

NHCD / AHFC
Austin Housing Finance Corporation
East 11th & 12th Street Urban Renewal Area
Unsolicited Proposals Requirements

August 24, 2012

Austin Revitalization Authority's
February 13, 2013

Affordable and Market Rate Townhomes Proposal for Block 17
Juniper Street

Austin Housing Finance Corporation (AHFC) may consider unsolicited proposals on property owned by the corporation for housing development. These requirements will apply where the majority of the housing will be sold or rented as market rate housing and the project will not be applying for federal, state or local affordable housing dollars to finance the project. A minimum of 10% of the total housing must be rented or sold at a price point affordable to households at 80% or below the medium family income in Austin.

I. Compliance with Regulatory Overlays

- a. Does project comply with current plans and zoning? If project is located in the East 11th and 12th Street Urban Renewal Area, does it comply with the Urban Renewal Plan, as amended and the East 11th and 12th Streets Neighborhood Conservation Combining District, as amended?

Yes. This will be a 16 or 17-unit townhome project with 2 units (12.5% to 11.8%) reserved as Affordable Housing. The project will comply with the amended Urban Renewal Plan and the amended East 11th and 12th Streets Neighborhood Conservation Combining District. We have also held numerous meetings with the Robertson Hill Neighborhood Association and have received and incorporated their comments into our designs

- b. If not, proposer must submit evidence of support of the proposal's conceptual plan from the neighborhood, City recognized, Neighborhood Associations/Organizations.

II. Proposer's Financial Resources/Access to Capital

- a. Proposer must be able to establish and demonstrate that it has access to financial resources such as the ability to raise debt and equity capital to purchase, develop and

complete the redevelopment in a professional and timely manner. Proposals that do not meet this criterion will not be considered.

Austin Revitalization Authority ("ARA") the Proposer is joint venturing with Texas Intownhomes, LLC (<http://www.intown-homes.com>) an affiliate of Lovett Homes of Houston (<http://www.lovett-homes.com>). Texas Intownhomes, LLC is the largest homebuilder in the State of Texas, which specializes in infill homes. Additionally, Texas Intownhomes, LLC is the largest builder of Affordable Housing for sale in the State of Texas. Texas Intownhomes, LLC combined with its affiliates Lovett Homes and Lovett Commercial have annual sales in excess of \$100,000,000.

III. Relevant Experience and Track Record

- a. Proposer must provide relevant experience with respect to the development and operation of other commercial and public projects, clearly distinguishing the experience of the Proposer (including joint venture partners) from that of consultants and other team members. Proposals that do not meet relevant experience and track record requirements will not be considered.

ARA Development Accomplishments

- The Haehnel Building (Shorty's Bar) – 2001 – \$850,000 – 1101 East 11th Street – historic renovation
- East 11th and Juniper Street – 2003 - 2005
 - \$4,000,000 – Infrastructure –70-year old infrastructure upgrade and improvement
 - Public Art – 11th Street Community Mural
 - Public Facility – Clock Tower and Entry Arch
- Jones and Snell Buildings – 2003 and ongoing
 - \$12,400,000;
 - 54,000 square foot, commercial office
 - Minority and Small Business – 40% of Jones and Snell Buildings are leased to minority and small business
- Affordable Housing – 2005 – 2009 – \$2,000,000 – Eleven homes on Juniper, Curve, and Olive Streets
- Parking – 2008 – Completed two community parking lots.

Texas Intownhomes, LLC – Texas Intownhomes, LLC has completed over 4,000 infill residential units in the State of Texas and is the largest builder of Affordable Housing units for sale in the State of Texas. Please see attachments.

IV. Total Consideration

a. Fair market value must be received for the subject property. FMV will be established by an appraisal commissioned by AHFC.

ARA is prepared to proceed immediately to acquire the property at FMV and develop this vacant lot into an attractive townhome project.

b. If AHFC Board action is required, proposer must be able to finance and close within 30 days of Board approval to sell the property.

ARA and joint venture partner Texas Intownhomes, LLC are prepared to proceed immediately to close and fund within 30 days of Board approval and receiving the FMV appraisal.

c. The proposer will be responsible for the payment of all closing costs.

ARA is prepared to proceed immediately and will pay all closing costs.

V. Other Terms of Purchase to be Negotiated:

a. To the extent that other terms of purchase of the subject property are required, these terms should be disclosed in the proposal. These terms would be subject to negotiation by AHFC and the Proposer.

ARA requests no additional terms: ARA and Texas Intownhomes, LLC are prepared close for cash within 30 days of receiving both the FMV appraisal and AHFC's approval. ARA and Texas Intownhomes, LLC are prepared to proceed immediately to develop this vacant site into a first class townhome project.

VI. Proposal Development Plan:

a. Proposal must set forth a detailed conceptual plan for the development of the subject property.

Please see that attached preliminary site plan and elevations. These will serve as the basis of our submittals for City approval. They have been reviewed in detail with the Robertson Hill Neighborhood Association.

b. Description of the proposed development concept must include the housing type, any mix of uses and square footage.

The project will be comprised of 16 or 17 townhomes. Two (2) townhomes (12.5% to 11.8%) will be Affordable Housing Units. The units will be 1,400 to 2,800 square feet each will have a two-car garage. Please see attached photos, elevations, and site plan.

c. Description must also include an explanation of the relationship of the project's scale and mass to the surrounding developments. Graphic conceptual plans for the proposed project are required. These graphics must show, at a minimum, a site plan, elevation and sections that illustrate the location, size and parking.

Please see the attached site plan and elevations, which reveal this project's transitional relationship between the four-story, brick office buildings to the south and the single-family residences to the north. The elevations have been designed to harmonize with the adjacent four-story office buildings, while the streetscape is residential in scale and relates to the fellow residential neighbors. At the request of the Robertson Neighborhood Association the trees will exceed the minimum City requirement. A private alley minimizes driveways onto Juniper Street and hides the off-street parking behind each unit, which will meet or exceed City requirements. The front yards are heavily landscaped to provide a mature and safe pedestrian promenade.

d. Proposers must also provide a design and construction timetable, including timelines showing all approvals required from other entities involved in the project.

Please see the attached Schedule. ARA is prepared to proceed immediately.

VII. Development Entity

a. Proposal must provide, at a minimum, the following information about the development entity to be used by the Proposer:

i. **Identify the Development Entity:** Identify the legal entity constituting the Proposer that will accomplish the purchase, development and implementation of the project. Include all intended joint venture and limited partners. To the extent the entity is created, provide proof of authority to do business in Texas and, as applicable, a certificate of good standing. If publicly traded, include stock exchange and trading symbol. Indicate the percentage interests of each of the partners and provide a complete listing of names, titles, addresses and telephone numbers. Also, provide the name of the principal in charge.

Austin Revitalization Authority is the Proposer and will acquire the property. ARA will also manage the income verification and marketing of the Affordable

Units. ARA has and will direct the meetings with the Robertson Hill Neighborhood Association. ARA's interest will be in the form of a recorded contract to acquire the two Affordable Units upon completion. Texas Intownhomes, LLC is a fully integrated builder and developer and will 100% fund, design, and construct the townhomes.

Mr. Gregory L. Smith President and CEO Austin Revitalization Authority 1105 Navasota Austin TX 78702 (512) 469-1706	Mr. Frank Liu President Texas Intownhomes, LLC 1520 Oliver Street Houston, TX 77007 (713) 961-3877
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ii. **Development Team:** Identify the role of each member of the development team, consisting of the Proposer (including joint venture partners) and major consultants in the conceptualization, design, financing and construction of the project. The consultants identified may include, but are not limited to, design architects, economic/financial analysts, engineers, contractors, legal counsel, marketing firms, leasing agents and property management firms.

Proposer: Austin Revitalization Authority
Developer: Texas Intownhomes, LLC
Marketing Agent for Affordable Units: Austin Revitalization Authority
Marketing Agent for Market Rate Units: Texas Intownhomes, LLC
Civil Engineer: MWM Design Group, LLC
Development Consultant: JTM Development, LLC
Architect: Texas Intownhomes, LLC
Legal Counsel: GDH&M
Contractor: Texas Intownhomes, LLC

iii. **Identity of Principals:** Provide an accurate and thorough description of the Proposer. Include the names of principals, home office location, number of employees, sales and development volume in dollars per year for the last five years and all office locations.

Proposer: Austin Revitalization Authority

- iv. Size and Uses: Description of the size, mix of uses and tenants.

Block 17; 1000 Block of Juniper Street, Please see Attachments
- iii. Location: Identification of the location, including address and photographs of the project.

AFA will joint venture with Texas Intownhomes, LLC and Frank Liu, please see attachments.
- ii. Developer: Identification of the developer and an explanation, if different from the identity of the Proposer for the subject property.

Legacy Townhomes – Townhomes Market Rate and Affordable Housing

- a. Proposal must provide relevant experience with respect to the development and operation of other commercial and public projects, clearly distinguishing the experience of the Proposer (including joint venture partners) from that of consultants and other team members. No more than five examples should be provided. For each project identified, Proposer must provide at least the following information:
 - i. Identification: Statement of the project name and type.

VIII. Development Team Experience

- iv. **Management Team:** Identify the role and submit the resumes of the key individuals who will be involved in the development, implementation and operation of the project.

Please see resumes and attachments.

President and CEO:	Gregory L. Smith
Home Office:	1105 Navasota Street Austin, TX 78702
Employees:	Four (4) FTE
Board Members:	Nineteen (19)
Development:	\$18,000,000 in last 10 Years
Currently Managed:	\$13,250,000 in assets
Joint Venturer:	Texas Intownhomes, LLC
	More than \$1,000,000,000
	Developed.

16 or 17 Townhomes, 14 or 15 Market Rate, 2 Affordable (12.5% to 11.8%).
1,400 to 2,800 SF – mixed.

v. References: Identification of two references with contact names and telephone numbers.

- Stan Strickland, President of Robertson Hill Neighborhood Association, 512-419-8110
- Please see bank attached letters.

vi. Development Time Line: Submission of the development timeline from selection of the Proposer to completion of construction.

ARA is prepared to proceed immediately. Please see attached Schedule

vii. Development Cost: Description of the development cost including a brief explanation of the approach used to finance the project, including identification of the financing sources.

Land:	\$522,000
Construction:	\$2,750,000
Soft Cost:	\$500,000
Total:	\$3,772,000

viii. Public Involvement: Description of the public involvement, if any, including the role of the development entity, involvement of the public sector and unique challenges of the project.

No public involvement is required, however we have presented this project to the Robertson Hill Neighborhood Association.

ix. Public Entity Contact Information: Identification of involved public entities, including references and contact information.

N/A. No public funds of any amount or type are required for this project.

IX. Financial Capacity and Capability

In order to demonstrate access to equity capital and financing resources to carry out the proposed project, each proposal must provide the information listed below: [Note: AHFC will treat this portion of the submission as confidential, to the extent that it is not already public and to the extent allowed by law. As such, information considered by the Proposer to be confidential, should be

stamped "Confidential" in all capital letters on each page and submitted in a separate sealed envelope attached to the submission. This information will be analyzed by an independent financial management consultant.]

For detailed financial information contact:

Mr. Gregory L. Smith President and CEO Austin Revitalization Authority 1105 Navasota Austin TX 78702 (512) 469-1706	Mr. Frank Liu President Texas Intownhomes, LLC 1520 Oliver Street Houston, TX 77007 (713) 961-3877
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Portfolio: Composition of current real estate portfolio.

Development Financing: Provide evidence of acquisition and development financing.

- a. Financing Commitment History: Recent history (last three years) in obtaining financing commitments including the type of project, financing source(s), amounts committed, etc.
- Please see above and attached letters.

- b. Audited Financial Statements: Audited Financial Statements for the last three years, including cash flow statements and balance sheets and, if publicly held, the most recent 10K and 10Q filings.

Please contact ARA and Texas Intownhomes, LLC.

- c. Pending Projects: A listing and description of all pending projects under enforceable funded contracts, including status, development schedule and financial commitment required of the Proposer. Also provide a description of the project financing method, sources and amounts and indicate any working relationship on other projects with members of the development team proposed for the subject property.
- ARA has \$1,200,000 currently under development. Texas Intownhomes, LLC and affiliates have over \$250,000,000 currently under development.

- d. Sources of Debt and Equity Capital: The identity and description of the specific sources of debt and equity capital, including relationships to the Proposer (e.g., outside lender, parent company) and contact information.

Texas Intownhome, LLC has adequate financing capabilities for this project. Please see attached letters.

e. Funding Source Action: Full disclosure of whether any funding sources or financial institutions have threatened to take or have taken any adverse action against the Proposer or joint venture partner, such as terminating or restricting the use of funds, anytime during the past five years.

No funding sources or financial institutions have threatened to take or have taken any adverse action against the Proposer or joint venture partner, such as terminating or restricting the use of funds, anytime during the past five years.

f. Legal Action: A description of any pending or past legal action against Proposer, its principals and associates within the last five years including, but not limited to, legal action resulting from charges of financial misconduct or impropriety against the Proposer, its principals or associates. Additionally, provide a description of all notices of termination and claims of damage received on all projects within the last five years. Describe all claims on performance and payment bonds received by Proposer, its principals and associates within the last five years.

The have been no legal action resulting from charges of financial misconduct or impropriety against the Proposer, its principals or associates. There have been no notices of termination and claims of damage received on all projects within the last five years. There have been no claims on performance and payment bonds received by Proposer, its principals and associates within the last five years.

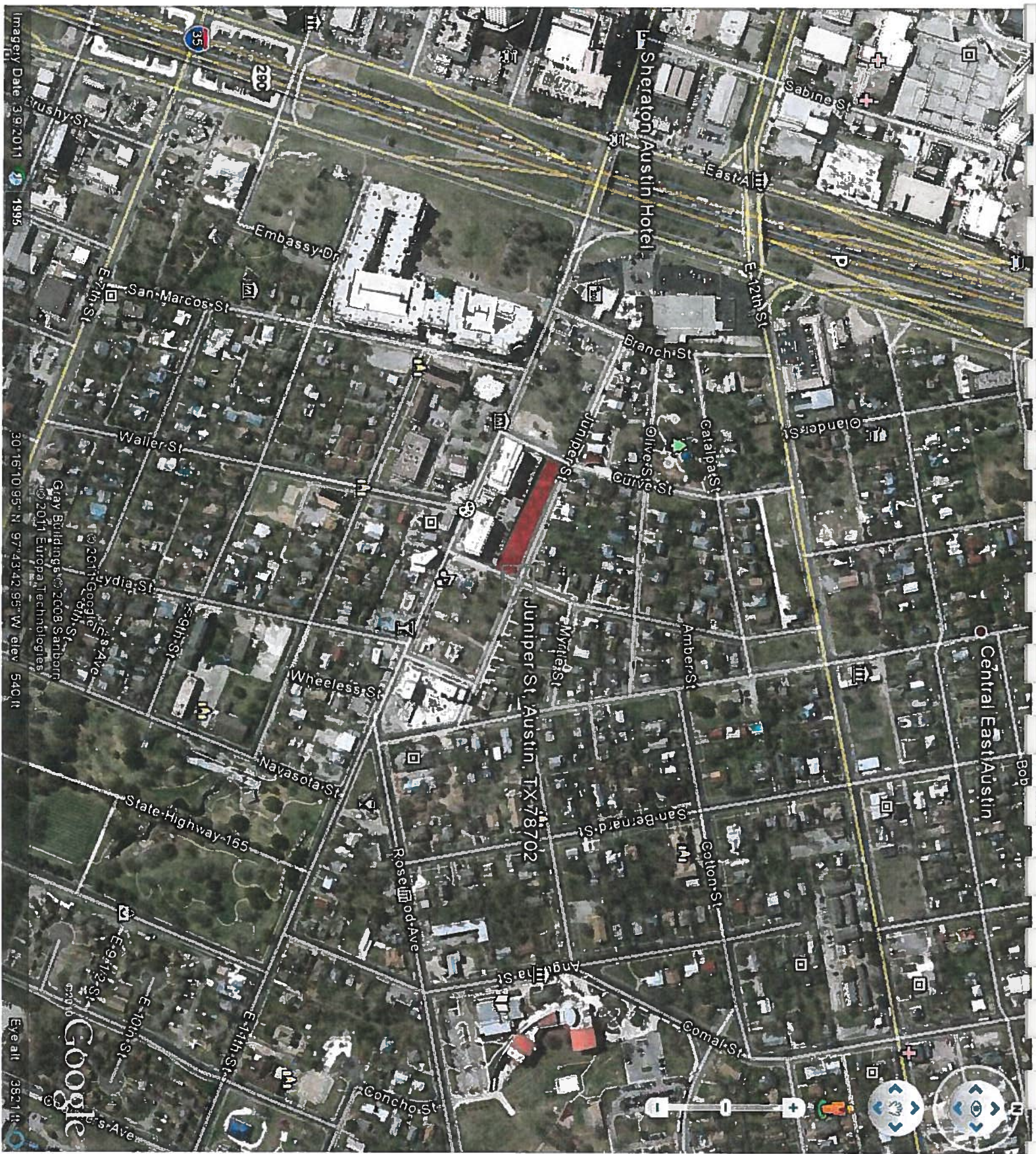
g. Bonding Capacity: A description of Proposer's bonding capacity and any claims of default or termination within the last five years.

AR&A's joint venture partner has completed over \$1 billion in residential and commercial projects and has over \$250,000,000 currently under development without bonding. As standard practice with privately funded residential projects, including residential projects where the City of Austin has sold the land, the proposal is to not bond. This project does not require any public funds. The joint ventures have substantial bonding capacity and neither has had any claims or bond termination within the last five years.

- AFFORDABLE AND MARKET RATE TOWNHOMES PROPOSAL FOR BLOCK 17 JUNIPER STREET
- AUSTIN REVITALIZATION AUTHORITY'S
December 3, 2012
- AERIAL
- THIRD PRESENTATION TO ROBERTSON HILL NEIGHBORHOOD
ASSOCIATION ON JUNE 18, 2012
- SITE PLAN
- ELEVATIONS
- SAMPLE PHOTOS OF TEXAS INTOWNHOMES, LLC'S INTERIORS
- DEVELOPMENT SCHEDULE
- AUSTIN REVITALIZATION AUTHORITY FACT SHEET
- GREGORY L. SMITH'S RESUME
- TEXAS INTOWNHOMES PROFILE
- BANK REFERENCES (4)
- MWM DESIGN GROUP PROFILE

ATTACHMENTS

**AERIAL OF 1000 BLOCK
OF
JUNIPER STREET
NORTHERN HALF OF
BLOCK 17**



Imagery Date 3/9/2011 1995

30.161095° N 97.434295° W elev 540 ft

Google

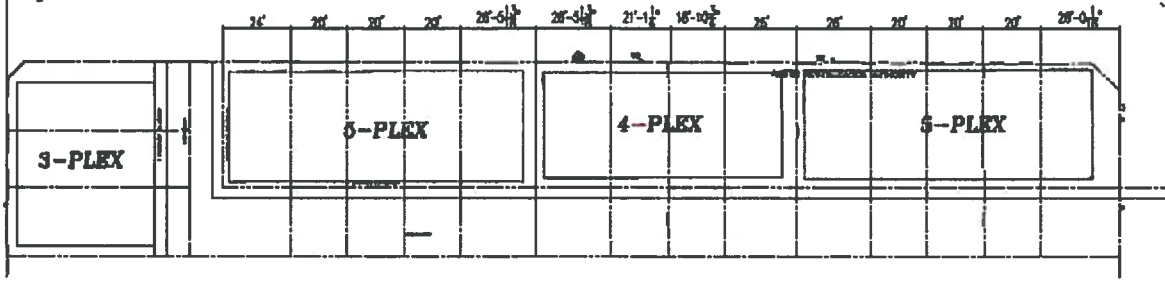
**THIRD PRESENTATION TO
ROBERTSON HILL
NEIGHBORHOOD
ASSOCIATION
ON JUNE 18, 2012**

Legacy Townhomes

JUNE 18, 2012

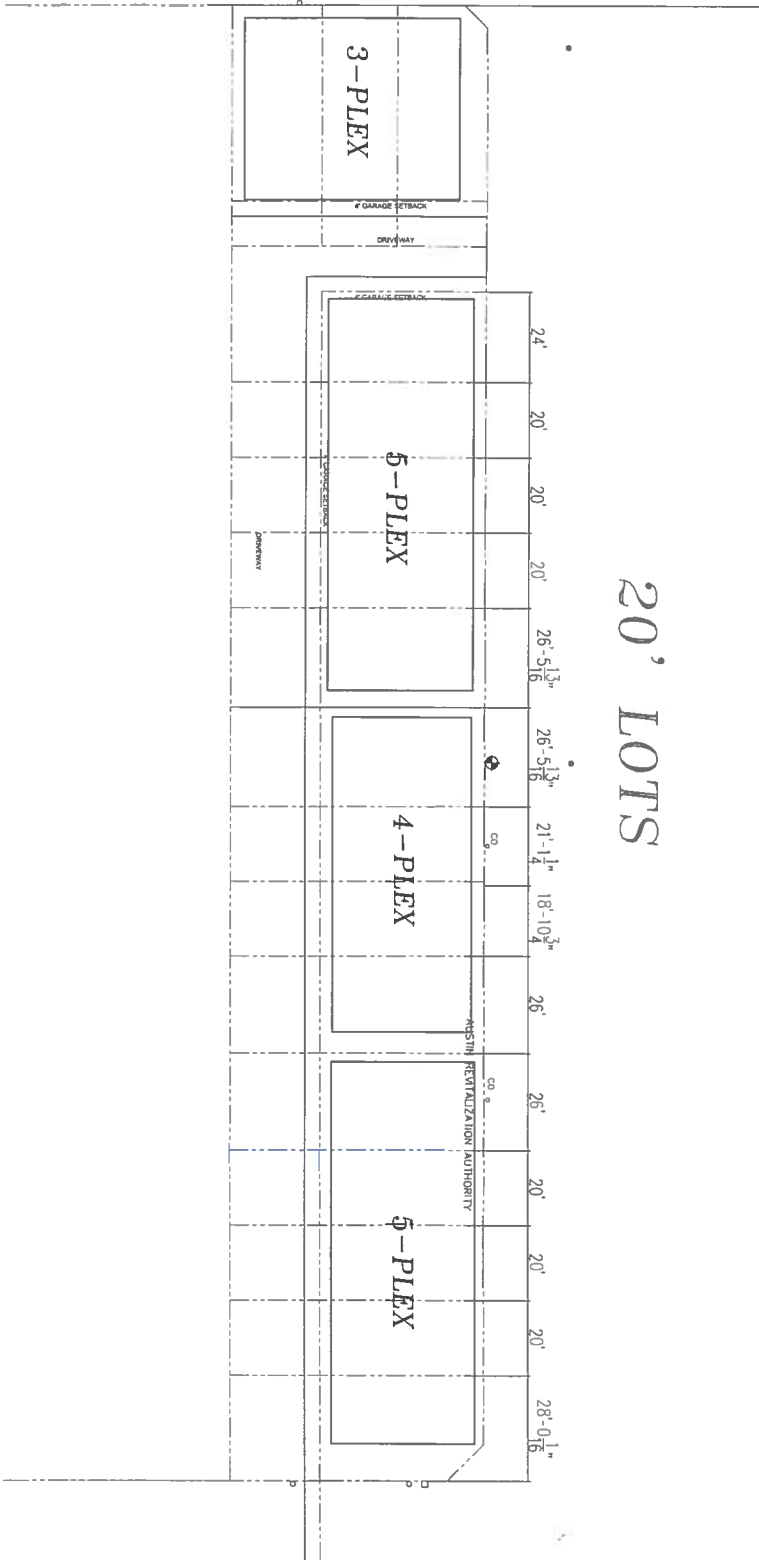
Presentation to the Robertson Hill Neighborhood Association [RHNA] for the proposed 17-unit townhome project by Austin Revitalization Authority (www.austinrev.org) and InTown Homes (www.intown-homes.com) to develop the north side of Block 17 on Juniper Street.

- This is a new 17-unit project will replace the 16-unit market rate townhome project that was approved, but never built. The new unit mix will be:
 - 15 townhome units for sale at market rates
 - 2 townhome units for sale at 80% M.F.I.
- All of the units will be built to the same level of quality and finish out.
- A site plan with 2 driveway entrances, 1 from Waller and 1 from Juniper Street.
- Garages will be located in the back and not facing Juniper Street.
- Streetscapes will be built in accordance to the City of Austin Subchapter E Design Standards and the street trees will exceed minimum City Code.
- The exterior will be masonry of brick and stucco or similar.
- The project will follow all State and City laws and codes.
- The architecture will harmonize with the adjacent office buildings and historic architecture of the neighborhood.
- The entire project will be built simultaneously, and construction will commence within 12 months of closing on the land.



LEGACY TOWNHOMES
PRELIMINARY
SITE PLAN

20' LOTS



PRELIMINARY ELEVATIONS
OF
LEGACY TOWNHOMES











Juniper Street



Juniper Street

Curve Street









Juniper Street



Waller Street

Juniper Street



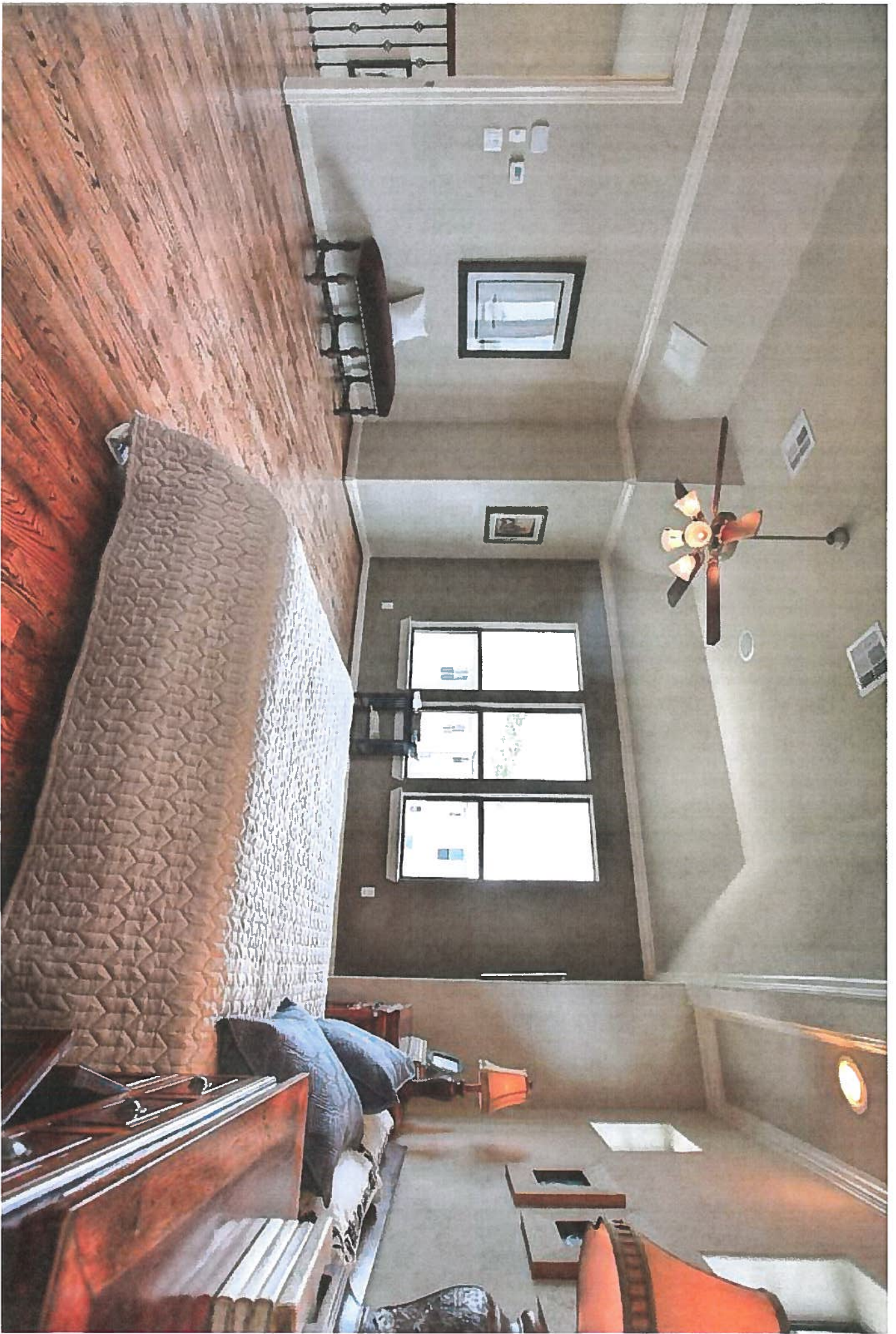
SAMPLE PHOTOS OF
TEXAS INTO WHOMES
INTERIORS

















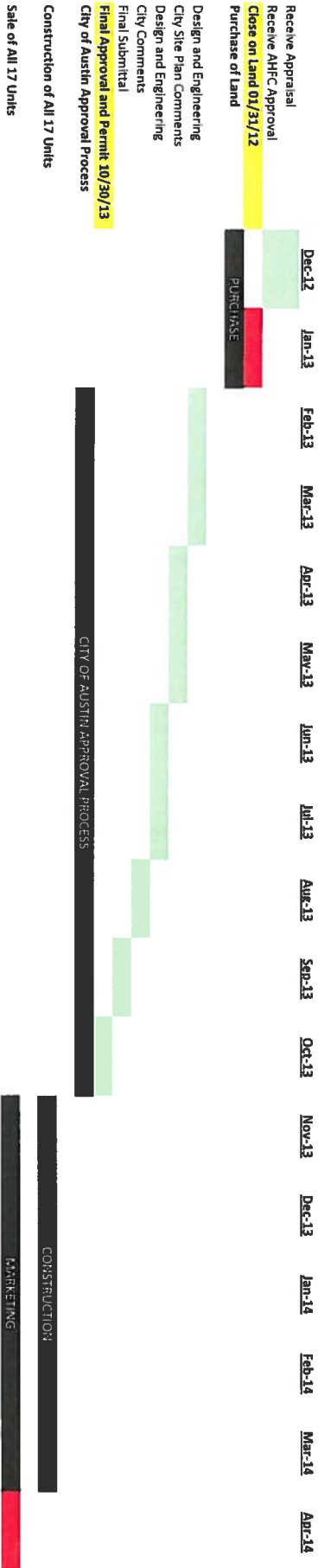






DEVELOPMENT SCHEDULE

Juniper Townhomes Schedule



**AUSTIN REVITALIZATION
AUTHORITY
FACT SHEET**



- With a staff size of between three and seven over the years, here are some highlights of what we have accomplished so far:
- Purchased the East Room night club and shut it down, which greatly cut down on crime in the neighborhood (1997). Beginning work in July 2012 for historic renovation and addition for a minimum of 3000 square feet office facility;
 - Completed the \$850,000 rehabilitation of Shorty's Bar (the Haehnel Building) at 1101 East 11th Street (2001);
 - Managed the \$4 million infrastructure improvement project on East 11th and Juniper Streets that upgraded 70 year old water and sewer lines and produced 11th Street's murals, clock tower, and arch (Phase I completed 2003, Phase II completed 2005);
 - Built the \$12.4 million Street-Jones and Snell Buildings on 11th Street (2004);
 - Focused on recruiting small and minority-owned businesses to occupy the Street-Jones and Snell buildings- currently the building is 100% occupied and 40% of the space is leased by small or minority-owned businesses (starting in 2003 and ongoing);
 - Built 11 affordable homes on Juniper, Curve, and Olive Streets(2005—2009);
 - Completed construction of two community parking lots to serve small businesses in the Street-Jones Building and Snell Building reach 100% occupancy for the first time in 2010
 - Managed the construction of a single family affordable housing unit on behalf of Anderson Community Development Corporation in 2011.



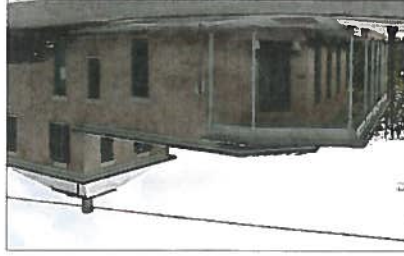
The Haehnel Grocery Building
1101 East 11th Street



E. 11th St. Infrastructure



Eleven East - Phase I
View of East 11th Street
Circa 1999 & After
Construction of Eleven



About ARA



Board of Directors

Chair Dr. Charles Urdy
Vice Chair Dr. General Marshall Dr. Connie Williams
Secretary

Treasurer Mr. Edwin Ramos
Assistant Treasurer Mr. Willis Hunt
Assistant Secretary Mrs. Vera Givens

Parliamentarian Mr. Teddy McDaniel,
Austin Area Urban League Mr. Nelson Linder,
Austin N.A.A.C.P. Ms. Natalie MadieraCofield,
Capital City Chamber of Commerce

Mr. Stuart King
Rev. Michael White
Mr. Eric Standridge

Mr. Larry Jackson
Ms. Lisa Byrd
Mr. Willis Adams

The Austin Revitalization Authority (ARA) is a private, non-profit community development corporation that is working to revitalize Central East Austin, particularly the East 11th and 12th Street commercial corridors.

Mission: To engage in commercial, residential and cultural development that promotes community well being, while respecting the people, institutions and history of East Austin and other under served communities.

Vision: Austin Revitalization Authority's commitment to and support of underserved communities creates neighborhoods that are more attractive and vibrant business corridors and distinct cultural assets

GREGORY L. SMITH'S
RESUME

Gregory L. Smith

1912 Ridgemont Drive
Austin, Texas 78723
Home: 512.926.4873
Cell: 512.773.4694

CAREER SUMMARY

Over twenty-five years of experience, as a community and economic development professional both in the private and public sectors. Multi-faceted with the ability to take the initiative and lead in many business functions

- Designed and implemented federally funded community and economic development programs, which provided management, technical and financial assistance to small and minority-owned businesses, in addition to for-profit developers and non-profit organizations in the development of affordable housing for low and moderate-income families.

- Facilitated the development of single-family and multi-family housing, elderly housing and single-room occupancy units.

- Secured over 25 million dollars in Section 108 loan guaranteed funds from the U.S. Department of Housing and Urban Development (HUD) to support small business loan programs, homeless shelter, youth entertainment center and redevelopment of commercial corridors.

- Assist with the development and implementation of community-driven neighborhood and commercial revitalization plans for blighted and/or low-income areas.

PROFESSIONAL EXPERIENCE

President and CEO, Austin Revitalization Authority (8/09 – Present)

Direct the day-to-day operation of the Community/Economic Development Corporation involve with the commercial and neighborhood revitalization of underserved communities with a focus on mixed-use development and the development of affordable housing.

President, GMS Development LLC (5/05 to Present)

Real estate development and consulting services with a specializing in zoning, permitting site development, financing, construction and sale of residential and commercial properties.

Manager, Community Development Division, Neighborhood Housing and Community Development Office, City of Austin (6/96 – 1/05)

Responsible for the day-to-day operations of all community development programs within the department. The federally funded (CDBG, HOME Section 108, EDI) community development programs focused on small business development services, commercial revitalization, and neighborhood revitalization. Responsible for the day-to-day operations for the City of Austin's

Urban Renewal Agency, which has oversight of all urban renewal plans in the City of Austin.

Special Project Coordinator, Neighborhood Housing and Community Development Office, City of Austin (10/94 – 6/96)

Responsible for the implementation of a variety of economic development and multifamily housing projects for the department. Provide technical assistance with loan application, loan closing and analyses for project feasibility. Other duties included presentations to City Council, Boards and Commissions and neighborhood groups.

Neighborhood Development Supervisor II, Neighborhood Housing and Conservation Office, City of Austin (3/90 – 10/94)

Responsibilities included the development, implementation and marketing of federally funded housing and economic development programs; real estate financial analysis, business credit analysis, financial packaging; ensured due diligence procedures and contract documents were consistent with the City's goals; prepared and made presentations to City Council, Council's Subcommittees, Boards and Commissions and neighborhood groups.

Contract Compliance Specialist, Neighborhood Housing and Conservation Division, Department of Planning and Development, City of Austin (9/87 – 3/90)

Negotiated contract terms and conditions; and monitored contract compliance of federally funded contracts, funding sources included Community Development Block Grant (CDBG), Community Services Block Grant (CSBG), and the Emergency Shelter Grant (ESG) Programs.

Supervisor, Computer Mapping, Transportation and Public Services Department, City of Austin, Texas (12/75 – 9/87)

Coordinated and developed data entry procedures and quality control standards for base mapping to support the City's Geographic Information System.

EDUCATION

University of Texas at Austin,
Electrical Engineering
Austin Community College, Austin Texas
Pre-Engineering

PROFESSIONAL CERTIFICATIONS

Executive Leadership Institute (1999)
National Forum of Black Public Administration
Economic Development Financing Professional Certification (1994)
National Development Council
City of Austin Management Academy (1993)

PROFESSIONAL MEMBERSHIP

City of Austin Board of Adjustment Commissioner
City of Austin Sign Review Board Member
National Forum of Black Public Administration

TEXAS INTOWNHOMES PROFILE

InTown Homes, led by company owner/principal Frank M.K. Liu, is the largest infill residential developer and the largest developer of for sale Affordable Housing in the State of Texas.

InTown Homes creates a "sense of place" with award-winning designs, as evidenced by its Canton Street townhome project and its new, more moderately priced Farmers Market Square project which broke ground recently.



Recognized in 2011 by the Urban Land Institute with the prestigious Development of Distinction Award, InTown Homes develops unique communities set in vibrant urban environments.

Founded in 2003 by the same creative minds that brought Lovett Homes and Lovett Commercial to market, InTown Homes focuses on building beautiful, environmentally friendly "Eco-Hip" designs with impressive energy efficient features and amenities. Our homes not only look luxurious, but they also perform exceptionally well. In fact, we go above and beyond with a quality-assurance team that upholds our high standards and maintains the integrity of our construction.

- Lovett Homes – Founded 1980 - Residential Urban Real Estate
- In Town Homes, Ltd. – Founded 2003 - Residential Urban Real Estate
- Lovett Commercial / Sage Interests, Inc. – Founded 1995 - Commercial Real Estate Development

With the goal of transforming on-the-rise areas, like the 1000 block of Juniper Street in Robertson Hill, into flourishing neighborhoods, rich with sustainable retreats in the heart of the city, we pride ourselves on being innovators within the urbanization movement. InTownHomes builds communities with unique architectural character while providing great accessibility to the best the city has to offer.

DFW DEVELOPMENTS



CANTON TOWNHOMES

from the \$260's
2127 Canton St.
Dallas, Texas 75201



HAWTHORNE

from the \$300's
2100 Hawthorne
Dallas, Texas 75219



BOWSER

from the \$390's
4109 Bowser Avenue
Dallas, Texas 75219



FARMERS MARKET

from the \$349's
2179 Marilla St.
Dallas, Texas 75201



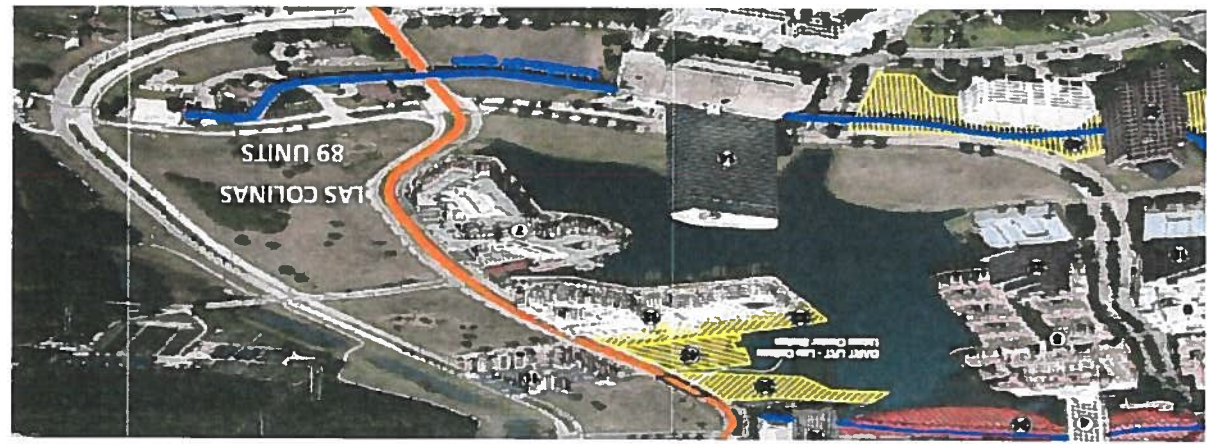
HALL @ THROCKMORTON

from the \$390's
4001 N. Hall St.
Dallas, Texas 75219



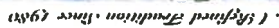
LAS COLINAS

from the \$399's
Lake Carolyn
Las Colinas, Texas 75062

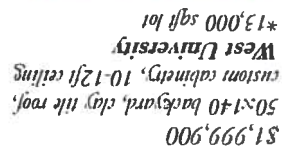


Under Development

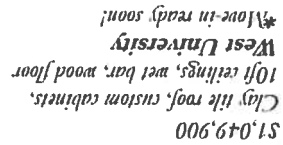
A passion for quality



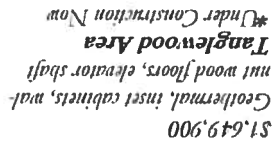
6344 MERCER



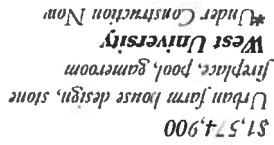
3911 OBERLIN



5045 CEDAR CREEK



6624 RUTGERS



Bellaire
Porte convertible, built-in china
cabinet, metal roof, Eco-Hip
\$899,900



Open living area, roof terrace,
granite counter tops, wood floors
West University



German Miele appliances, custom shifters, gameroom, Eco-Hip
West University



\$1,849,900
Geothermal, antique brick, large covered patio, inset cabinets
Royden Oaks
*Under Construction Now

www.lovetthomes.com
713.964.8100 or 713.823.0525

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11



CAPITOL OAKS

Paced from the \$300's
Mike: 832 865 9324
2603 Rush
Houston, Texas 77003
Downtown E. 42nd District



VILLAS AT BONNER

Paced from the \$260's
Patrick: 713 861 9393
4116 Bonner View Lane
Houston, Texas 77007
Heights



KOLBE FARMS

Paced from the low \$200's
Lloyd: 713 825 1919
8758 Kemwood Dr.
Houston, Texas 77080
Spring Branch



FANNIN STATION

Paced from the \$200's
Emily: 281 802 9330
Stephen: 832 533 5593
9413 Fannin Street
Houston, Texas 77045
Medical Center



SILVER DART

Paced from the \$270's
Greg: 713 503 4582
1827 Dart Street
Houston, Texas 77007
Washington Corridor



LAKE ARABELLE

Paced from the \$260's
Patrick: 713 861 9393
5704 Arabelle Lake
Houston, Texas 77007
College Creek/Heights



HILLSHIRE LAKE

Paced from the \$250's
Thomas: 832 423 7939
8826 Lakeshore Bend Dr.
Houston, Texas 77080
Spring Branch



WOODWIND ESTATES

Paced from the \$270's
Stephen: 832 533 5593
Emily: 281 802 9330
9948 Woodwind Lane South
Houston, Texas 77025
Medical Center/Mayland



BOBBITT MANOR

Paced from the \$600's
Rebecca: 832 607 2562
7855 Bobbitt Lane
Houston, Texas 77055
Mayland/Spring Branch



**TIMBERGROVE
HEIGHTS**

Paced from the \$260's
Brandon: 281 728 2924
3213 Marzney
Houston, Texas 77008
Heights



UPLAND LAKES

Paced from the \$290's
Jeff: 281 948 2864
1620 Upland Lakes
Houston, Texas 77043
Spring Branch



PATTERSON

Paced at \$390's
Patrick: 713 861 9393
922 Patters on
Houston, Texas 77007
Rice Military

- Frank Liu, has developed over four thousand high-density fee simple homes in the State of Texas.
- Capital Oaks (200 Units in 2011 ULI Award Winner)
 - Las Collinas (89 Unit)
 - Lake Arabelle (Houston Heights, 300 townhomes)
 - Fannin Station (Houston Medical Center, 1500 unit)
 - Dallas Farmers Market (Downtown Dallas, 135 unit)
 - Silver Dart (Washington Corridor, 200 unit)
 - Hilsaire Lake (Spring Branch, 118 unit)
 - Upland Lakes (Spring Branch, 195 unit)
 - Kolbe Farms (Spring Branch, 800 homes)
 - Timber Grove Heights (Houston Heights; 56 unit)
 - Sunset Heights (Houston Heights, 61 unit)
 - Bobbit Manor (Houston Memorial, 42 unit)
 - Awty (Wal-Mart Super Center commercial plus 173 unit Lovett Residential side)
 - Merfish Washington (Commercial and Residential)
 - Cross Roads, TX (500,000 sq. ft. retail development anchored by Wal-Mart)
 - Bryan, TX (350,000 sq. ft. retail development anchored by Wal-Mart)

Current Projects

Capital Oaks

A signature Lovett/IntownHomes project is Houston's Capitol Oaks 200 townhomes, a premier new urbanist, walkable community in the East Downtown (EaDo) area of the city. This four-phase community, once a series of dilapidated warehouses, now offers widely appealing resort-style architecture with lush courtyards and fountains. With 27 fee simple units per acre this community is very dense, but has a feeling of openness and grandeur.

Offering luxury attached and detached town houses ranging in square footage from 1,900 to 2,600 and priced from \$275,000 to \$350,000, these Eco-Hip built green homes are an affordable luxury at the edge of downtown. Capitol Oaks is attractively located in close proximity to Minute Maid Park, Discovery Green, George R. Brown, Toyota Center, The Pavilions, The Shops at Houston Center and the new Dynamo Stadium. In addition, Metro is constructing Bastrop Station where the east and southeast lines converge, making this community one of very few locations within walking distance of two rail lines.

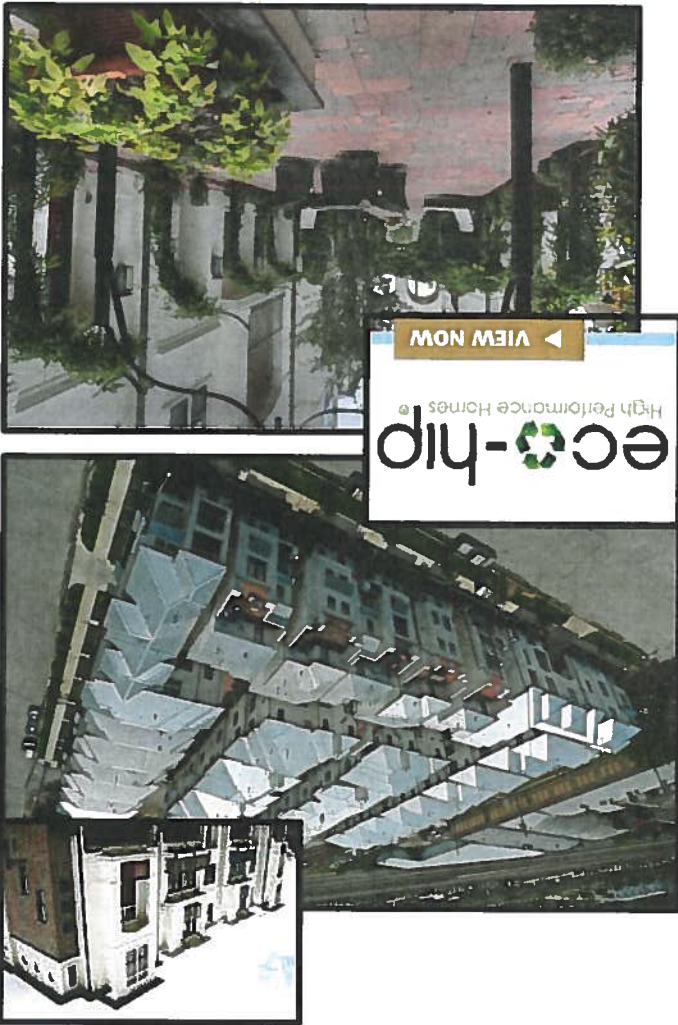
Capitol Oaks is an inspiring testimony to the first class vision of Intown Homes and the Lovett team; it shows the City that with a great product design, any community can be successful, even in a previously undesirable location and an unfavorable economy.

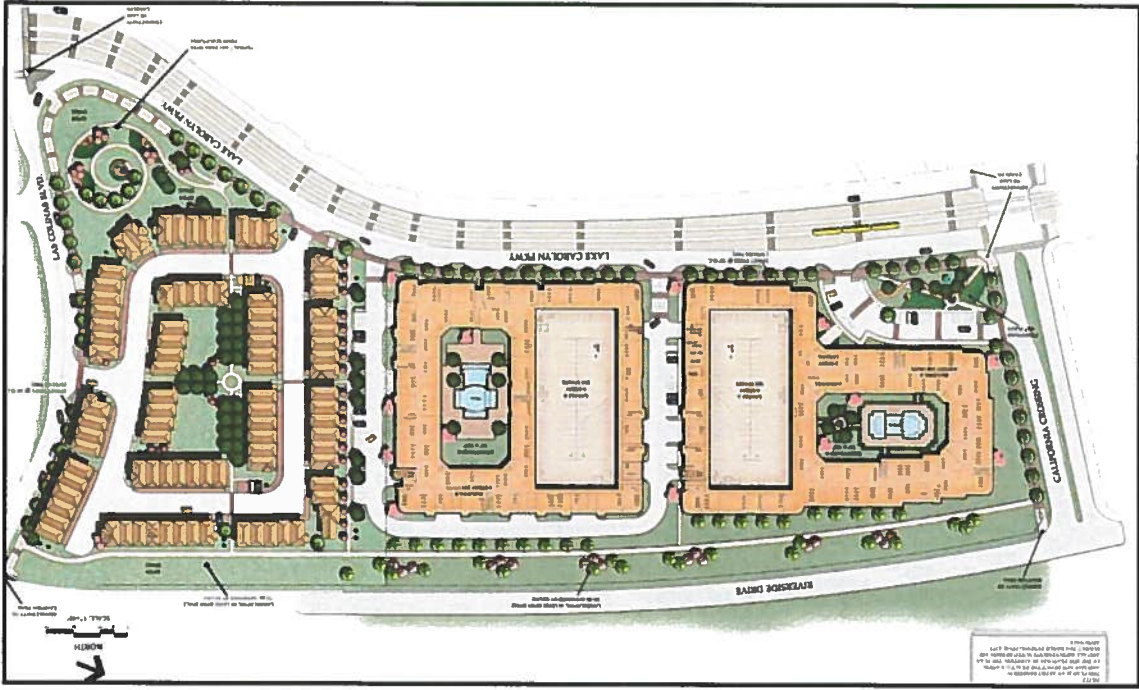
Houston-Based Lovett Homes and Intown Homes Help to Shape the City's EaDo District by Providing Key Residential Component; Intown Earns ULI Award for Capitol Oaks Development

HOUSTON, June 14, 2011 /PRNewswire/ -- Houston-based Lovett Homes and Intown Homes have been instrumental in the revitalization of a number of the Bayou City's formerly blighted or underutilized urban areas. The foresight and substantial investments by both companies have helped to make these now flourishing neighborhoods among the most desirable places to live, thanks to their proximity to key business and entertainment districts.

This impact was recently highlighted for Lovett (design) and Intown (development and construction), when Capitol Oaks, which upon completion will feature 120 residences, was bestowed with the prestigious Development of Distinction Award by the Urban Land Institute (ULI). Located in EaDo, the project was the only for-profit in 2011 that received one of the awards, which honor developments that make a positive impact on their surroundings and their larger communities.

Intown Homes' significant presence has been pivotal to bringing EaDo, formerly an industrial sector immediately east of downtown, steps closer to becoming a true neighborhood. And early adopting buyers now benefit from a number of consumer-driven businesses sprouting up throughout the area. The award-winning Capitol Oaks will bring further life to EaDo as it employs the expertise of



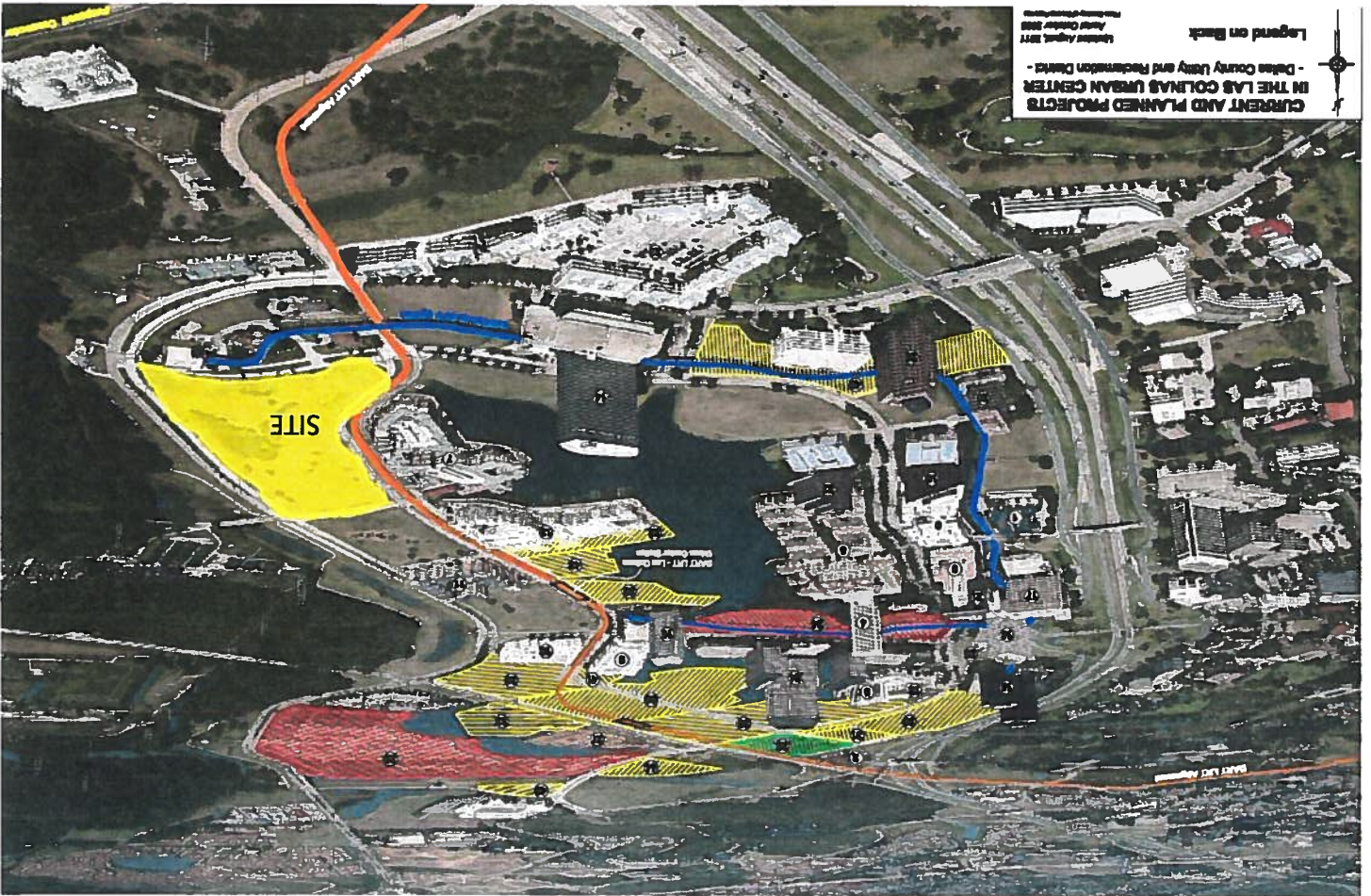


This development will promote 'walkability' and the outdoors; lush landscaped, pedestrian walkways abound around the property and connectivity to the DART station is provided.

In Las Colinas, starting in late 2012, intownHomes is co-developing 89 townhomes with AMLI Residential Properties an exciting new urban center project featuring 479 units of Class A rental multifamily.

Las Colinas- 89 Townhomes

Lake Arabelle (Cottage Grove)- 300 Townhomes



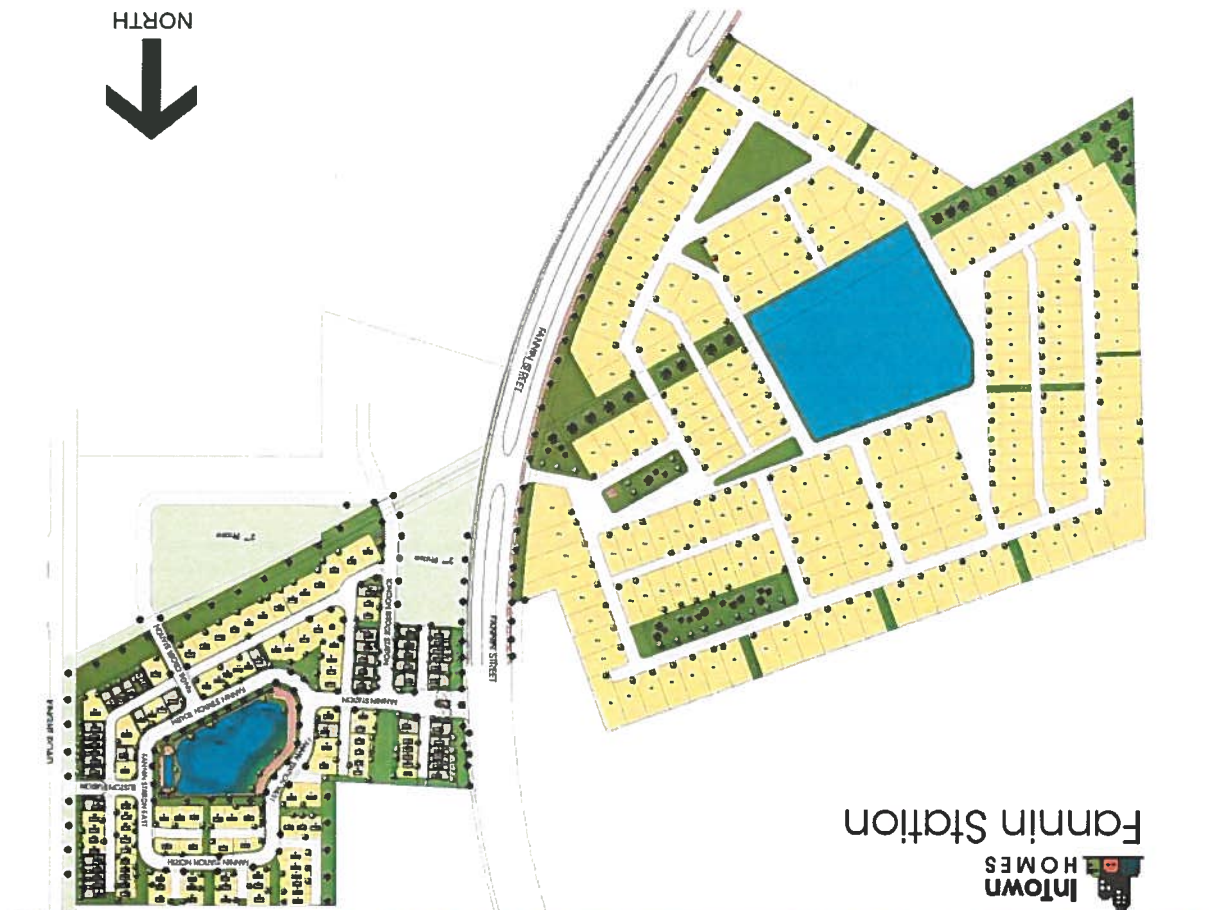


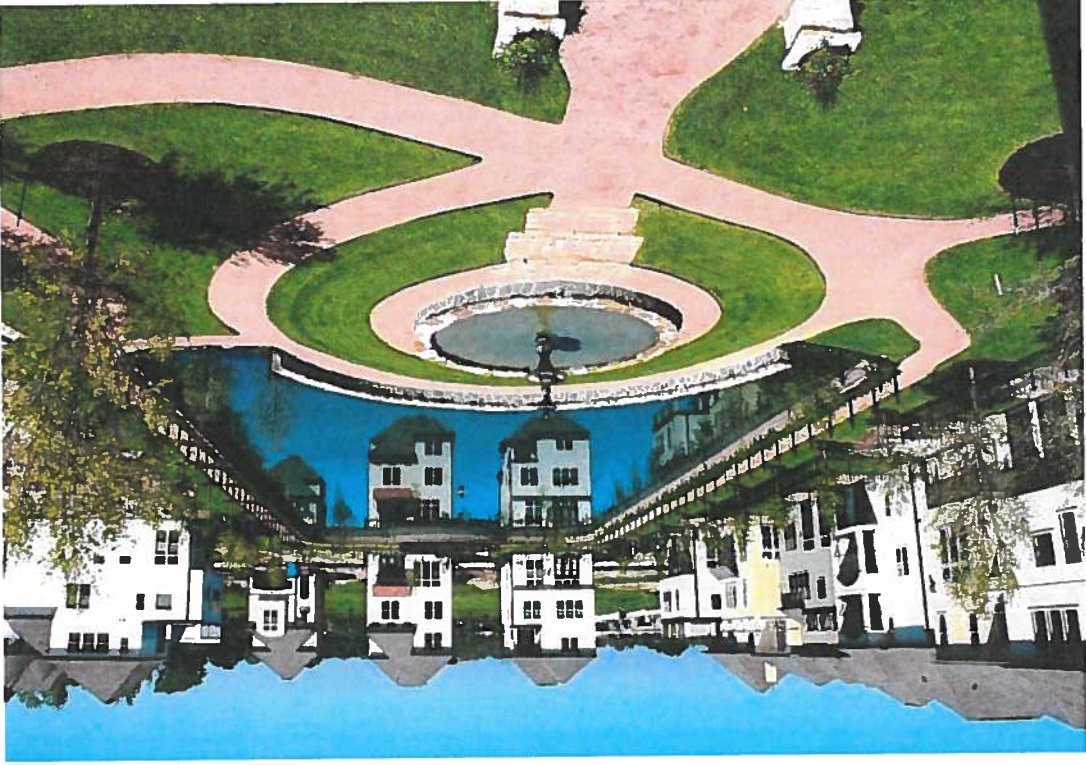
TEXAS DEPARTMENT OF TRANSPORTATION

COTTAGE GROVE, SEC 8 REPLAT NO 1

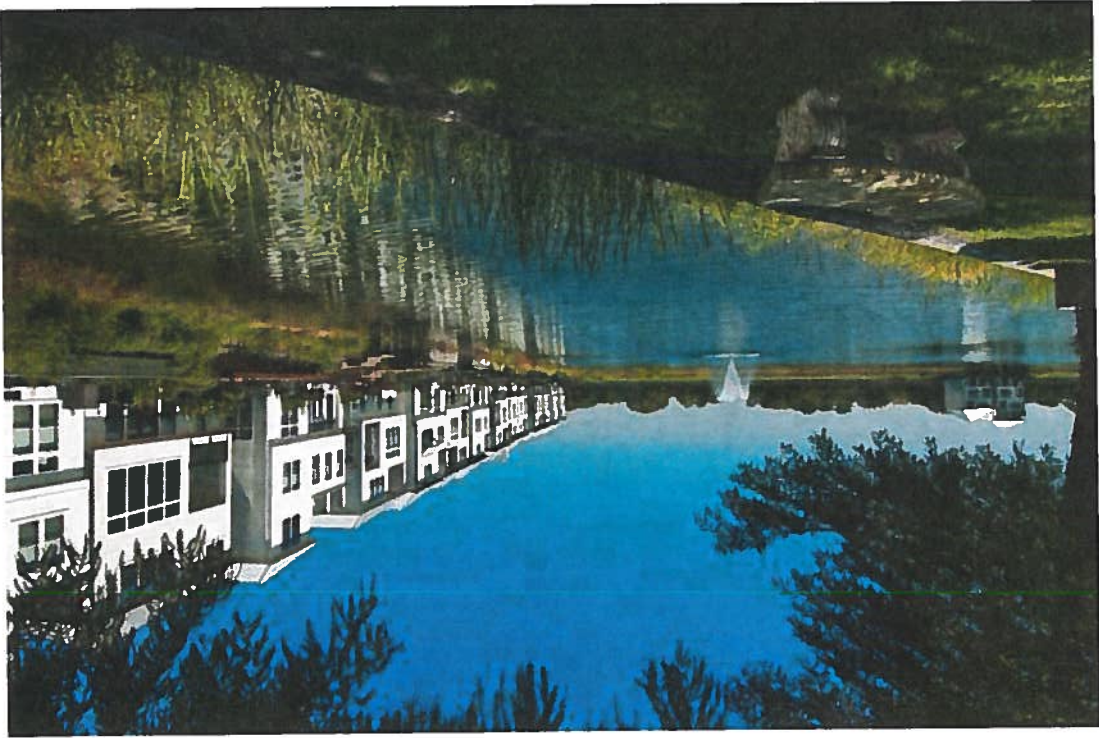


Fannin Station/Houston Medical Center -1500 Towhomes





Upland Lake-195 Townhomes



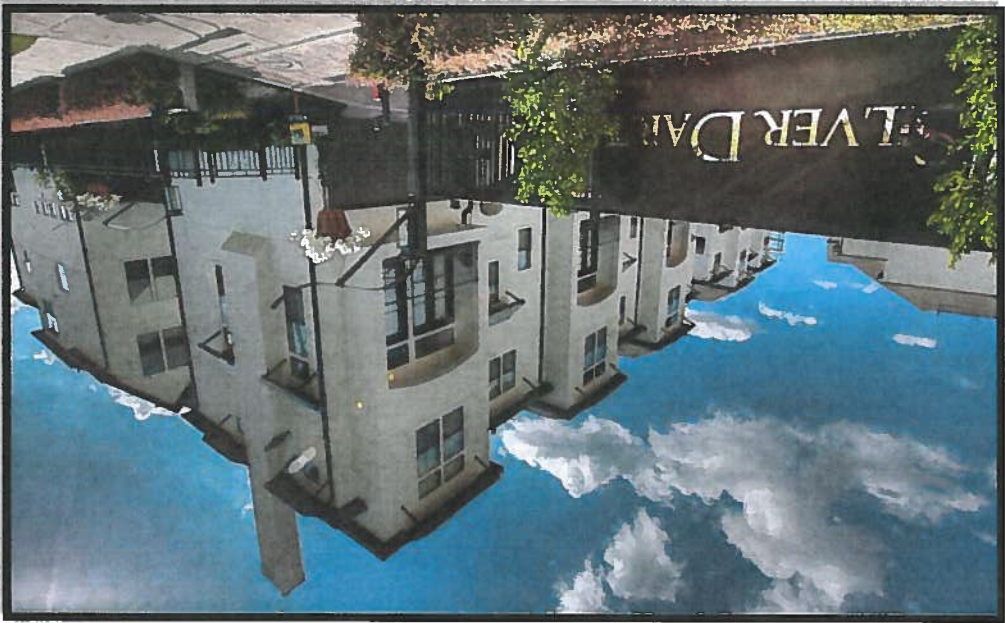
Hillshire Lake-118 Townhomes

Dallas Farmer's Market- 135 Townhomes

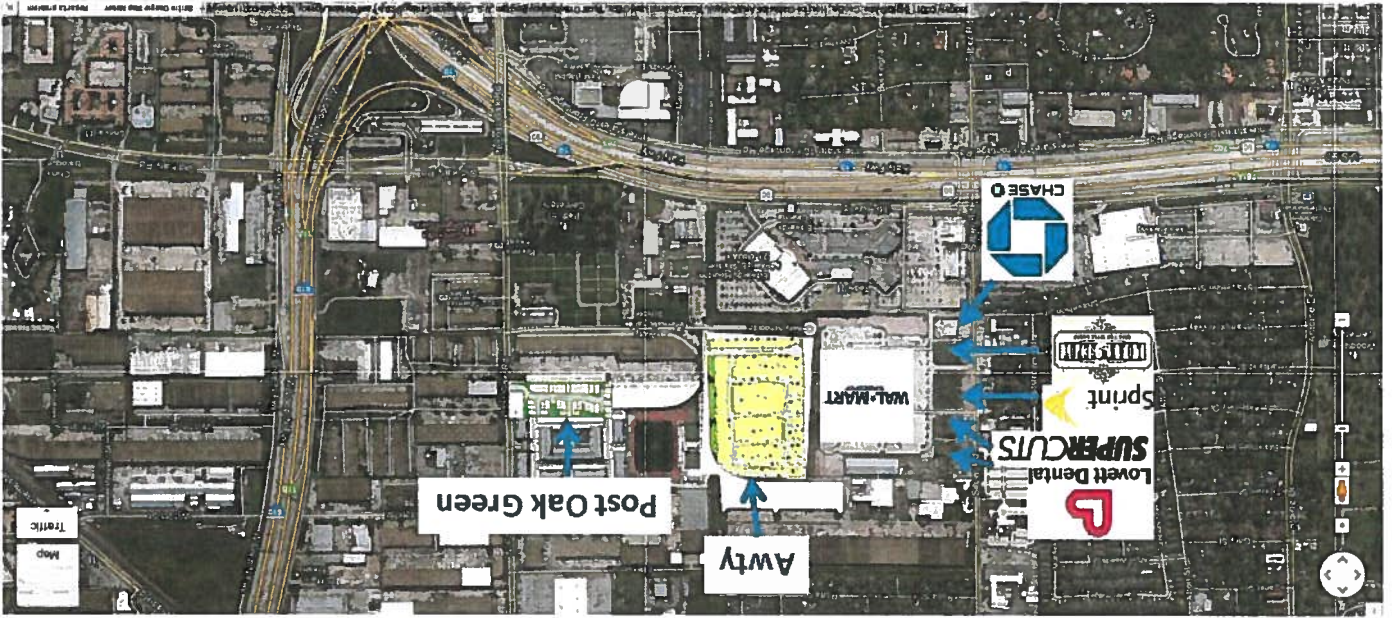
Farmers Market Square is an exciting Master Planned Urban Community with a strong signature identity destined to form part of a vibrant and revitalized downtown community, reminiscent of London's South Bank and New York's District.

Residents will find impressive detailing and creative architecture both attractive and functional. Although distinct from its neighbors, the community is designed with a continuous harmony for the sophisticated urban dweller who desires open sun-filled spaces and each home has a roof top patio with stunning views of Downtown. Our Homes will relate well with their timeless architecture, each with its own character and signature that will create a strong sense of community as if it had matured over time.



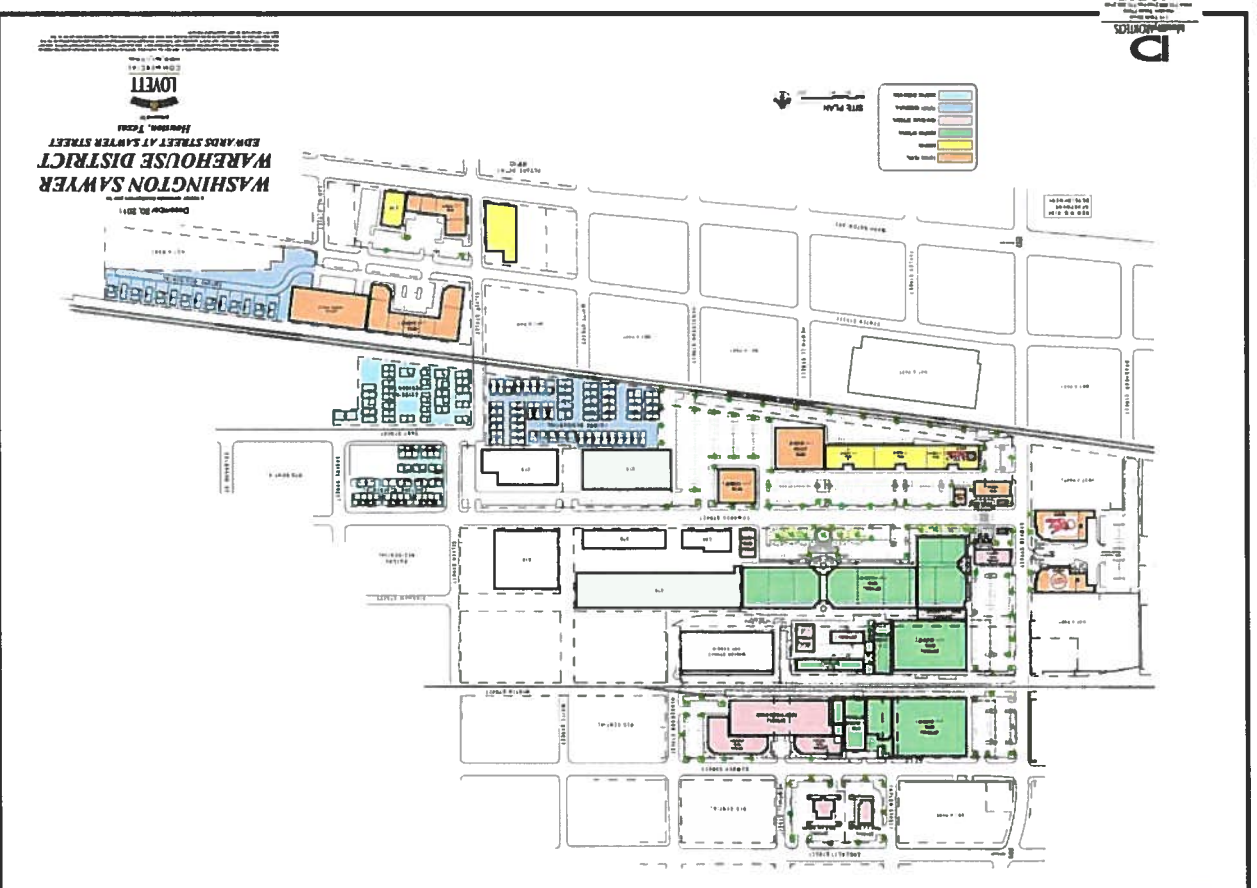
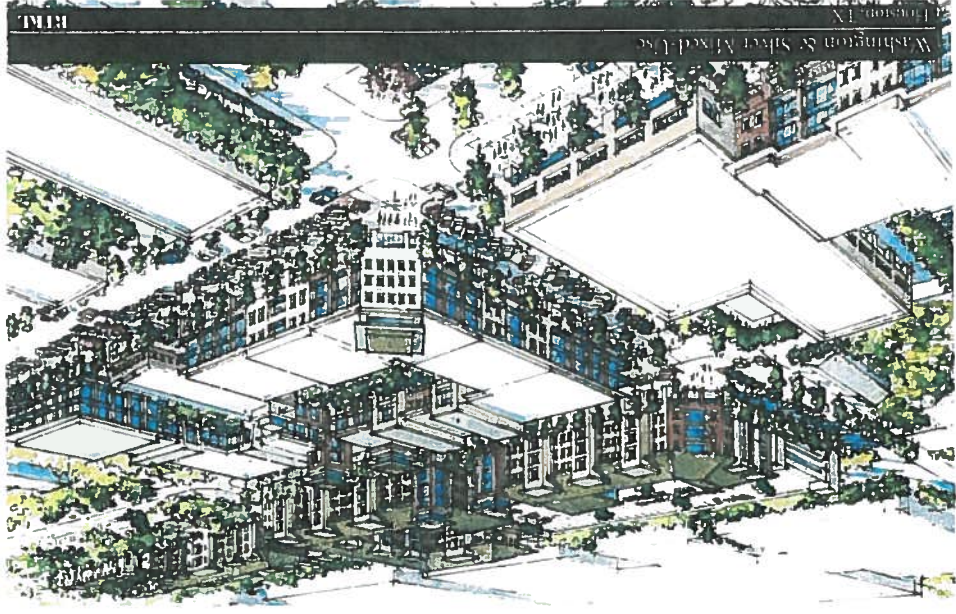


Silver Dart 200 Towhomes



Awty Commercial and Residential Development
Wal-Mart Super Center and 173 Lovett Homes





Proposed Merfish Washington Commercial & Residential

Information subject to change without prior notification. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability, or condition of any property described herein.

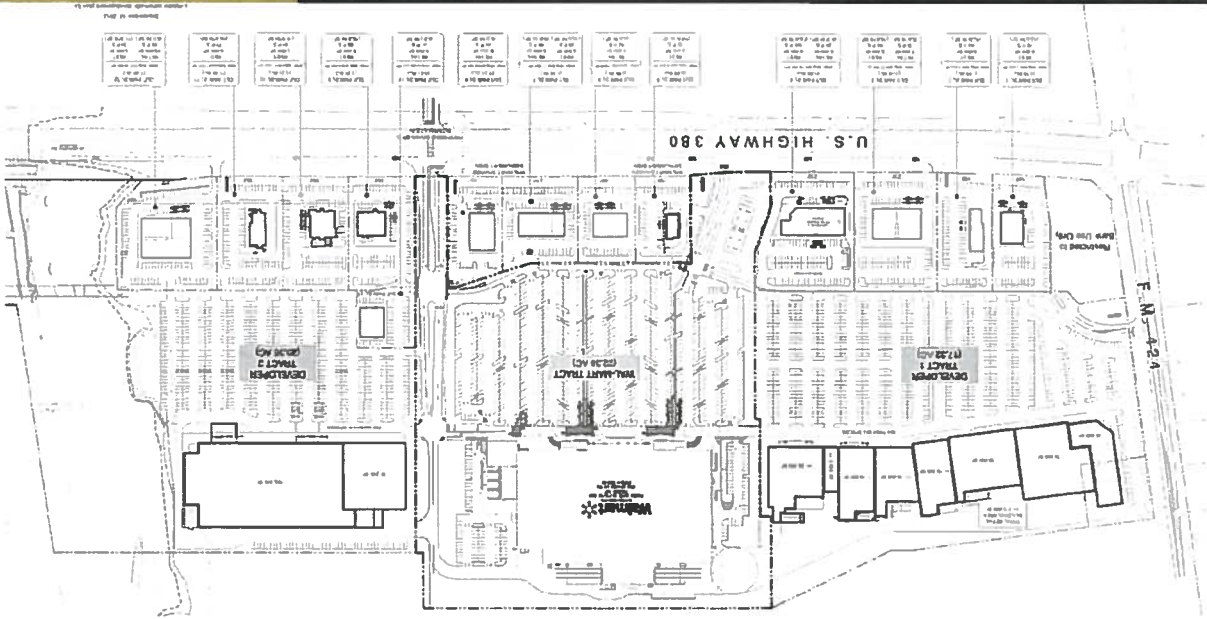


Cross Roads, Texas New Walmart Supercenter
NE corner of Hwy 380 and FM 424 • Cross Roads, Texas 76227

1520 Oliver St. • Houston, Texas 77007 • www.LovettCommercial.com



Property Description • New Walmart Supercenter planned opening 2013 • Signalized intersection @ FM 424, with an additional signal planned on Hwy 380 • 17% projected growth within next 4 years • No on-site detention required • Utilities available	2010 Est. Population 5 mile 24,720 10 mile 242,480 15 mile 604,854	2010 Est. Average Household Income 5 mile \$91,156 10 mile \$80,874 15 mile \$96,918	Traffic Counts FM 424 North of Hwy 380 4,600 Hwy 380 East of FM 424 25,000	For Information: 832,553,6000 832,553,5930
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Commercial Development in 500,000 sq. ft. in Cross Roads, TX

2010 Est. Population

1 mile 8,202
3 mile 45,597
5 mile 44,364

2010 Est. Average Household Income

1 mile \$45,014
3 mile \$44,381
5 mile \$44,364

Traffic Counts

2010 Average Daily Traffic
Harvey Mitchell Parkway 21,000
Villa Maria 12,100

832.553.6000
832.553.5930
For information



Property Description

- New Walmart Supercenter
- Utilities available
- In growth corridor
- Close proximity to new Texas A&M Health Science Center
- Close proximity to traditions residential community

Bryan, Texas
NWC of Harvey Mitchell Parkway (FM 2818)
and Villa Maria Road
Bryan, Texas 77807

LOVETT Commercial

For information:
832.553.6000
bz@lovettcommercial.com
832.553.5930
bz@lovettcommercial.com

Information subject to change without prior notification. No representation or warranty is expressed or implied as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability, or condition of any property described herein.



Commercial Development in 350,000 sq. ft. in Bryan, TX

BANK REFERENCES



Houston Real Estate Group
24 Greenway Plaza, Suite 1402
Houston, TX 77046

January 4, 2012

To Potential Investors:

Frank Liu and his real estate entities have been good customers of BBVA Compass Bank for over 20 years. Mr. Liu's homebuilding companies currently have an aggregate of \$19,500,000 in available credit lines with BBVA Compass. Additionally, the bank has lent Frank Liu and his real estate holding entities over \$100 million for commercial development over the past years. All loans and bills have been handled as agreed.

Mr. Liu had been recognized as a leader in the Houston townhome market since 1980. He has been profitable during the recent real estate downturn and has additionally shown the financial capacity to acquire distressed real estate assets and make them successful projects.

BBVA Compass looks forward to partnering with Mr. Liu on future commercial and residential projects.

Regards,


Brock Tautenhahn
Vice President

December 14, 2012

RE: Frank Liu

To Whom It May Concern:

My name is Brandi Hermis and I am a Senior Vice President at Housing Capital, a division of US Bank, NA, a \$352 billion bank based in Minneapolis, MN. Housing Capital caters to residential real estate developers primarily from California to Texas. US Bank operates over 3,000 banking offices in 25 states and provides a comprehensive line of banking, brokerage, insurance, investment, mortgage, trust and payment services products to consumers, businesses and institutions.

Frank Liu and his related entities have more than \$50 million in available credit lines with Housing Capital. The lines can be used for any of his projects in the Houston and Dallas markets. Most projects financed for Mr. Liu include both funds for the land development as well as the vertical construction costs. Mr. Liu has a great business model that has worked well for more than 30 years. Although we have never experienced any issues with any of Mr. Liu's projects, it should be noted that if one to occur, Mr. Liu and his related entities have the financial resources to resolve said issues.

I have personally been Mr. Liu's lender for the past 18 years at several institutions including Chase (formerly Bank United and Washington Mutual) and Wells Fargo (formerly Wachovia). Frank is a man of integrity and outstanding character. Many of his projects revitalize urban areas and create long term value for the underlying community. Mr. Liu is a valued customer and we look forward to doing business with him for many more years in the future.

If you have any additional questions, I can be reached at 713.235.9204.

Sincerely,



Brandi Hermis

Senior Vice President

Housing Capital, a division of US Bank

- COSTA MESA
- SEATTLE
- FRESNO
- DALLAS
- SAN MATHEO
- HOUSTON



Houston Real Estate Group
24 Greenway Plaza, Suite 1402
Houston, TX 77046

January 4, 2012

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BBVA Compass looks forward to partnering with Mr. Liu on future commercial and residential projects.

Regards,

A handwritten signature in dark ink, appearing to read "Brock Tautenhahn".

Brock Tautenhahn
Vice President

HOUSING CAPITAL COMPANY

5555 SAN FELIPE STREET, SUITE 1150 • HOUSTON, TX 77056

December 14, 2012

RE: Frank Liu

To Whom It May Concern:

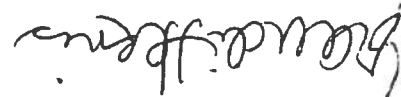
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If you have any additional questions, I can be reached at 713.235.9204.

Sincerely,



Brandi Hermis

Senior Vice President

Housing Capital, a division of US Bank

- COSTA MESA
- FRESNO
- DALLAS
- SAN MATHEO
- HOUSTON



Marc J. Krebs
Vice President

Real Estate Group
MAC T5002-042
1000 Louisiana, 4th Floor
Houston, TX 77002-5005
713 319-1417
713 739-1077 Fax
krebsmj@wellsfargo.com

June 3, 2011

To Whom it may Concern:

Frank Liu has been a valued client of Wells Fargo Bank and its predecessors for over a decade. Wells Fargo currently provides construction financing for two homebuilding entities as well as single asset commercial entities. Aggregate credit extended to Mr. Liu's borrowing entities has averaged between \$35,000,000 to \$45,000,000 at any one point in time over the past three years. Frank Liu continues to be a valued client of Wells Fargo and we are hopeful to continue to do business at or above the current level.

Regards,

A handwritten signature in blue ink, appearing to read "Marc Krebs".

Marc Krebs



TEXAS CAPITAL BANK^{NA}

June 1, 2011

RE: Frank Liu and related entities

To Whom It May Concern:

Frank Liu and his related entities has been a client of Texas Capital Bank for approximately 1 year, but have been banked by our group at other institutions for more than 10 years.

Texas Capital Bank currently provides interim construction lines to three of Mr. Liu's homebuilding entities with total exposure of \$15,000,000. In addition, we are in process of closing on a commercial real estate loan for another of Mr. Liu's entities for \$3,200,000.

Mr. Liu is one of the premier residential and commercial builders/developers in Texas and we are proud to call him a client. He also has an uncanny ability to go into bankruptcy situations and turn everything around to make them work. Mr. Liu has our highest recommendation for anyone seeking to do business with him or one of his entities.

If you have any further questions, please contact me at 281-809-1176.

Sincerely,

Jerry Schillaci

Vice President

Texas Capital Bank



May 5, 2011

To Whom It May Concern:

Frank Liu has been a top client of Regions Bank for almost ten years and has always performed as agreed.

Regions Bank historically, and currently, provides interim construction financing for two homebuilding entities and various single-asset entities engaged in commercial retail real estate development.

Aggregate credit extended to Mr. Liu's borrowing entities has averaged in the \$20,000,000 to \$25,000,000 range at any one point in time.

Mr. Liu is a proven urban developer with a strong track record of turning around troubled properties – both residential and retail – and having success redeveloping these assets.

Frank Liu remains a premier client of Regions Bank and we provide our recommendation to anyone considering transacting with Mr. Liu.

Please feel free to contact me at the telephone number below for any further questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ted Sprigg".

Ted Sprigg
Vice President
Regions Bank
(713) 426-7122

PROSPERITY BANK®



July 3, 2012

To Whom It May Concern:

Per Frank Liu's request, this letter is to document that 2121 Edwards Street, Ltd. and Airport Kirkwood Ltd. has a revolving line of credit with Prosperity Bank, which as of this date has at least \$7,500,000.00 available to fund. These funds may be dedicated and utilized at the borrower's discretion. Mr. Frank Liu is the authorized signer for the 2121 Edwards Street, Ltd. and Airport Kirkwood Ltd. revolving line of credit.

Sincerely,

Randolph R. Reeves

Houston Area President

cc: Frank M. K. Liu



MWM DESIGN PROFILE



Julia Harrod, P.E.
Principal – Civil Engineering

Education

Master of Science in Engineering
The University of Texas at Austin,
(1994)

Bachelor of Science Degree in Art
and Design, Massachusetts
Institute of Technology, (1989)

**Professional Registrations, Awards,
& Affiliations**

Professional Engineer, State of Texas
(No. 82663)

Texas Society for Professional
Engineers (TSPE); President

Texas Engineering Foundation
Trustee Member

2007 Texas Engineering Foundation
Distinguished Engineer of the
Foundation TSPE Service Award

Julia M. Harrod has worked at MWM for 20 years. Serving as a project principal she has successfully overseen flood mitigation, water quality, erosion control, utility, roadway, airport, and land development projects. She has experience in managing large and complex projects involving numerous subconsultant firms, requiring resource allocation and critical path scheduling.

Her technical experience encompasses alternative analyses, design, permit processing as well as construction supervision. Ms. Harrod has designed water and wastewater improvements, street reconstruction, new roadways, parking lots, transit developments, storm drainage systems, stormwater flood control detention structures, and water quality enhancing facilities for municipalities and other government entities. During the course of these projects, she has coordinated with local governments, property owners associations and regulatory agencies. Ms. Harrod is knowledgeable of environmental regulations in the Austin area and has experience obtaining permits and/or categorical exclusions required for CIP projects including the City of Austin, the Texas Department of Transportation (TXDOT), Texas Natural Resource Conservation Commission (TNRCC), Travis County, Texas Department of Licensing and Regulation (TDLR), Environmental Protection Agency (EPA), Texas Historical Commission (THC), the Texas Parks and Wildlife Department (TPWD), and the U.S. Army Corps of Engineers (USACE).

In her role as Project Principal, she often serves as the Quality Assurance/Quality Control (QA/QC) team lead as she will on this rotation project. The team will be able to rely on her extensive technical experience as well as her general experience with City of Austin CIP projects, including contract document preparation, permitting, and construction administration. Her QC reviews are thorough and well documented, providing the City of Austin with assurance that the construction documents are well prepared and coordinated among disciplines.

Assignments:

General Watershed Engineering, 2000-2003 (City of Austin):

- Blunn Creek
- Fort Branch Bank Stabilization
- Richie Drive Walnut Creek Tributary
- Development of Erosion Setback Criteria
- General Civil Rotation programs, 2000-2003 (City of Austin):
- FM1825 W/WW Improvements
- Del Valle Annexed Areas
- Wastewater Line Redesign
- McKalla Place Street Improvements

General Civil Rotation programs, 2006-2008 (City of Austin):

- Central Library Feasibility Study
- Brazos Streetscape Improvements (Landscape & Lighting)
- Feasibility Study to review potential Palmer Garage expansion
- Feasibility Study to review potential expansion of One Texas Center Parking Garage
- Zilker Park 12" Irrigation Main Line for PARO
- W/WW Service to Annexed Areas, 2000 - 2003 (City of Austin):
- IH35 N
- Howard Lane

W/WW Service to Annexed Areas, 2003 - 2005 (City of Austin):

- Walnut Creek Area 4

- Street Reconstruction Program, 2006-2012 (City of Austin):**
- Group 33 – Nueces, Rio Grande, and West Ave from 12th to MLK Blvd
 - West 34th Street from West Avenue to the Shoal Creek Bridge
 - Group 22 – Oakland Ave & Highland Ave from W. 6th St to W. 9th St and Tremont & W. 6th ½ St from Oakland to Highland Ave
- Water and Wastewater System Pipeline Engineering Rotation List, 2008-2011 (City of Austin):**
- S IH35 Segment 8 Waterline
 - S IH35 Segments 2&5 Waterline
- Small Diameter Water and Wastewater Pipeline Replacement/Rehab Design Rotation List, 2008-2011 (City of Austin):**
- Northshields Waterline
- ACWP Rotation (City of Austin):**
- Upper Shoal Creek, Spicewood Springs
 - Upper Shoal Creek, West of Mesa
 - Upper Shoal Creek, Foster Lane
 - Harold Court Emergency Repair
- ABIA General Civil (City of Austin):**
- General Aviation Apron & T Hangars
 - North Apron for General Aviation
- Civil Engineering Services IDIQ, 2002-2004 (Capital Metro):**
- Various Sidewalk Improvements
 - Barton Creek Mall Pavement Rehabilitation
 - 38th & Jefferson Sidewalk Improvements
 - Saunders Lane and McNeil Drive Roadway Design
 - 6th & Brazos Imp
 - Temporary Parking Facility at Church Of Christ
 - Site Plan Conceptual Preparation
- Civil Engineering Services IDIQ, 2005-2007 (Capital Metro):**
- North Operations Maintenance Facility Support Services
 - Rundberg Lane Preliminary Design
 - Condemnation Hearing Support
 - Oak Hill Study
 - Park and Ride Feasibility Study
 - Various Site Studies
 - Traffic Study
 - Security Grate for Storm Drainage Pipe Outfall
- Civil Engineering Services IDIQ, 2008-2010 (Capital Metro):**
- Onion/Howard
 - Rundberg Plan Update
- SiteWork IDIQ, 2008-2010 (Austin Community College):**
- Riverside Solar Array Site Plan Correction
 - Pinnacle Parking Lot Expansion
 - Leander 100 Ac Tract Study
 - Bastrop Development Cost Study

Anthony H. Goode, P.E.

(Staff Engineer)

Anthony Goode, P.E. has worked on numerous site development and utility projects throughout Texas. His design experience ranges from private residential and commercial developments to land development projects for municipalities and education facilities. He is familiar with KY Pipe, HEC-HMS, HEC RAS and Winn TR55. In addition to site development design, Mr. Goode has extensive experience designing water, wastewater, non-potable water and dry utilities in rural and suburban areas. Mr. Goode has been with MWM DesignGroup since 2008 and has worked on the following representative projects:

AAC Pinnacle Parking Lot Expansion (Austin Texas) Site development services for Austin Community College Pinnacle parking lot expansion of approximately 500 spaces with a new leg requiring signal modifications to the intersection at HWY 290 and Convict Hill road with improvements under the City of Austin's Save Our Springs Ordinance (SOS). Also provided construction phase services. Construction was completed in August of 2010.

AAC Master Plan (Austin, Texas) Provided development assessment summary of regulatory and planning constraints applicable to each of the seven campuses identified in the Austin Community College Master Plan. Six of the seven campuses are located within the full-purpose jurisdiction of the City of Austin. The Cypress Creek campus is located in the City of Cedar Park and is required to comply with the development regulations set forth by the city's respective land development code.

Waller Creek Tunnel- PARD Boat Facility (City of Austin): Site development services for the PARD Boat Facility (PBF) in support of the improvements designed in conjunction with the Waller Creek Tunnel outlet. The PBF will be relocated adjacent to Lady Bird Lake.

Rio Grande Campus Six-Level Parking Garage (ACC): The ACC Rio Grande 6-Level Parking Garage Project was constructed on a small retail space along West 12th Street near Shoal Creek to provide additional parking for the ACC Rio Grande Campus. The structure also contains space for retail, such as a bookstore and required a Service extension of approximately 800 LF of 8" waterline.

Master Plan for Round Rock Higher Education Campus & School of Nursing (Texas State University): Provided storm drainage, grading, transportation and utility infrastructure master planning for a 100-acre campus. Originally contracted to provide civil engineering design for a 80,000 square foot nursing building at Texas State-San Marcos' new Round Rock campus (a potential LEED Silver). Texas State University requested an update to their existing master plan to incorporate realistic guidelines for phased implementation of civil infrastructure including establishing utility corridors; phased detention and water quality pond construction; and establishing an overall grading program for the main mall and future develop to maximize cut and fill.

North Shields Water Rehabilitation (City of Austin): Project management for North Shields subdivision consisting of approximately 4,455 LF of new 8" PVC water line to replace an existing deteriorated water lines and services.

Group 11- Southeast Residential and Collector Street Reconstruction and Utility Adjustment (City of Austin): Providing construction documents for the water plans in the Group 11 Street Reconstruction within the area of water grid 119 of approximately 4,000 linear feet of 8" waterline. The infrastructure was built during the 1950s to the early 1970s and is scheduled for replacement.

Education

Bachelor of Science in
Agricultural Engineering –
Texas A&M University
(2000)

Professional

Registrations,
Licenses, &
Affiliations

Professional Engineer - State
of Texas (No. 97263)

Seminars,

Certifications &
Training Programs
Central Texas Infrastructure
Design & Construction
Symposium (2008 & 2009)
FEMA Flood Plain
Management Seminar 2005 &
2006, Certified Flood Plain
Manager 2005-2006

Experience Highlights

Site Developments in several
States including TX, OK,
MD, IN, MS, AZ, & MN

Both public and private land
development design

Proficient in various
hydrology, hydraulic, and
CAD software

Residential developments in
North Texas, Central Texas,
and in the Texas Hill
Country

Low pressure sewer system
design

► Brandon E. Hammann, P.E., CPESC, LEED AP BD&C

Trail Engineering

Brandon E. Hammann is a Project Engineer with MWM DesignGroup. Mr. Hammann has over four years of engineering, management, and construction experience. He has worked on numerous private and public sector projects throughout the Central Texas area. Mr. Hammann's experience consists of work on commercial and civic site development, including: hydraulic and hydrologic modeling and design, Stormwater Pollution Prevention Plans (SWPPP), Contributing Zone Plans (CZP), Water Pollution Abatement Plans (WPAP), Sewage Collection System Plans (SCS), erosion and sedimentation control plans, water and wastewater infrastructure design, water quality and detention design, traffic control plans, site layout, Americans with Disabilities Act (ADA)/Texas Accessibility Standards (TAS) compliance, paving plans, and grading. In addition, he has designed and/or permitted several public sector projects, including: erosion and sedimentation mitigation and prevention, water quality, pedestrian accessibility, roadway rehabilitation, drainage studies, and utility infrastructure. All private and public sector projects required permitting with a variety of regulatory entities, including: Cities of Austin, San Marcos, Round Rock, Lakeway, Buda, and Leander, Texas Commission on Environmental Quality, Texas Department of Transportation, Texas Historical Commission, Texas Parks and Wildlife Department, Union Pacific, Army Core of Engineers, and the United States Green Building Council for certification of Leadership in Energy and Environmental Design (LEED).

His background with both private and public sector projects has enabled him to gain a comprehensive understanding of: the City of Austin land and development code and technical design criteria, as well as, the 50/90/100% Plans, Specifications, and Cost Estimates (PS&E) submittal and review process with the City of Austin and surrounding municipalities.

Austin Community College Elgin Campus (Elgin, Texas): Design for a 100-acre development including site layout, grading, stormwater management, traffic control and utility design. Providing oversight of: a feasibility study, SWPPP, LEED coordination, construction cost estimation, rezoning, platting, site plan permitting, and bidding/construction phase services.

Longhorn Greenlaw (Austin, Texas): Design for a 10-acre development including site layout, grading, stormwater management, traffic control, and utility design. Providing oversight of: SWPPP, construction cost estimation, site plan permitting, and bidding/construction phase services.

City of Austin African American Cultural and Heritage Facility (Austin, Texas): Design for a 1/2-acre civic development including site layout, grading, and utility design. Providing oversight of SWPPP, LEED coordination, site plan permitting, and bidding/construction phase services.

Austin Independent School District Early Childhood Demonstration School (Austin, Texas): Design for a seven-acre civic development including site layout, traffic control, full depth roadway reconstruction, grading, utility infrastructure, detention, and water quality. Providing oversight of SWPPP, LEED coordination, site plan permitting, and construction phase services.

Austin Community College Master Plan (Central Texas): Preparation of civil-related documents for the master plan of all existing campuses.

The University of Texas at Austin Reclaimed Water (Austin, Texas): Prepared PS&E for the design of new reclaimed water infrastructure at multiple chilling stations.

Bachelor of Science in Civil Engineering, The University of Texas at Austin, 2005

Professional Engineer (No. 107368) State of Texas

Certified Professional in Erosion and Sediment Control (No. 5638)

LEED Accredited Professional in Building Design and Construction (No. 10179614)

American Society of Civil Engineers, Member, Austin Branch Public Relations Chair, Community Service

Professional Registrations & Affiliations

Education

Purgatory Creek Wastewater Interceptor (San Marcos, Texas): Prepared the preliminary engineering analysis for the proposed installation of approximately one mile of 27" interceptor line.

New Life United Pentecostal Church (Austin, Texas): Design for a 10-acre civic development including hydrologic and hydraulic modeling and design, erosion/sedimentation control, detention, water quality, site layout, grading, and utility design. Provided oversight of SWPPP/WPAP/SCS, site plan/subdivision permitting, and bidding/construction phase services.

Washington Mutual Bank on Burnet Road (Austin, Texas): Design for a one-acre commercial development including hydrologic modeling, detention, site layout, grading, and utility design. Provided oversight of SWPPP and site plan permitting.

Round Rock Medical Office Complex (Round Rock, Texas): Design for a 16-acre civic development including hydrologic and hydraulic modeling and design, site layout, grading, and utility design. Provided oversight of SWPPP and site plan/subdivision permitting.

The University of Texas at Austin Colorado Apartments and Lake Austin Rowing Center (Austin, Texas): Prepared PS&E for an erosion and sedimentation control remediation plan along Lady Bird Lake.

Neighborhood Sidewalk Project (San Marcos, Texas): Oversight of preliminary engineering, design and construction for three projects: Staples Road (1/2-mile of pedestrian and driveway improvements), Guadalupe Street (1/4-mile of pedestrian, driveway, and drainage improvements), Hopkins Street (200-foot single span pedestrian bridge over the San Marcos River). All three projects were designed and permitted following the 50/90/100% PS&E format.

City of Austin Sidewalk Bicycle Child Safety (Austin, Texas): Prepared PS&E project manuals for approximately ten locations in need of handicap accessible pedestrian and bicycle routes.

City of Austin Group 6 Street Rehabilitation Project (Austin, Texas): Prepared PS&E for water quality and erosion/sedimentation control plans.

FM 1626 (Buda, Texas): Prepared 30/60% PS&E water quality design and erosion/sedimentation control plan for an approximate three-mile road widening.

Amelia Lopez Principal- Governmental Relations & Permitting

Professional Affiliations:

Real Estate Council of Austin
Austin Hispanic Network
Rotary Club of Downtown
Greater Austin Hispanic Chamber of Commerce – Board Member
Legislative Committee & Vice Chair of Education
Greater Austin Chamber of Commerce
Committee for River Youth Foundation
Society for Marketing Professional Services Austin Chapter
Austin Firefighter Community Outreach Board

Awards/ Recognition:

Greater Austin Hispanic Chamber of Commerce: 2007 Community Service Award Educational Leadership
Greater Austin Hispanic Chamber of Commerce: 2006 Small Business of the Year Award
MAES- Mexican American Engineers and Scientist 2004 Symposium & Career Fair
Girl Scouts Lone Star Council: 2003 Women of Distinction Award
National Association of Hispanic Firefighters: 2009 Community Service Award

Amelia Lopez has over 26 years of experience performing as a liaison representing governmental agencies as well as the private sector. Her work focuses in the Austin and the Central Texas area. The land development services she provides include community outreach; governmental relations; neighborhood negotiations; feasibility studies; and jurisdictional processing. Amelia has processed zoning changes, variance requests, site development permits, building permits, conditional use permits, appeal cases, subdivision, license agreements, and other permitting components required for governmental projects. She is recognized as one of the best in her field by her peers.

As a land development consultant, Amelia's experience dates to 1984, representing the City of Austin, Travis County, Austin Community College, Concordia University, Seton Hospital, Austin Independent School District, Capital Metropolitan Transportation Authority and others. Her project experience includes development, redevelopment, and expansion/remodel projects for municipal, primary school, college, commercial, hospital, residential, multi family, and Transit Oriented related facilities.

While representing her clients, Ms. Lopez focuses on relationships with neighborhood groups, environmental organizations, elected officials, and the business community in acquiring support for the project. Amelia develops specific strategies to accomplish the goals of each project using her knowledge of the land development process, recently adopted regulations, and ordinances under consideration. Her ability to conduct outreach programs, mediate/negotiate with various stake holders, and expedite projects with critical and sensitive issues has earned her respect and recognition among clients.

Amelia has served in several capacities in the Austin community including: Executive Director for the Associated Builders and Contractors (ABC), Executive City Council Assistant to Mayor Pro-Tem John Trevino, Jr., Founder and Principal for Lopez-Phelps & Associates, Inc. for 15 years, and currently as Principal at MWM DesignGroup, Inc. since 2007. Amelia has established excellent working relationships with City, County and State staff and officials of various cities, as well as neighborhood and environmental groups.

Ms. Lopez received an award from the National Association of Hispanic Firefighters Award for community outreach, nominated by the Austin Hispanic Firefighters Association. Award was presented at the National & International Conference of Hispanic Firefighters Association. Ms. Lopez also received the Patronato de Bomberos de la Region Sureste de Coahuila in gratitude for her support in strengthening the sisterhood between the cities of Austin and Saltillo especially with the firefighters associations in both cities.

Governmental/Jurisdictional/Permitting Services provided to educational institutions are highly time-sensitive, often impacted by budgetary deadlines, construction schedules working around the school year and holiday closure dates, as well as school needs and school opening dates. Therefore, the strategy provided by MWM includes, but is not limited to, team meetings with our client design teams, as well as the city, county, and/or state governmental agency review team members. The process includes preliminary research based on current conditions of a site and/or existing facility, and is used to prepare a analysis for and with the design team. The information then is applied to the proposed project or land use, and determines allowable development, as well as the process required for permitting the client's proposed project. This may include zoning changes, subdividing or re-platting, processing a site plan, and/or building permit(s). To meet critical project deadlines, MWM provides the coordinated efforts for pre-design and pre-submittal meetings with

governmental/city planning review staff/departments, in conjunction with clients' design team. Should a more critical construction start date be necessary, strategic recommendations are developed for the project. MWM has a strong and positive working relationship with the city, county and state agencies in working on processing land development projects, from the feasibility study, to design, subdivision, zoning, site plan and building permit stages, which may include easement vacations, license agreements, and other city required permits, if and when applicable.

Project Permitting Liaison for the following projects:

Austin Community College – Pinnacle Campus Parking Expansion & Campus/Town Center Study- Jacoby Tract: Coordinated project permitting requirements with the design team and client, and expedited the submittal, processing and approval of the permit application in accordance with the project construction schedule. The permitting process included coordination of required documents and preparation of the permit application. Once submitted, worked with the design team and city review staff, to respond and clear comments, working toward approved and released permit. Permit obtained was a Site Development Permit through the City of Austin.

Bedicheck Middle School (Austin ISD): Providing permitting, site-plan and building permit services for a building gym and band hall addition, including stormwater management and water quality controls and fire protection enhancement for the existing campus.

Austin Community College – Rio Grande Campus Parking Garage: Coordinated project permitting requirements with the design team and client, and expedited the submittal, processing and approval of the permit applications in accordance with the project construction schedules. The permitting process included coordination of required documents and preparation of the permit applications. Once submitted, worked with the design team and city review staff, to respond and clear comments, working toward approved and released permits. Permits obtained were Site Development Permit and Building Permit.

Austin Community College – Rio Grande Campus Site Expansion & Zoning: Provided site feasibility services as related to zoning process and site plan.

Austin Community College – Elgin Campus: Coordinating project permitting requirements with the design team and client, and expediting the submittal, processing and approval of the permit application in accordance with the project construction schedules. The permitting process includes coordination of required documents and preparation of the permit application. Once submitted, work with the design team and city review staff, to respond and clear comments, working toward approved and released permits. Permit to be obtained is Site Development Permit. Worked with City of Elgin, fire protection provider, and water provider to obtain adequate fire protection of facility.



Frank H. Del Castillo, Jr.
Land Entitlement Project Manager

Professional Registrations & Affiliations:
Austin Contractors and Engineers
Association - Member

Home Builders Association of
Greater Austin – Member

Frank H. Del Castillo, Jr. is a Project Manager for Entitlements with MWM DesignGroup. Mr. Del Castillo has over 20 years of entitlement, management, engineering, and construction experience. He has worked on numerous private and public sector projects throughout the Central Texas area. Mr. Del Castillo's private sector experience consists of work on commercial site development, single-family development, and multi-family development. His public sector experience consists of the design of utility relocations, water and wastewater capital improvement projects, and providing development services. His experience includes the preparation of Stormwater Pollution Prevention Plans (SWPPP), Contributing Zone Plans (CZP), Water Pollution Abatement Plans (WPAP), Sewage Collection System Plans (SCS), erosion and sedimentation control plans, water and wastewater infrastructure design, water quality and detention design, traffic control plans, site layout, Americans with Disabilities Act (ADA)/Texas Accessibility Standards (TAS) compliance, paving plans, and grading. In addition, he has designed and/or permitted several public sector projects including erosion and sedimentation controls, roadway design, and utility infrastructure. All private and public sector projects required permitting with a variety of regulatory entities, including: Cities of Austin, Round Rock, Buda, Leander, Hutto, Counties of Hays, Williamson, Travis, Texas Commission on Environmental Quality (TCEQ), Texas Department of Transportation (TXDOT), Union Pacific Railroad, Army Corps of Engineers, and Environment Protection Agency (EPA).

His background with both private and public sector projects has enabled him to gain a comprehensive understanding of many of the area development codes, technical design criteria, and development services requirements and processes. Cold Springs (Leander, Texas): Cold Springs is a master-planned community that consists of approximately 150 acres of mixed-use development, including single-family compact, single-family urban, parkland, local commercial, and general commercial. Performed Project Feasibility. Developed the land plan. Negotiated a development agreement with the City of Leander. Submitted and received approval of annexation, zoning, and preliminary plan. Coordinated and contracted surveying, engineering, and environmental consultants. Established budgets and schedules. Submitted and processed subdivision and development permits through the City of Leander. Prepared and made presentations before City of Leander City Council and Planning and Zoning Commission. Coordinated engineering, permitting, and construction of subdivision improvements. Ensured compliance with corporate, city and state requirements. Coordinated with engineer to bid and award the construction contract. Coordinated construction inspection with the City of Leander and visited the site for construction review. Coordinated with AT&T, Pedernales Electric Cooperative, Time Warner Cable, and Atmos Energy for design and installation of telephone, electric, cable, and gas improvements. Coordinated with City of Leander for city's ownership, operation, and maintenance of public infrastructure. Completed development within budget restraints and on schedule. Prepared, executed, and inspected SWPPP, ensuring compliance with EPA requirements of the National Pollution Discharge Elimination System (NPDES) and Texas Pollution Discharge Elimination System (TPDES) permits. Performed weekly inspections of the SW3P. Developed Phase One of the HOA owned and operated community center. Phase One included playscapes, basketball court, covered pavilion, and trails.

Creek Bend (Hutto, Texas): The Project consisted of approximately 650 homes and parkland. Coordinated with the engineer on the preparation of the Phase II Preliminary Plan, final plat and construction plans for subdivision improvements. Submitted and processed subdivision and development permits through the City of Hutto.

Garlic Creek West (Buda, Texas): The project consisted of approximately 400 homes and parkland. Coordinated and contracted engineering, surveying, and environmental consultants. Submitted and processed subdivision and development permits through the City of Buda. Prepared and made presentations before the City of Buda City Council and Planning and Zoning Commission. Coordinated engineering, permitting, and construction of subdivision improvements. Ensured compliance with corporate and City of Buda requirements. Coordinated with engineer to bid and award the construction contract. Coordinated construction inspection with the City of Buda and visited the site for construction review. Coordinated with Verizon, Pedernales Electric Cooperative, Time Warner Cable, and Center Point Energy for the design and installation of telephone, electric, cable and gas improvements. Coordinated with City of Buda for city's ownership, operation, and maintenance of public infrastructure. Completed development of each section within budgeted restraints and on schedule. Executed and inspected SW3P, ensuring compliance with EPA requirements of the NPDES and TPDES Permits. Performed weekly inspection of the SW3P.

River Place (Austin, Texas): River Place is a master-planned community that consists of approximately 1,453 acres of mixed-use development, including golf course, single-family estate, single-family, village cluster, research and development, retail, habitat reserve, greenbelt, and nature preserve. Coordinated engineering and permitting services with surveying, environmental, and land planning services. Responsible for 11 revisions to the preliminary plan, and 25 final plats, and the associated subdivision improvements. Subdivision improvements included street, drainage, water, wastewater, and water quality improvements. Coordinated the subdivision and development permits through the City of Austin, Travis County, and River Place Municipal Utility District (MUD). Coordinated with developer to bid and award the construction contract and coordinated construction inspection with the City of Austin, Travis County, and River Place MUD. Visited the site for construction review. Prepared and administered SW3P.

River Place Pointe (Austin, Texas): The Project included the preparation and permitting of the site engineering aspect of a 7-building, 600,000 square-foot office complex which included surface and structural parking. Coordinated the permitting of the site plan through the City of Austin.

Ridgeview (Austin, Texas): Ridgeview is a single-family subdivision that consists of approximately 200 single-family homes. Developed the land plan. Submitted and received approval of the preliminary plan through Travis County and City of Austin. Coordinated and contracted surveying, engineering, and environmental consultants. Established development budgets and schedules. Negotiated Utility Provider Commitments from AT&T, Austin Energy, Time Warner Cable, and Texas Gas Service for design and installation of telephone, electric, cable, and gas improvements.

W. Owen Harrod
Ph.D., AIA, LEED AP
Project Architect

Education
Bachelor of Science, Massachusetts
Institute of Technology (1990)
University of Bath (1990)
Master of Architecture, University of
Texas at Austin (1992)
Doctor of Philosophy, University of
Texas at Austin (2001)
Professional Registrations,
Licenses, & Affiliations
Registered Architect (No. 16346),
State of Texas
American Institute of Architects
(AIA)
LEED AP BD+C

Recent Publications
"Clarity, proportion, purity, and
restraint: the Biedermeyer and the
Origins of Twentieth-century
Modernism" in *Centropa* (2010).
"The Vereinigte Staatsschulen für
freie und angewandte Kunst and the
Mainstem of German Modernism" in
Architectural History (2009).
*Bruno Paul: the Life and Work of a
Pragmatic Modernist* (Stuttgart,
2005).

"Towards a Transatlantic Style: the
Vereinigte Werkstätten für Kunst im
Handwerk and the introduction of
German Modernism to the United
States" in *Studies in the Decorative
Arts* (2004).
"Heinrich Tessenow" in *Encyclopedia
of Twentieth Century Architecture*
(New York, 2004).
"Bruno Paul" in *Encyclopedia of
Twentieth Century Architecture* (New
York, 2004).

"The Deutsche Werkstätten and the
Dissemination of Mainstream
Modernity" in *Studies in the
Decorative Arts* (2003).
"Bruno Paul's Typendiebel, the
German Werkbund, and Pragmatic
Modernism: 1908-1918" in *Studies in
the Decorative Arts* (2001).
"Villa Traub in Prague (1928)" in
Umění (2001).

W. Owen Harrod is an experienced project manager/architect with an extensive professional background in architecture and site planning. He has managed or assisted with a wide variety of projects, including school and recreational facilities, apartments, hospital facilities, office buildings, airport facilities, and many others. Dr. Harrod has been with MWM DesignGroup since 1991. His responsibilities have included architectural design, project management, master planning, site design, environmental design, cost estimating, project permitting, and a variety of other work. His previous professional experience includes work for BA Ginsberg and Associates, AIA, and for Edward Nash, RIBA, in Bath, England.

Davis WTP Improvements (City of Austin): Architectural project manager for the design of a new electrical substation on a prominent corner of the Davis Water Treatment Plant site.

Dougherty Arts Center Assessment (City of Austin): Project manager for the prime consultant leading a multidisciplinary facility assessment, feasibility study, and budget assessment for the rehabilitation of the existing Dougherty Arts Center.

North Service Center Feasibility Study (City of Austin): Architectural project manager for an existing conditions survey and feasibility study pertaining to the proposed conversion of an existing automobile dealership to become a new North Service Center for the City of Austin.

Detrick-Hamilton House (City of Austin): As part of the General Architectural Services Rotation List Program 2007-2009, provided professional historical and architectural services for the preservation of the landmark Detrick-Hamilton House on East 11th Street.

Reicher Ranch Improvements (City of Austin): Feasibility study for the renovation of three existing buildings at the City-owned Reicher Ranch.

APD Headquarters Renovation (City of Austin): Architectural/Project Management for detailed feasibility study/cost projection for the reconstruction of the existing APD Headquarters.

APD/APD/ EMS Training Center (City of Austin): prepared the program for the proposed expansion of the Austin Police Department, Austin Fire Department and Emergency Medical Services joint training facility, to be procured by the City of Austin under a design/build contract. In addition to establishing the design criteria applicable to the project (including material, environmental, and performance requirements), the program included preliminary design information documenting the solution developed by MWM DesignGroup on behalf of the project stakeholders.

Thompson Plans (City of Austin): As part of the General Architectural Services Rotation List Program 2003-2005 MWM DesignGroup provided revision of prototype house plans to comply with applicable local codes and ordinances and client preferences.

Salamander Research Center (City of Austin): Architectural and civil engineering services for the new Salamander Research Center (SRC) located on the campus of the Austin Nature and Science Center (ANSC) in Zilker Park. The SRC houses the City's research and captive breeding programs for endangered Barton Springs and Austin Blind Salamanders.

Cafeteria Renovations at Govalle, Highland Park, Maplewood, and Zavala Elementary Schools and Pearce Middle School (Austin ISD): Design and project management services for a series of upgrades and improvements to existing schools. As with all such projects, the goal was to achieve the maximum possible scope of work for the smallest possible price, and in the shortest possible timeframe.

Rosemary Denny Park Improvements (City of Cedar Park): Architectural project manager for a series of park improvements, including the complete reconstruction and improvement of an existing clubhouse building.

Northeast Metropolitan Park Improvements (Travis County): Architectural project manager for the final phase of construction at Northeast Metropolitan Park, including the design of new restroom buildings and multipurpose shelters. Previously served as architectural project manager for three earlier phases of development at Northeast Metro Park.

Twin Creeks Historic Park (City of Cedar Park): Architectural project manager for facilities assessment and feasibility study for the development of a new historic park, featuring a surviving a log-built homestead as its centerpiece, in Cedar Park.

Reagan High School Improvements (Austin ISD): Design and project management services for a series of upgrades and improvements to an existing high school, including conversion of two existing home economics classrooms to serve as a new science lab and preparation room, accessibility enhancements, and mechanical, electrical and plumbing improvements.

Govalle Elementary School Renovations (Austin ISD): Design and project management services for a series of upgrades and improvements to an existing elementary school, including accessibility enhancements to existing rooms, improvements to the building main entrance, security upgrades, classroom casework, library improvements, and mechanical, electrical and plumbing enhancements.

Architectural and Historical Resources Survey for Tank Destroyer Boulevard Extension (Texas Department of Transportation): Conducted an architectural and historical resources study of the proposed project limits for an extension of Tank Destroyer Boulevard and for an FM 136 Bypass within the limits of the Fort Hood Military Reservation immediately northeast of the City of Copperas Cove, in Coryell County, Texas. The study included field observations and record research to identify buildings and structures included, or worthy of inclusion, in the National Register of Historic Places or the Texas Historic Sites Atlas.

Giles Maintenance Facility Expansion (Austin Independent School District): Architectural design of a new office building and an expansion of the existing maintenance building, revisions to the facility master plan and site improvements.

New City Hall (City of Bertram): MWM was hired by the City of Bertram to provide architectural services for the repair and adaptive reuse of the old Bertram Post Office to serve as the new seat of municipal government. MWM prepared plans and specifications for the reconstruction of the old Post Office.

Cris Cole Building Accessibility Improvements (General Services Commission): Architectural design of a series of accessibility and building improvements for the Texas Commission for the Blind.

Canyon of the Eagles Environmental Education Facility (Lower Colorado River Authority): Design of a new 3,200 square foot multi-purpose building at the existing Canyon of the Eagles facility on Lake Buchanan.

East 11th Street Infrastructure Improvements (Austin Revitalization Authority): The ARA hired MWM to provide civil design for infrastructure improvements in support of a neighborhood revitalization project centered on East 11th Street, and to compile and coordinate documents describing an overhead utility burial project (designed by Austin Energy) and a streetscape improvement project (administered by Capital Metro) to create a single coherent package of construction documents.