 33,000-square-foot office space. The building foundations included piers, grade beams, and concrete slab on grade. The data hall exterior walls were concrete tilt wall panels, and the interior columns were structural steel. The data hall roof assembly was made up of steel trusses, metal decking, and a concrete topping slab.

The office exterior skin make-up included architectural precast panels, curtain wall, storefront, and light gauge metal framing with exterior metal panels. Structural steel framing with a concrete topping slab was used to form the second level of the office, with the roof comprised of steel joist and metal decking. The roof membrane for the data hall and office was TPO. The building included a loading dock constructed with the same materials as the data hall with two overhead coiling doors and a dock leveler.

Underground hydronic piping, electrical conduit, and plumbing infrastructure was installed below the data hall and office slab on grade. The building included two exterior service yards: a chiller yard with concrete pads for the future chillers and a concrete tilt wall panel screen wall, and an electrical yard with a twenty-foot high by four-foot wide gabion retaining wall and concrete pads for the future electrical equipment.

Asphalt and concrete made up the site paving. The site infrastructure for the water, fire, sanitary, storm, electrical, and telecom was installed. Landscaping was made up of plants, shrubs, trees, sod, hydromulch, and two gabion retaining walls. A security fence was installed around the perimeter of the site with operable gates at the site entrance and exit. A building pad for a future building was constructed.





## Eilan Office & Parking Garages



**220,000 SQ FT • PROJECT LOCATION** La Cantera Parkway & IH-10, San Antonio, Texas 78256

### PROJECT DATES

July 2008 – Oct. 2009

### SERVICES PROVIDED

CM/GC

### CLIENT REFERENCE

Available upon request

These two Class-A office buildings and two parking garages are part of the Eilan development, a premier lifestyle urban village with Tuscan inspired design.

Swinerton Builders constructed two office buildings and associated parking garages for the Eilan project located near La Cantera and The Rim in Northwest San Antonio. The office buildings are four stories each with executive parking located at the basement levels. Two open-air parking garages are connected to the offices and are two levels each.

Eilan is a premier lifestyle urban village with Tuscan inspired design, and is a new concept for San Antonio. The offices and parking garages are the first phase of the multi-phase, mixed-use “live, work and play” development that will consist of: retail, residential, five-star hotel, boutique grocery store, amphitheater, chapel, and a trolley that will run throughout the village.





FITZCO / MOMENTUM / WEBER SHANDWICK • ATLANTA, GA



06

# Project Approach

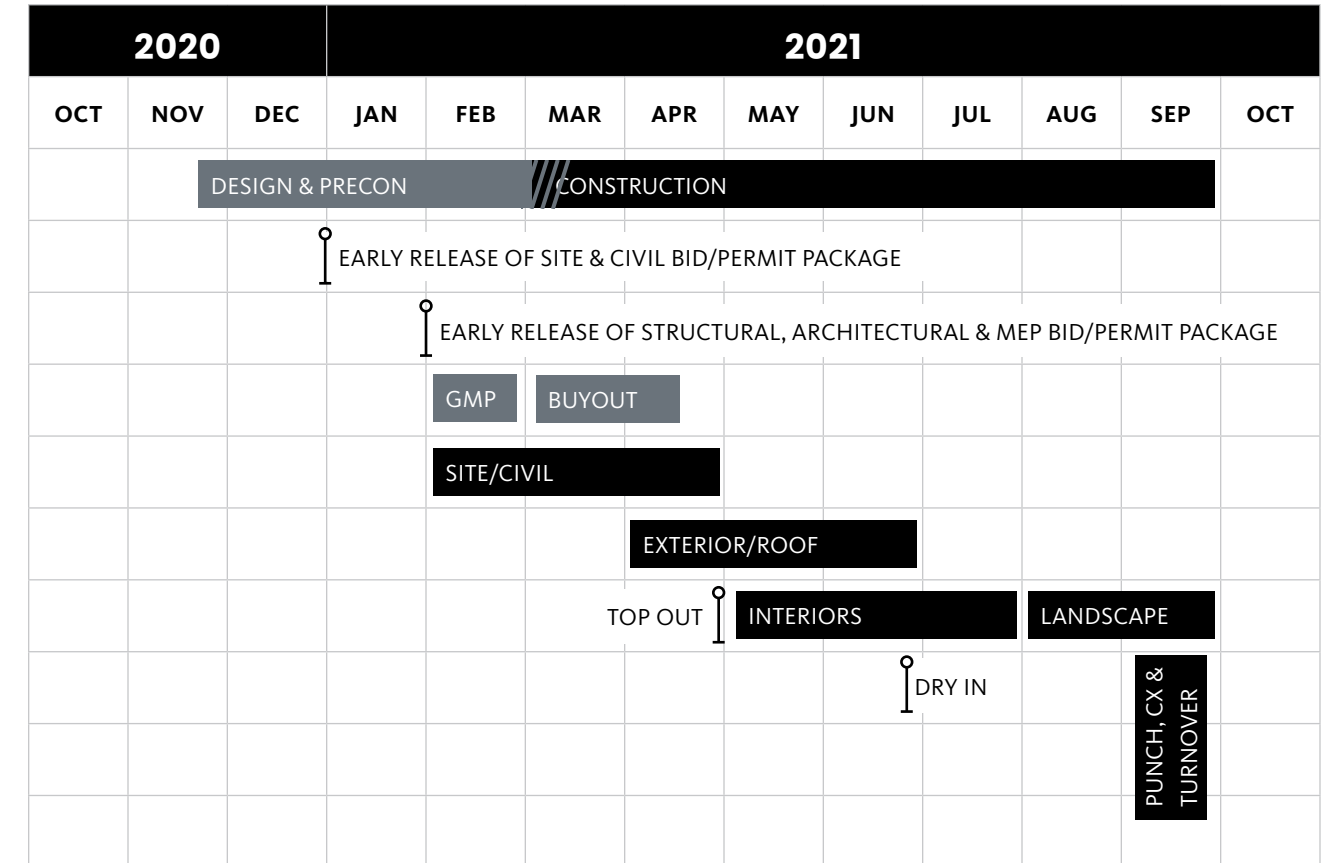
# Design-Build Services Matrix

Swinerton+Gensler’s approach to design-build eliminates waste and barriers that can stifle creative and innovative design solutions. By being a trustworthy and honest partner to the City of Kyle means we are committed to providing a high level of design and preconstruction service during the critical early stages of this project.

Following is a list of services we provide to influence project value relative to design, cost, schedule and quality:

Preconstruction Services	SD	DD	CD	Construction	Closeout	Warranty
<b>Partnering Session</b>	●					
<b>Cost Estimating</b>						
Bid Packages		●	●			
Component GMP Development	●	●	●			
Self-Perform Assessment	●	●	●			
<b>Cost Control</b>						
Buy-Out Planning/Execution	●	●	●	●		
Subcontractor Solicitation	●	●	●			
Subcontractor Qualification	●					
Subcontractor Engagement	●	●				
<b>Schedule &amp; Controls</b>						
Field Investigations	●	●				
Risk Register	●	●				
Communications Plan	●					
Schedule Optimization	●	●	●	●		
Quality Control Plan		●	●	●	●	●
BIM Execution Plan		●	●	●		
Commissioning Strategy		●	●	●	●	
Safety Planning	●	●	●	●		
Logistics Planning	●	●	●	●		
<b>Constructibility Reviews</b>						
DD/CD Drawing Set Review		●	●			
BIM Coordination		●	●	●		
Trade Planning	●	●	●			
As-built Documentation				●	●	
<b>Design Alternative Discussions</b>						
Trend Estimates	●	●	●			
Value Engineering	●	●	●			
Specifications Recommendations	●	●	●	●		
Systems Studies and Selection		●	●			

# Milestone Summary Schedule



## Scope of Consultant Services

We function as one entity working together every step of the way: if we are designing, we are also pricing; if we are analyzing building systems, we are also scheduling. It all happens together.

Swinerton+Gensler has a rich history of collaborating with diverse stakeholder groups to provide award-winning design and construction solutions that meet the needs of users while respecting the values of our clients. We believe that our proven integrated project delivery process will allow us to deliver this project on time, for less money, and at less risk to the City of Kyle. Following is our project approach that has enabled the successes our team has had on past projects. We feel that we can provide similar success for your project if given the opportunity.

### FIDUCIARY RESPONSIBILITY

As an agent to the City of Kyle, Swinerton+Gensler has a fiduciary duty to you throughout the project. This obligation is both ethically and legally requiring us to act in the best interest the project. Good news: this is how we run every job—regardless of the funding source—because it is the right thing to do. Our GMP contract binds our team to a design, a budget, a schedule, and a comprehensive plan to deliver a mixed use facility that the City of Kyle will be proud of.

### TO MANAGE OUR RESPONSIBILITY DURING PRECONSTRUCTION, WE MUST:

- Manage the design to a targeted value of work
- Make recommendations on construction feasibility, long lead times on materials, preliminary budgets, and cost savings opportunities
- Conduct constructability reviews to improve document quality and field efficiency

We must provide services beyond design and estimating to protect the resources of the City and ensure the project as desired can be built for the allotted funds.

Our responsibility to the GMP continues once construction begins. We must manage the schedule, coordinate subcontracts, plan and manage site logistics, and maintain all project controls, documents, drawings and submissions.

### DESIGN WORKSHOPS

We work with you to confirm program, develop/review space needs and facilitate a visioning process that explores your expectations for the project. In confirming your programming intent, we eliminate ambiguity and identify details that are costly or that will not meet performance or quality objectives.

### WORKSHOP GOALS

- Overall vision for what this project will provide
- Confirm the project program
- Explore brand/identity for marketability
- Understand how this project will relate to the neighborhood
- Establish sustainability goals
- Identify particularly costly details or features that may compromise performance or quality objectives

### DECISION MAKING

With the Project Team in place we rely on a cyclical process to move the project forward:

- An integrated Swinerton+Gensler team enables on-going communication regarding constructability, efficiency, and cost implications
- Metrics established during the Partnering Workshop inform design decisions to be presented to stakeholders
- Task City of Kyle stakeholder leadership to maintain an active role in evaluating design options and giving direction

Key decisions are evaluated by the project team with a goal for unanimous agreement because the information is complete, in line with project goals and collectively developed over time.

One of the major benefits of the design-build process is the inherent ability to provide the City of Kyle the “best value” for your budget. Swinerton+Gensler will provide a functional building that meets schedule expectations, exceeds program requirements and quality goals AND provides much more value for the dollars expended.

# Swinerton+Gensler Scope of Services

## PROJECT OVERVIEW:

**We are estimating a design/build period of approximately four (4) months and an estimated construction period of eight (8) months.** This proposal assumes formal meetings to occur every other week for the duration of the design phases. Informational work sessions could occur on alternating weeks during the design phase. Additional meetings, if requested by the Client, will be included as an Additional Service.

The project includes a new 3-story Class B office building of approximately 15,000 square feet, that will be located at 104 S. Burleson Road, Kyle, TX. The first floor is planned to accommodate a future restaurant tenant. The second floor is planned to accommodate a future commercial office tenant. The third floor will be a covered, outdoor event space. Total square footage of the building will be determined in the initial design phase, to comply with the available construction budget.

## GENSLER+SWINERTON SERVICES

Basic Services include services for the shell and core. Gensler+Swinerton will engage sub-consultants to provide design services for the following building systems or components: MEP, structural, elevators, envelope/waterproofing, parking, and landscape. Additional consultants will be retained prior to Schematic Design and as mutually agreed to with the City of Kyle.

We recommend beginning with a Partnering and Visioning Workshops attended by the City of Kyle project staff, our design-build team and all project stakeholders. This workshop will then become the foundation of our design, preconstruction and construction efforts for the entire project.

## Partnering Workshop goals include:

- Develop an early understanding of each team member's role, goals, and expectations for the project
- Review the current schematic design package to learn what works, what doesn't work, and develop the overall project goals and design drivers
- Study the preliminary design schedule, achieve consensus, and establish accountability
- Establish decision-making and problem-solving protocols
- Determine project metrics to guide decision making in design phases and success measures as we deliver results

## DESIGN MANAGEMENT

Swinerton+Gensler will focus on real-value in support of Target Value Design to reduce waste and rework of the design and estimates. Our integrated design/preconstruction team will continually seek to identify and relate the team members' efforts to: scope and cost drivers, efficient preservation of fundamental scope elements, schedule milestones, risks, key decisions, cost estimates, action items, and changes from prior assumptions.

## ARCHITECTURAL DESIGN SERVICES OVERVIEW

### Program Development Workshop / Concept Design

Gensler will work with the City of Kyle to develop and confirm the program and massing options for the Project:

- Project size and use
- Site requirements
- Public spaces
- Infrastructure requirements and availability
- Parking requirements
- Other applicable guidelines, policies, and procedures that may affect project design: building and site security design requirements, and coordination with below grade parking
- Develop project budget
- Develop project schedule

## Schematic Design

Based on the approved Conceptual Design, and the City of Kyle's authorization to proceed, Gensler, along with the complete consultant team, will develop the Schematic Design for the Project, consisting of:

- Preliminary project description
- Site plan
- Preliminary landscape plans including outdoor program areas
- Schematic floor plans
- Building elevations
- Exterior color palettes and finish samples
- Typical building sections
- Outline description of building systems included in Gensler's scope of services, prepared by Gensler's consultants
- Preliminary information on gross floor area, rentable, useable and R/U factors and parking calculations

Swinerton+Gensler will make a presentation to the City of Kyle to review the material and cost. The budget will respect your available funds, and the Schematic Design will reflect this reality.

## Design Development

Based on the approved Schematic Design and budget, and with the City of Kyle's authorization to proceed, Gensler will proceed with Design Development, to further develop the design of the Project. The Design Development will include the following with overall information to be coordinated with the engineering disciplines and specialty consultants:

- Site plan
- Life safety code sheet
- Floor plans of each typical and unique level
- Building sections and elevations
- Enlarged plans and elevations of special areas where necessary
- Roof plans
- Core and shell details and building wall sections
- Finish plans and finish schedules for common areas

- Schedules for base building doors, hardware and fixtures
- Reflected ceiling plans of common area
- Power and communication (outlet) plans for common areas
- Code required signage standards
- Project Manual, including General and Supplementary Conditions, General Requirements, and Technical Specifications
- Engineering drawings of systems included in Gensler's scope of services (prepared by Gensler's consultants) and coordination with Client's engineering and other consultants

## Construction Documentation

Following receipt of the City of Kyle's approval to proceed with Construction Documentation, Gensler will produce construction documents providing all necessary constructability details. The final set of drawings will specify each element of the project, from the structure to the conveyance systems to the paint colors. Throughout this phase, we will participate in review meetings with the integrated design/build team. We will work with necessary agencies and review processes to secure the proper permits for timely construction of the project. At the 50% and 95% Construction Document completion milestones, we will finalize the GMP.

**SWINERTON SERVICES OVERVIEW:**

The following services are provided concurrent to design to set design targets for budget alignment.

**Program Development Workshop**

- Proposal estimate updated
- Cost Model developed by building systems and bid packages
- Bid package estimates will be compared to approved cost model
- Design, cost and schedule challenges measured against cost model to determine solution

**Cost and Budget Management**

- Current cost information on real-time basis
- Continuously compared to Cost Model
- Constructability Reviews
- Early constructability and engineering reviews
- Early subcontractor participation
- Preserves realistic cost model while exploring alternatives

**Trend Estimates**

- Track and measure the cost impact on the structure, curtain wall, water proofing, & MEP systems
- Real-time cost information allows immediate evaluation

**Tracking Cost**

- Cost Trend Log established for each design phase or bid package
- Tracks all design-related cost issues
- Estimates are compared to the previous estimate to achieve budget goals
- Bid Packages and GMP Development
- Each bid package will have an estimate of the package for comparison to the cost model
- GMP estimate will be completed at the end of DD's; all awarded bid packages will be incorporated

**Value Engineering**

- Addresses cost, schedule, quality, material selections, equipment, life cycle cost considerations and performance that benefit or enhance the project goals
- Continual, real-time basis provide early construction feedback to design team
- Early evaluation identifies concepts for additional design studies to provide cost savings or solve the program requirements

**Design Options Workshop**

- Design options are identified and tracked
- Evaluation of impact on systems and cost options
- Concepts and options listed as "Further Review Required" reviewed at end of design phase

**Systems Analysis**

- Analysis of structural, curtain wall, water proofing, & MEP systems includes discussion on cost, schedule, maintainability, safety, longevity, aesthetics, procurement and design will be discussed and vetted

**Decision Making**

- Design concepts are evaluated for the City of Kyle to make informed decisions
- Tracking log identifies cost of affected systems, acceptance and status
- Log maintains construction budget and schedule during design and organizes information for effective communication

**SCHEDULE MANAGEMENT**

Delivering the City of Kyle's project on time, and on budget isn't a choice, it's a must. It all starts with consensus. The key to project success is to start smart. Our team has developed a powerful set of methods and tools to kick off strong, then ensure effective management of relationships, projects, and our teams. We continually learn and leverage lessons from our extensive project experience across building types and industries.

Understanding roles and responsibilities of all players is critical because clarity is achieved through asking the right questions and then skillfully listening to the answers. Most importantly, consensus among the design team and stakeholders is key to make sure the project starts on the right foot, and continues to stay on track through the remainder of project.

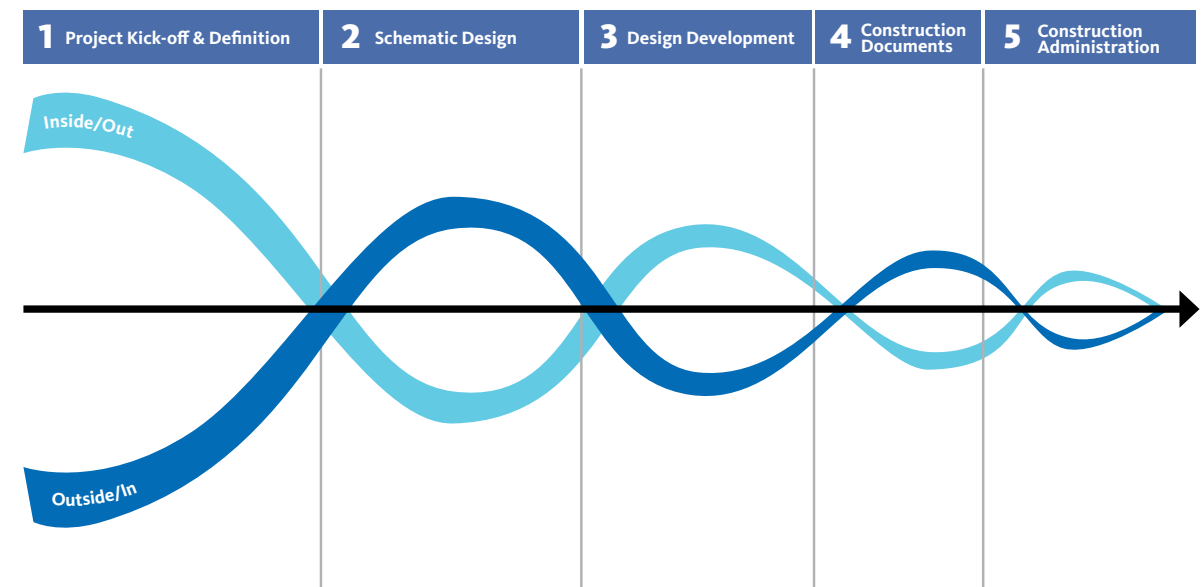
Our team uses a project management and time scheduling process to establish the chronology of the design, documentation, and approval decisions required for an individual project.

Each schedule is based on the owner's project delivery requirements and the time required for processing regulatory agency approvals.

We rely on our own proactive methods to ensure that the client can make timely decisions and on whose authority we can act to implement those decisions. In addition, Swinerton+Gensler have tremendous resources and can pull staff from offices around our firms to meet almost any project schedule.

If necessary, we will implement schedule recovery methods. Examples are phasing the project to meet the most timely construction schedule; releasing design and construction documents in phases to advance the construction process; early release of demolition packages so that the contractor can be one step ahead of the design team; early identification and procurement of long-lead items so as to expedite the construction process; and increasing staff assigned to the project for quicker construction documentation.

**A COLLABORATIVE PROCESS**



# MEP Scope of Services

MEP Engineering will provide customary design and construction phase services normally required for mechanical, plumbing, and electrical systems, as further described below.

## 1. IECC COMPLIANCE:

- Complete and sign mechanical compliance statement stating the HVAC and Plumbing designs comply with International Energy Conservation Code adopted by the Authority Having Jurisdiction (AHJ).
- Complete and sign lighting compliance statement stating the Lighting design complies with International Energy Conservation Code adopted by the AHJ.
- Envelope compliance statement is completed by others.
- Commissioning is excluded.

## 2. ENERGY MODELING:

Energy modeling of the building design is excluded. If requested, energy modeling will be considered an additional service.

## 3. LEED CERTIFICATION:

Professional engineering services to support LEED Certification are not required and is, therefore, excluded.

## 4. UTILITIES:

- The civil engineering consultant will bring domestic water, sanitary sewer, and gas to within 5 ft. of the building line. The MEP engineering consultant will design from that point into the building.
- We will convey roof drainage piping to a point 5 ft. outside the building. The civil engineering consultant will design from that point out.
- The civil engineering consultant will design the fire main service to a point 5 ft. outside the building and will locate required backflow prevention outside the building.

- The MEP engineering consultant will coordinate with the public utility to design new electrical service for the facility.
- MEP engineering consultant will coordinate with the internet service provider to design a new empty raceway system to allow for rough-in of telecom service into the facility.

## 5. HVAC:

### Heating & cooling:

- HVAC design will be provided for the core areas of the building including the following:
  - (1) Elevator machine room.
  - (2) Third floor outdoor terrace (ceiling fans and heaters only)
- All other areas of the building will be considered shell areas. HVAC for all shell areas will be designed and construction as part of a separate, future tenant improvement project.

### Exhaust:

- A general exhaust system will be designed to support expected future tenant occupancies. General exhaust fans will be installed in this project. Exhaust ductwork will be designed and construction as part of a separate, future tenant improvement project.
- Requirements for future kitchen exhaust and makeup air will be evaluated based on expected requirements for a future restaurant tenant. System requirements that impact the shell building architectural design will be coordinated as part of this project. Final design and construction of kitchen exhaust and makeup air systems and equipment will be part of a separate, future tenant improvement project.

## 6. PLUMBING:

### Domestic water, natural gas, waste, & vent:

The MEP engineering consultant will coordinate and design shell building mains into/leaving the building from/to a point 5 ft. outside the building. All utilities will be capped within the building, except as required to serve plumbing fixtures that are considered part of the core areas of the building.

### Roof drainage:

Based on a roof drain layout determined by the architect, the MEP engineering consultant will design internal roof drainage piping systems to a point 5 ft. outside the building.

### Grease waste:

The MEP engineering consultant will coordinate and design two sleeved openings underground at the grade beam to support future connections to a future grease trap. Design and installation of all grease waste piping and the grease trap will be part of a separate, future tenant improvement project.

## 7. FIRE PROTECTION:

The MEP engineering consultant will include design criteria and adequate information on the drawings to allow the successful fire protection contractor to perform final design of the systems. The design criteria will include provision for a wet pipe sprinkler system in the interior areas and a dry pipe sprinkler system to protect the outdoor terrace.

## 8. ELECTRICAL:

### Service:

New electric service from local electric utility provider. The MEP engineering consultant is responsible for sizing the secondary conductors from the transformer to the building. The site will have a pad mounted transformer.

### Distribution:

208/120 volt three phase distribution system. Switch gear and meter bank will be located on the exterior of the building. It is assumed there will be 6 meter sockets (1 house meter, 2 retail meters, 2 office meters, and 1 spare meter). A house panelboard to power items in common areas and site lighting is included.

### Lighting:

- Normal: Within core areas, lighting will be designed as part of this project. Within shell areas, emergency fixtures only will be designed as part of this project. Interior lighting within shell areas will be part of a separate, future tenant improvement project.
- Exit: Per code.
- Emergency: Per code.
- Exterior: Design of exterior building lighting is included as part of this project.

### Power:

- Convenience receptacles: Within core areas, power circuiting will be designed as part of this project. Power circuiting and associated distribution for shell areas will be part of a separate, future tenant improvement project.
- HVAC/Plumbing equipment: Distribution and connection of proposed core and shell equipment.
- Backup Power Generation: Excluded.

### Fire alarm:

Design device layout as required, to meet NFPA and ADA requirements.



## Structural Scope of Services

### SCHEMATIC DESIGN DOCUMENTS

Dunaway will research and prepare a structural feasibility narrative outlining structural system options as required. This report may include, but is not limited to, information on site constructability considerations, foundation options, building superstructure selections, lateral system and other issues/criteria as necessary. In addition, we will prepare schematic structural plans and details and provide outline specifications. Provide structural information for use of geotechnical engineer study. Assist in determining needs for special studies.

### DESIGN DEVELOPMENT DOCUMENTS

A coordinated structural model ("model") produced in Autodesk Revit will incorporate selected material and building systems. We will finalize our building code analysis and define structural loading criteria. Design development documents will include, but are not limited to structural plans, details, design of major structural components, coordination of MEP systems and draft specifications.

### CONSTRUCTION DOCUMENTS

Dunaway will prepare construction documents as required for this project. These construction documents will be signed and sealed by a Registered Professional Engineer licensed in the State of Texas and will be processed with the City of Kyle for approval and construction. We will provide a building information model, building plans and details based on final architectural floor plans, elevations, building sections, wall sections, details and specifications, if requested. We will coordinate with the appropriate disciplines to complete the documents. We will designate elements to be designed by specialty engineers as denoted in our additional services. Any changes to the scope of work after notice to proceed into construction documents shall be considered additional services.



## Unique Advantages

We know you need a partner who communicates efficiently and maximizes resources to deliver a beautiful project, and we believe we are the right partner for a variety of reasons.

### 01 UNIQUE POINT OF VIEW

Our research in workplace design, retail, hospitality and brand perception gives us a unique perspective on recent trends in how the modern mixed use development attracts and retains tenants to yield a positive ROI for investors. From original research to published industry leading designers and builders in workplace design, retail, hospitality, brand design, and many others, we find useful input in unlikely places. The global reach of our team enables us to easily and efficiently benchmark similar projects to further inform our point of view on how to successfully design your project to capture market share and deliver a destination focal point for the City of Kyle.

### 02 ROOTED IN LOCAL COMMUNITY

Our team is committed to the community, with life-long residents of both Central Texas and the City of Kyle. We live here, raise our families here, and we are active in our neighborhoods. We are influencing the growth of the city through our work, and striving to create a future for Central Texas that engages, excites, and inspires all residents.



### 03 LONG-TERM SUCCESSFUL RELATIONSHIPS

Swinerton+Gensler brings more than 30 years of collaborative history together. Our firms possess unparalleled depth of expertise, practice area diversity, and a global resource pool. Working together, we bring an added level of enthusiasm and drive to push boundaries and uncover new opportunities. Beyond this history, our local team has been selected for your project based on their proven abilities to succeed together, respond with urgency, and proactively anticipate project needs.

### 04 INTEGRATED PROJECT DELIVERY

Our approach brings core team members, stakeholders, and consultants to the table early in the process to engage in work sessions that provide a holistic basis of design with an eye on budget and construction efficiency. The intent is that no individual, department, or discipline is left responding to decisions already made; everyone will have equal access to information and a mutual understanding of project drivers making for a truly collaborative project approach.

