

# Project Management Methodology & Tools

## KIRKSEY'S PROJECT MANAGEMENT METHODOLOGY

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

### Integrated Team Approach

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

### Communication

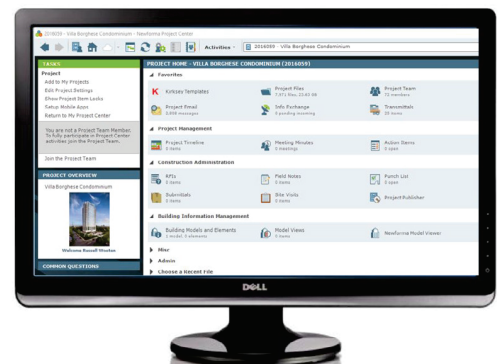
It is critical to follow a specific, well understood project process from the beginning that includes ongoing meetings, agreed upon milestones, and a predictable approval process. Kirksey's project manager makes sure that everyone understands this process and the flow of information. Kirksey utilizes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

## PROJECT MANAGEMENT TOOLS

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

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

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



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

# Quality Assurance Program

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

## PROJECT DELIVERY MANUAL

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

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

### Design Phase

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



### CONSTRUCTION / POST OCCUPANCY

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

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

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

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

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

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

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



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

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

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

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

### Quality Assurance Support and Education

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

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

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

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

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



# Preconstruction Services

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

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

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

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

## SCHEMATIC AND DESIGN DEVELOPMENT PHASE DELIVERABLES

### Status Reports

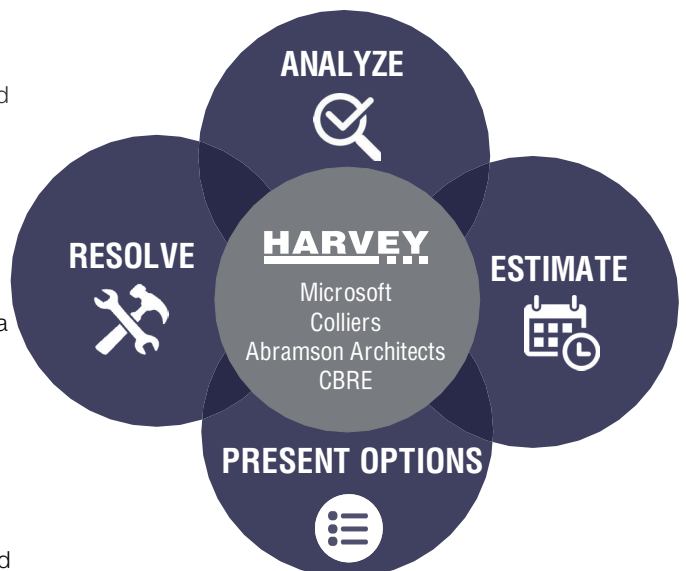
At each predetermined interval in the design development phase, we will provide a thorough review of the product delivered by the design team. This report will include a document review with a written comparison to any basis of design or outline specification, a constructability review of all drawings,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

### Consultant Selection

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

### Document Review

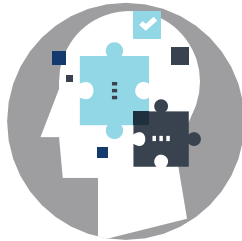
There are many documents that are required during the development of a project. We will review all documents for completeness and supplement with information as needed, starting with a mortgage package for privately funded projects, permit packages, utility application packages, basis of designs, and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



**Constructability Review**

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

Constructability Review Process



**Step One**

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



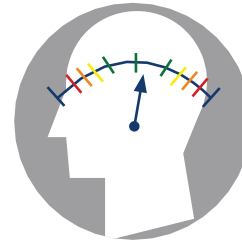
**Step Two**

Review the cost of the system as designed



**Step Three**

Work on solutions to streamline processes or look at alternative methods



**Step Four**

Verify the systems ability to be installed as designed

**Permitting and Estimating**

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

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

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

**INSPECTIONS AND SAFETY**

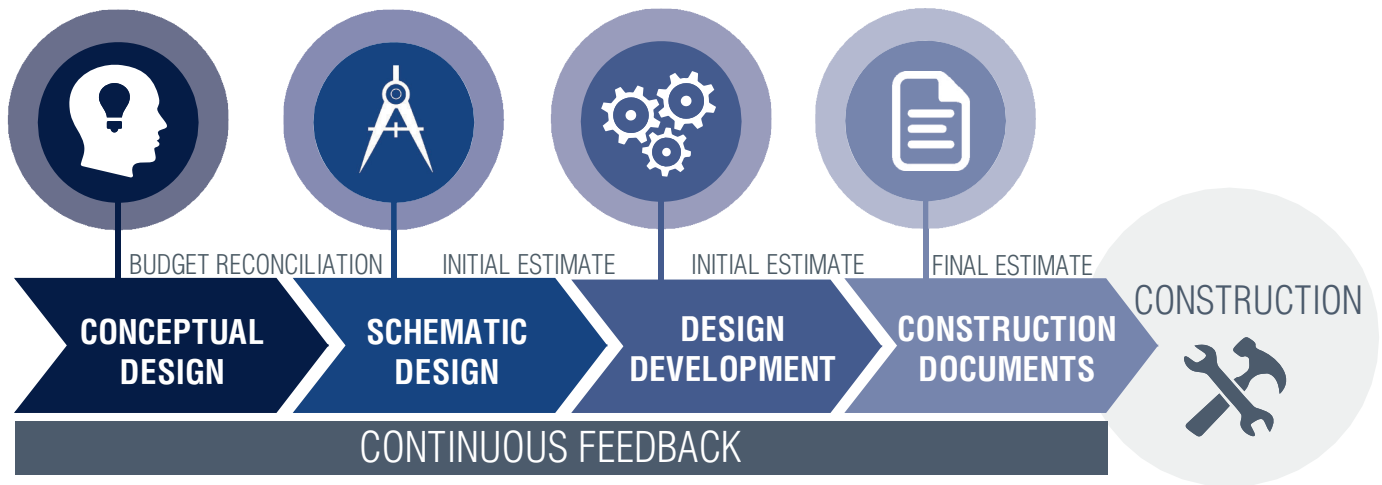
**Value Engineering**

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

## CONSTRUCTION DOCUMENT PHASE DELIVERABLES

### Initial Guaranteed Maximum Pricing

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



### Project Accounting

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

### Cash Flow Projections

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

### Preliminary Scheduling

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

### Early Package Release Development

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

# Construction Services

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

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

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

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

## Scheduling and Phasing

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

## Project Logistics

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

## Project Control

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





**Cost Control**

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

**Permits and Fees**

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

**Inspections and Safety**

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

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

**Control of Shop Drawings and Submittals**

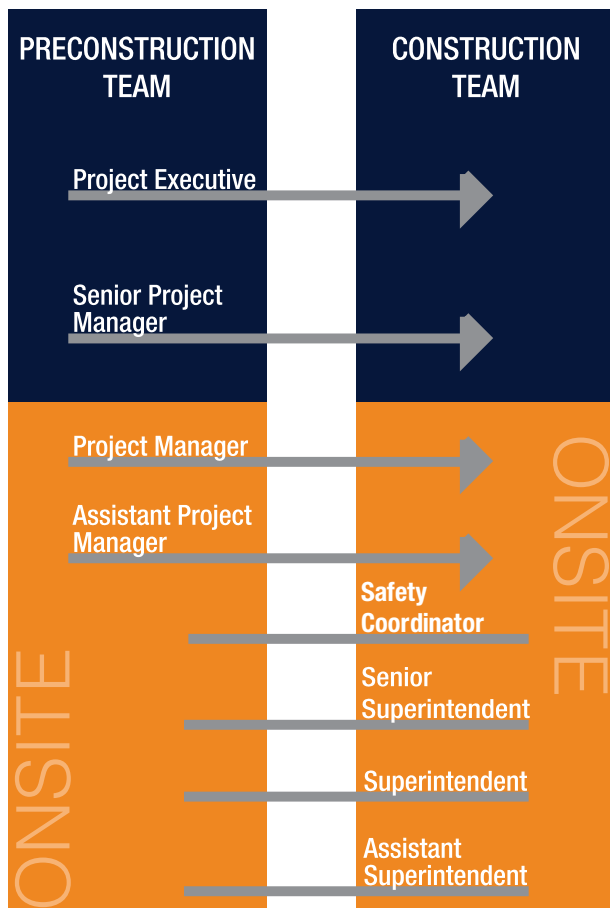
Harvey will collect and review all shop drawings and submittals to ensure coordination with other materials and compliance with specifications prior to forwarding to the architect for approval. Additionally, we will initiate shop drawing review parties for long lead items that will bring the provider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

**Maintenance of Site Documents**

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

**Project Accounting**

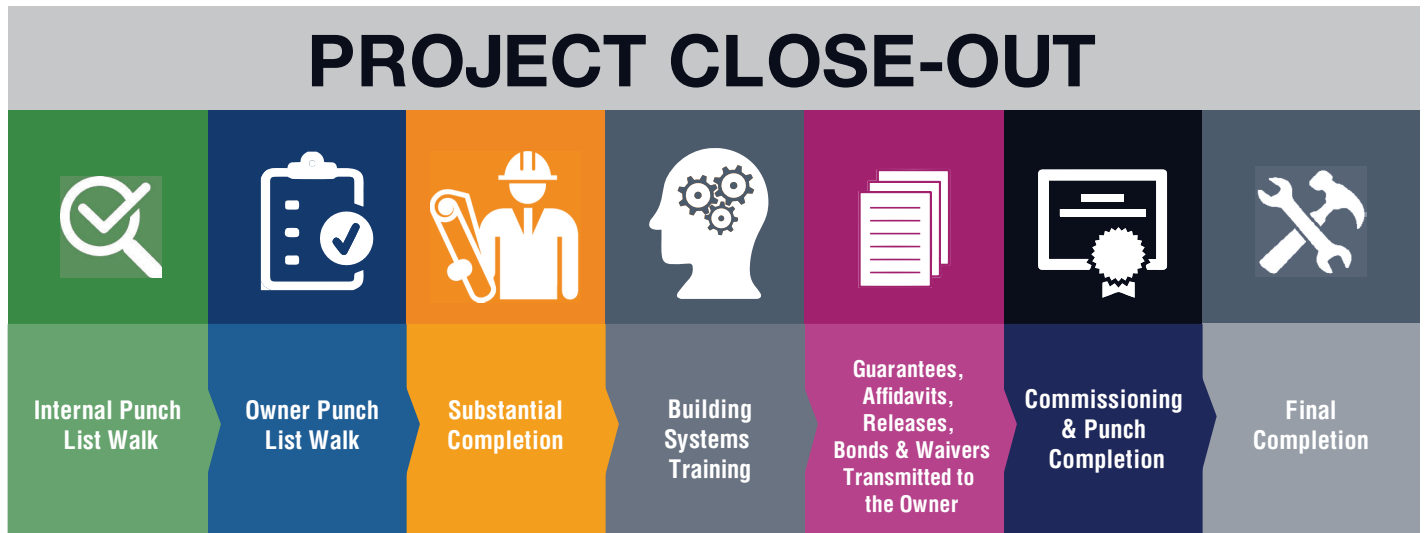
As we take the stewardship of Microsoft’s money very seriously, our project accounting systems are designed to ensure that dollars only go out for work in place. Payment applications will be complete with appropriate back-up to carry forward the transparency of our process established in the preconstruction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



**Project Close-Out**

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

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



**Warranty**

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

# 4 Insurance





**CERTIFICATE OF LIABILITY INSURANCE**

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

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

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

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

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

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

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

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

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



# 6 Additional Information







**Legal Name**

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

**Corporate Office**

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

**Regional Office**

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

**Regional Office**

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

**Office Providing Services**

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

**Years in Business**

63 Years

**Years in Business in Austin**

20 Years

**Staff**

840 (125 Austin)

**Corporate Volume**

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

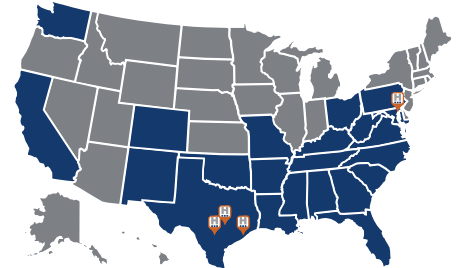
**Current Safety Statistics**

TRIR—0.13 (2019)

EMR—0.60 (2020)

**Austin Leadership Contacts**

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



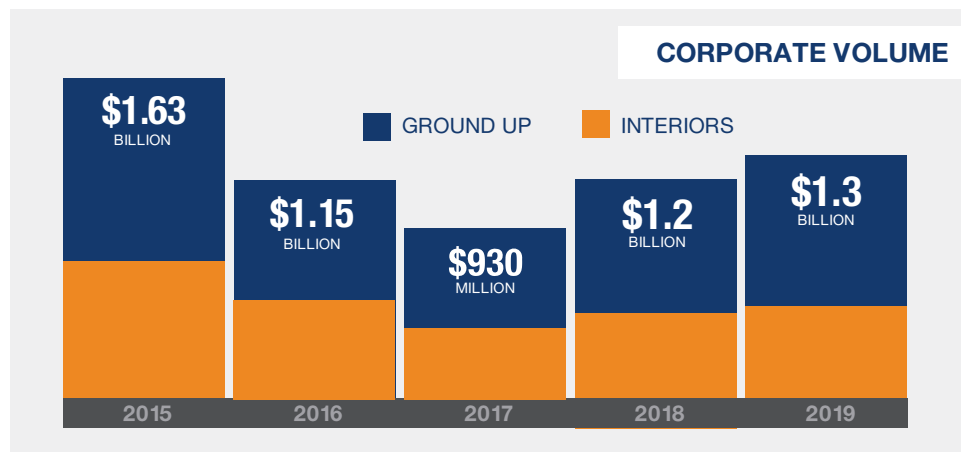
**JIM MCCURLEY**

Director  
JMcCurley@harvey-cleary.com



**KYLE MARROU**

Senior Project Manager  
kmarrou@harvey-cleary.com



# About Kirksey - Firm Profile



## TEAMS

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

## FIRM NAME

Kirksey Architects, Inc. d/b/a Kirksey

## OFFICE LOCATIONS

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

## HISTORY OF FIRM

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

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

## YEAR ESTABLISHED

Founded in 1971— 49 years in business

## OWNERSHIP INFORMATION

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

## TYPE OF ORGANIZATION

Corporation

## NUMBER OF EMPLOYEES

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





# EXPERIENCE BY THE NUMBERS

100+

Successfully completed retail projects by Harvey-Cleary

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

200+

Successfully completed office building projects by Harvey-Cleary

85

Office Buildings designed by Kirksey in the last 10 years

90+

Successful Projects Harvey-Cleary & Kirksey have completed together

15

Municipal clients Kirksey has successfully completed projects for

60+

Successfully completed Government Projects by Harvey-Cleary

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

3

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

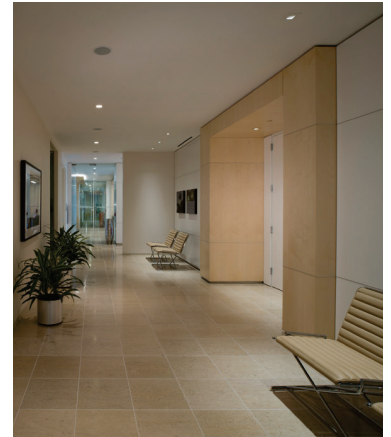
# Kirksey / Harvey Experience

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

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







## Kirksey / Harvey Experience (continued)

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

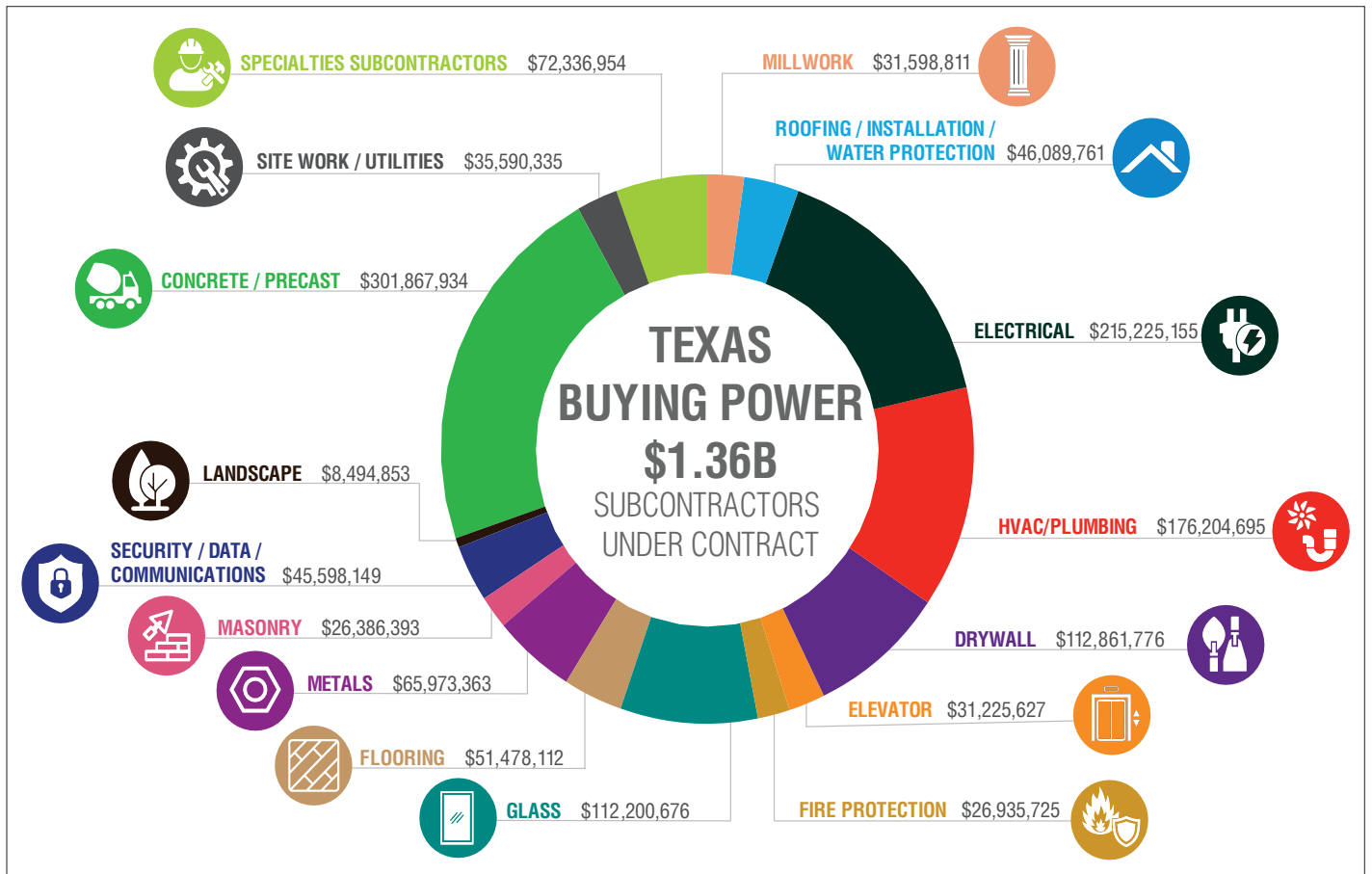
Spring Branch Family Development Center \ Houston, TX  
 Strake Jesuit College Preparatory Athletic Complex \ Houston, TX  
 Strake Jesuit College Preparatory Classroom Building \ Houston, TX  
 Strake Jesuit College Preparatory Football Stadium \ Houston, TX  
 Sugar Land Inpatient Rehab Facility \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



# Knowledge of Local Market

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

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





# LEADER IN TECHNOLOGY

## Procore

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

### HARVEY | HARVEY-CLEARY USES:

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

## Building Information Modeling (BIM)

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

### HARVEY | HARVEY-CLEARY USES:

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

## Matterport/Openspace

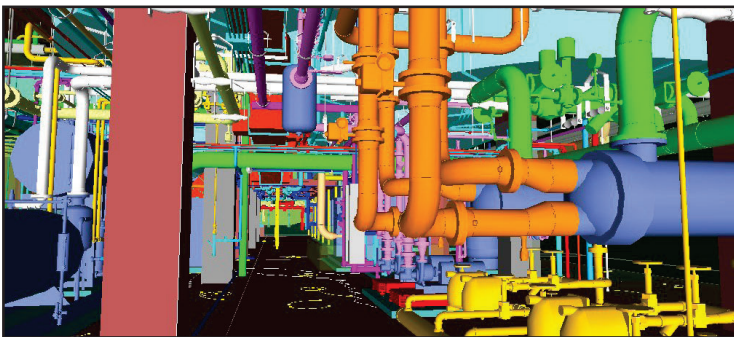
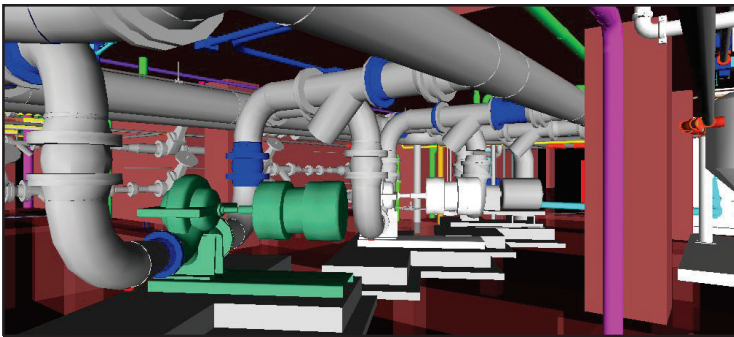
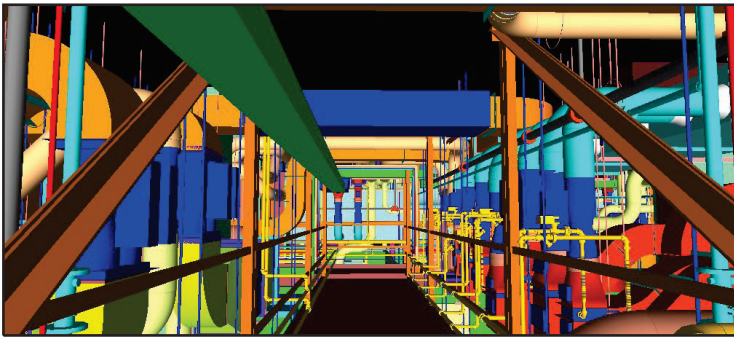
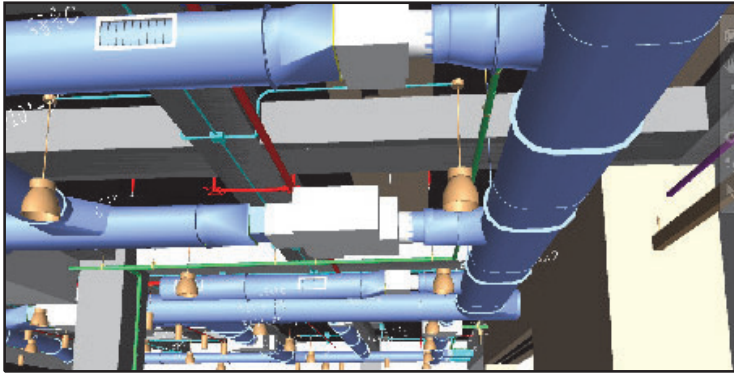
Harvey has implemented the latest technology through Matterport and Openspace scanning. Matterport and Openspace 3D scans are more than 3D models or virtual tours; they are a completely immersive media that allow teams to explore a space as if they were really there. By inviting all the necessary stakeholders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

### HARVEY | HARVEY-CLEARY USES:

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



# BUILDING INFORMATION MODELING (BIM)





# Green Builders

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

**\$412 M**

LEED Green Volume  
in 2019

**#5**

Green Contractor per  
ENR TX & LA 2019

**40+**

LEED Accredited  
Employees



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

# LEED® Project Experience

## LEED PLATINUM

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

## LEED GOLD

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

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







# LEED® Project Experience (continued)

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

## LEED SILVER

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

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

## LEED CERTIFIED

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

# Approach to Interior Architecture

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

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

## KIRKSEY INTERIOR ARCHITECTURE— WHAT WE BELIEVE IN

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

## WHAT WE DO TO PRODUCE EXCEPTIONAL INTERIORS

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



**Activity Zone—featured shared space**



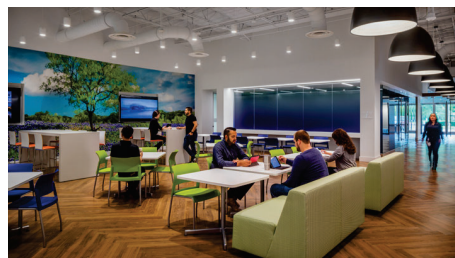
**Taking advantage of the best view**



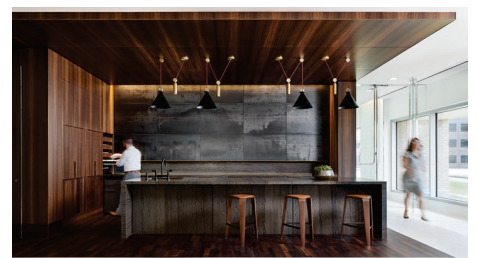
**Informal gathering space**



**Daylight and views for everyone**



**Multi-use spaces**



**Hospitality**

# Workplace & Interior Design Consulting



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

## **Corporate Culture**

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

## **Community Identity**

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

## **Workstyles**

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

## **Big Goals**

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

## **Trends**

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

## **Tours**

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

## **Benchmarking**

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

## **Surveys**

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

## **Utilization Studies**

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

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



# Sustainable Design

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

## LEED Documentation

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

## Green Benchmarking

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

## Building Simulation

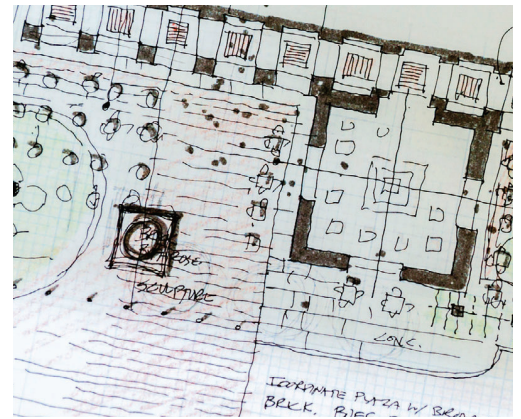
Kirksey uses advanced software to predict building performance and help you make smart building decisions. We use energy and daylight models to study daylighting, shading, lighting technologies, building envelope systems, and HVAC systems. This allows us to optimize a building's performance within your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

## Sustainability Research and Training

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

## Average Cost Savings for Kirksey's LEED Portfolio

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



# Visualization & Modeling Capabilities

## Utilized to inform client Design Decisions and for Coordination

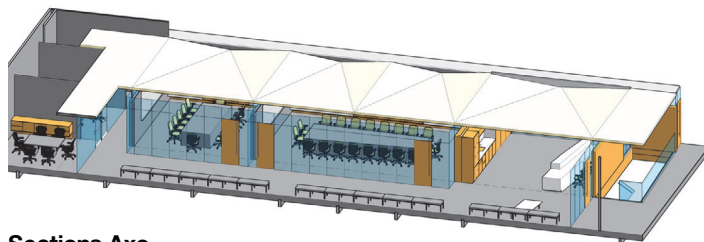
At Kirksey, we model all of our projects to ensure coordination and inform client design decisions. We use REVIT with an Enscape plug-in to effectively model our projects. This powerful tool allows us to apply finishes and furniture to give the project team a true representation of what the project will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



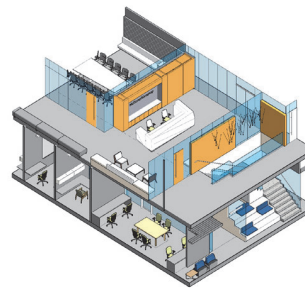
REVIT



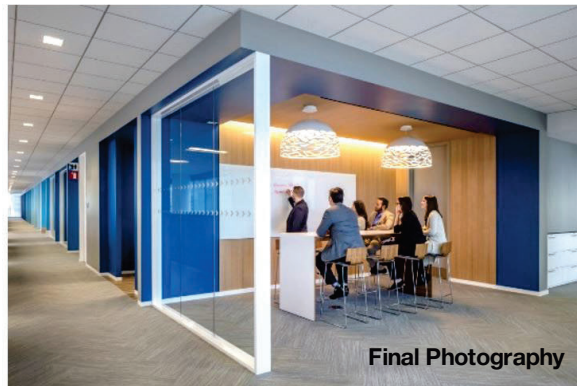
ENSCAPE™



Sections Axo



Rendering

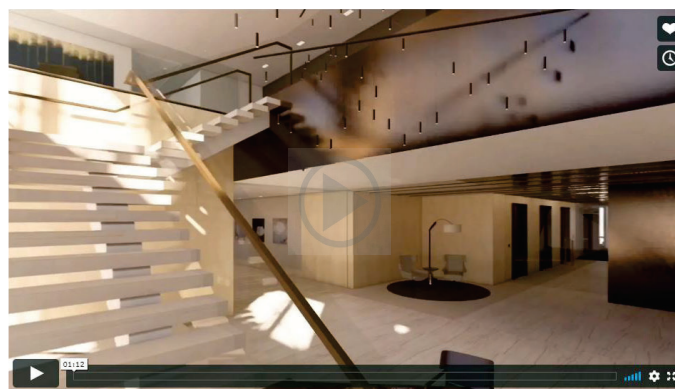


Final Photography

vimeo

Kirksey Architecture

Virtual Walk-through



CLICK  
TO TAKE  
TOUR





# Post-Pandemic Planning Principles

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

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

## KIRKSEY EMPLOYEE SURVEY RESULTS

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



6 foot spacing with separation facing same direction



Focus areas for one



Semi-open Collaboration or Focus



Private Collaboration and Focus



Agile Collaboration

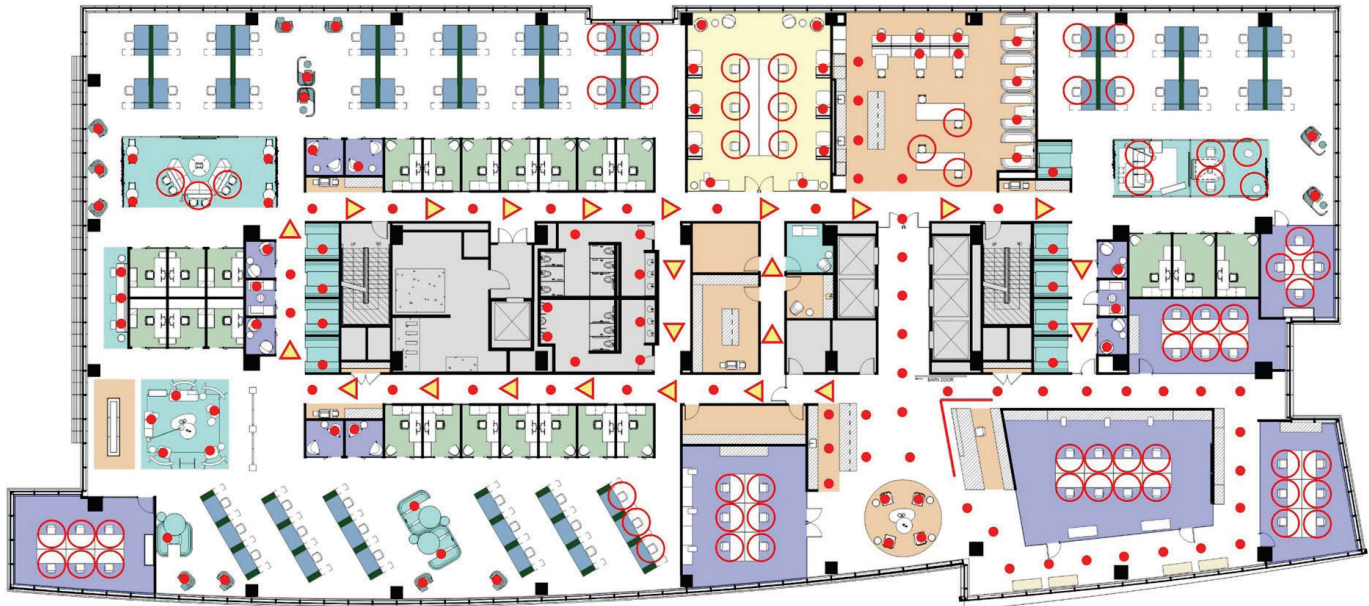


**New Floor Plan Sample**

Includes post-pandemic planning principles



**New Plan With Social Distance Overlay**



# Award-Winning Design

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



## Wildwood Corporate Centre

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

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



## Tellepsen Family Downtown YMCA

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

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



## Motiva Offices & Conference Center

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

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



## Town Centre One & Queensbury Theatre

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

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



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



**THANK YOU**



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

Total Number of Redactions: 3

By Exemption:

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**CADENCE  
MCSHANE**  
CONSTRUCTION

**EFG Design & Architecture, Inc. | Red Plains Professional | Datum Engineers | Phillip + Gomez**

**QUALIFICATIONS FOR DESIGN-BUILD SERVICES**

City of Kyle  
Multi-Story Commercial Building  
104 S. Burleson

**November 12, 2020**

OUR TEAM



**A Letter of Intent**

**B Statement of Qualifications**

**C Project Examples**

**D Approach**

**E Insurance Requirements**

**F Additional Information**

Bonding Capacity Letter

Wells Fargo Letter

Letters of Reference

Scope of Consultant Services Provided



## Letter of Intent



November 12, 2020

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

**RE: Mti-story Commercial  
Project - 104 S. Burseson**

**INDUSTRY RANKINGS:  
CADENCE MC SHANE**

**#14** Top Public Sector  
Contractor  
ENR Texas & Louisiana

**#36** Top General Building  
Contractor  
ENR

**SINCE 2015:  
CADENCE MC SHANE  
IN CENTRAL TEXAS**

**30** Commercial  
Projects

**2.8M** Square  
Feet

**\$564M** Project  
Value

Dear Mr. Earp,

The **Cadence McShane team** is thankful for the opportunity to submit this proposal for design-build services to the **City of Kyle**. It is always exciting to be a part of the transformation of a small town property into a vibrant component of the community. Since opening our office in Central Texas 34 years ago, we have established relationships with local subcontractors familiar with the commercial market and the effort required to complete quality work within the budget and on schedule.

Our design-build team comprised of a nationally-ranked local contractor with engineering and architecture firms to provide complete design and construction management services, detailed behind Tab F. Our partners include **EFG Design & Architecture, Inc.**, as our lead architect, **Red Plains Professional** for civil engineering, **Datum Engineers** for structural engineering, and **Phillips + Gomez** for mechanical/electrical/plumbing/fire protection engineering. In addition, we will coordinate with **Fugro USA Land, Inc.** for geotechnical services and have discussed collaborating with **Coleman & Associates** for landscape planning to provide a seamless connection to the Mary Kyle Hartson Park project. As you select your design-build partner, we encourage you to consider the following unique qualifications that set our team apart from other teams.

**Proven Budgeting and Schedule Control**

We have a proven approach to communicating budget status throughout the design phase to avoid surprises. Experience working on dynamic budgets at various levels of design completion helps us inform the city of impacts on decisions in near real-time. This helps us act nimbly to quickly and efficiently make decisions throughout the delivery process.

**Advanced Design Development**

Our design team members have immersed themselves in the design details for the **Multi-story Commercial** project. We are eager to continue coordinating with the **City of Kyle** to bring our proposed design concept into reality.

**Serving Your Needs**

The Cadence McShane team is fully committed to the success of the **Multi-story Commercial** project. Operating as one collective unit, all company team members will be equally ingrained into the fabric of the project and will be relied upon fully to keep the process moving toward a successful conclusion.

On behalf of our project team and everyone at Cadence McShane, we look forward to building our partnership with the **City of Kyle**. Should you have any questions, or if I can help in any way, please feel free to call me on my cell at 512.808.6931.

Respectfully,



Srinath Pai Kasturi, Executive Vice President  
Cadence McShane Construction Company LLC

Statement of Qualifications





## TEAM OVERVIEW

Our team is led by an award-winning leader, based in Central Texas, specializing in commercial construction and a premier architectural design firm specializing in architectural and design services for projects within the public and private sector.

**The Proposer must exhibit expertise in developing multi-floor, multi tenant, commercial buildings or similar projects.**

### EXPERIENCE ON SIMILAR PROJECT TYPES

Our experience delivering various product types, demonstrated by the project profiles provided behind Tab C, makes our team a strong match for the **City of Kyle**. Through our experience on Class A structures in the commercial market sector, we are uniquely qualified to provide the desired tenant spaces and rooftop event space.

### RESUMES / ORGANIZATION CHART

**A summary of qualifications should include key personnel and any subcontracted professional consultants proposed to be used. Provide a detailed organizational chart with identified roles and responsibilities. Identify the key contact and/or project manager.**

The proposed Cadence McShane team consists of key personnel who are veterans in the design and construction of commercial projects with extensive construction experience in the Central Texas market. **The proposed team organizational chart and resumes of named individuals are provided at the end of this section.**

**Cadence McShane**, Design-Builder, established its Austin office in 1986. We have completed, or have in progress, more than \$1.2 billion worth of work in the Central Texas area. **In the past ten years, we have completed design-build projects in Texas totaling in excess of 5 million square feet.** We deploy a culture of relentless service with an entrepreneurial spirit that drives consistent and reliable results.

We have carefully selected a team of highly qualified professionals to produce the highest quality of work for the **City of Kyle**.

**EFG Design & Architecture, Inc. (EFG)** is a Native American-owned design firm founded in 1956 with a portfolio including, but not limited to, Master Planning, Educational Facilities, Community Centers, Casinos, Hotels, Cultural Centers, Mixed-Use / Residential Developments, Sports Facilities, Exhibit Halls, Restaurants, Administrative Offices, and Civic/Corporate Office Buildings, and have collaborated with over 60 tribes in 28 states.

**Red Plains Professional** is an experienced Civil Engineering and Planning company founded in 1997 and staffed with individuals with over 150 years of experience. They provide professional civil engineering design, planning, environmental, and GIS services for commercial, municipal, housing, and transportation projects.

**Datum Engineers**, founded in 1937, is a Texas-based firm devoted exclusively to the practice of structural engineering serving a broad client base of public and private development owners and architectural firms. Completed projects range up to 60-stories in height and more than two million square feet in size.

**Phillips + Gomez** provides professional services with emphasis and expertise on energy efficiency, sustainability, and LEED® certification. They have designed modern high-rise and low-rise mechanical/electrical/life safety systems for many buildings including early 1900's and mid-century vintage.

In addition, we are excited to work with **Fugro** for geotechnical services and **Coleman & Associates** for landscape planning. Our team's goal is to provide consistent flow from the **Multi-Story Commercial Building** to the adjacent Mary Kyle Hartson Park project.

## AWARD WINNING PROJECTS

As shown below, our team members are recognized for design or construction excellence.



### Apple Campus Excellence Award

#### *Design-Build Institute of America*

- Also earned National Merit Award in the Office Buildings category
- New LEED-Gold certified, master-plan corporate campus
- Minimized schedule impact for the added scope parking garage by opting to build a precast parking garage instead of a cast-in-place concrete garage
- Team Member: **Cadence McShane**



### The Bowden Event Center Distinguished Building Award

#### *TEXO (Affiliated with AGC and ABC in Dallas/Fort Worth)*

- Merit Award winner
- Build-to-suit venue includes a 7,000-square-foot chapel, a 28,000-square-foot ballroom, and a large, fully equipped commercial kitchen.
- Arborist consulted to recommend extra precautions to protect the mature trees on-site
- Team Member: **Cadence McShane**



### Library and Community Center at Lafortune Park Excellence in Design and Construction Award

#### *Associated Builders and Contractors of Oklahoma*

- Integration of the Library and Community Center with an existing 1916 historic building
- To save money, our structural engineer suggested the columns in lieu of a clear span, hence the “abstract trees”
- Team Member: **EFG Design & Architecture, Inc.**



### CCSD Northwest Career & Technical Academy National McConnell Award

#### *Council of Educational Facility Planners*

- LEED Silver designed prototype Technical High School Design
- This design achieves a 47% energy savings over similar high schools in the district. The design and programming effort for this school involved many community partners
- Team Member: **EFG Design & Architecture, Inc.**

## DESIGN-BUILD PROJECT EXPERIENCE

Cadence McShane has extensive experience delivering design-build projects. **Cadence McShane has under contract or completed 23 design-build projects in the last five years, of which 70% are in the commercial market sector**, as shown below. **We are the right choice for this exciting project.**

Project Name, Location	Sector
Apple Campus - Phases I, II, III, <b>Austin, TX</b>	Commercial
Apple Campus 2 PL6.1 - TI Remodel, <b>Austin, TX</b>	Commercial
Office Building Finish Out, Dallas, TX	Commercial
Office Building Finish Out, Dallas, TX	Commercial
Office Building Expansion, Dallas, TX	Commercial
Office Building Finish Out, Boulder, CO	Commercial
Office Building Finish Out, Denver, CO	Commercial
Office Building Finish Out, Longmont, CO	Commercial
Office Building Finish Out, Boulder, CO	Commercial
Office Building Finish Out, Coralville, IA	Commercial
Tenant Improvement, Washington, DC	Commercial
Property Condition Assessment, Beaverton, OR	Commercial
Skyline Commerce Park, Mesquite, TX	Industrial
Container Star Warehouse, Conroe, TX	Industrial
Parc 59 Warehouses, Humble, TX	Industrial
Avenue S Spec Warehouse, Grand Prairie, TX	Industrial
Doerr Lane Warehouse, <b>Schertz, TX</b>	Industrial
Gateway Southwest Warehouse, Houston, TX	Industrial
1812 E. 6th Street, <b>Austin, TX</b>	Housing
St. John's Square, <b>San Antonio, TX</b>	Housing
Edison Apartments, <b>Austin, TX</b>	Housing
Franklin Place, Waco, TX	Housing

## COST ESTIMATING METHODS

We offer transparency in our project cost accounting and proposed cost savings ideas will be tracked and shared with the **City of Kyle** so the team will know the status of the project budget at all times. Performing detailed scopes during the estimating process is a major component to preventing changes and unexpected spending and eliminates most, if not all, misunderstood conditions that can lead to changes.

We tailor our estimating system to the needs of each project and, during each phase of the design process, Cadence McShane will prepare a detailed estimate using a standard format, which allows the project team to track and analyze how design decisions impact the budget. When we develop our estimates, we quantify the project with detailed itemized takeoffs and scopes of work, obtain subcontractor input, reference historical costs, verify production data, and consult market indexes. We define current market cost estimates using inflation, changing market conditions, site/constructability reviews.

In addition, we perform a risk analysis to determine the potential variability during the procurement cycle. For the **Multi-story Commercial** project, we will scope, categorize, bid, and purchase the work in logical packages or phases to support both the budgetary and schedule goals of the project. We will evaluate alternatives for building systems and materials that may improve the project cost and efficiency. This process allows for more accurate comparison reports and gives the project team the information needed to make informed design decisions.

## COST CONTROL DURING CONSTRUCTION

As the design-builder, we are the party responsible for the cost control and we will commit to guide the project to a successful completion. The Cadence McShane team will closely track budgets and costs and will analyze outputs on a weekly basis to track progress. The data will be developed at a system, facility and program level and will be carried as an agenda item on all recurring progress meetings with the **City of Kyle**. Cadence McShane's accounting software allows the flexibility to provide accurate and easily understandable reports that assist project management in examining how the project is progressing compared to its budget.

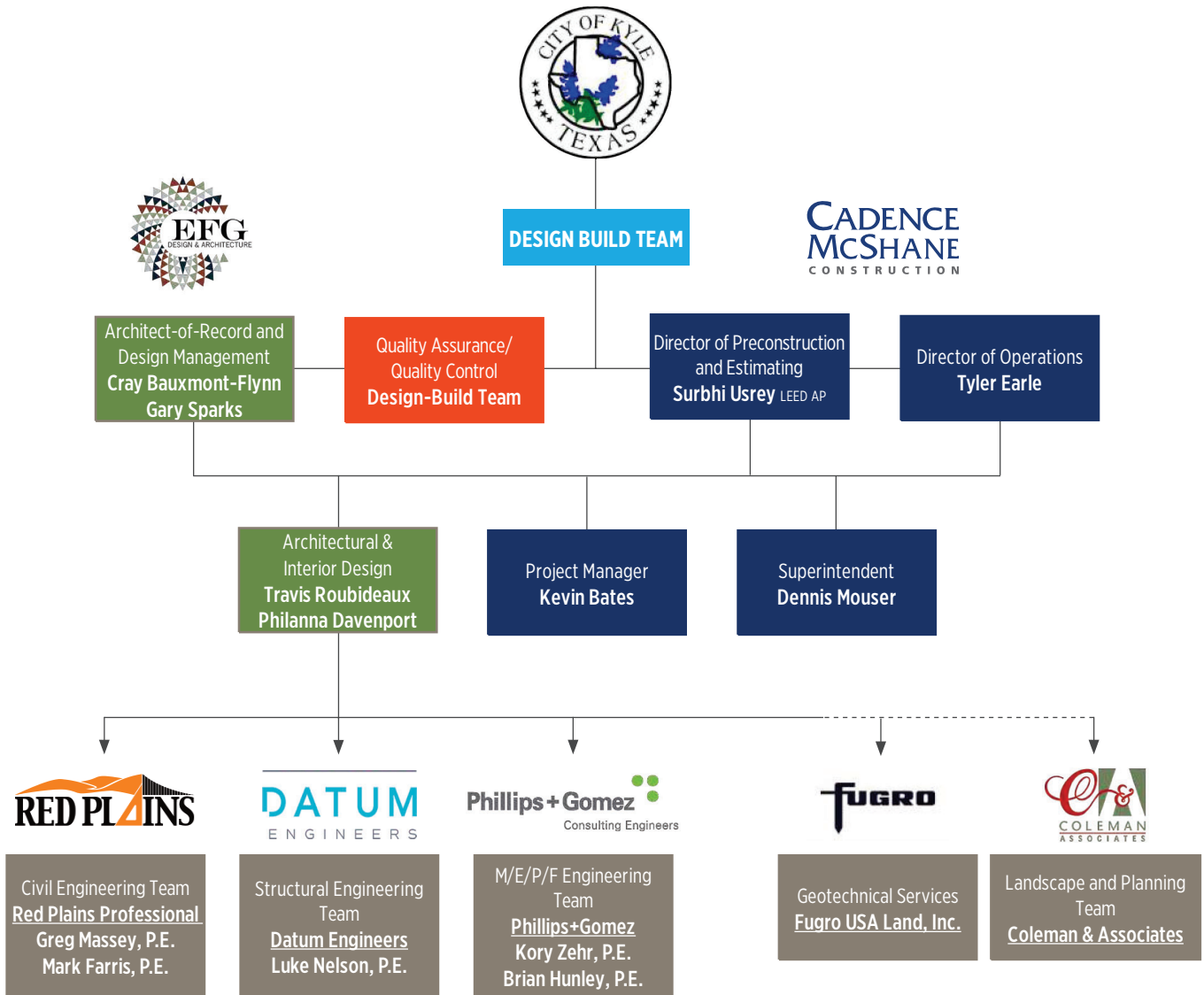
QUALIFICATIONS FOR DESIGN-BUILD SERVICES



## ORGANIZATION CHART

We know how important this project is to the Kyle community. Our proposed team will work hard in achieving the project's goals and exceeding your expectations by bringing a personal touch to everything we do on this exciting and fast track project.

Our key personnel will dedicate their efforts to bringing the lessons learned from their past experience to the **Multi-Story Commercial** project. Resumes for our proposed team members are provided on the following pages.





Surbhi Usrey, LEED AP®

## Director of Preconstruction and Estimating

As Director of Preconstruction and Estimating, Ms. Usrey helps determine the most feasible approach to the project, keeping the schedule and budget in mind. She oversees estimating, preliminary budgeting, scheduling, bidding processes, and provides support to the project team during the construction phase.

### Industry Experience

14 years

### Years with Cadence McShane

14 years

### Education

Bachelor of Architecture  
School of Planning & Architecture

Master of Business Administration  
University of Pittsburgh

### Affiliations

- Member, Associated Builders and Contractors - Central Texas Chapter
- Member, Associated Builders and Contractors - South Texas Chapter

### Training and Registrations

- LEED AP®
- First Aid/CPR Certification
- SHA 30-Hour Certification

### Apple Campus | Owner Confidential | Austin, TX | \$373,600,000 | 1,144,000 SF

New corporate, LEED-Gold Certified campus constructed in three phases. The campus houses 5,000 employees on 38.18-acres and is comprised of six four-story buildings, three parking garages providing 5,000 total spaces, a central utility plant, a state of the art wellness and fitness center, a first class cafe, and conference center.

### Mueller Commercial Office | Catellus Development Corporation | Austin, TX | \$36,000,000 | 210,000 SF

Mueller Commercial Building is a 210,428-square-foot, six-story core and shell office featuring amenities such as retail and restaurant spaces throughout the first floor, an open-air courtyard in between the parking garage and the office building with ample outdoor seating, meeting areas, and an outdoor amphitheater for different community events.

### The '68 Apartments at Hemisfair | AREA Real Estate | San Antonio, TX | \$24,000,000 | 283,000 SF

New construction of an eight-story multifamily project which includes 151 units, a fitness center, a pre-cast parking garage, and 118,573 SF of retail and restaurants on the ground floor. The project is a P3 between AREA Real Estate and the City of San Antonio.

### Mueller District Garage | Catellus Development Corporation | Austin, TX | \$21,000,000 | 315,000 SF

An eight-story parking garage with 992 spaces constructed on an adjacent property to the Mueller District office building designed to be LEED Silver. Two levels of parking will be underground.

### Legend Oaks Phase II | Carlson, Brigance & Doehring | Austin, TX | \$5,000,000 | 29,000 SF

Three-story steel frame office building with masonry exterior.





## Tyler Earle

### Director of Operations

As Director of Operations, Mr. Earle will provide day to day oversight and support to the project teams to ensure site safety, project schedules, and QA/QC success in the field. He will report directly to the Vice President of Operations and will work with the Field Operations Managers to ensure the overall success of all projects.

#### Industry Experience

15 years

#### Years with Cadence McShane

6 years

#### Education

Bachelor of Engineering  
Construction Engineering  
Texas Tech University

United States Navy  
Corpsman

#### Affiliations

- Member, Associated Builders and Contractors - Central Texas Chapter
- Member, Associated Builders and Contractors - South Texas Chapter
- Member, Urban Land Institute - San Antonio

#### Training and Registrations

- OSHA 30-Hour Certification

#### Apple Campus | Owner Confidential | Austin, TX | \$373,600,000 | 1,144,000 SF

New corporate, LEED-Gold Certified campus constructed in three phases. The campus houses 5,000 employees on 38.18-acres and is comprised of six four-story buildings, three parking garages providing 5,000 total spaces, a central utility plant, a state of the art wellness and fitness center, a first class cafe, and conference center.

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#### Legend Oaks Phase II | Carlson, Brigance & Doehring | Austin, TX | \$5,000,000 | 29,000 SF

Three-story steel frame office building with masonry exterior.



## Kevin Bates

### Project Manager

As Project Manager, Mr. Bates is responsible for the project team, monitors productivity, and ensures proper coordination between team member activities. He ensures the completion schedule is maintained and budgets are met.

#### Industry Experience

3 years

#### Years with Cadence McShane

3 years

#### Education

Bachelor of Science  
Construction Science and Management  
The University of Texas San Antonio

#### Affiliations

- Member, Associated Builders and Contractors - Central Texas Chapter
- Member, Associated Builders and Contractors - South Texas Chapter

#### Training and Registrations

- OSHA 30-Hour Certification

#### **Mueller Commercial Office | Catellus Development Corporation | Austin, TX | \$36,000,000 | 210,000 SF**

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An eight-story parking garage with 992 spaces constructed on an adjacent property to the Mueller District office building designed to be LEED Silver. Two levels of parking will be underground.

#### **Legend Oaks Phase II | Carlson, Brigrance & Doehring | Austin, TX | \$5,000,000 | 29,000 SF**

Three-story steel frame office building with masonry exterior.





## Dennis Mouser

### Superintendent

As Superintendent, Mr. Mouser is in charge of all construction activities on the project site, maintains oversight of all aspects of construction, demonstrates leadership and expertise during interaction with clients, and ensures cost effective and efficient use of personnel and materials to achieve project goals.

#### Industry Experience

28 years

#### Years with Cadence McShane

4 years

#### Affiliations

- Member, Associated Builders and Contractors - Central Texas Chapter
- Member, Associated Builders and Contractors - South Texas Chapter

#### Training and Registrations

- First Aid/CPR Certification
- OSHA 30-Hour Certification

#### **Ave Maria Town Center | Tom Monahan/Collier Family | Estero, FL | \$75,000,000**

Construction of a new multifamily and five commercial buildings on 30 acres.

#### **Saint John's Square | Austin Fairchild | San Antonio, TX | \$54,000,000 | 257,000 SF**

Construction of an eight-story structure with 252 residential apartments surrounding an eight-story pre-cast garage, with retail spaces on the street level.

#### **Aerospace Building | Lockheed Martin | Littleton, CO | \$35,000,000 | 750,000 SF**

Tenant improvements in high security rooms.

#### **6701 Blanco | Millennial Residential LLC | San Antonio, TX | \$21,000,000 | 296,000 SF**

Remodel of a historical, 11-story building into 300 senior living units.

#### **DCP Midstream ZIA II Facility | DCP Midstream LLC | Lovington, NM | \$17,000,000 | 150,000 SF**

Construction of the ZIA II natural gas plant, control building, pre-engineered metal building, and site work on a ten-acre site.

#### **DCP Midstream Facility | DCP Midstream LLC | Midland, TX | \$9,000,000**

Complete remodel of the lower level office space, conference rooms, and restrooms of a five-story occupied building.



## Cray Bauxmont-Flynn

COO - Principal of EFG Design & Architecture, Inc.

### Industry Experience

35 years

### Education

Masters of Architecture  
Ecole Des Beaux Arts  
Paris, France

### Affiliations

- American Indian Chamber of Commerce of Oklahoma
- Leadership Native Oklahoma
- American Council of Architects & Engineers
- Member, Cherokee Nation of Oklahoma
- Member, Delaware Tribe of Indians - Oklahoma

Mr. Bauxmont-Flynn is a highly skilled design professional with an expansive experience in the design, architectural, and real estate development industry. He has designed numerous prestigious projects globally and acts as an integral member of the global design community, overseeing a long list of projects in the world of high-end hospitality, retail, commercial and mixed-use developments.

Cray serves as the firm's Chief Operating Officer and Principal in Charge of Architecture and Design where he synthesizes his 35 years of leadership and experience into each unique project. Cray has generated a diverse body of work, ranging from small boutique hospitality projects to large scale higher education projects – and everything in between. The common thread of his work is the incessant and disciplined quest for design excellence.

A resourceful problem solver who is well versed in effective development in the real estate environment, Cray's role is predominantly a design leader, client manager, and team principal; developing concepts and fresh innovative design strategies for all design typologies. In particular, he has an extensive knowledge of quality experiential design, which gives him exceptional foresight in complex mixed-use developments and intricate comprehensive master-plans while working in conjunction with developers. Cray brings his collaborative, people-oriented style to managing the daily operations of the studio and to ensuring internal and external teams deliver exceptional performance and value for clients and users. His approach fosters and advances technological systems at the firm and throughout project design and development.

### Select Project Experience

- Wyn Casino & Resort | Las Vegas, NV & Macau
- Cherokee Hard Rock Interior Tower Remodel | Tulsa, OK
- MGM Grand Casino & Resort | Las Vegas, NV & Macau
- The Americana at Brand | Glendale, CA
- The District at Green Valley Ranch, Henderson, NV
- India Resort and Casino | Albuquerque, NM
- Symphony Park Master Plan | Las Vegas, NV
- Flagio Hotel & Casino | Las Vegas, NV
- The Grove Market | Los Angeles, CA



## Gary Sparks

### Architect-of-Record

#### Industry Experience

50+ years

#### Education

Bachelor of Architecture  
Oklahoma State University

#### Affiliations

- American Institute of Architects - Tulsa Chapter, Former President
- National Council of Architectural Registration Boards
- Oklahoma Council of Architects, Past Chairman
- Oklahoma Historical Society Member
- Lifetime Member OSU Alumni Association
- OU IBA Fennimore Society Original Member

In 1978, Mr. Sparks started an architectural practice. It has proven to be one of the best, most rewarding decisions he ever made. He has been blessed to have his architectural firm selected to design hundreds of significant projects during his career.

However, there are three projects that are particularly special to Gary. The Coleman Theatre in Miami, OK, and Gallagher-Iba Arena & Boone Pickens Stadium in Stillwater, OK. The 15 years Gary worked on the Coleman Theatre and the 14 years on Gallagher-Iba and Boone Pickens Stadium have provided him with an incredible knowledge in the renovation/expansion of government or public facilities.

His leadership, passion for master planning, insight into complex building operations and extensive knowledge of experiential environments has established the firm's service-oriented, high caliber approach to delivering high-level design for many of the Mid-West's most notable properties. Gary brings vital intelligence and insight to creating architectural experiences that resonate with visitors and users.

#### Select Project Experience

- Sage Nation Airport Feasibility Study/Use Plan | Tulsa, OK
- Boone Pickens Stadium Renovations | Stillwater, OK
- Gallagher-Iba Arena Renovation/Update | Stillwater, OK
- Coleman Theatre Renovations | Miami, OK
- University of Central Okla. Master Plan | Edmond, OK
- University of Central Okla. Football Building | Edmond, OK
- University of Central Okla. Indoor Practice Facility | Edmond, OK
- City of Stillwater Master Plan | Stillwater, OK
- Athletic Village Master Plan | Tulsa, OK
- Serman E. Smith Training Center | Tulsa, OK
- Okla. State University Memorial Design | Stillwater, OK
- Okla. State University Heritage Hall | Stillwater, OK
- Baylor University Simpson Center | Waco, TX
- Baylor University Hall of Honor | Waco, TX
- Oklahoma Aquarium | Jenks, OK





## Travis Roubideaux

### Architectural Designer

From mayor's to firefighters, Mr. Roubideaux's clients appreciate his calm demeanor and methodical approach – qualities that have enabled him to navigate his team through complex municipal programs to award winning designs. "It's all about our team. We hear our clients, their goals and expeditions, and have the talent, organization, respect and mutual trust to successfully deliver."

Currently in pursuit of his professional licensing, Travis's experience is in all ranges of the professional field & design processes. Most of his work has focused on design development, construction documentation, and recently construction administration.

Past project emphases are related to Healthcare, Educational, Municipal, Emergency Response, Cultural, Residential, Commercial, and Native American project areas. Travis seeks to build relationships with clients to facilitate their dreams with holistic and creative solutions that serve practical needs. Through architecture, he understands that he can serve the needs of the individual and the communities that they are embodied in. In his personal time, Travis frequents creative venues to create community while endeavoring in painting, drawing, and crafting projects. He also is an advocate for bicycling and fitness for healthy, strong, and resilient communities.

#### Industry Experience

5.5 years

#### Education

Master of Architecture  
University of Colorado Denver

Bachelors of Environmental Design  
University of Colorado Boulder

#### Affiliations

- American Institute of Architects (AIA)
- National Council of Architectural Registration Boards (NCARB)

#### Honors

- Senator Cory Gardner flew flag over US Capitol Building in honor of Graduation Key Speaker for CU Advocates

#### Select Project Experience

- Game Chief's Office Renovation | Pawhuska, OK
- Game Nation Skiatook House Prototypes | Skiatook, OK
- Game Casino Sand Springs Concepts | Sand Springs, OK
- Glala Sioux Tribe Food Distribution Center | Pine Ridge, SD
- Gray Town Hall Renovation | Ouray, CO
- Crow Agency Medical Housing | Crow Agency, MT
- Backfeet Medical Housing | Browning, MT
- Asentee Shawnee Tribe Travel Plaza | Shawnee, OK
- Geyenne & Arapaho Tribes G. Hawkins Center | Clinton, OK
- Norwood Library | Norwood, CO
- Dove Creek Senior Center | Dove Creek, CO
- Dove Creek Public Service Center | Dove Creek, CO



## Philanna Davenport

### Senior Interior Designer

Ms. Davenport has a broad design background which includes higher education, healthcare, hospitality, multi-family and residential projects. She enjoys building relationships and providing the very best experience for her clients.

Philanna guides the ERA team in cultivating luxury interiors that creatively extend beyond the everyday. Seeking inspiration from travel, art and culture around the globe, her work does not encompass a singular look, but rather integrates unexpected moments that are functional, harmonious and sophisticated.

As the visionary, Philanna brings a passion and curiosity for fresh, innovative design to each project. With an incisive ability to identify and understand each client's authentic style, Philanna's ability to refine and elevate a design has strengthened her reputation among top hotel brands, culturally sensitive projects and high-profile clients. Philanna's design philosophy can be seen across the firm's diverse portfolio, which includes private residences and estates, hotels, resorts and spas, and exclusive commercial properties. Creating beautiful environments that leave others feeling inspired is something Philanna strives for with every project. Her reputation for creating exceptional interior spaces and delivering unparalleled client service precedes her on every project. Philanna volunteers at the Tulsa Day Center for the Homeless, Jenks Community Food Bank, Jenks Parent Legislative Action Committee and at her children's school. She is active in her church where she serves as a Deacon and member of the Stewardship Committee.

#### Industry Experience

23 years

#### Education

Bachelor of Science  
Interior Design  
Oklahoma State University

#### Affiliations

- National Council for Interior Design Qualification (NCIDQ)

#### Honors

- ABC Excellence in Construction Award (Northeastern State University - Broken Arrow campus, interior design)

#### Select Project Experience

- Hard Rock Hotel & Casino Amp Bar | Tulsa, OK
- Hard Rock Hotel & Casino Guest Room Tower Remodel | Tulsa, OK
- Indian Capital Technology Center | Tahlequah & Muskogee, OK
- Cross Communications | Warner, OK
- Northeastern State University | Broken Arrow, OK
- Tulsa Technology Center | Tulsa, OK
- Cal Roberts University | Tulsa, OK
- Memorial High School Field House | Tulsa, OK
- Emerich Library | Tulsa, OK
- Cancer Treatment Center at Cityplex Towers | Tulsa, OK

QUALIFICATIONS FOR DESIGN-BUILD SERVICES



Mark Farris, P.E.

CEO | President | Engineer

#### Industry Experience

35+ years

#### Education

Bachelor of Science  
Civil Engineering  
Oklahoma State University

#### Professional Engineer Registrations

- Oklahoma – #15396
- New Mexico – #17141
- Washington – #46641
- Nevada – #020638
- Arizona – #51315
- Arkansas – #14655
- Texas – #108390
- Kansas – #25251
- Missouri – # 28908

#### Memberships

- American Society of Civil Engineers (ASCE)
- American Water Works Association
- American Concrete Institute
- American Public Works Association

Mr. Farris, a member of the Muscogee-Creek Nation, is President and sole owner of Red Plains Professional, Inc. Mark is a highly-skilled engineer with over 35 years of experience and has expertise in a number of areas of civil engineering including site planning, parking lot design, water line and waste water line design, roadway and bridge design, and subdivision development and design. Mark's experience in site development and highway design, while teaming with developers, architects, and various DOT's, provides the team well-rounded experience to assist the Tribe with large development projects requiring top end project coordination.

As the owner of Red Plains, he maintains oversight of all aspects of the business and management team. His matter of fact nature and professionalism leads the culture of our efficient team.

#### Select Commercial Project Experience

- River Spirit Casino, Tulsa, OK Muscogee-Creek Nation, OK
- Northern Navajo Medical Center (Shiprock, NM) – Site Design
- Pawnee Health Center (Pawnee County, OK) – Site Design
- BancFirst | Various Locations, Oklahoma
- Diversity of Central Oklahoma-Liberal Arts Building Expansion
- Northern Navajo Medical Center | Navajo Nation, NM
- Pawnee Health Center | Pawnee Nation, OK
- Pawnee Law Enforcement | Pawnee Nation, OK
- Pawnee Roundhouse | Pawnee Nation, OK
- Clinton Indian Hospital, OK Canton Smoke Shop | Clinton, OK
- Watonga Casino Parking Lot | Watonga, OK
- Legends V Apartments | Edmond, OK





Greg Massey, P.E.

Vice President | Project Manager

**Industry Experience**

33 years

**Education**

Associate of Applied Science  
Engineering Technology  
Oklahoma State University

**Professional Engineer Registrations**

- Kansas PE - #15621
- Oklahoma PE - #18511
- Oklahoma PLS - #1313

**Memberships**

- American Society of Civil Engineers (ASCE)
- Oklahoma Society of Land Surveyors (OSLS)
- Oklahoma Society of Professional Engineers (OSPE)

Mr. Massey has been involved in the civil engineering and surveying profession since 1981. Greg has contributed his expertise in engineering design and survey coordination to a variety of projects in the commercial, industrial, institutional, municipal, and residential sectors. He has developed a reputation for completing these complex projects on time and within budget.

Success of his projects have been the result of his knowledge and experience in areas such as; administration, zoning, platting, site and utility layout, grading and drainage, erosion control, retaining wall design, public utility design and construction, cost estimating and construction management.

**Select Project Experience**

- Toscana (Oklahoma City, OK) – master planning
- Diversity Town Center (Norman, OK) – master planning, site design
- Tulsa Hills Shopping Center (Tulsa, OK) – master planning, rezoning, platting
- Penn Crossing Shopping Center (Oklahoma City, OK) – site design
- Bridges at Spring Creek (Edmond, OK) – survey, engineering design
- Ekerd Drug Stores (Oklahoma City, OK) – site assessment, lay-out
- Edwards Park Lake (Oklahoma City, OK) – design, renovation
- Oklahoma City Channel to Bluestem (OKC, OK) – survey, drainage, design alternatives, final design
- BI Headquarters (Oklahoma City, OK) – rezoning, platting, survey, site design, construction administration
- Efner Point (Oklahoma City, OK) – project management, engineering design, construction administration
- Hobby Lobby Headquarters (Oklahoma City, OK) – rezoning, survey, civil site design, construction administration
- Diversity Plaza / University Plaza East (Edmond, OK) – rezoning, platting, survey, civil site design, construction administration



**Luke Nelson, P.E.**

**Project Manager**

Mr. Nelson joined Datum in 2003 and has worked on a wide variety of structures ranging to well over \$100M in size. Early in his career, Luke was the main design engineer for the Dell Children’s Medical Center of Central Texas, and since then has served as lead project manager and engineer-of-record on many institutional projects such as UT Dell Medical School Health Transformation Building and Health Center Garage, the new Austin Central Library, the Dell Children’s Bed Tower Addition, and the UT East Campus Parking Garage. Clients appreciate his can-do attitude and team success approach. Luke became a Principal in 2017 in recognition of his outstanding performance and leadership inside and outside the firm.

**Industry Experience**

17 years

**Education**

Master of Science Civil Engineering  
University of Tennessee

Bachelors of Science Civil Engineering  
University of Texas

**Memberships**

- Young Men’s Business League
- American Inst of Steel Construction Leadership Austin - Emerge Class 2013
- Structural Engineers Assoc of Texas (SEAoT)
- 2007 SEAoT Austin, Membership Director
- 2008 SEAoT Austin, Vice President
- 2009 SEAoT Austin, President and State Conference Chairman

**Civic Involvement**

- Sunshine Camps

**Select Project Experience**

- CRA Dalchau Service Center Office | Austin, TX
- WonArt Executive Headquarters | Temple, TX
- John C. Drummond Center at Pantex | Amarillo, TX
- GI Group’s U.S. Center of Excellence | Belton, TX
- TxDOT Corporate Campus Consolidation | Austin, Texas
- Dell Medical School Medical Office Building and Garage | Austin, TX
- Austin Central Library | Austin, TX
- Omni Barton Creek Redevelopment | Austin, TX
- PD Tenant Finish Out & Renovations - Phases 3 & 4
- Charles Schwab Investment Services - Cafe & Lobby Renovations | Austin, TX
- Texas Trial Lawyers Association - Roof Venue Enclosure Feasibility Study | Austin, TX
- City of Georgetown Library | Georgetown, TX
- Austin State Hospital | Austin, TX
- Wamson County Sheriff’s Training Facility | Georgetown, TX



## Kory Zehr



### Mechanical Engineer

Mr. Zehr has been with Phillips+Gomez for over 14 years. His duties include mechanical engineering and construction document preparation along with the design of HVAC and plumbing systems for commercial office buildings, healthcare facilities, retail shell buildings and tenant spaces, university building renovations, research laboratories, and commercial tenant build-out projects country-wide.

Kory obtained his LEED® certification in 2006 and became a Certified Building Commissioning Professional in 2012. Mr. Zehr directs, coordinates, and exercises functional authority for planning, organization, control, integration, and completion of engineering projects by performing his responsibilities personally or through subordinate team members.

#### Industry Experience

14 years

#### Education

Bachelor of Science Degree  
Architectural Engineering  
Kansas State University

#### Professional Engineer Registrations

- State of Oklahoma Professional Engineer, #22834
- State of Texas Professional Engineer, #117773

#### Memberships

- American Society of Heating, Refrigeration & Air Conditioning Engineers (ASHRAE)
- Association of Energy Engineers
- Oklahoma Association of Healthcare Engineers

#### Select Project Experience

- Tulsa County Family Justice Center | Tulsa, OK
- Increase Museum | Tulsa, OK
- Oklahoma State University Student Union Renovation | Stillwater, OK
- OU - Tulsa Advanced Technology (Helmerich) Research Center | Tulsa, OK
- Oklahoma State University Institute for Agricultural Biosciences Facility | Stillwater, OK





## Brian Huntley

### Electrical Engineer

Mr. Huntley has had over 15 years of electrical engineering experience in audio/visual design, theatrical lighting and professional sound reinforcement. Brian's experience includes engineering management, estimating, electrical design, and project management. Mr. Huntley has worked on numerous public school, university, church, theatre, and other projects in Oklahoma. Audio/visual experience includes ongoing support for the weekly religious services for several local churches.

#### Industry Experience

15 years

#### Education

Bachelor of Science Degree  
Electrical Engineering  
Oklahoma State University

#### Professional Engineer Registrations

- State of Oklahoma Professional Engineer, #25504
- State of Texas Professional Engineer, #133840

#### Memberships

- Institute of Electrical and Electronic Engineers (IEEE)
- Illuminating Engineering Society of North America (IESNA)

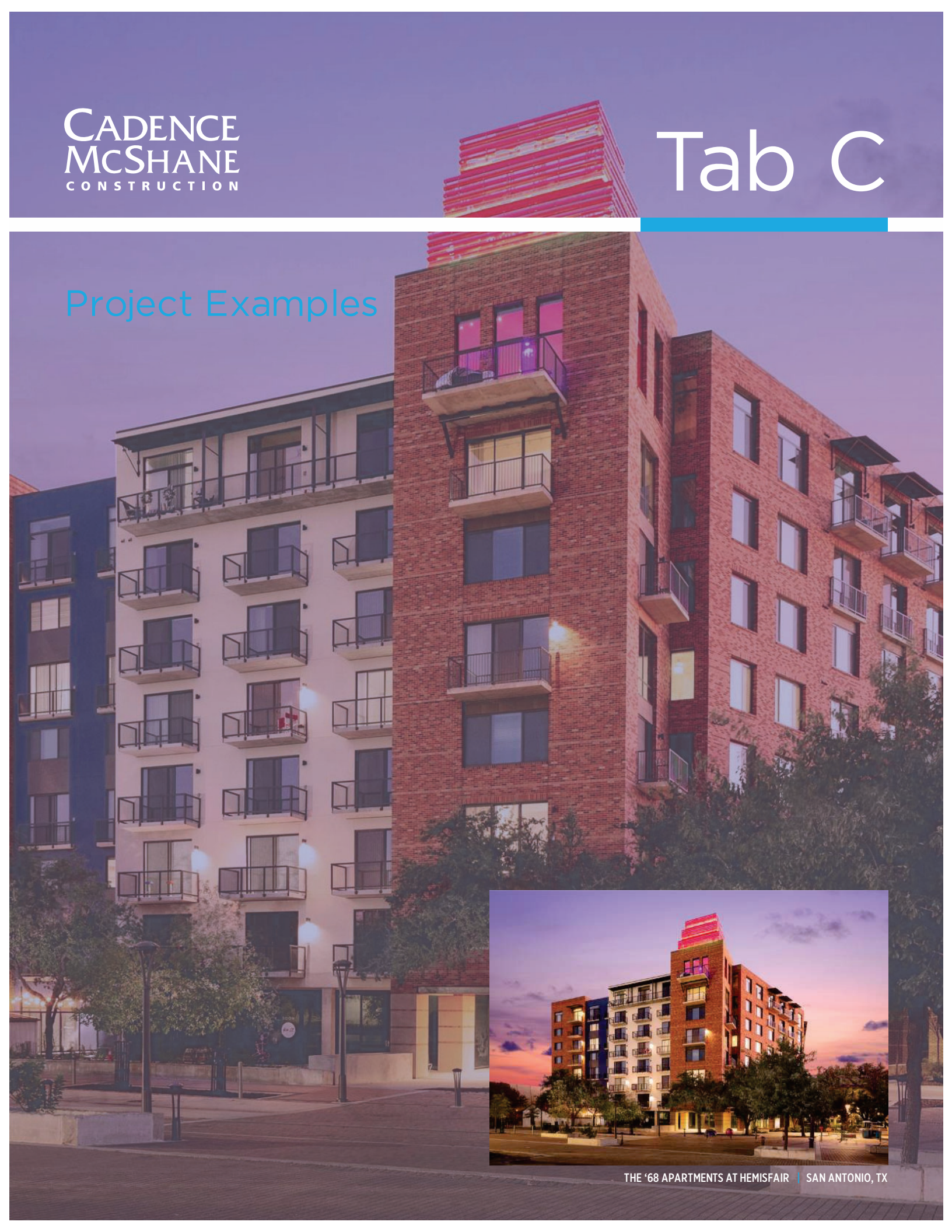
Brian has a unique balance of design and installation experience. He works closely with the other disciplines, as well as construction contractors, in the coordination of the electrical systems to ensure quality performance and work. Throughout his career he has designed electrical systems for various building and aerospace projects consisting of power distribution, audio/visual systems, interior and theatrical lighting and structured wiring.

Today, Brian's responsibilities include creating, establishing and monitoring electrical designs, production tools, specifications, and documentation.

#### Select Project Experience

- Tulsa County Family Justice Center | Tulsa, OK
- Oklahoma State University Student Union Renovation | Stillwater, OK
- The Helmerich Research Center & Gilcrease National Archive | Tulsa, OK
- The Philbrook Museum of Art (Mathews Warehouse) | Tulsa, OK
- The Believers Church Mobile Production | Tulsa, OK
- Church on the Move Oneighty Building | Tulsa, OK
- Victory Christian Center Worship Center | Tulsa, OK
- First Baptist Tulsa Auditorium | Tulsa, OK
- Memorial High School Theatre | Tulsa, OK
- Broken Arrow North Intermediate Theatre | Broken Arrow, OK

Project Examples





## SIMILAR PROJECT EXPERIENCE

As an integrated team, we will assume single-source responsibility for the **Multi-Story Commercial** project and ultimate accountability for bringing a project to a successful schedule and cost conclusion. We will ensure success by applying knowledge gained from our past project experience.

The Consultant must submit a minimum of three examples of previous projects with similar scopes of services.

Profile sheets on the following pages showcase projects from **Cadence McShane** and **Edmonson Flynn Group** and demonstrate our team's capabilities. With our proven track record of successful delivery and our specific experience with commercial projects, we have the capability to deliver exceptional design concepts, valuable construction services, a quality product within tight budget, and execute the work on or ahead of schedule.

A conceptual design of the building's elevation must be included to show the vision the team brings. This concept is non-binding but failure to include it could result in rejection of the statement of qualifications.

Conceptual designs of our team's proposed design for the **Multi-Story Commercial** project are included at the end of this section. Our design team will continue to develop and refine the design through on-going collaboration with the **City of Kyle, Fugro,** and **Coleman & Associates.**

*"We sincerely appreciate all of CMC's efforts and very happy with the results."*  
- Louis Bernardy, Senior Vice President & Director of Development, Texas - McCormack Baron Salazar

*"The project could not have been successful without the relentless attention to detail, workmanship and schedule..."*  
- Steve Hulsey - President, Gorgan

*"Their approach to construction means and methods, cost control, and fast-track scheduling is reflected in their thorough preparation and timely delivery of our project."*  
- Sundaresh Kamath, Vice President - Project and Development Services, JLL Houston

Letters of recommendation are included behind Tab F.



135 clients and architects across Texas were asked the three words that best describe Cadence McShane.\*

**THE RESULTS SPEAK FOR THEMSELVES.**

\* Results from 2Q 2020



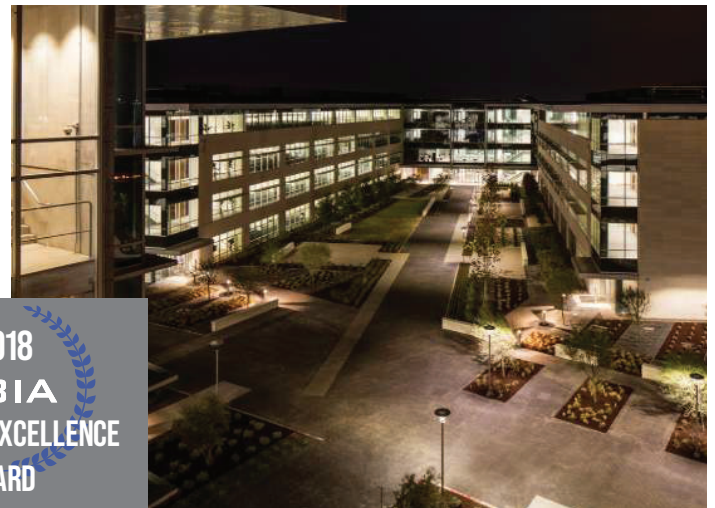
# Apple Campus, Phases I, II and III

Austin, Texas

CADENCE  
MC SHANE  
CONSTRUCTION



2018  
DBIA  
NATIONAL EXCELLENCE  
AWARD



Located in Austin, Texas, the Apple Campus is a **design-build**, multi-phase, LEED-Gold Certified, mixed-use corporate campus. It is comprised of seven four-story buildings, three parking garages, a central utility plant, and includes a state of the art Wellness and Fitness Center. The campus features a 32,360-square-foot conference center with a 12,360-square-foot, 1,000- capacity broadcast-quality level auditorium. Outside the auditorium, the curved millwork wall required extensive coordination of wood log from Scandinavia and veneer to match the wood grains in a symmetric fashion. In addition, the **fully-equipped commercial kitchen** and 5,000-seat capacity cafeteria. The two-story cafeteria totals 85,000 square feet and serves a multitude of cuisines and acts as a common gathering area with generous indoor and outdoor seating.

#### Client:

Apple, Inc.  
Pat Moore  
Retired but available for reference  
512.423.4178

#### Size:

1,140,000 SF

#### Start date / Completion date:

Sep 2012 / Jun 2016

#### Services Provided:

Design-Builder, construction cost, schedule, quality, and safety management

QUALIFICATIONS FOR DESIGN-BUILD SERVICES



# Legend Oaks, Phase II

Austin, Texas



Legend Oaks is a 27,000 SF new construction of a **three-story office building located in Austin, Texas** on 3.6 acres. The building encompasses one floor of parking and two floors of roughly 18,000 SF of shell office space. The building is constructed with a full limestone façade and decorative custom laser cut aluminum decorative panels. The project is located within the limits of an aquifer recharge zone that required additional environmental inspections and coordination with the city.

The preconstruction team proposed an initial \$209,000 in cost savings ideas, while only \$49,000 were initially accepted, our team continuously sought solutions to save the project money while remaining true to the design intent.

Our team overcame the challenge of inclement weather and other delays that initially set the construction schedule back fifty-five days. The team re-sequenced trades, as well as proposed the solution to re-evaluate site work and landscaping requirements with the owner and the city to bring the project back within schedule.

#### Client:

Carlson Brigrance & Doering Inc.  
Gwen Gates  
5501 W. William Cannon Drive, Austin, TX 78749  
512.280.5160  
ggates@cbdeng.com

#### Size:

29,000 SF

#### Start date / Completion date:

Sep 2019 / Jul 2020

#### Services Provided:

Construction cost, schedule, quality, and safety management

QUALIFICATIONS FOR DESIGN-BUILD SERVICES



# The Bowden Event Center

Keller, Texas

CADENCE  
MC SHANE  
CONSTRUCTION



The Bowden Event Center and chapel is a 35,000 square-foot venue designed to complement the views and natural landscape of the surrounding 5.6-acre, wooded site. The buildings' exterior designs feature elegant facades that utilize a combination of stone and stucco. The interior foyer offers direct access into the grand chapel boasting intricate woodwork and an abundance of natural light. The 28,000-square-foot community center has 16 crystal chandeliers along with the beautiful view overlooking the two-acre pond. Other features include a full-service kitchen, private offices, conference rooms, the outdoor patio, state-of-the-art audio and visual equipment and a 189-car parking lot.

Cadence McShane took extra precautions to protect the scenery and provide a new facility that would eventually blend in with the site. For example, temporary fencing was used to keep three fairly large trees located between the chapel and the event center free from harm. The jobsite trailer and construction material staging areas were sized and oriented to avoid impacting the mature trees and an Arborist was consulted prior to establishing smaller staging materials near trees.

#### Client:

Greater Keller Women's Club and Foundation  
The Bowden, Inc.  
Roger Hutton  
1775 Keller Parkway, Keller, TX 76248  
214.402.3587  
rhutton@thebowden.org

#### Size:

35,000 SF

#### Start date / Completion date:

Jan 2016 / Oct 2017

#### Services Provided:

Construction cost, schedule, quality, and safety management

QUALIFICATIONS FOR DESIGN-BUILD SERVICES



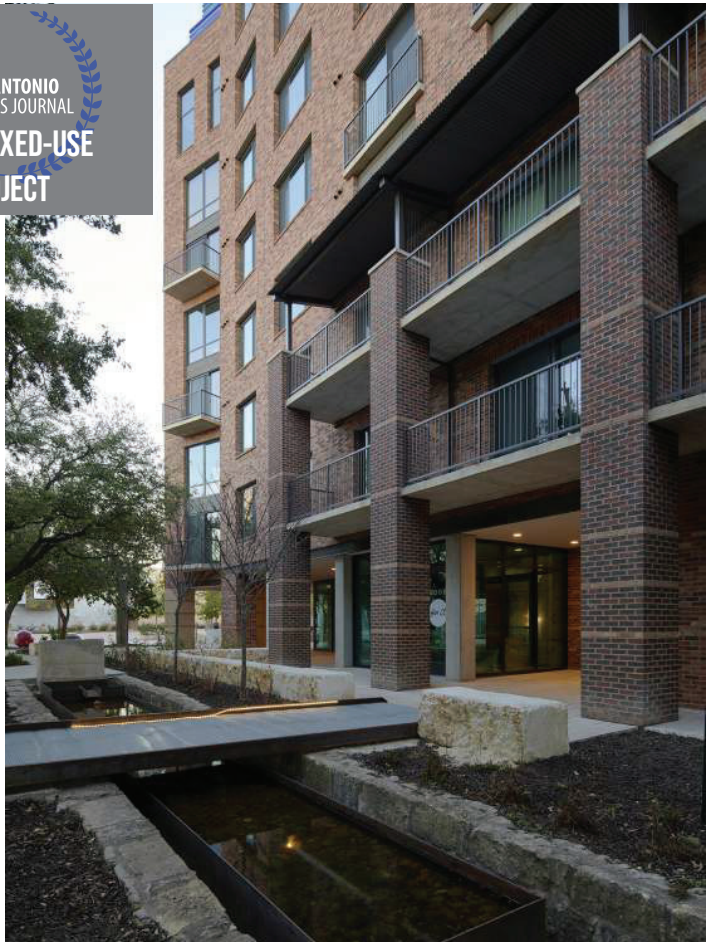
# The '68 Apartments at Hemisfair

San Antonio, Texas

CADENCE  
MC SHANE  
CONSTRUCTION



SAN ANTONIO  
BUSINESS JOURNAL  
BEST MIXED-USE  
PROJECT



The '68 Apartments at Hemisfair is a cold-form metal framed mixed-use development located in San Antonio, Texas. The residential community consists of 151 total units, a leasing office, fitness center, rooftop basketball court. **The ground floor includes 8,364 square feet of retail and restaurants.**

The project owners were involved in design development discussions and requested dimensional layout, wall type, infrastructure, and finish selection changes frequently. This required the team to have a dynamic schedule to provide expedient feedback to the overall schedule impact and workable solutions to avoid delays to the schedule. As an example, during the skin phase, the architect went through several changes to the pattern, blend, and coursing of the all-brick façade. We created an interactive "story-pole" adjustment template to keep the team informed regarding what changes were actually possible since two floors of the building were already constructed. The change from a three-brick bend to a five-brick alternating pattern was accommodated to achieve the desired design.

#### Client:

Area Real Estate  
David Adelman  
1221 Broadway Street, Suite 104  
San Antonio, TX 78215  
210.417.4311  
david@areatx.com

#### Size:

283,000 SF

#### Start date / Completion date:

Sep 2019 / Apr 2019

#### Services Provided:

Construction cost, schedule, quality, and safety management

QUALIFICATIONS FOR DESIGN-BUILD SERVICES



# The District at Green Valley Ranch

Henderson, Nevada



The District at Green Valley Ranch features 288 residential condominiums over retail, restaurant and office space with a “main street” theme. The community includes eight 1-3-story high buildings on a 30 acre site located across from the Green Valley Hotel and Casino.

The project’s residential housing consists of 1, 2 & 3 bedroom condo apartment units with elevator access, a library, fitness center, subterranean parking garage and a rooftop spa. The project was designed to comply with ADA, The Fair Housing Act Accessibility Guidelines and ANSI A117.1. Due to the complexity of the project, Access Technologies Services was contracted for accessibility consulting services.

**Client:**

American Nevada Corporation  
Brien McEahern  
2501 Green Valley Parkway, Henderson, NV 89014  
702.581.4141  
brienmceahern1@gmail.com

**Size:**

410,000 SF

**Start date / Completion date:**

Nov 2003 / Apr 2005

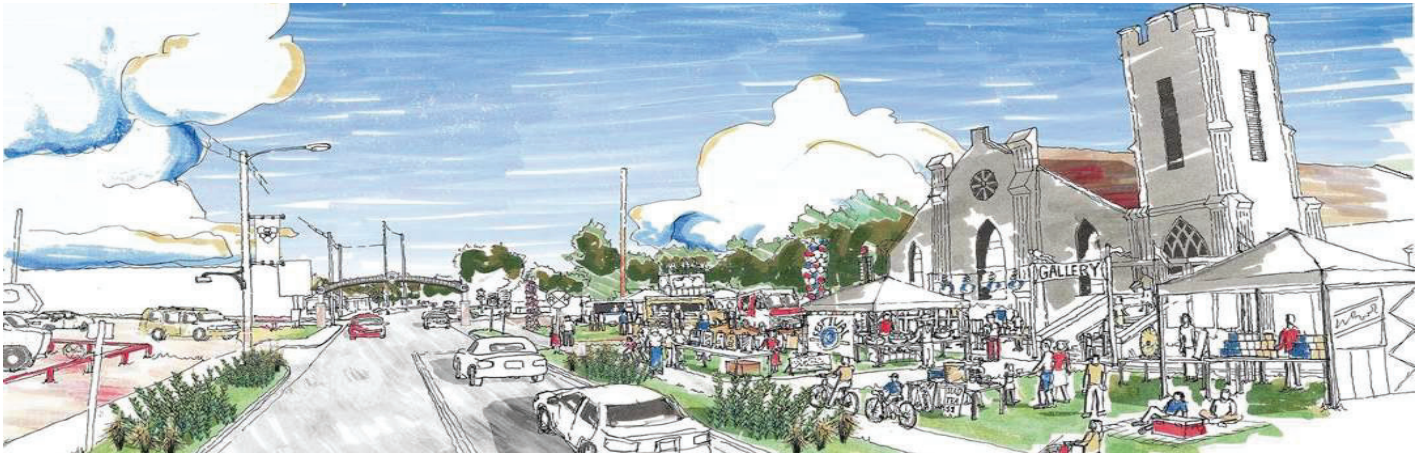
**Services Provided:**

Master plan, architectural, planning, design, entitlements/zoning, construction documents, construction administration



# Durant Arts District Master Plan

Durant, Oklahoma

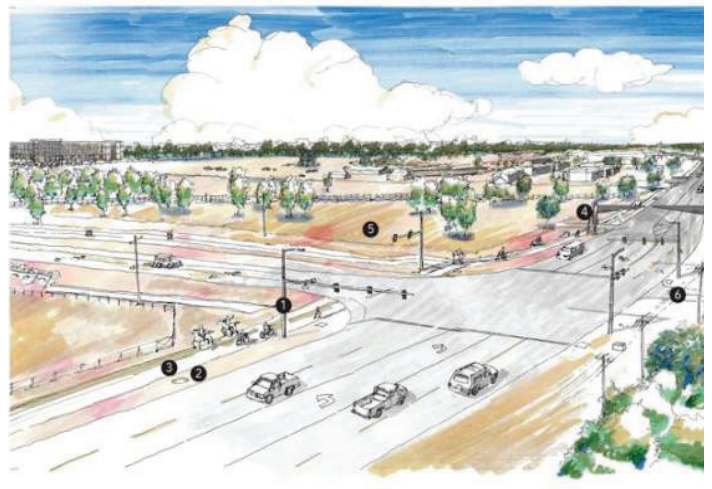


## S9A CORRIDOR



## TABLE OF CONTENTS

- The Purpose**
  - Introduction
  - Purpose of a Master Plan
  - About the Town
  - Existing Conditions
  - Parts and Pieces
- Celebrating Diversity of S9A**
  - Theme for District
  - Infrastructure
  - Visualization
  - Temporary Land Uses
  - Opportunities for Property Owners
- Master Plan**
  - Mapping of Corridor
- Funding Opportunities**
  - Funding Sources
  - Economic Development
- The Next Steps**
  - Phasing Strategies
- Tracking Success**
  - Tracking Chart of Desired Projects



Through the National Endowment for the Arts funding, Bald Eagle was selected to lead a master planning project for the South 9th Avenue in Durant, OK. The People in Durant enjoy all types of activities in their community. Many noted that connecting S9A with the Main St. events would help expand the success and vitality of the community.

Community engagement sessions resulted in common goals including creating a vibrant, active corridor with music, sidewalks and trails, art, and festivals. The design team worked diligently to listen to the community and document their desires and wishes. Through listening to the community and reflecting on their dreams, a conceptual master plan was developed.

As a team, we remembered that any solution needed to be capable of phasing, build of off existing infrastructure and allow for the maximum quality in terms of people, process and place.

\*Project completed by EFG staff working with prior firm

### Client:

City of Durant, Oklahoma  
Tim Rundel, City Manager  
300 West Evergreen, Durant, OK 74701  
580.931.6600

### Location:

Two miles of South 9th Avenue

### Start year / Completion year:

2017 / 2018

### Services Provided:

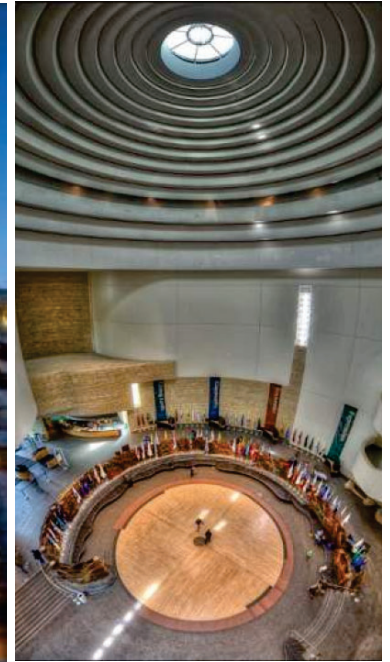
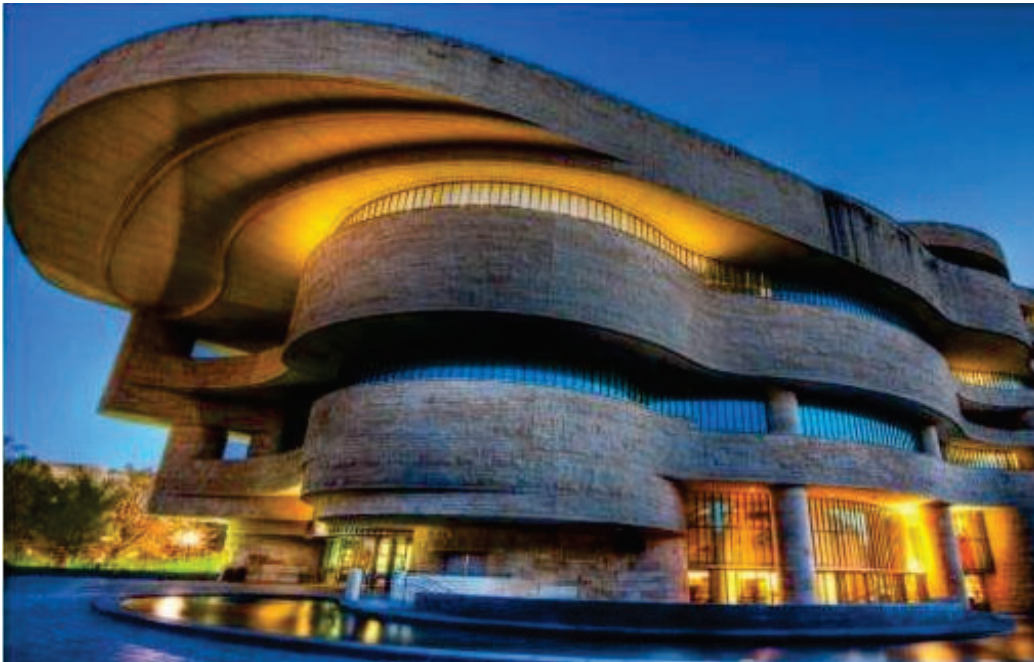
Community engagement, mapping charrette, planning, media, marketing support, and technical assistance

QUALIFICATIONS FOR DESIGN-BUILD SERVICES



# National Museum of the American Indian

Washington, District of Columbia



The Smithsonian's National Museum of the American Indian is one of ERA's most prestigious projects. It is located on the National Mall in Washington, DC between the Smithsonian's National Air & Space Museum and the U.S. Capitol Building.

National Museum of the American Indian is an institution devoted to the collection, preservation, and presentation of the culture of the indigenous populations of the Western Hemisphere. The museum's collection, comprising four million cataloged items, includes ceramics, masks, dolls, carvings, textiles, feather work, beadwork, and jewelry.

**Client:**

Smithsonian Institution  
Kevin Gover - Director  
Fourth Street & Independence Ave. SW  
Washington D.C. 20560  
202.633.6644

**Size:**

20,000 SF

**Start year / Completion year:**

2001 / 2004

**Services Provided:**

Part of designated Design Team, Architectural, planning, design, construction documents, construction administration











## Approach





## PROJECT APPROACH AND LOGISTICS

Our talented staff of professionals address the challenges of the today's construction market with creative and cost-effective solutions.

### Describe your firm's process, planning methodology and approach for the Project.

As practitioners of the design-build delivery method, our design process is specifically structured to involve the **City of Kyle's** facilities group at every step of the project. This interaction allows the City to remain comfortable that the project meets their intended goals. In providing construction expertise early in the process, our design-build team will provide maximum value to the desired cost and schedule objectives.

We will actively listen to needs and concerns, provide multiple solutions for discussion, and incorporate those solutions within the design and budget provided. We deliver your project as a team and, should challenges arise, we will work as a team to resolve any issue. Our focus is to provide viable solutions and to ensure this design-build experience is rewarding and enjoyable to the **City of Kyle** and the community.

### PROJECT UNDERSTANDING

#### Indicate how your process and approach will accomplish the Project scope.

We are enthusiastic about the opportunity to be part of the historically significant growth and development taking place in the **City of Kyle** through the successful delivery of this design build project. This is an opportunity to show the local Kyle residents that expansion through projects such as this can be delivered with mitigating impact to everyday life of those residents at the center of our decision-making process. **Our proposed logistics plan for the Multi-Story Commercial project is provided on the following page.**

We deliver a unique approach to design-build projects moored by our firms' ability to think critically yet creatively as challenges present themselves. Our approach is born out of a refusal to conform the industry standard and dismissal of the notion that construction should be done the same way as it always has. Similar to the **City of Kyle**, we pride ourselves in adapting to the ever-changing world while retaining our character that sets us apart.

We strive to exceed expectations with every afforded opportunity by fostering a collaborative and flexible project environment. To deliver a project successfully your chosen partner will need to thrive in the environment in which status quo will be challenged every day. We have a reputation of delivering complex and expedited projects successfully for our clients.

#### Project Alignment / Kickoff Meeting



Immediately following a Notice to Proceed, a kickoff meeting and alignment session will be held with key project team members from the Cadence McShane team and the **City of Kyle**.

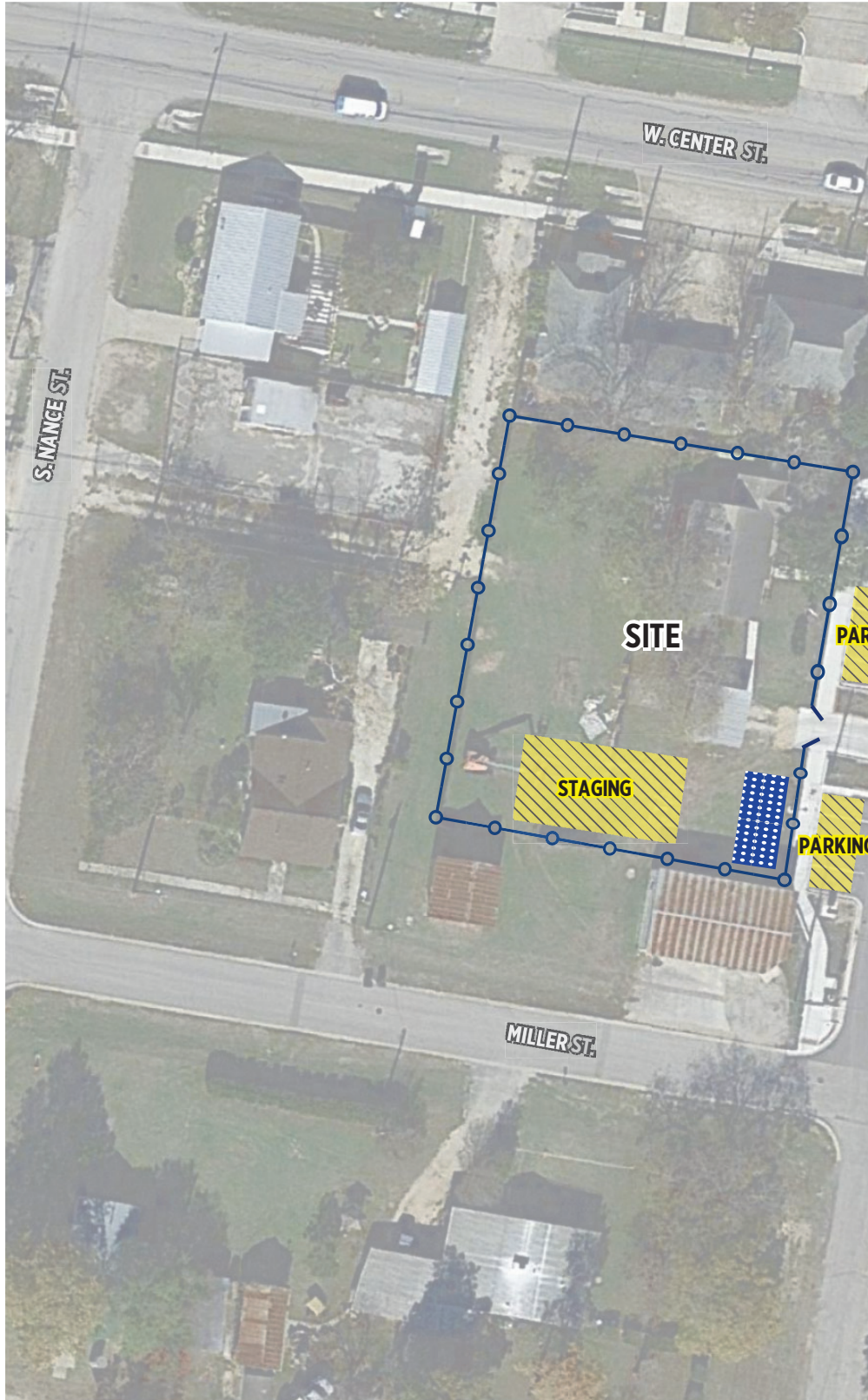
The kickoff meeting will focus on establishing a collaborative framework with all key players involved. Critical agenda items will include finalizing Project Controls, site-specific Safety and QA/QC protocols, current design scope review, project schedule and critical milestone dates, roles and responsibilities of each team member, lines of communication with a timeframe for response, a decision making authority matrix, and a project execution plan.

#### Community Meetings

Our effective approach to community relations begins by hosting local town hall meetings, which are open to the public, to provide updates regarding on-going projects in their local community. At these meetings, we can summarize the project and provide progress updates. We inform the public of our expected work schedule and hours of operation and explain our anticipated primary traffic routes expected to the project site for materials.



-  Construction Staging and Parking
-  Construction Fence
-  Construction Gate
-  Construction Trailer



## CRITICAL DESIGN DEVELOPMENT

### Schematic & Design Development Phase

#### VISION & GOAL FORMING

Create concepts and develop design package for client and users approval. Explore options in designs along with Fixtures, Finishes, & Equipment. Develop specifications and criteria for project to meet.

### Construction Document Phase

#### MAPPING & PROPOSED PROJECT DEVELOPMENT

Execute construction ready documents with all appropriate demolition, detailing, scheduling, plans, sections, specifications, code, and elevations. Coordinate M/E/P/FP with Architecture.

Our experienced team members work in close coordination to ensure the design and construction documents are complete and in compliance.

### Construction Administration

#### CONSTRUCTION ADMINISTRATION | QUALITY MANAGEMENT

Processing & Answering Requests for Information and Submittals. Conducting Site Walks with Punch Lists with Contractors. Provide overall Oversight and continued presence to insure quality control for the client.

## PRECONSTRUCTION ISSUES

The preconstruction process development will include the overall design-engineering schedule, requirements/options for the most cost effective foundation systems based on the geotechnical report. Our specialized approach also incorporates the **City of Kyle** staff and city requirements, forming a coherent team from day one of the project.

Our approach is strengthened by relationships with trade partners in the region formed through successful execution of previous design-build projects. We intend to leverage those relationships and trust earned to bring a proven group of trade partners together coupled with a hyper-focused analysis of ongoing productivity trends to forecast for, and plan around, impending project challenges before they occur.

## CRITICAL CONSTRUCTION ISSUES

Cadence McShane has been involved in more than 100 projects where construction occurs on active campuses and operating facilities and the **Multi-Story Commercial** project will benefit from that experience. Key items to be considered and managed through the construction process include construction in occupied areas and site constraints. Our design consultants are fully engaged during construction to respond to submittals and available to discuss constructability issues and interpret drawings.

## SAFETY PROGRAM

We will effectively implement our robust and award-winning safety program aimed at delivering the project with no lost time incidents. **In addition to our company Safety Manual, a site-specific safety plan will be developed for the Multi-Story Commercial project.** Also, we will use the opportunity to positively impact the safety culture of all trade partners' organizations and thus compounding the positive impact this project will provide to the region.



2019

Construction Safety  
Excellence Award



2019

National Safety  
Merit Award



2019, 2018, 2017

Diamond Level  
STEP Award



2018, 2017

Certificate of Excellence  
Job Site Safety



2017, 2016

National Construction  
Safety Excellence  
2nd Place



2017

Silver Chapter  
Safety Award



2017

Diamond Level  
STEP Award

## DEVELOP/MAINTAIN PROJECT SCHEDULE

We customize the scheduling tools shown in the graphic below to accommodate needs of the owner. Our approach to timely completion of the projects starts with securing commitments from every team member involved in planning and establishing the schedule. We generate detailed reports demonstrating our plans to manage activities on the critical path.

### Maintaining the Project Schedule - Design Phase

Throughout the design phases, EFG will focus on the accurate and timely exchange of design information and will help to ensure that all the consultant teams' documents are well coordinated. Our team will benefit from our subconsultants established processes within their own disciplines.

Cadence McShane team will use a variety of strategies during preconstruction to maintain the project schedule:

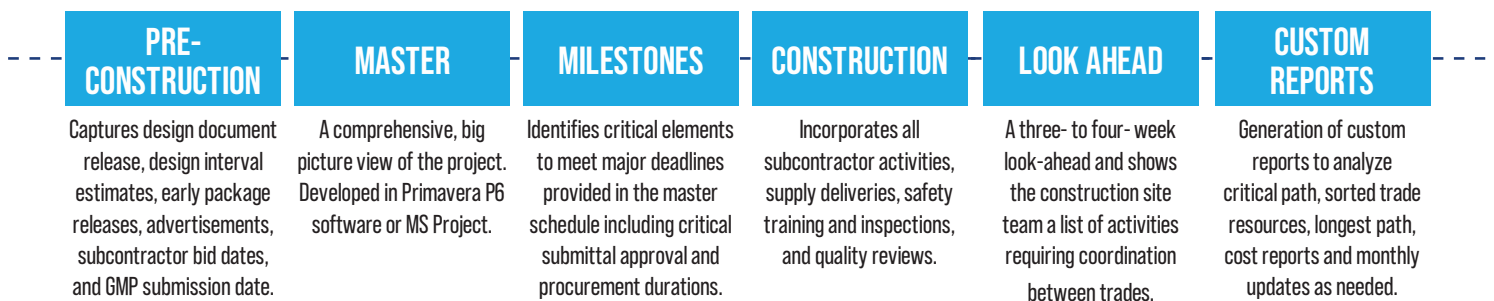
- Work with EFG, other design team members, and the City to obtain civil, utility and foundation permits, which allow work to begin immediately after project award.
- Request proposals for "professional services" from detailers, which will facilitate early delivery of steel as soon as the structural drawings become available, if applicable.
- Secure lumber package timely to take advantage of ever-changing market/commodity conditions, if applicable.

- Coordinate with EFG to minimize materials or equipment coming from overseas, trying to limit them to domestic products when possible.
- Determine the composition of bid packages, i.e. separate site and building packages.
- Bid the project based upon current maximum work hours allowed by the City.
- Select subcontractors with successful experience on fast track projects.
- Consider the use of BIM to help eliminate conflicts and reduce changes.

## APPROACH TO TIMELY COMPLETION

The Cadence McShane team approach to timely completion of the projects starts with securing commitments from every team member involved in planning and establishing the schedule. We generate detailed reports demonstrating our plans to manage activities on the critical path, as well as our strategy to keep follow-on items off the critical path. If delays are encountered, our team incorporates updates into the schedule, analyzes remaining float, and issues a recovery schedule, if needed.

## Schedule Tools





## QUALITY ASSURANCE PROGRAM

Our team will work closely with designated **City of Kyle** representatives to develop and implement a plan that reflects the City's commitment to quality. Quality control procedures are designed to assure completeness and coordination of our work and the work of all consultants; to confirm compliance with codes and regulations; and to enhance the accuracy of pre-construction estimates.

Cadence McShane's Design-Build team has a proven history of delivering exceptional projects with the highest level of quality. The team's quality plans are committed to a common goal: exceptional craftsmanship, quality materials, and optimized facilities. EFG's Quality Assurance/Quality Control program strives to maintain the highest quality of architectural services and deliverables through a combination of applied experience and management techniques. Similarly, Cadence McShane demands the highest quality of work by our subcontractors. Our superintendent is the key most senior level individual responsible for quality management in the field. He will inspect, observe, and document on-site activities. Prior to covering up installed work, our team photographs the section and uploads the images to our project management software. Our design team will be on-site regularly to observe and provide field report and note any necessary changes as required. If changes are needed, the subcontractor can be sent the images with our request for corrections.

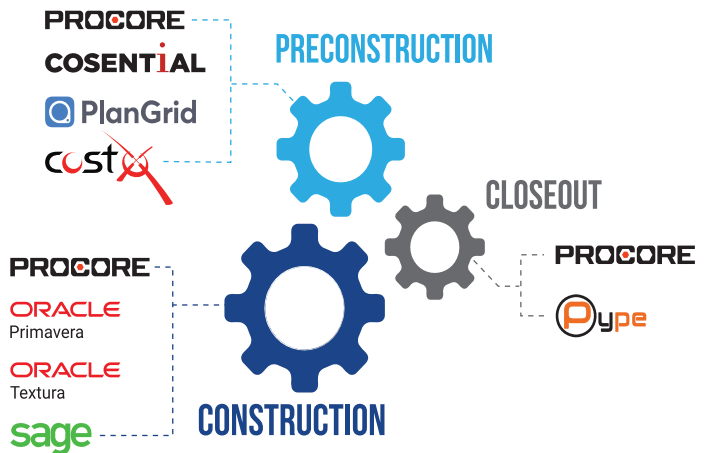
We establish quality standards and mock-up examples to clearly define the quality expectations. We will measure our success on the quality control by the percentage of reduced repeat observations within the QA/QC reports. By proactively reviewing installation of all products as they are put in place, we will address items previously seen on quality reports and in turn reduce turnover time from substantial completion to Owner Occupancy. Our goal is to become viewed as a partner to the ownership group and help facilitate the vision the **City of Kyle** has for this specific project.

## CLOUD-BASED PROJECT MANAGEMENT

We will process all documentation through the our Procore online project management software. The Procore system has the ability to keep the team connected for immediate data access and can be used to generate monthly status reports capturing change order data, subcontractor commitments, meeting minutes, RFIs, and submittals. It has the capability to notify parties associated with the project about changes in document status and, since many of these modules are accessible via Procore's mobile app, team members can access critical information from the field in real time.

### Technology

As shown in the graphic below, we use a number of technology tools in the project delivery process which improves accuracy and promotes streamlined communications.



### Please state relationships with other firms concerning this Project.

Several members of the Cadence McShane Design-Build team have a history of successfully working together on past projects. Additionally, every team member brings dedicated experience working with City partners on public projects, and we will bring that experience to bear on your project.

## Insurance Requirements



The Proposer agrees to obtain and keep in force during the term of the contract professional liability insurance covering the loss arising out of or related in any manner to the errors, omissions or negligent acts of Proposer, its employees, agents, architects, engineers and/or individual contractors in a minimum of one million dollars (\$1,000,000.00). Said professional liability insurance is to be kept in force for the term of the contract for this Project. The proof of said insurance shall be filed with the City of Kyle prior to commencement of work.

As shown in the graphic below, the Cadence McShane team will provide comprehensive design and construction services on the **Multi-Story Building** project.

We acknowledge the requirement for proof of insurance in compliance with specified limits to be provided prior to commencement of work.

A sample certificate demonstrating Cadence McShane's comprehensive insurance program is provided on the following page.







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/1/2020

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

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

<b>PRODUCER</b> CSDZ, LLC 225 South Sixth Street, Suite 1900 Minneapolis MN 55401	<b>CONTACT NAME:</b> Cindy Koch <b>PHONE (A/C, No, Ext):</b> 612-349-2448 <b>E-MAIL ADDRESS:</b> ckoch@csdz.com	<b>FAX (A/C, No):</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Cadence McShane Construction Company LLC 5057 Keller Springs Rd Ste 500 Addison TX 75001	<b>INSURER A:</b> Travelers Indemnity Co of America		25666
	<b>INSURER B:</b> Travelers Property Casualty Co. America		25674
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
<b>INSURER F:</b>			

**COVERAGES**

CERTIFICATE NUMBER: 877082219

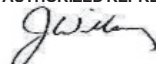
REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTR LIAB PER <input checked="" type="checkbox"/> POLICY FORM/XCU GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			1	10/1/2020	10/1/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1	10/1/2020	10/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			1	10/1/2020	10/1/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			1	10/1/2020	10/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 SAMPLE FOR BIDDING PURPOSES ONLY

**CERTIFICATE HOLDER****CANCELLATION**

Sample Company Sample Address Sample City/State/Zip	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/14/2020

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

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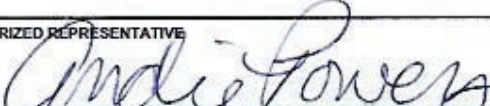
<b>PRODUCER</b> Mark Fugett Insurance Agency Inc. 4949 S Mingo Road Tulsa, OK 74146 	<b>CONTACT NAME:</b> Mark Fugett <b>PHONE (A/C, No, Ext):</b> 918-628-1900 <b>E-MAIL ADDRESS:</b> mark@markfugett.com	<b>FAX (A/C, No):</b> 918-664-9505													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : State Farm Fire and Casualty Company</td> <td>25143</td> </tr> <tr> <td>INSURER B : State Farm Mutual Automobile Insurance Company</td> <td>25178</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Fire and Casualty Company	25143	INSURER B : State Farm Mutual Automobile Insurance Company	25178	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

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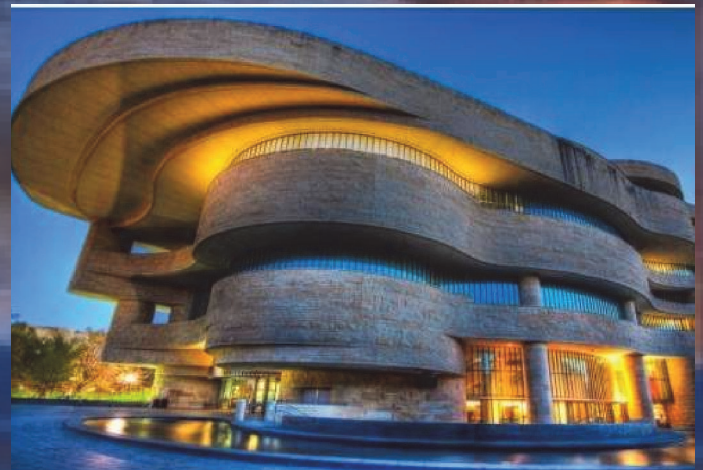
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B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			1	06/07/2020	12/07/2021	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$      RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
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	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 



## Additional Information



## WHY CHOOSE OUR TEAM?

The goal of our team goes beyond the design and construction of your building. Our desire is to design and build a facility that exceeds your expectations and serves as a community resource for many years to come.

**Include any additional information you feel will assist us in the evaluation of your firm's qualification. It is important you emphasize the specialties and strengths of your firm. Please state why your firm should be selected.**

We believe the ancillary benefits our team members provide are unmatched and the professional and personal experience of each team member set us apart from our competition. Our lead principal in the Austin office, as well as our Director of Preconstruction, both hold bachelors degrees in architecture which provides our team a strong advantage when collaborating with design-build partners.

Cadence McShane holds a reputation of delivering complex and exciting award-winning projects, including the Apple Campus project. This completed project was among **the largest design-build project in Central Texas in the last five years.**

What sets us apart the most, however, is our culture of *relentless service with an entrepreneurial spirit*. It is about:

- **B**eing creative, solving problems, and taking accountability for our actions. It creates a catalyst for creative “out of the box” thinking born out of a refusal to conform to the industry standard and a dismissal of the notion that construction should always be done the same way.
- **F**ocus on understanding the overall program and its goals. In the case of the **Multi-Story Commercial** project, we understand schedule and cost are significant drivers. We will analyze delivery strategies and cost in order to meet your budget goal and final completion date. Our proven processes for preconstruction and construction ensure that you are getting a best-in-class facility at the best price, managed by an experienced team, which translates to peace of mind for your team.

- **T**arget subcontractor solicitation which includes clarifying the scope of work to confirm bid packages can be easily understood, performing line item cost review to ensure overall budget compliance, and comparing schedule duration estimates to subcontractor schedules to address any issues before construction begins.
- **S**et quality standards and mock-up examples to clearly define the quality expectations and then manage to achieve that level or above. We emphasize continuous feedback, innovation, and improvement throughout design and construction to go beyond initial expectations to reach customer satisfaction.
- **O**r strong financial platform, extensive bonding capacity and comprehensive insurance program are essential characteristics that have established Cadence McShane as a leader in the field and are central to the partnerships we have with our clients. Currently, our bonding capacity is \$250,000,000 for a single project and a total program in excess of \$450,000,000, as shown in the letter provided at the end of this section.
- **A**s a large general contractor, we have solid partnerships with local subs which directly translate to enhanced value for the City. Simply put, due to our long-term relationships with Tier 1 subcontractors, we get the best teams and the best pricing from our subcontractors, which equates to better quality and better value for the City.

Ultimately, our goal as a team is to bring solutions and savings under the triple constraint of cost, quality, and schedule. All of which are of equal importance to the successful completion of the **Multi-Story Commercial** project. We work collaboratively as a team on the project, and should challenges arise, we will work as a team to resolve them. We treat every customer like family. If you need our help, we have your back.



November 4, 2020

City of Kyle  
100 W. Center Street  
Kyle, TX 78640

RE: Cadence McShane Construction Company LLC  
Multistory Commercial Building 104 S. Burleson

To Whom It May Concern:

It is our pleasure to provide you with this reference letter outlining the current surety program for Cadence McShane Construction Company LLC.

Bonding for Cadence McShane Construction Company LLC is by the Liberty Mutual Insurance Company. Liberty Mutual Insurance Company is listed in the Federal Register Circular 570, with a Treasury Limit of \$1,310,710,000, and has an AM Best Rating of "A", with a Financial Size Category of XV.

Liberty Mutual Insurance Company continues to support Cadence McShane Construction Company LLC on single projects in excess of \$250,000,000, with a total program in excess of \$450,000,000. These figures are by no means maximum amounts. We would look favorably on supporting bonds at the request of our client, conditioned upon completion of the underwriting process, including satisfactory review of contract documents acceptable to our client and the surety, confirmation of financing and our ongoing review of the operational and financial capacity of Cadence McShane Construction Company LLC.

Please understand, this letter is not to be construed as an agreement to provide bonds for any particular project, but it is offered as an indication of our past experience and confidence in Cadence McShane Construction Company LLC. Any arrangement to provide final bonds is a matter between Liberty Mutual Insurance Company and Cadence McShane Construction Company LLC, and we assume no liability to third parties if we do not execute said bonds.

We highly recommend Cadence McShane Construction Company LLC to you. They are well managed, financed, and truly capable of meeting your requirements. Should you have any questions in regards to this letter, please feel free to contact me.

Sincerely,

KANSAS CITY SERIES OF  
LOCKTON COMPANIES, LLC

Mary T. Flanigan  
Vice President, Sr. Surety Specialist  
Surety Operations





**North Dallas Commercial Banking**  
MAC T9110-031  
4975 Preston Park Boulevard  
Suite 300  
Plano, TX 75093

October 7th, 2020

Stephanie Fox

Re: Cadence McShane Construction Company

Dear Ms. Fox

This letter serves to confirm that Cadence McShane Construction Company ("Company") has maintained a commercial deposit relationship with Wells Fargo Bank, N.A. ("Bank") since December 2009 and borrowing relationship since April 2010. This relationship currently includes one or more deposit and loan accounts, and various treasury management-related services. As of the date hereof, all accounts remain in good standing, as the Company's depository and borrowing relationship, which consists of a \$5,000,000 revolving line of credit, have been maintained satisfactorily according to Bank's own internal and subjective standards.

This letter is strictly confidential and is given in good faith, without legal liability. This letter only pertains to Bank's experience with regard to Company's relationship described above and should not be considered reliable for any other purpose. Bank and its affiliates do not undertake or accept any responsibility, liability or obligation that may arise from reliance being placed upon information contained in this letter or for any loss or damage that may result from reliance being placed upon it. Our statements herein do not constitute a guarantee or other credit support of any nature.

This letter is addressed to you solely for your own use and is strictly limited to the information set forth above. Bank undertakes no duty to update this letter in the event Bank's experience or circumstance with Company should change.


Very truly yours,

Wells Fargo Bank, N.A.

A handwritten signature in black ink that reads "Matt Bolding". The signature is stylized and written over a white rectangular area.

By: Matt Bolding





July 9, 2019

Srinath Pai Kasturi  
Executive Vice President  
Cadence McShane Construction Company  
2915 W. Bitters Road, Suite 316  
San Antonio, TX 78248

Re: Cadence McShane Construction Company

Dear Srinath:

Area Real Estate would like to thank Cadence McShane Construction for your outstanding performance on the Acequia Lofts / "The '68 Project". Right from the onset, Cadence McShane, assisted with guiding us during preconstruction, which enabled us to set up the project for success. Your team worked diligently providing a variety of options for us to consider so that we could design this project with a sense of uniqueness in character and differentiate ourselves in the marketplace.

When it came to the execution, the construction team of Cadence McShane always had the "can do" attitude despite the numerous challenges faced during construction. The unique cold-formed metal framing structural system, first of its kind in San Antonio, required a tremendous amount of coordination with other elements of the design. We are very pleased with the outcome. The project has been delivered at a very high level of quality and exceeds our budget and schedule expectations.

The professionalism and high level of construction expertise demonstrated by your team was instrumental in the success of the project. I am glad to be a reference for your company and am excited about the next project we will be doing together.

Sincerely,



David A Adelman  
Principal



June 12, 2019

Cadence McShane Construction Company  
1221 S MoPac Expy #250  
Austin, TX 78746

To Whom it May Concern,

This letter is written as a strong recommendation for Cadence McShane Construction Company.

Presidium recently completed a project in Austin Tx, along the Riverside corridor named "The Edison".

From the first time we sat down with the team at Cadence all the way through TCO and C/O, The Cadence team handled themselves with the upmost professionalism, the highest possible level of integrity, ethics, and fair and honest dealing.

The structure of the contract was Design-Build, so the design team included Cadence as the single point of contact in charge for both the design and construction of the project. I would recommend this format to other developers who are looking for a practically turn key project.

As many of us in the industry know, every project has its war stories and The Edison was no exception. When the going got tough, Cadence played a steady game, and approached problems in a collaborative way.

The overall quality of the project delivery has exceeded my expectations and will add value to the surrounding community for decades to come.

Please feel free to contact me with any questions I can answer about my experience with Cadence McShane construction.

Gratefully,

Nathan A Vargo  
Senior Vice President of Development  
Presidium Group





Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

---

July 20, 2020

To Whom it may concern,

Carlson, Brigance & Doering, Inc. is the owner of Legend Oaks Phase II, a three-story office building recently constructed by Cadence McShane. When selecting a contractor for this project, we desired a firm that demonstrated professionalism, accuracy, and excellence in construction. We were very pleased to be able to engage Cadence McShane as they possess all three of these characteristics.

Cadence McShane's team members overcame unforeseen challenges, which included a compressed construction schedule, an occupied adjacent office building, and a site location within the environmentally sensitive Barton Springs segment of the Edwards Aquifer Recharge Zone. They effectively mitigated project cost increases, offered a cooperative working environment, and provided practical solutions to resolve issues quickly. The project maintained progress ahead of schedule and completed early.

Cadence McShane's team was accessible to us throughout the construction process and they delivered an outstanding product. We look forward to working with them on future projects.

Regards,

Thomas W. Carlson

Chief Executive Officer

Carlson, Brigance & Doering, Inc.

October 13, 2016



Srinath Pai Kasturi, LEED® AP  
Vice President – General Manager  
Cadence McShane Construction Company, LLC  
12708 Riata Vista Circle, #A-103  
Austin, TX 78727

RE: Cadence McShane Construction Company

Dear Srinath:

Apple Inc. recently retained Cadence McShane Construction Company for the design and construction of Parmer Lane Campus (“PLC”), Apple’s new Americas Operations Center located in Austin, Texas. We write this letter to thank you and Cadence McShane for the extraordinary efforts on this project, and to note the exceptional results provided by you and Cadence McShane.

PLC was a complex and challenging undertaking – a LEED-Gold campus consisting of seven office buildings totaling over 1.1 million square feet and three parking garages accommodating nearly 5,000 vehicles. The vision for PLC was to create employee-centric spaces within an environmentally forward setting, showcasing Apple’s distinct culture and identity. Simplicity and exceptional quality are basic principles of design at Apple.

As a result of the comprehensive design and construction program led by you and Cadence McShane, these ideals are exemplified throughout both the interior and exterior spaces at PLC. The Cadence McShane team worked within Apple’s strict specifications for quality throughout construction while maintaining the firm’s focused approach to safety. In so doing, you utilized strategic sequencing of construction in order to meet our required occupancy timeline. Importantly, due to the planning and cost control of Cadence McShane, our project was completed on time, under budget, and with the utmost attention to quality.

The expertise and professionalism of both you personally and Cadence McShane as a company successfully guided the entire PLC project from initial planning to final delivery. The new campus is now home to over 5,000 employees that are essential to the growth and success of our organization. Apple enjoyed the opportunity to work with you and your entire collaborative, dedicated, and respected organization, and the resulting project has exceeded our expectations in all respects.

Sincerely,

A blue ink handwritten signature, appearing to read 'KRISTINA RASPE', is written over the word 'Sincerely,'.

Kristina Raspe  
Senior Director, Real Estate and Development

Handwritten initials 'PLM' in blue ink, positioned above the name Pat Moore.

Pat Moore  
Senior Project Manager, Real Estate and Development

Apple  
1 Infinite Loop  
Cupertino, CA 95014

T: 408 996 1010  
F: 408 996 0275  
www.apple.com

### EDMONSON FLYNN GROUP

#### Architect and Interior Design

- a. Site Development
  - On-Site Parking for 4-6 Standard Stalls with at least 1 Handicap Stall and a Loading Area.
  - Grease Trap for future Restaurant Tenant.
  - Sidewalk & Curbs as necessary.
- b. Main Floor will be designed for Core & Shell with future Restaurant Tenant build out in mind.
  - Approximately 2,400GSF Floor Plan footprint.
  - Elevator and Stair circulation for access.
  - Utility Closet for Buildings Mechanical / Electrical / Plumbing / Fire Systems, as required.
  - Utility Controls for Various Tenants.
- c. Second Floor will be designed for Core & Shell with future Office Tenant build out in mind.
  - A Lobby / Landing Space for Elevator and Stair Circulation.
- d. Event Space will have programming to be operated by the City.
  - A Warming Kitchen with Bar for temporary Food & Beverage for Events.
  - Conditioned space for Events.
  - Appropriately Sized Bathrooms for Occupancy Loads.
  - View of Plaza & Site Development.
- e. Coordinate with City's designer on the exterior landscaping and exterior lighting.

### RED PLAINS PROFESSIONAL

#### Civil Engineering

Only related to the site within the limits of construction. All work outside the limits shall be through the City's engineering services.

- a. Stormwater
- b. Utility infrastructure
- c. Feasibility studies
- d. Master plans
- e. Site developments
- f. Subdivisions
- g. Cost/benefit analyses
- h. Alternatives evaluation
- i. Hydrologic and hydraulic analyses
- j. Construction plans and specifications
- k. Permitting
- l. Construction administration and inspection
- m. Project management

### DATUM ENGINEERS

#### Structural Engineering

- a. Establish design criteria and participate in selection of the Primary Structural System for the building.
- b. Provide structural design of the Primary Structural System.
- c. Design the structure to accept and support non-structural elements, e.g., curtainwall, steel stairs, catwalks, miscellaneous metals, and elevators.
- d. Prepare Contract Documents consisting of drawings and specifications for the Primary Structural System.
- e. Perform checking and coordination of the structural documents.
- f. Assist in defining geotechnical investigation requirements.
- g. Assist in establishing material testing and inspection requirements.
- h. Review required shop drawings.
- i. Perform jobsite visits, during the construction phase, to observe and become generally familiar with the quality and progress of the construction work relative to the Primary Structural System.



## **PHILLIPS + GOMEZ CONSULTING ENGINEERS**

### **Mechanical / Electrical / Plumbing / Fireprotection**

- a. Design site and parking lot lighting.
- b. Design HVAC, plumbing, power distribution, and lighting systems for core and shell (basebuilding) areas.
- c. Basebuilding HVAC systems including units, duct distribution, diffusers within common core and shell areas.
- d. HVAC provisions for future Tenant restaurant kitchen on Main Floor. Pathway coordination for exhaust and makeup air ductwork.
- e. Basebuilding electrical services with meters and subpanels for Tenant spaces.
- f. Basebuilding plumbing systems, restrooms, and risers for future Tenant connections. Meters and submeters for Tenant spaces. Grease interceptor design for future Tenant restaurant kitchen.
- g. Design fire alarm system and fire sprinkler systems.
- h. Design basebuilding telecommunication/special system infrastructure including service entrance and conduit/pathways to Tenant spaces.

---

# CADENCE MC SHANE

CONSTRUCTION

○ 5057 Keller Springs Road  
Suite 500  
Addison, TX 75001  
972.239.2336

○ 10370 Richmond Avenue  
Suite 1200  
Houston, TX 77042  
713.681.8500

● 1221 S. Mopac Expressway  
Suite 250  
Austin, TX 78746  
512.328.1411

○ 2915 W. Bitters Road  
Suite 316  
San Antonio, TX 78248  
210.233.1146

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



*Redaction Date: Tuesday, January 12, 2021 3:27:20 PM*

Total Number of Redactions: 18

By Exemption:

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By Page:

Page 43 - "<<Unspecified redaction code>>" (<<Unspecified redaction code>>): 8 instances

Page 44 - "<<Unspecified redaction code>>" (<<Unspecified redaction code>>): 7 instances

Page 45 - "<<Unspecified redaction code>>" (<<Unspecified redaction code>>): 3 instances



# 104 S Burlesco

SOQ Review

# Cadence



# Callaway



COVERED OUTDOOR  
COMPONENT DESIGN  
FOR OPEN OR ENCLOSED  
ACTIVITIES

DESIGN CONCEPT - TRADITIONAL

**callaway**  
architecture

1207 HAMPSHIRE LN., STE 105 RICHARDSON, TX 75080  
PHONE: 214.348.2525 PROJECT# 200 DATE: 01.17.2022



COVERED OUTDOOR  
COMPONENT DESIGN  
FOR OPEN OR ENCLOSED  
ACTIVITIES

DESIGN CONCEPT - MODERN

**callaway**  
architecture

1207 HAMPSHIRE LN., STE 105 RICHARDSON, TX 75080  
PHONE: 214.348.2525 PROJECT# 200 DATE: 01.17.2022



# Harvey



# Swinerton

## 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.



## Elevation View



## 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.



## Pocket Park Approach

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





# City of Kyle

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

SWINERTON  Gensler







1450





550 WEST RANDOLPH • CHICAGO, IL











BISHOP ARTS DISTRICT • DALLAS, TX





# 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.



# 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



# 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

### 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.

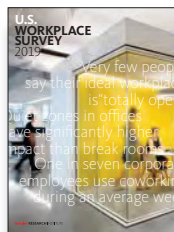


**2017**

Retail Experience Index

### KEY FINDINGS

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



**2019**

U.S. Workplace Survey

### KEY FINDINGS

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

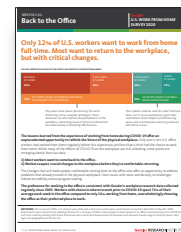


**2020**

U.S. Workplace Survey

### KEY FINDINGS

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

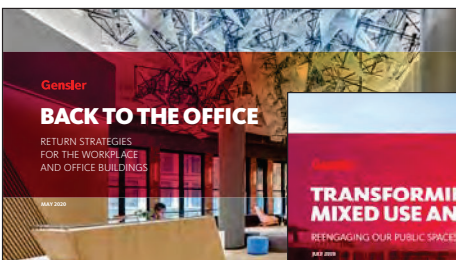


**2020**

U.S. Work From Home Survey

### 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://gensler.com/COVID-19).



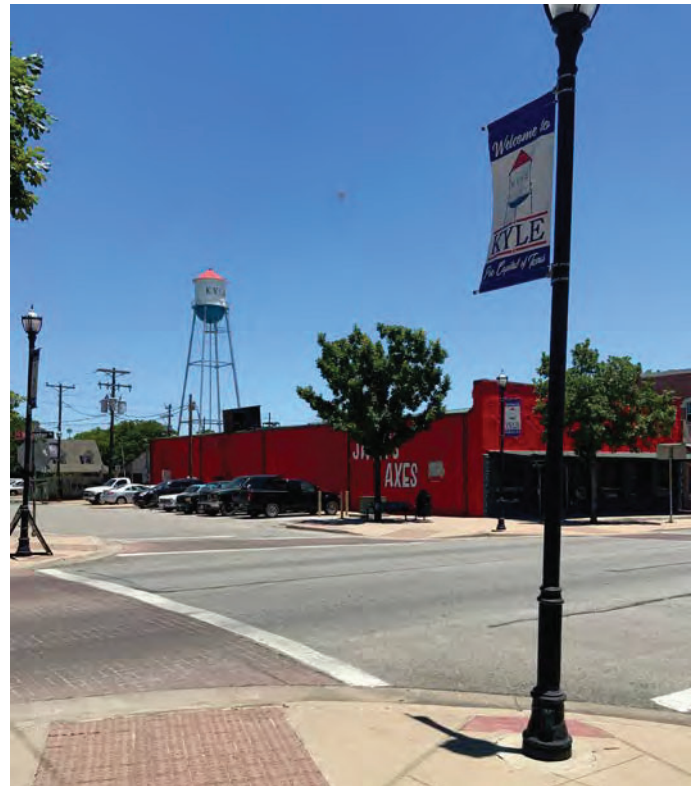




# Vision for the Future of Downtown Kyle

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.





# Elevation View





# 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 sidewalk 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

# SMART POLICIES

*Climate change is intensifying the negative impacts of standard development practices and putting people and communities at risk. We need a new paradigm for building and enhancing communities that works in tandem with natural systems and considers the needs of all.*

An Exhibition at The ASLA Center for Landscape Architecture

# FOR A CHANGING CLIMATE

ASLA CENTER FOR LANDSCAPE ARCHITECTURE • WASHINGTON, DC





# 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

**Aaron Noto**  
*Project Manager*

**Ian Tenbrink**  
*Assistant Project Manager*

**Sal Caputi**  
*Project Engineer*

**Joe Conteras**  
*Senior Superintendent*

**Billy Maphies**  
*Senior Estimator*

## GENSLER TEAM

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

**Jennifer Mejia**  
*Senior Design Manager*

**Michael Waddell**  
*Design Director*

**Carrie Waller**  
*Project Architect*

## CONSULTANT TEAM







## 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.

City of Kyle

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### 14 YEARS OF EXPERIENCE

Joined Swinerton 2019

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### BACKGROUND

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

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### SELECTED PROJECT EXPERIENCE

SIZE (SQ FT)

#### Texas State University Performing Arts Center, San Marcos, TX

New facility that included a theater, recital hall, black box theater, scene shop, recording studio and dressing rooms.

#### Texas State University Wittliff Library Expansion, San Marcos, TX

Expansion of the Wittliff Gallery at the Alkek Library. Includes three new galleries, renovation and expansion of existing galleries and new office space.

#### Texas State University Willow Hall, San Marcos, TX

**107,700**

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.

#### Texas State University Bobcat Trail Utilities & Mall, San Marcos

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.

#### 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.



## 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.

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### 5 YEARS OF EXPERIENCE

Joined Swinerton 2015

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### 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

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### SELECTED PROJECT EXPERIENCE

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

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## 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.

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### 13 YEARS OF EXPERIENCE

Joined Swinerton 2014

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### 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

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### 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.



## 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.

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### 21 YEARS OF EXPERIENCE

Joined Gensler 2018

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### BACKGROUND

Bachelor of Science in Interior Design, Texas State University

Registered Interior Designer, TX

LEED Accredited Professional

Member, Commercial Real Estate Women

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### 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





## 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





## 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

**Gensler**

**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

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 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

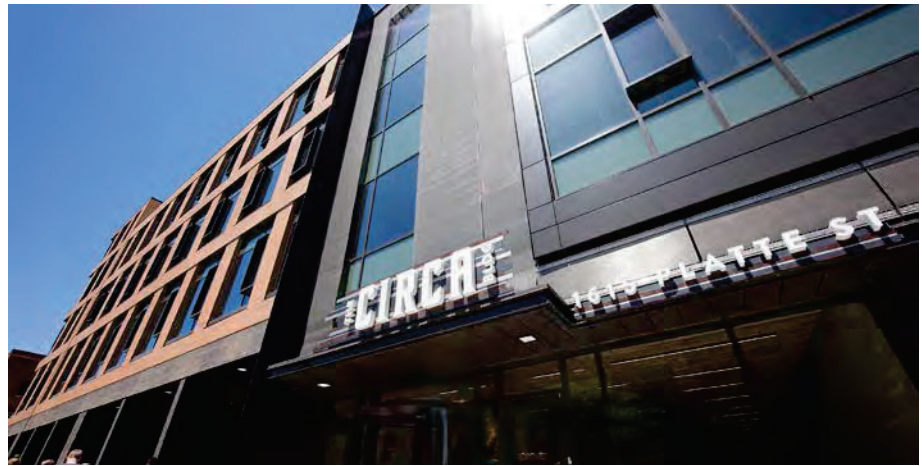
**CLIENT REFERENCE**  
Doug Alexander, Continuum  
Partners  
1881 16th St Mall #500,  
Denver, CO 80202  
303.573.0050

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

SWINERTON 

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

## PROJECT DATES

May 2016 – Aug. 2018

## SERVICES PROVIDED

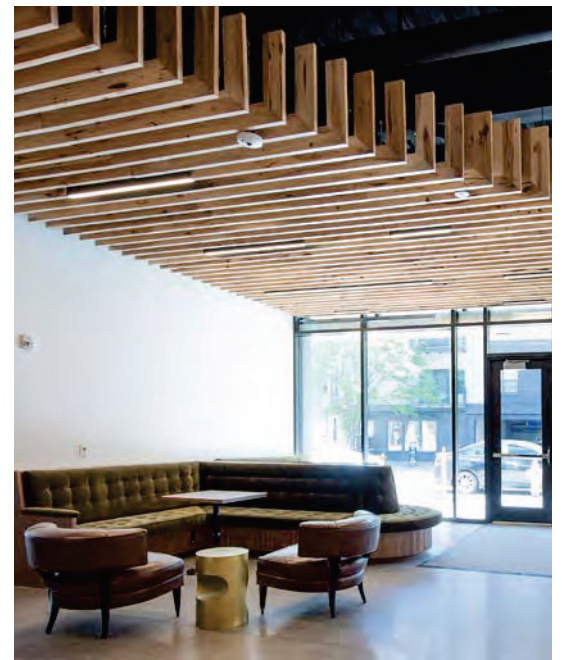
CM/GC

## 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



# 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		●	●			



# 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.

# 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. Burlison 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



**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

# 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.



# 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.





