



BURLESON

130 E. Renfro Street // Burleson, Texas
Prepared for the City of Burleson | RFQ Number 2022-012
July 29, 2022





CHC Development

July 29, 2022

Mr. Justin Scharnhorst

Purchasing Manager

The City of Burleson

141 W Renfro Street

Burleson, TX 76028-4296

Re: RFP 2022-012 Sale or long-term ground lease of real property located at 130 East Renfro Street, Burleson, Texas

Dear Mr. Scharnhorst:

CHC is pleased to present our vision and proposed team for this mixed-use opportunity for the City of Burleson. We look forward to meeting with you to discuss this project in greater detail. CHC Development is a full-service commercial real estate company located in Fort Worth's Historic Near Southside District. Founded in 2011 by brothers Rory and Rian Maguire, CHC is committed to providing high quality commercial buildings and neighborhoods throughout North Texas. Our team possesses an extremely high commitment to quality, our peers, and the community in which we operate. CHC Development understands the requirements of this RFP and is committed to provide all services and features contained in this proposal.

This truly is an exciting development and an opportunity to create something significant and iconic for the City of Burleson. We welcome and look forward to the opportunity to discuss next steps for this development.

Kind regards,

Rory and Rian Maguire, Principals

CHC Development

451 S. Main Street, Suite 200

Fort Worth, TX 76104

EXECUTIVE SUMMARY



The mixed-use development will contain two buildings totaling 26,000 square feet and 140+ parking spaces.

The first building will be two stories, containing 8,000 square feet of retail space and 12,000 square feet of office space and the second building will be a one-story 6,000 square foot building exclusively for retail use.

The buildings will share an open-air walkway that can be utilized for outdoor seating, making the ground floor of the development ideal for restaurant users. There is also potential for additional open green space along the western side of the building.

Ultimately, CHC intends to make 130 E. Renfo Street a focal point in Burleson's Old-Town District.

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Appendix A – Scope of Services

1. **Title of Project:** Sale or long-term ground lease of real property located at 130 East Renfro Street, Burleson, Texas.

2. **Scope of Services Contact:**

Questions about the technical nature of the Scope of Services, etc. may be directed to **JUSTIN SCHARNHORST**, Phone. 817-426-9646, e-mail: jscharnhorst@burlesontx.com.

3. **Special Conditions**

The following special conditions shall prevail over areas of conflict in previous pages:

NONE

4. **Proposal Evaluation Factors**

A.

Emphasis	Factor
30%	Project Vision/Development Scenario: This category will score the project's vision and its alignment to the Old Town Plan referenced in Appendix A, Section D.2. and the preferred development scenario referenced in Appendix A, Section D.2. A project sketch with proposed uses is a required form for all proposals.
20%	Experience: This category will score the experience of the project team. Information should be included that identifies the project's key team members, as well as any sub-consultants.
15%	Access to Capital: This category will evaluate the financial arrangements and capabilities of the firm to plan, construct, and operate the project. Must include a list of developed projects of similar scale and cost.
20%	Project Cost/Benefit: This category will score the project's direct and indirect revenues, as well as examine the costs proposed by the project team. For this evaluation, please include the amount of space proposed by use, as well as the construction cost assumed for the project by use.
10%	Anticipated Project Timeline: This category will be scored based on the proposer's ability to show a plan to meet the Project Schedule. Proposed timeline should be submitted by the project team.
5%	Interview: This is reserved for the top three respondents. Final allocations will be posted after the interview process to close out evaluations.
100	TOTAL POINTS

B. Interviews

An internal team of The EDC and City staff will conduct interviews with the top 3 Proposers. If invited to interview, Proposers are required to be present.

5. Scope of Services Description

A. Introduction:

The Burleson Economic Development Corporation is pleased to issue this Request for Proposals to identify a partner and master development team (“Developer”) to successfully develop owned property at 130 East Renfro Street in Old Town Burleson. The EDC requests responses detailing a developer’s experience in similar projects with a preference given to developers that have demonstrated successful downtown revitalization projects. The developer will be expected to support the planning, financing, development, construction, and ownership of a high-quality, mixed-use building.

B. Background

The parcel targeted by this RFP is located on the south side of Renfro Street, a primary corridor in Old Town Burleson, and a primary connection between State Highway 174 and Interstate 35W. The location of the property is adjacent to The Academy at Nola Dunn, and in close proximity to numerous destination restaurants, including The Rim, Rio Mambo, Ol’ South Pancake House, and Fish City Grill. The Old Town area has experienced significant re-development since 2005 with newly constructed mixed-use buildings totaling close to 100,000 square feet.

Much of the success of Old Town Burleson’s current revival can be attributed to the vision cast in 1995 with the development of the “Old Town Development and Preservation Plan”. In the years since that Plan was adopted, The EDC has carried out many action items called out in the plan and added hundreds of parking spaces in the railroad right-of-way, recruited Babe’s Chicken Dinner House, and invested in infrastructure and hardscaping on multiple occasions. All told, The EDC has expended more than \$12,000,000 to support the re-development of the district. This has helped leverage tens of millions of dollars of private investment in the district.

C. Goals & Objectives

The EDC’s preferred development vision includes the demolition of the existing building and the subsequent construction of multi-story buildings and parking on the site. The new buildings would front Renfro Street and include walkable treatments consistent with the Old Town District and pedestrian connections to adjacent developments.

Proposals should show an emphasis and adherence to the plan. More details regarding the Plan and a link to the document are included in Appendix A, Sec. D.2.

D. Scope of Services Requested

1. Project Overview

130 East Renfro Street – New Commercial Buildings

- Allow retail, restaurant and office use no more than 40 feet in height requiring retail and restaurant on the bottom floor
- All options to include consistency with Old Town architecture, market base rent and tie into the Old Town districts walkability
- Will consider all options that may not follow the desires above
- Residential components will not be considered

2. Old Town Planning & Improvement Activities

Old Town Burleson is experiencing a pronounced rebirth due to decades of investment and strong planning work. Starting more than 20 years ago with the Old Town Development and Preservation Plan, The EDC 4A Board and City Staff have worked to install strategic improvements and make decisions that foster a vibrant and beneficial district.

In the years since that Plan was adopted, The EDC added hundreds of parking spaces in the railroad right-of-way, recruited Babe's Chicken Dinner House, and invested in infrastructure and hardscaping on multiple occasions. All told, The EDC has expended more than \$12,000,000 to support the re-development of the district. This has helped leverage tens of millions of dollars of private investment in the district.

In 2015, the Congress for New Urbanism (CNU) approached The EDC about conducting a legacy charrette in Old Town Burleson due to its unique position and success in the Dallas/Fort Worth area. City leaders met with nationally recognized planners and architects in Old Town to discuss projects that could build upon our success but also lay groundwork for a truly walkable, mixed-use district. The professional presentation that includes concept drawings of the Old Town plaza and key development tracts is linked below. Please click the following link to view the report:

https://www.cnu.org/sites/default/files/CNU_BurlesonLegacyCharretteReport_Final_LowRes.pdf

After the CNU legacy charrette, The EDC worked to complete an update to the Old Town Development Plan. The Plan guides the vision of future development of Old Town by implementing many ideas from the CNU charrette. The plan places an emphasis on a public plaza, and Old Town identity, safe and walkable rail crossings, higher education and expanded living opportunities. Please click the following link to view the Plan Update:

[OTP-Update---adopted \(burlesontx.com\)](http://burlesontx.com/OTP-Update---adopted)

The EDC has invested in many actions items since its adoption in 2016. To date, more public parking has been completed on Bufford and N. Main Streets, and improvements to E. Renfro St. that have calmed traffic and increased walkability, quiet zone crossings at rail have silenced train horns, and the landmark Mayor Vera Calvin Plaza has provided a public space for families to gather and the community to celebrate events.

3. Preferred Development Scenario

The preferred development scenario is a combination of commercial buildings that includes destination restaurants, small brewery/distillery or other active uses on the ground floor combined with small shop retail. The upper floors would be focused on office. Exterior appearances should capitalize on the historic architecture present in Burleson and other Texas downtowns. The buildings should contribute to the overall Old Town appearance through simple yet tasteful detail. Neither building should exceed 40ft in height, however taller buildings will be considered.

Ground floor suites should be easily finished to suit a variety of retail space requirements. Old Town is already known for its eclectic group of destination restaurants. It is anticipated that at least one retail space on the ground floor should be focused on a restaurant use with outdoor patio seating. Interior finish-out should be limited, so to not restrict the needs and options for future tenants and the application of building codes should insure any retail/commercial use. Office space and similar uses would not be allowed on the ground floors.

4. Pre-Proposal Conference

All respondents are strongly encouraged to attend the pre-proposal conference prior to submitting their proposal. The virtual pre bid conference will begin at 9:00 a.m. CST, on, June 15, 2022. A link will be provided in Bonfire.

Attendance is strongly encouraged, as potential respondents will have an opportunity to ask questions and/or seek clarification regarding any and all aspects of this solicitation. The EDC will provide written responses in the form of an Addendum for all questions received at the pre-proposal conference or submitted via Bonfire.

Verbal discussions at the vendors' conference shall not be considered part of the RFP unless confirmed in writing by The EDC and incorporated into this RFP.

Questions asked at the conference that cannot be adequately answered during the conference may be deferred. A copy of the questions and official answers will be posted as an addendum through Bonfire.

5. Rejection of Offers

The EDC reserves the right to reject any or all offers, in whole or in part, received in response to this RFP at any time prior to the execution of a written contract. Issuance of this RFP in no way constitutes a commitment by The EDC to award a contract. This RFP is designed to provide vendors with the information necessary to prepare a competitive proposal.

The EDC reserves the right to negotiate the terms of the contract with the selected Bidder prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring Bidder, The EDC may negotiate a contract with the next highest scoring Bidder.

6. Criminal History & Background Investigation

The EDC reserves the right to conduct criminal history and other background investigations of the vendor, its officers, directors, shareholders, or partners and managerial and supervisory personnel retained by the vendor for the performance of the contract.

7. Release of Claims

By submitting an offer, the respondent agrees that it will not bring any claim or cause of action against The EDC based on any misunderstanding concerning the information provided herein or concerning The EDC's failure, negligent or otherwise, to provide the vendor with pertinent information as intended by this RFP.

8. Presentations & Demonstrations

Vendor's key personnel may be required to participate in a panel interview. Only representatives of the evaluation team and the presenting Vendor will be permitted to attend the oral interviews. All Vendors submitting proposals may not have an opportunity to interview. Any cost(s) incidental for the interviews and/or demonstrations shall be the sole responsibility of the Vendor.

Appendix B – Proposal

All proposals submitted to The EDC Burleson Economic Development Corporation shall include this page with the submitted Proposal.			
RFP Number:	RFP 2022-012		
Project Title:	Sale or long-term ground lease of real property located at 130 East Renfro Street		
Submittal Deadline:	July 29, 2022 @ 3:00 P.M. (CST)		
Submit Electronically* to: https://burlesontx.bonfirehub.com/login * Requires email account login and password.			
<u>Proposer Information:</u>			
Proposer's Legal Name:	The Carnegie Holding Company, LLC DBA CHC Development		
Address:	451 South Main, Suite 200		
City, State & Zip	Fort Worth, Texas 76104		
Federal Employers Identification Number #	27-0951138		
Phone Number:	817-288-3033	Fax Number:	
E-Mail Address:	rian@chcdev.com; rory@chcdev.com; caroline@chcdev.com; abby@chcdev.com		
<u>Proposer Authorization</u>			
I, the undersigned, have the authority to execute this Proposal in its entirety as submitted and enter into a contract on behalf of the Proposer.			
Printed Name and Position of Authorized Representative: <u>Rian Maguire</u>			
Signature of Authorized Representative: 			
Signed this <u>12th</u> (day) of <u>July</u> (month), <u>2022</u> (year)			

I learned of this Request for Proposals by the following means:

☐ Newspaper Advertisement

☐ Bonfire

☒ Other

Appendix B – Proposal (continued)

I. REQUIRED PROPOSAL INFORMATION. IN ORDER FOR A PROPOSAL TO BE CONSIDERED COMPLETE, AND TO BE EVALUATED FOR A CONTRACT AWARD BY THE EDC, PROPOSER MUST SUBMIT ALL OF THE FOLLOWING INFORMATION:

1. Format and Content of Offer:

These instructions prescribe the format and content of the offer. They are designed to facilitate a uniform review process. Failure to adhere to the proposal format may result in the disqualification of the proposal. It is the request of The EDC that the following section headings be used in the responses to this RFP and that they be arranged in the order as listed in the proposal. The respondent should provide a table of contents and should label divider tabs. Responses must be in sufficient detail to permit an understanding and comprehensive evaluation of the offer/qualifications.

2. Letter of Transmittal:

The response will clearly state the identity and address of the respondent. Additionally, the letter must contain a statement that the respondent understands the requirements of this RFP and is committed to provide all services and features contained in its proposal. If the respondent is a partnership, corporation or other entity other than an individual, the letter must be signed by an officer authorized to obligate the entity.

3. Required Forms and Documents:

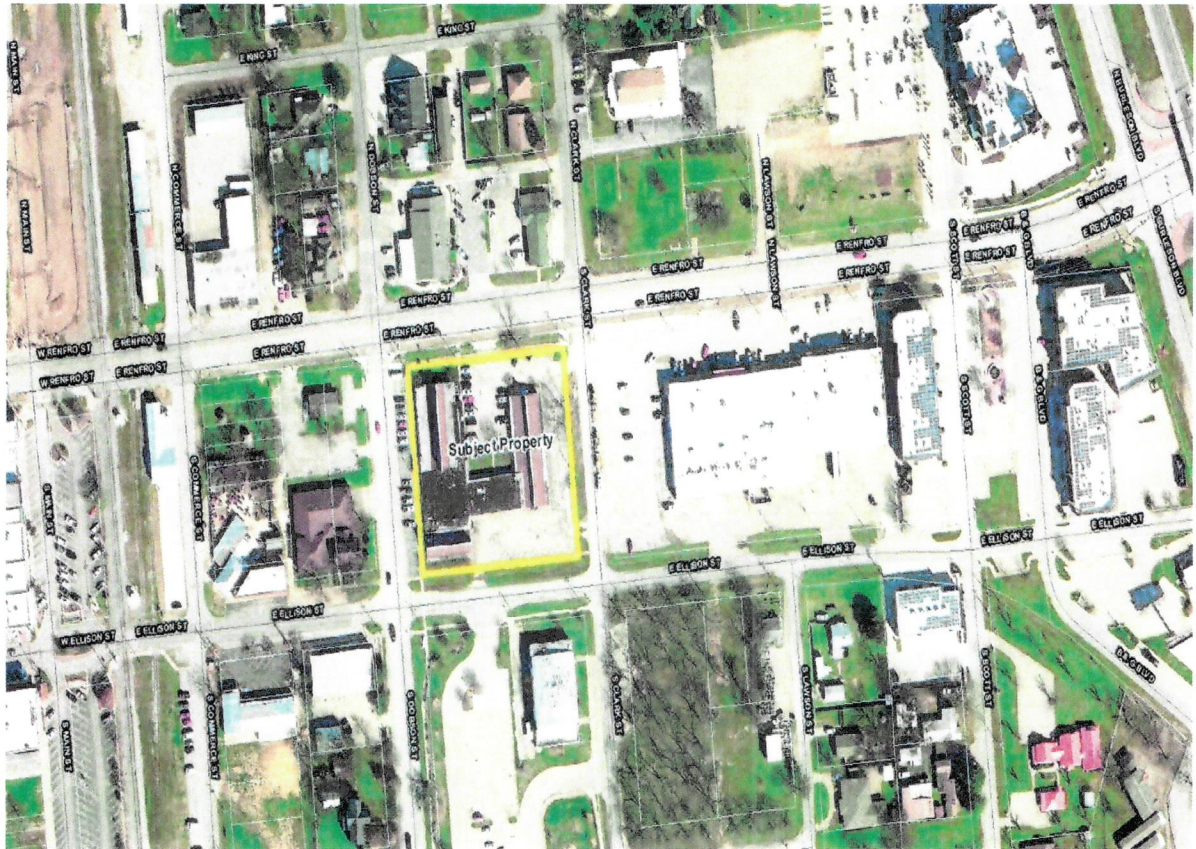
Include in this section the completed and properly executed standard forms required by this procurement. These include:

- Exhibit A – Scope of Services
- Exhibit B – Proposal Cover Outline
- Exhibit C – CIQ Form
- Exhibit D – No Intent to Submit
- Exhibit E - House Bill 89 Form
- Exhibit F – HB 1295 Form
- Project Investment and Costs
- Proposed Transaction Details
- Project Team Description (Development Team, Design Team, Finance Team, etc.)
- Preliminary Project Schedule (Contract, Design, Construction, Opening)
- References of Project Team and Demonstration Projects of Note
- Preliminary Project Sketch

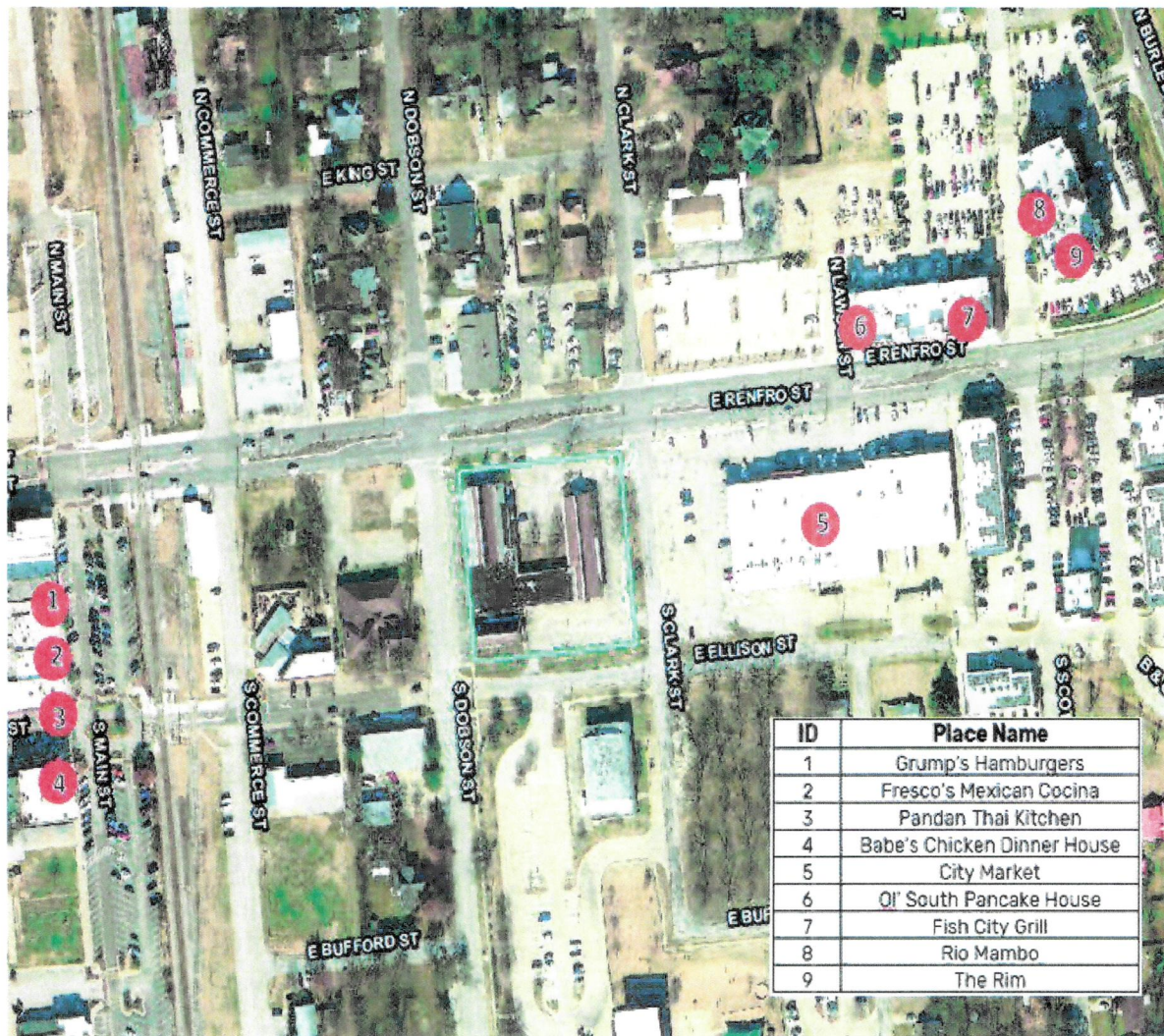
Submittals reviewed and evaluated based on the provided criteria. The categories are weighted and will be scored by an internal committee of City staff. Staff members from The City Manager's Office, Economic Development, Finance Department, and other project partner organization

4. Location and Parcel Maps:

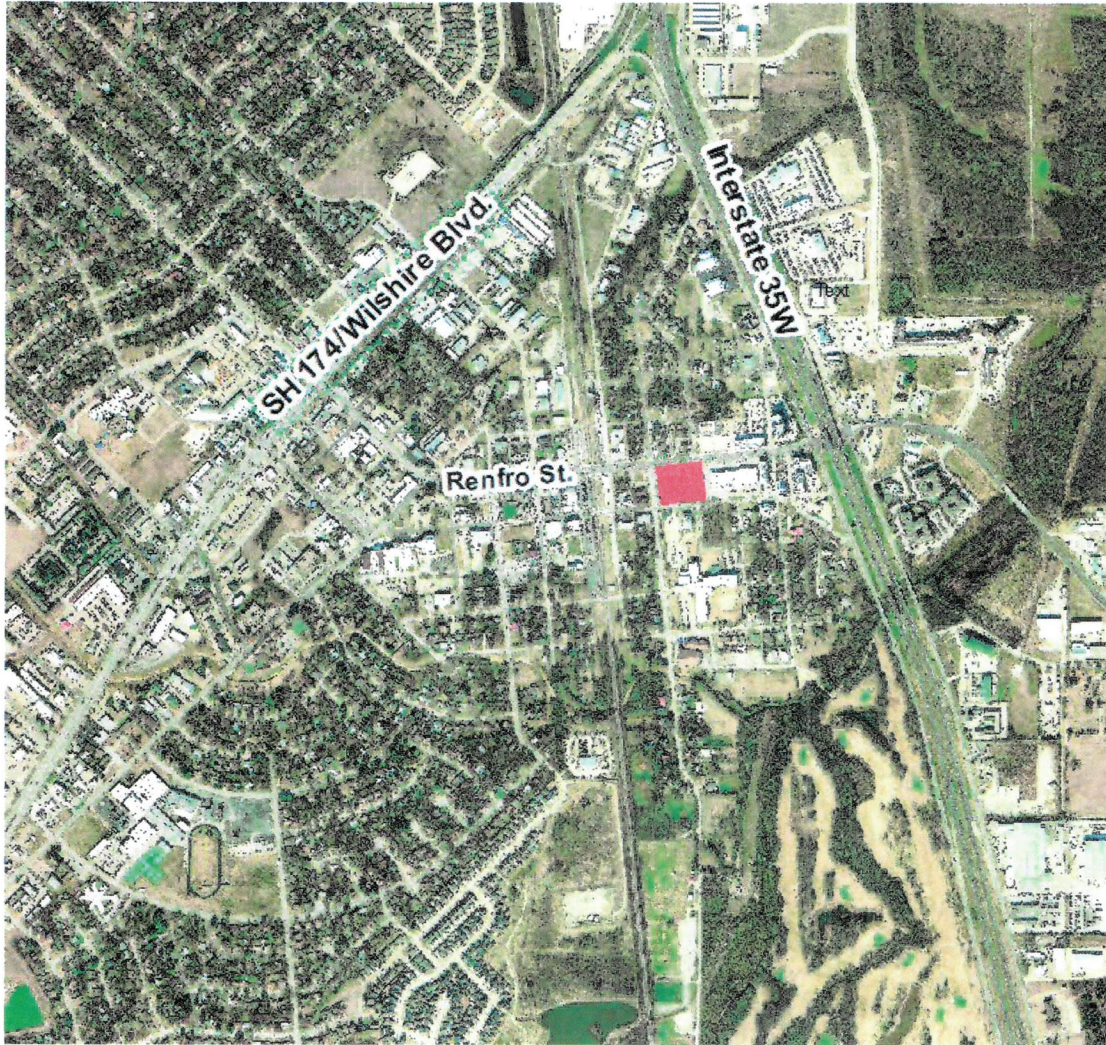
A. Site Map



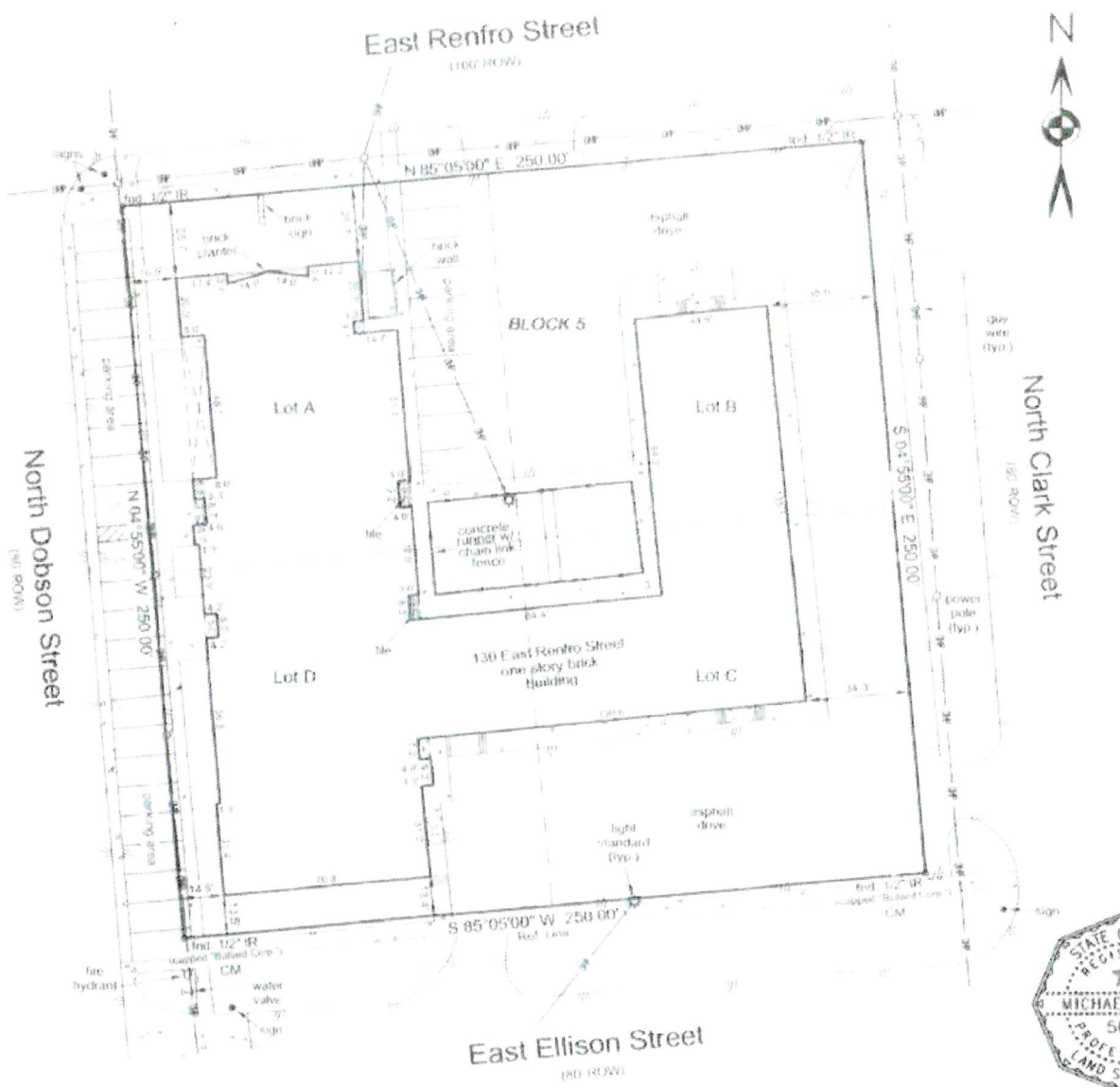
B. Map of Adjacent Restaurants and Activity Generators



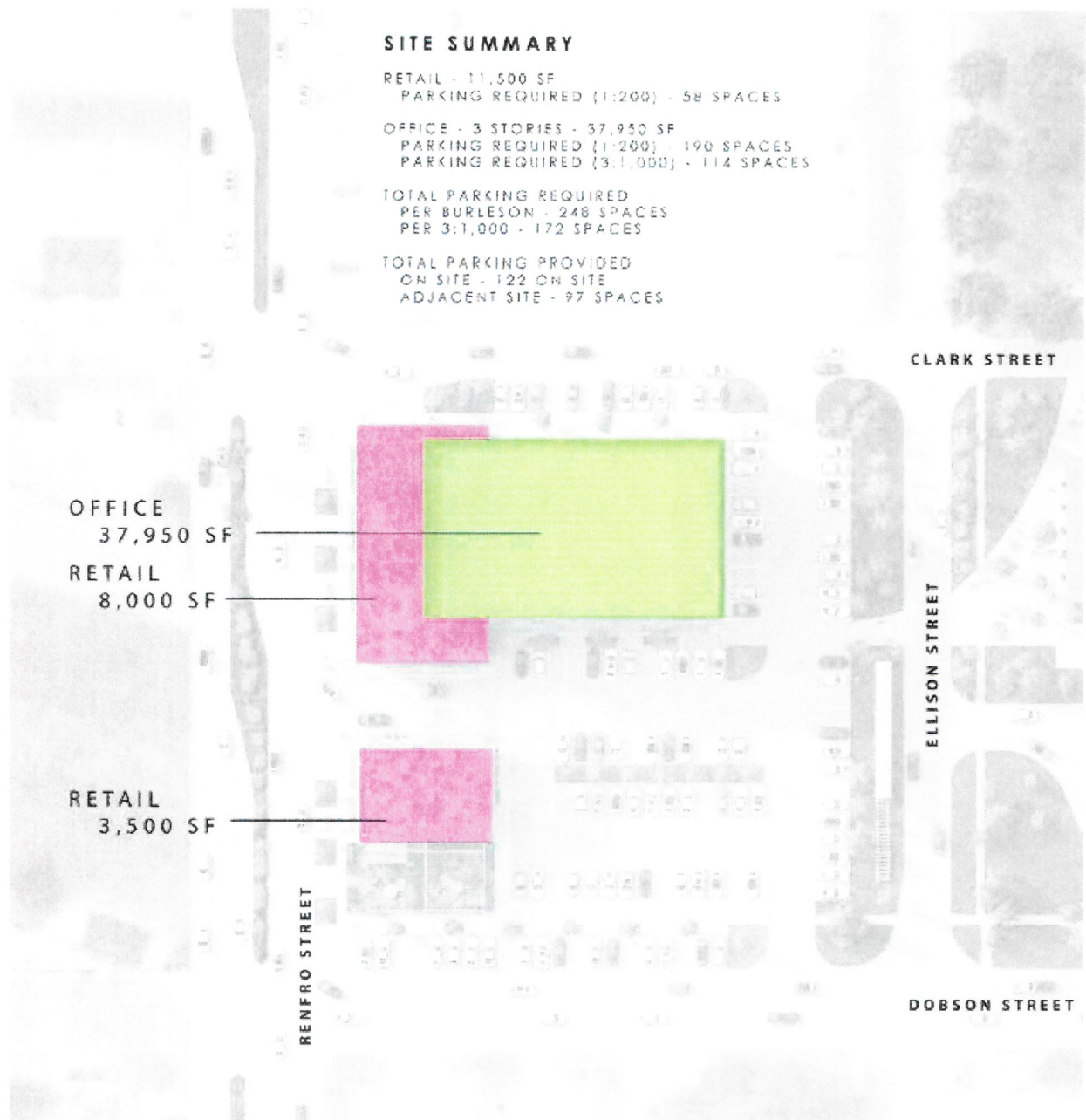
C. Vicinity Map



D. Clip from Boundary Survey of 130 E. Renfro St.



E. Preferred Development Vision



5. References:

A list of five (3) government customer references (**other than The Burleson Economic Development Corporation**), who can verify the quality of service your company provides must be included in order for the submittal to be responsive. Vendor references must include the following:

Name of the reference, organization, phone number, e-mail and project website (if available)

6. Federal, State and/or Local Identification Information

A. Centralized Master Bidders List registration number: N/A.

B. Prime contractor HUB / MWBE registration number: N/A.

C. An individual Proposer acting as a sole proprietor must also enter the Proposer's Social Security Number: # _____ - _____ - _____.

7. Emergency Business Services Contact Notice

During a natural disaster, or homeland security event, there may be a need for The Burleson Economic Development Corporation to access your business for products or services after normal business hours and/or holidays.

For this purpose, a primary and secondary emergency contact name and phone number are required. It is critical the vendor's emergency contact information remains current. City shall be contacted by E-mail with any change to a contact name or phone number of these emergency contacts.

The contractor shall provide the names, phone numbers and fee (pricing), if any, for an after-hours emergency opening of the business listed below.

Business Name: CHC Management

Contract #: _____

Description: _____

Primary Contact (Name): Rory Maguire

Primary Contact Phone Numbers: Home: Cell: 917.297.4194

Secondary Contact (Name): Rian Maguire

Secondary Contact Phone Numbers: Home: Cell: 817.881.0373

After Hours emergency opening fee, if applicable: \$

II. ***CONTRACT TERMS AND CONDITIONS. EXCEPT WHERE PROPOSER MAKES SPECIFIC EXCEPTION IN THE SUBMITTED PROPOSAL, ANY CONTRACT RESULTING FROM THIS RFP WILL CONTAIN THE FOLLOWING TERMS AND CONDITIONS, WHICH PROPOSER HEREBY ACKNOWLEDGES, AND TO WHICH PROPOSER AGREES BY SUBMITTING A PROPOSAL:***

1. **Miscellaneous**

- A. Assignments: The rights and duties awarded the successful Proposer shall not be assigned to another without the written consent of the Purchasing Manager. Such consent shall not relieve the assigner of liability in the event of default by the assignee.
- B. Liens: Proposer shall indemnify and save harmless The EDC against any and all liens and encumbrances for all labor, goods, and services which may be provided to The EDC by Proposer or Proposer's vendor(s), and if The EDC requests, a proper release of all liens or satisfactory evidence of freedom from liens shall be delivered to The EDC.
- C. Gratuities / Bribes: Proposer certifies that no bribes in the form of entertainment, gifts, or otherwise, were offered or given by the successful Proposer, or its agent or representative, to any City officer, employee or elected representative, with respect to this RFP or any contract with The EDC, and that if any such bribe is found to have been made this shall be grounds for voiding of the contract.
- D. Financial Participation: Proposer certifies that it has not received compensation from The EDC to participate in preparing the specifications or RFP on which the Proposal is based and acknowledges that this contract may be terminated and/or payment withheld if this certification is inaccurate.
- E. Authority to Submit Proposal and Enter Contract: The person signing on behalf of Proposer certifies that the signer has authority to submit the Proposal on behalf of the Proposer and to bind the Proposer to any resulting contract.
- F. Compliance with Applicable Law: Proposer agrees that the contract will be subject to, and Proposer will strictly comply with, all applicable federal, state, and local laws, ordinances, rules, and regulations.
- H. Compliance with HB 89: Proposer agrees per HB 89 vendor shall not boycott Israel at any time while providing products or services to The EDC Burleson Economic Development Corporation.

☒ **Yes, we agree** ☐ **No, we do not agree** ☐ **N/A**

- I. Compliance with SB 252: Proposer agrees per SB 252 vendor shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to The EDC Burleson Economic Development Corporation. ☒ **Yes, we agree** ☐ **No, we do not agree**

2. **Financial Responsibility Provisions**

- A. Insurance: The Proposer, consistent with its status as an independent contractor, shall carry, and shall require any of its subcontractors to carry, at least the following insurance in such form, with such companies, and in such amounts (unless otherwise specified) as City may require:
 - 1. Worker's Compensation and Employer's Liability insurance, including All States Endorsement, to the extent required by federal law and complying with the laws of the State of Texas;
 - 2. Commercial General Liability insurance, including Blanket Contractual Liability, Broad Form Property Damage, Personal Injury, Completed Operations/Products Liability,

Premises Liability, Medical Payments, Interest of Employees as additional insureds, and Broad Form General Liability Endorsements, for at least One Million Dollars (\$1,000,000) Combined Single Limit Bodily Injury and Property Damage on an occurrence basis;

3. Comprehensive Automobile Liability insurance covering all owned, non-owned or hired automobiles to be used by the Contractor, with coverage for at least One Million Dollars (\$1,000,000) Combined Single Limit Bodily Injury and Property Damage.

- B. **Indemnification:** Proposer agrees to defend, indemnify and hold harmless The EDC, all of its officers, Council members, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages and liabilities, including reasonable attorneys' fees, court costs and related expenses, arising out of, connected with, or resulting from any acts or omissions of Proposer or any agent, employee, subcontractor, or supplier of Proposer in the execution or performance of this contract without regard to whether such persons are under the direction of City agents or employees.

4. Term of Contract and Option to Extend

- A. Any contract resulting from this RFP shall be effective **until completion of the project subject to approval and acceptance from the Burleson Economic Development Corporation.**

Appendix C – Form CIQ

INFORMATION REGARDING VENDOR CONFLICT OF INTEREST QUESTIONNAIRE

WHO: The following persons must file a Conflict of Interest Questionnaire with The EDC if the person has an employment or business relationship with an officer of The EDC that results in taxable income exceeding \$2,500 during the preceding twelve – month period, or an officer or a member of the officer’s family has accepted gifts with an aggregate value of more than \$250 during the previous twelve – month period and the person engages in any of the following actions:

1. contracts or seeks to contract for the sale or purchase of property, goods or services with The EDC, including any of the following:
 - a. written and implied contracts, utility purchases, purchase orders, credit card purchases and any purchase of goods and services by The EDC;
 - b. contracts for the purchase or sale of real property, personal property including an auction of property;
 - c. tax abatement and economic development agreements;
2. submits a bid to sell goods or services, or responds to a request for proposal for services;
3. enters into negotiations with The EDC for a contract; or
4. applies for a tax abatement and/or economic development incentive that will result in a contract with The EDC

EXCLUSIONS: A questionnaire statement need not be filed if the money paid to a local government official was a political contribution, a gift to a member of the officer’s family from a family member; a contract or purchase of less than \$2,500 or a transaction at a price and subject to terms available to the public; a payment for food, lodging, transportation or entertainment; or a transaction subject to rate or fee regulation by a governmental entity or agency.

WHAT: A person or business that contracts with The EDC or who seeks to contract with The EDC must file a “Conflict of Interest Questionnaire” (FORM CIQ) which is available online at www.ethics.state.tx.us and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding “employment or business relationships” with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.

WHEN: The person or business must file:

1. the questionnaire – no later than seven days after the date the person or business begins contract discussions or negotiations with the municipality, or submits an application, responds to a request for proposals or bids, correspondence, or other writing related to a potential contract or agreement with The EDC; and
2. an updated questionnaire – within seven days after the date of an event that would make a filed questionnaire incomplete or inaccurate.

It does not matter if the submittal of a bid or proposal results in a contract. The statute requires a vendor to file a FORM CIQ at the time a proposal is submitted or negotiations commence.

WHERE: The vendor or potential vendor must mail or deliver a completed questionnaire to the Finance Department.

ENFORCEMENT: Failure to file a questionnaire is a Class C misdemeanor punishable by a fine not to exceed \$500. It is an exception to prosecution that the person files a FORM CIQ not later than seven business days after the person received notice of a violation.

NOTE: The EDC does not have a duty to ensure that a person files a Conflict of Interest Questionnaire.

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ**

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of person who has a business relationship with local governmental entity.

N/A

2 ☐ Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship._____
Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

☐ Yes☐ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐ Yes☐ No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐ Yes☐ No

D. Describe each employment or business relationship with the local government officer named in this section.

4_____
Signature of person doing business with the governmental entity_____
Date

7/12/2022

Adopted 06/29/2007

N/A

Appendix D – No Intent to Submit Form

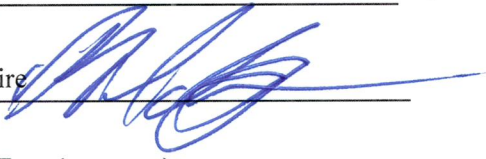
If your firm has chosen not to submit a proposal for this procurement, please complete this form and submit to:

Burleson Economic Development Corporation
141 West Renfro
Burleson, Texas 76028

Please check all items that apply:

- | | |
|--|---|
| <input type="checkbox"/> Do not sell the item(s) required | <input type="checkbox"/> Cannot provide Insurance required |
| <input type="checkbox"/> Cannot be competitive | <input type="checkbox"/> Cannot provide Bonding required |
| <input type="checkbox"/> Cannot meet specifications highlighted in the attached request | <input type="checkbox"/> Cannot comply with Indemnification requirement |
| <input type="checkbox"/> Job too large | <input type="checkbox"/> Job too small |
| <input type="checkbox"/> Do not wish to do business with The EDC Burleson Economic Development Corporation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Cannot submit electronically | |

Company Name (Please print): The Carnegie Holding Company, LLC DBA CHC Development

Authorized Officer Name (Please print): Rian Maguire 

Telephone: (817) 288-3033

Fax: () _____

Appendix E – House Bill 89 Form

Prohibition on Contracts with Companies Boycotting Israel

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the

Contract Pursuant to Section 2270.001, Texas

Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, (authorized official) , do hereby depose and verify the truthfulness and accuracy of the contents of the statements submitted on this certification under the provisions of Subtitle F, Title 10, Government Code Chapter 2270 and that the company named below:

- 1) does not boycott Israel currently; and
- 2) will not boycott Israel during the term of the contract; and
- 3) is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at
<https://comptroller.texas.gov/purchasing/publications/divestment.php>

Company Name

The Carnegie Holding Company, LLC DBA CHC Development

Signature of Authorized Official



Title of Authorized Official Date

Rian Maguire, Principal July 12, 2022

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

The Carnegie Holding Company
Fort Worth, TX United States

Certificate Number:
2022-909425

Date Filed:
07/12/2022

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Burleson

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFP 2022-012
Development of 130 E. Renfro Street, Burleson, Texas

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	The Carnegie Holding Company, LLC	Fort Worth, TX United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is Rony Maguire, and my date of birth is [REDACTED].

My address is 451 S. Main #200, Fort Worth, TX, 76104, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

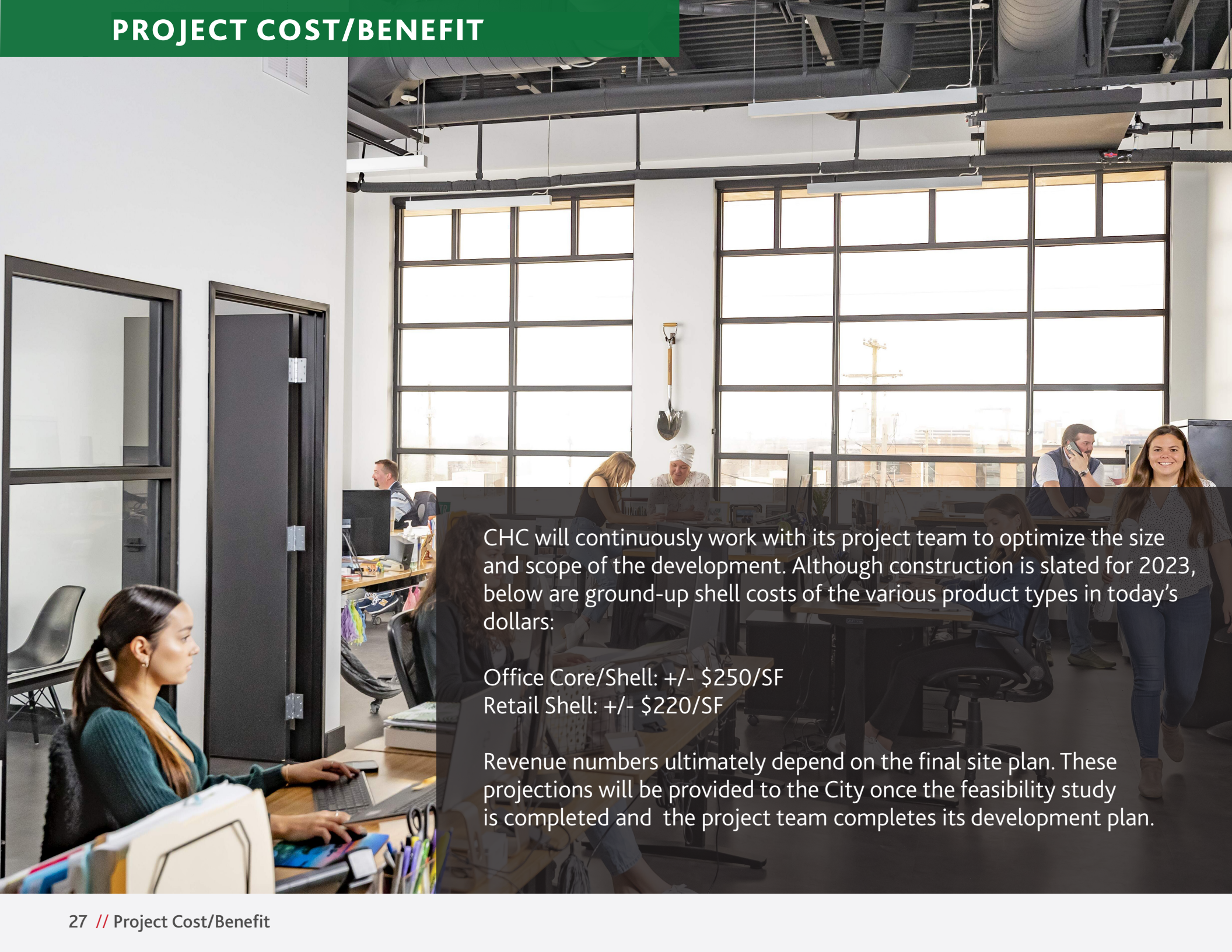
Executed in Tarrant County, State of Texas, on the 19th day of July, 20 22.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)



SECTION 2

Project Investment and Costs



CHC will continuously work with its project team to optimize the size and scope of the development. Although construction is slated for 2023, below are ground-up shell costs of the various product types in today's dollars:

Office Core/Shell: +/- \$250/SF
Retail Shell: +/- \$220/SF

Revenue numbers ultimately depend on the final site plan. These projections will be provided to the City once the feasibility study is completed and the project team completes its development plan.



SECTION 3

Proposed Transaction Details

PROPOSED TRANSACTION DETAILS

Hard Costs

Shell, Sitework, TI	7,120,000
Administration and Contingency	486,065
<i>Hard Cost Total</i>	<i>7,606,065</i>

Soft Costs

Consultants	530,000
Title, Lender, Legal, Accounting	160,568
Property Tax/Rollback/Insurance	133,000
Third Party Reports	99,000
Leasing Commissions	231,016
Interim Interest	425,000
Other Soft Costs	433,711
<i>Soft Cost Total</i>	<i>2,012,295</i>

TOTAL	9,618,360
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SECTION 4

Project Team Description

DEVELOPMENT TEAM SUMMARY

CHC Development has selectively assembled a team of experts to turn the City's dreams into reality.

TEAM ROLE	COMPANY	APPROACH
DEVELOPER	 CHC Development	CHC Development's process for developing a vision for the City of Burleson at 130 East Renfro Street property is a system that includes the development team, City, future tenants, investors, the lender, and most importantly, the community . CHC shares Burleson's view that this development must respond to the community's and City's needs .
BROKER		LanCarte Commercial has created a firm with the drive of a global player and the compassion of a local expert, all rooted in integrity, knowledge, and dedication to clients . LanCarte has a strong relationship and history with CHC Development as the brokerage of choice with unmatched expertise in the Metroplex. By utilizing our relationships with local businesses, owners, and stakeholders and leveraging our experience with leasing unique retail and office spaces in urban areas, we are eager to assist the City of Burleson in surpassing their expectations .
GENERAL CONTRACTOR	 + 	Tarrant Construction Services and Ridgemont Commercial Construction have come together to provide the City of Burleson the strength and capacity of a large general contractor while maintaining the flexibility and agility of a smaller, specialized firm . Under the direction of CHC Development, Tarrant Construction and Ridgemont will work together to build the City, its citizens and visitors a development that ultimately exceeds expectations. The combined experience of both firms will allow the construction team to rely upon each other's strengths , while preventing blind spots by utilizing lessons learned .
ARCHITECT		MAA created the Preferred Development Vision for this site, and brings to the table a strong relationship with the City . Therefore, as CHC's creative design consultant, MAA brings the added benefit of not starting this process from scratch . We are truly ready to jump in and hit the ground running! This is a benefit to the City of Burleson because the firm brings knowledge and viewpoints that will lead to the best design that Burleson could ever wish for .
CIVIL/STRUCTURAL ENGINEER, LANDSCAPE ARCHITECT, SURVEY MEP ENGINEERING AND TECHNOLOGY	 + 	Completing the CHC Development team are Dunaway (Civil/Structural Engineering, Landscape Architecture and Survey) and Baird, Hampton & Brown (MEP Engineering and Technology). Both firms have a long-standing history with the City of Burleson and also with the other members of the team .

DEVELOPER

43

COLLECTIVE YEARS OF EXPERIENCE
IN REAL ESTATE AND PROJECT MANAGEMENT
BETWEEN THE FOUNDERS AND PRINCIPALS,
RORY AND RIAN MAGUIRE

\$117

MILLION DOLLARS IN
COMPLETED TRANSACTIONS

430,650

SQUARE FEET OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS



CHC Development

**LET US HELP YOU BUILD YOUR
FUTURE TODAY.**

Founded by brothers Rory and Rian Maguire, CHC opened its doors in Fort Worth in 2011. With more than 43 years of real estate and project management experience between the Maguires, CHC is well positioned to take advantage of current market conditions and build success. CHC benefits from a wide array of debt and equity relationships. CHC has found success through the acquisition, development, management, and growth of a strategically selected portfolio.

At CHC, we believe in delivering corporate professionalism with the swiftness and care of a small company, and pride ourselves on our commitment to quality, integrity, and the community in which we operate. With a proven track record of successfully closed transactions and satisfied tenants around the DFW metroplex and beyond, we are always looking for new ways to build relationships and create opportunities.

BROKERAGE TEAM

We are passionate about helping property owners and investment groups transform vacancies into occupied spaces by thinking and acting like entrepreneurs. Because we grasp market complexities relating to tenants, rates, and availabilities, our outreach extends far beyond simple web-based marketing or property signage.



Team Role: Brokerage

437

TOTAL TRANSACTIONS SINCE 2019

8.8

MILLION SQUARE FEET LEASED SINCE 2019

\$280M

SOLD/LEASED SINCE 2019

RELENTLESSLY PURSUING **WHAT MATTERS TO YOU**

LanCarte Commercial was founded by Sarah LanCarte (CCIM & SIOR) after she spearheaded the creation and growth of Fort Capital's commercial division. Also a principal at Transwestern, closing more than 200 transactions totaling more than 7.5 million square feet, Sarah sought to create a firm with the drive of a global player and the compassion of a local expert, all rooted in integrity, knowledge, and dedication to clients.

In the years since, LanCarte has grown to become the team of choice for those seeking a partner who understands today's market, possesses unmatched local expertise, provides a comprehensive service offering, and makes the client experience easy. LanCarte is also known for its strong relationships with local and regional restaurateurs, which is a direct benefit to the City of Burleson and their desire to bring in unique dining experiences for their citizens.

Relationship to Burleson:

Completed the transaction for the Chicken Express Distribution Center and Cold Storage Warehouse

A&E TEAM

The design firms on the CHC Development team are acknowledged by peers as industry-leading trendsetters. The team's unique design capabilities combine form and function to craft an enhanced physical experience and foster a sense of community. Our collaborative approach is driven by the belief that exceptional design is the result of innovation, creative vision and imagination.



Team Role: Architecture • Planning • Interior Design

35 Years in business in North Texas

Relationship to Burleson:

Created 130 East Renfro Preferred Development Vision
Created Hidden Creek Mixed-Use Development Preferred Vision
Numerous current and completed Burleson projects



Team Role: Civil/Structural Engineering • Landscape Architecture • Survey

66 Years in business in North Texas

Relationship to Burleson:

On the P3 Team for Hidden Creek Mixed-Use Development
Designed Mayor Vera Calvin Plaza
Numerous current and completed Burleson projects



Team Role: MEP Engineering • Technology

31 Years in business in North Texas

Relationship to Burleson:

On the P3 Team for Hidden Creek Mixed-Use Development
Designed Burleson Service Center and Municipal Courts
Numerous current and completed Burleson projects

GENERAL CONTRACTOR TEAM

With a combined 70 years of constructing exceptional buildings in North Texas, the CHC team of general contractors will confidently deliver Superior Service, Attentive Attitude, and Complete Client Confidence.



Team Role: General Contractor

26 Years in business in North Texas

Relevance to this Project:

On the P3 Team for Hidden Creek Mixed-Use Development

Recently completed Trophy Tractor in Burleson

Recently completed projects in Johnson County



RIDGEMONT
commercial construction

Team Role: General Contractor

46 Years in business in North Texas

Relevance to this Project:

On the P3 Team for Hidden Creek Mixed-Use Development

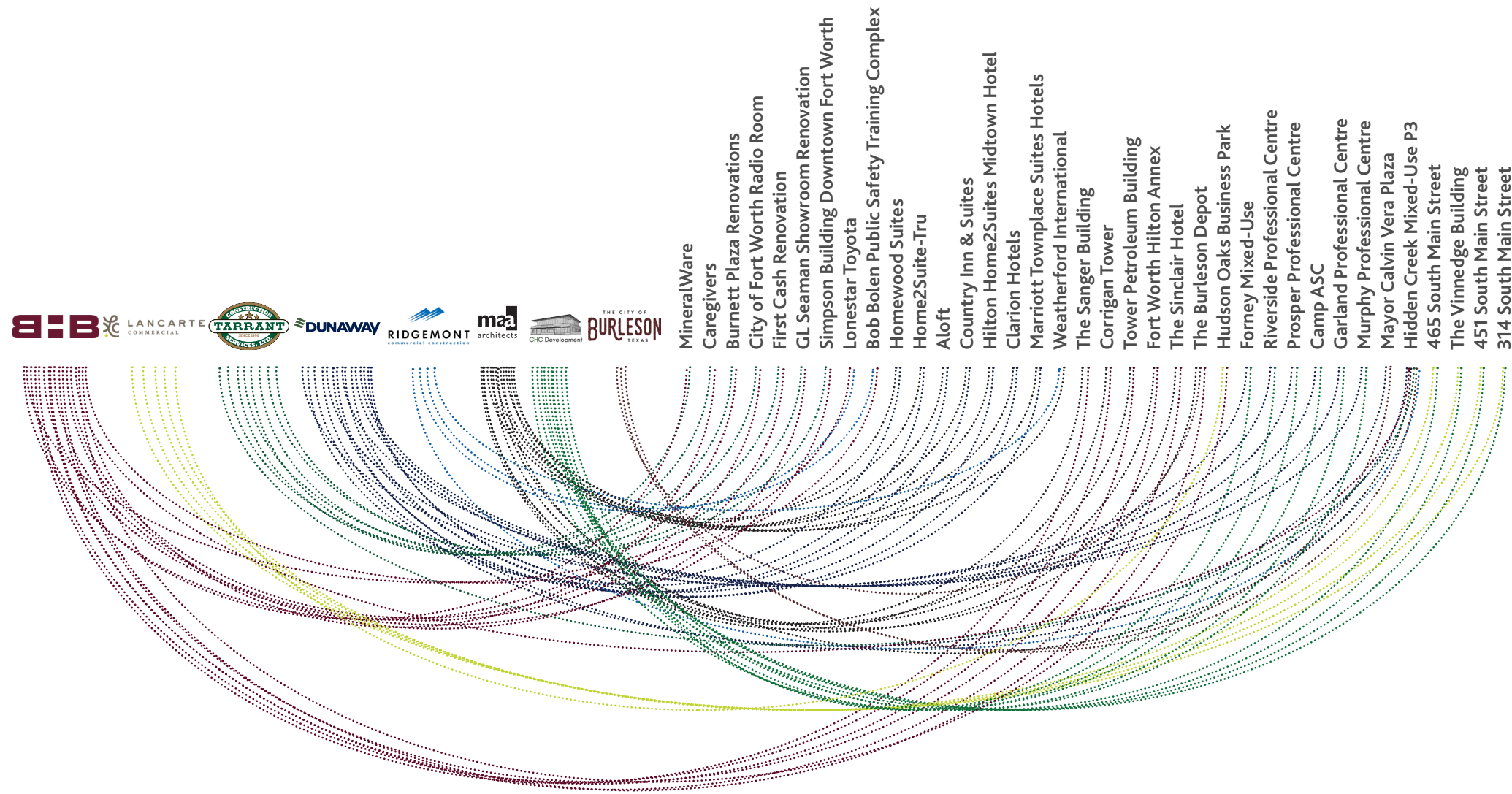
Built Family Toyota in Burleson

Completed a similar size P3 in Fort Worth

EXPERIENCE TOGETHER //

Team Members

Projects



THE CHC DEVELOPMENT TEAM

TEAM ORGANIZATIONAL CHART



Rian Maguire, P.E.
Principal



Rory Maguire
Principal



Caroline Claire
V.P. of Development



Abby Boyd
Associate



Kyla Downs
V.P. of Business Development



General Contractor



Tim Scott
Principal/Operations



General Contractor



Jason Lillard
President/Principal



Dennis Mason
VP of Field Operations/
Safety Director/Principal



Brokerage



Sarah LanCarter, CCIM, SIOR
President



Architecture, Planning and
Interior Design



Milton Anderson, AIA
Principal-in-Charge



Civil, Structural, Landscape
and Survey



Jeff Taylor, PE
Regional Manager/Principal



MEP Engineering and Technology



Ken Randall, PE, LEED® AP
Senior Electrical Engineer



Paul Morris, PE
Electrical Engineer



David Weatherford
Preconstruction/
Project Manager



Richard Humpreys
Project Manager



Paul Camp
VP of Operations/Principal



Kevin Lassiter
General Superintendent



Ben Gehrke
Brokerage



Daniel Shelley
Brokerage



John Carruth
Principal/Director of Design



Chang Guo, AIA
Project Architect



Nick Powell, PE
Civil Engineering Lead



Jennifer Douglas, PE
Sr. Structural Engineering Lead



Richard Watters, PE
Senior Mechanical Engineer



Gibran Michel,
DBIA, LEED® AP
Senior Mechanical Designer



Damon Norman
Director of Office



Slade Turner
Director



Jenny Carlstrom
Brokerage



Stephanie Park
Marketing



Erin Tallent, RID
Interior Design Director



Amanda Berkes
Associate/Project Manager



Anita Beard, PLA, ASLA
Landscape Architecture Lead



Greg Iffland, RPLS
Survey Lead



Wes Grant
Director of Preconstruction



Jasmine Dominguez
Marketing



RORY MAGUIRE

Principal

EXPERIENCE

Started in the Industry

2001

EDUCATION



University of Texas at Arlington
M.S., Real Estate



University of Texas at Arlington
BBA, Marketing

Rory Maguire is responsible for reviewing and selecting real estate investment opportunities as well as all aspects of financing. Rory performs financial analysis and help guide the company in its ability to harbor capital from debt and equity relationships, allowing CHC to act quickly and confidently when pursuing new opportunities. In addition, Rory generally handles contract negotiations with homebuilders, tenants, and property owners. CHC has built a portfolio of projects that includes office buildings, retail centers, residential developments, medical office buildings, and land investments.

FUN FACT:

"Rory is an avid sailor"

RELEVANT EXPERIENCE

Camp ASC

Fort Worth, TX | 10,000 SF, Ground-up medical office and ambulatory surgery center

The Vinnedge Building (TVB)

Fort Worth, TX | 45,581 SF, Adaptive use of a 1927 building for office use

451 South Main

Fort Worth, TX | 15,223 SF, Renovation and expansion of an existing building for office use

465 South Main

Fort Worth, TX | 13,453 SF, In progress, Ground-up mixed use with outdoor patio space

314 South Main

Fort Worth, TX | 9,050 SF, In progress, Renovation and expansion of an existing building into a mixed use development with outdoor patio space

Forney Mixed-Use

Forney, TX | 15,000 SF, In progress, Ground-up retail building

Harmon Retail

Fort Worth, TX | 26,000 SF, In progress, Ground-up 2-story construction of three (3) retail buildings, outdoor patio space, and parking for patrons



CHC Development



RIAN MAGUIRE, PE

Principal

EXPERIENCE

Started in the Industry

2001

CERTIFICATIONS



Professional Engineer,
Texas No. 95782

EDUCATION



University of Texas at Arlington
Master of Business Administration



University of Texas at Arlington
B.S., Civil / Environmental Engineering

Rian Maguire is responsible for the feasibility analysis and development or redevelopment of commercial projects selected by the company. His specific activities include acquisition and entitlement, financial analysis, development planning and management, and all aspects of coordinating details with city officials, contractors and consultants from procurement to completion of each project.

FUN FACT:

"Rian and his brother Rory decided by the time they were juniors in high school that they would own a company and build buildings"

RELEVANT EXPERIENCE

Camp ASC

Fort Worth, TX | 10,000 SF, Ground-up medical office and ambulatory surgery center

The Vinnedge Building (TVB)

Fort Worth, TX | 45,581 SF, Adaptive use of a 1927 building for office use

451 South Main

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Forney, TX | 15,000 SF, In progress, Ground-up retail building

Harmon Retail

Fort Worth, TX | 26,000 SF, In progress, Ground-up 2-story construction of three (3) retail buildings, outdoor patio space, and parking for patrons



CHC Development



CAROLINE CLAURE

V.P. of Development

EXPERIENCE

Started in the Industry



EDUCATION



University of Texas at Arlington
M.S., Real Estate



University of Texas at Arlington
B.S., Psychology

Caroline Claure is responsible for all of the company's project management, and accounting activities. She is an integral member of property closings, bank and legal correspondence, construction draws, and expense reconciliation for all of CHC's development projects.

FUN FACT:

"Caroline is half Bolivian"

RELEVANT EXPERIENCE

Camp ASC

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CHC Development



ABBY BOYD

Associate

EXPERIENCE

Started in the Industry



EDUCATION



University of Texas at Arlington
M.S., Real Estate

John Cabot University
B.A., International Business

As Associate, Abby Boyd provides support in the strategic planning, project management, and financial oversight of new build and value-add development projects. She is responsible for financial modeling and analysis, performing financial, operational, and legal due diligence, producing lender/investor reports, budgeting, cash flows, and various other development and management tasks.

FUN FACT:

"Abby lived in Italy for 5 years"

RELEVANT EXPERIENCE

Camp ASC

Fort Worth, TX | 10,000 SF, Ground-up medical office and ambulatory surgery center

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CHC Development



Kyla Dell Downs is responsible for generating marketing content for CHC Development's commercial portfolio. Kyla is also CHC's resident drone pilot and social media manager. Additionally, she is responsible for preparing investor reports and marketing material for all new and current developments.

FUN FACT:

"Kyla is a twin"

KYLA DOWNS

V.P. of Business Development

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Licensed Real Estate
Agent in the State of
Texas

EDUCATION



Texas Christian University
B.S., Sociology & Anthropology

RELEVANT EXPERIENCE

Camp ASC

Fort Worth, TX | 10,000 SF, Ground-up medical office and ambulatory surgery center

The Vinnedge Building (TVB)

Fort Worth, TX | 45,581 SF, Adaptive use of a 1927 building for office use

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CHC Development



SARAH LANCARTE, CCIM, SIOR

President

EXPERIENCE

Started in the Industry



EDUCATION



Auburn University
B.S. in Finance

As a leader in the commercial real estate industry, Sarah LanCarte founded her firm to provide clients with the highest possible returns on their commercial real estate investment. Prior to establishing LanCarte Commercial, she spearheaded the creation and growth of the commercial division at a distinguished firm and was a principal at a national company, closing more than 200 transactions totaling more than 7.5 million square feet. Sarah is responsible for networking and business development within the community. With her leadership, dedication, and relationships, she will continue to build a reputation throughout the state.

FUN FACT:

"Sarah loves to hunt and spend time on her ranch"

RELEVANT EXPERIENCE

Chicken Express Warehouse
Burleson, TX | 89,581 SF,
Distribution Center and Cold
Storage Warehouse

314 South Main Street
Fort Worth, TX | 3,811 SF, Office &
Retail Space with Patio For Lease -
Partnered with CHC Development

451 South Main Street
Fort Worth, TX | 2,232 SF, 100%
leased multi-tenant mixed use
development - *Partnered with CHC
Development*

601 South Main
Fort Worth, TX | 3,146 SF Fully-
leased retail space in a newly-built
mixed-use building

The Vinnedge Building
Fort Worth, TX | 41,911 SF,
Historically-preserved office space
for lease, located in the Stockyards
*- Building renovated by CHC
Development*

465 South Main Street
Fort Worth, TX | 7,713 total SF,
Class-A office and retail space for
lease, brand new multi-tenant
building - *Partnered with CHC
Development*



LANCARTE
COMMERCIAL



TIM SCOTT

Principal / Operations

EXPERIENCE

Started in the Industry



EDUCATION



Texas A&M University
B.S. Industry and Technology,
Construction Management Emphasis

Tim founded Tarrant Construction Services in 1996 and serves as principal, as well as overseeing all corporate operations. He is an accomplished 34-year industry veteran with a successful track record of meeting and exceeding client expectations, providing exemplary leadership, and promoting company values.

Tim is responsible for day-to-day leadership and management that supports the company's strategic plans, financial goals, client relationships, and the successful delivery of all projects.

FUN FACT:

*"Works out in the mornings
so he can eat Blue Bell
in the evenings"*

RELEVANT EXPERIENCE

Hidden Creek Mixed-Use
Burleson, TX | In-progress, P3 mixed-use development in conjunction with the City of Burleson

Trophy Tractor
Burleson, TX | 22,400 SF, Ground-up industrial facility

Fort Worth Museum of Science and History
Fort Worth, TX | Numerous projects of varying size and complexity

Dallas Museum of Art
Dallas, TX | Exhibit and interior finish-out work (numerous projects)

Perot Museum
Dallas, TX | Exhibit and interior finish-out work (numerous projects)

Tri-County Electric
Aledo, TX | 43,966 SF, Interior finish-out of an existing shell space to house the Corporate HQ for an electrical cooperative

The Fort Worth Club
Fort Worth, TX | Numerous high-end finish-out projects including men's and women's fitness centers, Presidential Office and the Davey O'Brien Lounge

Burnett Oil
Fort Worth, TX | 21,500 SF, Renovation of an existing headquarters utilizing high-end interior finishes

Chesapeake Energy
Fort Worth, TX | Interior renovation of former PierOne Corporate Headquarters into high-end Class A office space

Cowboys Golf Club
Grapevine, TX | 13,500 SF, Renovation of existing high-end golf club



DAVID WEATHERFORD

Estimator / Project Manager

EXPERIENCE

Started in the Industry



CERTIFICATIONS



HUB/DBE
Coordinator

EDUCATION



Texas A&M University
B.S. Construction Science

David has more than 30 years of construction industry experience. As estimator and project manager for Tarrant Construction, David is responsible for ensuring the accuracy and completeness of project estimates and budgets. He coordinates with internal personnel, subcontractors, and vendors, to provide quality preconstruction and estimating services.

During the construction phase, David manages the project team in all areas of construction, and is responsible for the overall direction, completion, and financial outcome of the project.

FUN FACT:

"Hiked to the bottom of the Grand Canyon and back out at age 52"

RELEVANT EXPERIENCE

Hidden Creek Mixed-Use
Burleson, TX | In-progress, P3 mixed-use development in conjunction with the City of Burleson

Trophy Tractor
Burleson, TX | 22,400 SF, Ground-up industrial facility

Tri-County Electric
Aledo, TX | 43,966 SF, Interior finish-out of an existing shell space to house the Corporate HQ for an electrical cooperative

AG Texas
Stephenville, TX | 7,650 SF, Ground-up financial center

Burnett Oil
Fort Worth, TX | 21,500 SF, Renovation of an existing headquarters utilizing high-end interior finishes

AG Texas
Hillsboro, TX | 4,298 SF, Ground-up financial center

Cook Children's Medical Center
Multiple Locations in TX | Numerous projects including new construction and interior finish-outs

EDS Corporate Hangars
Multiple Locations in Texas | 30,000-66,000 SF, Ground-up corporate hangars and offices

Dallas Police Headquarters
Dallas, TX | Complete interior finish-out, site work, and landscaping for the new City of Dallas Jack Evans Police Headquarters

Chesapeake Energy
Carrizo Springs, TX | 24,858 SF, Ground-up office complex

Frito Lay Corporate Hangar
Addison, TX | 25,000 SF, Ground-up corporate hangar and offices

Luminate Worldwide
Dallas, TX | 40,000 SF, Ground-up office



RICHARD HUMPHREYS

Project Superintendent

EXPERIENCE

Started in the Industry

'82

CERTIFICATIONS



OSHA 10-Hour



SWPPP Certified

Richard Humphreys is an experienced superintendent with an outstanding safety record. He has a strong background in interior finish-out and renovation projects with extensive carpentry knowledge.

Richard's experience includes both small and large project supervision, client relations, attention to detailed workmanship, scheduling/subcontractor coordination, and meeting deadline obligations.

FUN FACT:

"Hung out backstage with Garth Brooks and his first wife while he was on tour with Trisha Yearwood"

RELEVANT EXPERIENCE

Healthcare Realty Trust

Fort Worth, TX | Multiple renovations and interior finish-outs for medical spec suites

Texas Health Resources

Fort Worth, TX | Renovation of clinic space for HEB Nethery Eye, HEB Endocrine, and Texas Neurosurgical Spine

Regional Dialysis Clinics

Multiple Locations, TX | Mesquite Clinic, Carrollton Clinic, and Bedford Clinic

Cooks Children Clinics

Multiple Locations, TX | Boat Club Rd. Clinic, John Ryan Plaza, and Southlake Clinic Renovations

Perot Museum

Dallas, TX | Multiple museum exhibits including Eye of Collector Exhibit Walls, Being Human Exhibit, and Earth Hall Refresh

Dallas Museum of Arts

Dallas, TX | Multiple museum exhibits including Power of Gold Exhibit, Laura Owens Exhibit, McDermott Exhibit, and Ida O'Keefe Exhibit

Fort Worth ISD

Fort Worth, TX | Renovations for Diamond Hill, Jarvis High School, Wilkerson-Greines Athletic Complex and Clark Stadium, and Meacham Middle School

Irving ISD

Irving, TX | Good Elementary renovations, Bowie Middle School renovations and new cafeteria/kitchen, MacArthur High School renovations and new gymnasium, and Lamar Middle School

Corsicana ISD

Corsicana, TX | Renovation and new gymnasium for high school

Richardson ISD

Richardson, TX | Demolition and renovation of senior football stadium press box and grandstands

Ennis ISD

Ennis, TX | New middle school



JASON LILLARD

President/Principal

EXPERIENCE

Started in the Industry



CERTIFICATIONS



TEXO (AGC)



LMI Personal Leadership Course



Green Advantage Certified



North Texas Chapter of USGBC

EDUCATION



University of North Texas
B.S. in Construction Technology
and Business Management

As President of Ridgemont, Jason is responsible for creating a vision and establishing the direction of the firm. Jason owns the strategic planning process which is primarily focused on diversification and differentiation. Jason fosters an environment that supports the Ridgemont culture and sets expectations for performance.

Considered to be Ridgemont's Head Coach and Head Cheerleader, Jason keeps the team going on a daily basis!

Fun Fact:

"Self-proclaimed Bob Vila with projects constantly under construction at his house"

RELEVANT EXPERIENCE

Jason has a passion for continuous improvement and innovation, partnering with the Executive Management Team to optimize the overall potential of the company. He is a very client-focused President and spends a considerable amount of time with our valued clients and other industry partners.

Since joining Ridgemont in 1999 as a Vice President, he has been an integral part of the company's evolution. His extensive knowledge of clients, markets, industry standards and best construction practices benefit our clientele and attribute to Ridgemont's success.

Jason firmly believes in anticipating the client's needs and exceeding their expectations. In addition, he focuses on working closely with architects and engineers to develop tailored scope of services per project to generate client cost savings, as well as assisting our pre-construction and estimating teams in developing value added options.

His extensive knowledge of current market conditions and best construction practices are an asset for all Ridgemont projects.

Jason brings considerable value to the 130 East Renfro Street project from his experience facilitating the process for the large Public-Private-Partnership that Ridgemont completed for the City of Fort Worth Bob Bolen Public Safety Training Complex.



DENNIS MASON

VP of Field Operations/Safety Director/Principal

EXPERIENCE

Started in the Industry



CERTIFICATIONS



TEXO (AGC)



OSHA 10-Hour



First Aid, CPR & AED



SWPPP Certified

EDUCATION



University of North Texas
B.S. Construction Science

Dennis is a nearly 40-year veteran of the construction industry and has directed field operations including quality control and safety processes on a multitude of commercial and public projects. Dennis has been with Ridgemont for the majority of his career and oversees all of our projects in the field.

As Safety Director, Dennis has ensured that Ridgemont has had zero safety citations issued in the last five years, and that the firm's EMR averages 0 .76.

Fun Fact:

"Hot-Rods, hunting and cooking make life better!"

RELEVANT EXPERIENCE

Dennis has been the General Superintendent of all projects listed in this RFQ.

As Safety Director, Dennis's duties include participation in preconstruction phase safety coordination and corporate-wide field safety operations for the firm. His expertise is his ability to anticipate safety issues, enforce safety regulations and his knowledge of complex building systems have contributed to the success of multiple projects for Ridgemont.

Dennis is directly responsible for regulating the safety procedures and ensuring proper safety training for all superintendents/

crew leaders and is indirectly responsible for approximately 500 construction workers at any given time. He provides oversight not only for safety, but also for quality, productivity, and construction techniques.

Dennis is a strict enforcer of the policies and regulations that have contributed to Ridgemont's impeccable EMR and zero lost time in the past 5 years. He contributes to the success of each of Ridgemont's projects by ensuring that each team member and specialty contractor is properly safety trained and highly aware of the procedures that keep our jobs safe and incident free.

After joining Ridgemont Commercial Construction in 1986 as a Project Superintendent, Dennis worked up through the ranks and was promoted to the Vice President of Field Operations & Safety Director position and also became a Principal of the firm.



PAUL CAMP

Vice President of Operations/Principal

EXPERIENCE

Started in the Industry



CERTIFICATIONS



TEXO (AGC)



LMI Personal Leadership Course



Green Advantage Certified



North Texas Chapter of USGBC

EDUCATION



University of North Texas
B.S. in Construction Technology
and Business Management

As VP of Operations, Paul is responsible for providing direction for all aspects of production within the company. Paul is constantly thinking about operational structure and how to develop our people to be the best in the industry regarding their own skill sets, abilities to work with each other and most importantly service our clients.

Paul is the go-to for staffing each project with the exact team who can pull it off.

Fun Fact:

"Paul and his wife met at the National Finals Rodeo and breed champion reining horses"

RELEVANT EXPERIENCE

Paul is an integral part of recruiting, hiring, on-boarding, training and developing Ridgemont personnel. He has been instrumental in directly impacting our competitive advantage, team proficiency and providing successful value based solutions throughout the construction process.

Paul oversees and provides executive level leadership to each of Ridgemont's projects with a focus on results and speed of implementation. He continually measures progress and adjusts processes accordingly to ensure operational excellence and the overall success of the company.

Staffing a project with the right team is paramount to a project's success and Paul excels at considering all areas of the project and putting the perfect team together to execute it flawlessly.

Paul also works closely with Micah Cunningham, Ridgemont's Director of Training and Innovation, to develop the skills of each member of the production department, resulting in a staff that truly is the best in the industry.

Paul previously worked at Dal-Mac Construction, where he was a Project Manager.

After joining Ridgemont in 2003, Paul worked his way up in the company to the VP of Operations position, as well as becoming a Principal.



WES GRANT

Director of Preconstruction

EXPERIENCE

Started in the Industry



EDUCATION



Texas A&M University
B.S., Biomedical Science

In every development, the bottom line is incredibly important and can make or break a project. Wes directs Ridgemont's Preconstruction Department with strong collaborative and communication skills and goal-oriented professionalism.

He demonstrates daily the ability to provide leadership for cost-effective and accurate construction budgets for multi-million dollar projects. Wes works closely the Project Team to drive efficiency and precision throughout the preconstruction and estimating process.

Fun Fact:

"Has a very authentic (fake) Australian accent"

RELEVANT EXPERIENCE

Hidden Creek Mixed-Use

Burleson, TX | In-progress, P3 mixed-use development in conjunction with the City of Burleson

Village 121

Plano, TX | 126,400 SF | \$11M
Ground-up 2-story tilt-wall office building, 12 Month Duration

Granite Place at Southlake Town Square

Southlake, TX | 165,000 SF, Class A, 6-story office building with cast-in-place parking garage

The Station at Sachse

Sachse, TX | 15,500 SF,
Ground-up retail development

Champion Circle Retail

Fort Worth, TX | 300,000 SF, ground-up retail strip center in Alliance

Summit Climbing, Yoga & Fitness

Grapevine, TX | 35,000 SF, Ground-up climbing gym including yoga, fitness and flexible event space

Three Corners Plaza

Frisco, TX | 70,623 SF, Ground-up high-end retail and lifestyle development

District 114 Kimball Office Phase 2

Southlake, TX | 207,000 SF, Ground-up 4-story Class A tilt-wall office with ground-floor retail and 4-story pre-cast parking garage

Crestview Office

Southlake, TX | 58,338 SF, ground-up office building with attached, structured parking garage

Connection Park 1 & 2

Irving, TX | 300,000 SF (2), 4-story, Class A office buildings

Platinum Park

Plano, TX | 180,000 SF, 4-story, Class A, ground up office building

Farmer Brothers

Northlake, TX | 194,438 SF coffee production facility, & 84,823 SF of office space for its nearly 400 corporate employees



DAMON NORMAN

Director of Office Services

EXPERIENCE

Started in the Industry

'85

CERTIFICATIONS



OSHA 30-Hour



LEED AP®

EDUCATION



Oklahoma State University
B.S., Construction Management &
Technology

As Director of Office and Industrial Services, Damon brings more than 35 years of experience in the construction industry, leading teams of construction professionals from project conception to completion on multi-million dollar projects. Damon will be heavily involved in your project from the beginning concepts to preconstruction, throughout all of construction and the warranty period. This is a benefit to the Owner as Damon provides a continuity of knowledge about your specific project as it gets handed off from precon to production and finally, to the Warranty Manager.

FUN FACT:

*"Only man
in a house full of women...
including the dogs"*

RELEVANT EXPERIENCE

Hidden Creek Mixed-Use

Burleson, TX | In-progress, P3 mixed-use development in conjunction with the City of Burleson

Village 121

Plano, TX | 126,400 SF | \$11M
Ground-up 2-story tilt-wall office building, 12 Month Duration

District 114 Kimball Office Phase 2

Southlake, TX | 207,000 SF | \$19M
Ground-up 4-story Class A tilt-wall office with ground-floor retail and 4-story pre-cast parking garage, Under Construction

Norman International

Lewisville, TX | 132,475 SF | \$6M
Expansion of existing warehouse and headquarters facility, 7 Month Duration

Granite Place at Southlake Town Square Phase 1

Southlake, TX | 165,000 SF | \$27M
Class A, 6-story office building with cast-in-place parking garage, 13 Month Duration

Parkwood First United Bank

Plano, TX | 120,000 SF | \$19M
New construction of a 4-story build-to-suit tilt-wall office building, Under Construction

Nissan Motor Acceptance Corporation

Coppell, TX | 240,000 SF | \$18M
Ground-up office and data call center

Chapel Crossing

Southlake, TX | 51,000 SF | \$8M
Ground-up Class A tilt-wall medical office building, 11 Month Duration

Bank One Operations Center

Fort Worth, TX | 400,000 SF | \$23M
Ground-up check processing data center

Parc GSW

Irving, TX | 682,492 total SF, Two (2) ground-up tilt-wall industrial distribution warehouses



SLADE TURNER

Director

EXPERIENCE

Started in the Industry



CERTIFICATIONS



OSHA 30-Hour



SWPPP Certified



Journeyman License in
HVAC

EDUCATION



Louisiana State University-Shreveport
B.S., Computer Science

As your Project Director, Slade Turner brings more than 20 years of experience in the construction industry, leading teams of construction professionals from project conception to completion on multi-million dollar projects.

Slade will be involved in your project from the beginning concepts to preconstruction and as a resource throughout all of construction. Slade's extensive expertise in a variety of construction types is a huge benefit to the Owner, who can rely on Slade to do a phenomenal job every time.

FUN FACT:

"Loves watching cooking shows with his 6-year old daughter"

RELEVANT EXPERIENCE (Projects Ranging from \$3M - \$45M)

Village 121

Plano, TX | 126,400 SF, Ground-up
2-story tilt-wall office building

Village at Fairview

Fairview, TX | 98,772 SF, Ground-up
2-story tilt-wall office building

Bison Grove

Lewisville, TX | 878,800 SF, Four
(4) ground-up, tilt-wall industrial
warehouse buildings

Urban District 183

Euless, TX | 362,660 SF, Three (3)
ground-up, tilt-wall industrial
warehouse buildings

Oakdale Industrial

Irving, TX | 625,000 SF, Ground-up tilt-
wall industrial warehouse building

TST Impresso

Grapevine, TX | 103,000 SF, Ground-
up tilt-wall industrial center with
office space

Home Depot Distribution Center

Dallas, TX | 1.0M SF, Ground-up tilt-
wall industrial warehouse with >1M
SF of paving and a train rail system
through the building

American Tire / Railhead III

Fort Worth, TX | 229,840 SF, Ground-
up multi-tenant industrial tilt-wall
distribution center

Federal Express Freight

Mercedes, TX | 1.6M SF, Ground-up
tilt-wall distribution warehouse for
FedEx

United Refrigeration

Fort Worth, TX | 110,000 SF, Tilt-
wall, industrial distribution center
for refrigeration, air conditioning and
heating parts

United Refrigeration

Fort Worth, TX | 16,100 SF, Renovation
of existing office and warehouse space
and addition of restrooms, offices,
storage and mezzanine

Heritage Trace

Fort Worth, TX | 477,463 Total SF, Two
(2) ground-up tilt-wall spec industrial
buildings

Prestonwood Mall

Dallas, TX | 1.3M SF, Renovation of an
existing retail shopping center



KEVIN LASSITER





General Superintendent

EXPERIENCE

Started in the Industry



CERTIFICATIONS

-  TEXO (AGC)
-  OSHA 10-Hour
-  First Aid, CPR & AED
-  SWPPP Certified

EDUCATION



Tarrant County Junior College
A.S., Construction Science

Kevin is a 30 year veteran of the construction industry and has directed field operations including quality control and safety processes on a multitude of commercial projects in the industrial, automotive, retail, office, and institutional industry market segments.

As General Superintendent, Kevin is responsible for making sure that all of the Ridgemont Field Personnel have everything they need to get the job done right. His extensive construction knowledge is a tremendous resource to the Field.

Fun Fact:

"His 3-year-old granddaughter has become his best friend"

RELEVANT EXPERIENCE

As General Superintendent his duties include participation in the pre-construction planning phase, project scheduling, coordinating corporate-wide field operations and staffing for the firm.

Other duties Kevin oversees are promote and enforcing compliance with project safety program requirements. He takes pride in mentoring and coaching Ridgemont's Superintendents as it relates to company policies and procedures and work requirements.

Kevin continues to supervise Superintendents assigned to projects and acts as a liaison between field engineering, estimating, and

subcontractors to ensure compliance of construction with drawings and specifications.

His expertise is his ability to navigate or solve challenging construction issues and his knowledge of complex building systems have contributed to the success of multiple projects for Ridgemont.

Bob Bolen Public Safety Training Complex

Fort Worth, TX | 560,000 SF,
Served as the on-site Senior Superintendent for the renovation and ground-up police and fire training complex

CityLine Market

Richardson, TX | 77,000 SF,
Tilt-wall retail center anchored by Whole Foods, which is part of a larger-scale mixed-use development

The Boardwalk at Granite Park

Plano, TX | 29,000 SF, Ground-up, mixed use retail area with recreation and dining areas

Parkwood First United Bank

Plano, TX | 120,000 SF | \$19M
New construction of a 4-story build-to-suit tilt-wall office building, Under Construction



MILTON ANDERSON, AIA, NCARB

President

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Registered Architect
Texas No. 13598

EDUCATION



University of Texas
Bachelor of Architecture

Milton has been designing, directing and master planning since 1986 and previously served as MAA's Director of Design since 1997. His extensive experience covers a multitude of building types and sizes, each carefully tailored to a unique client, budget, site and city.

Milton will be available to the design team throughout this multi-phased project, ready to lend expertise where needed.

FUN FACT:

"Former percussionist who sees a rhythmic connection between music and architecture"

RELEVANT EXPERIENCE

Hidden Creek Master Plan
Burleson, Texas | 35+ Acres,
Mixed-use development in Burleson

Burleson Depot
Burleson, Texas | 4-Story building
with 275 Units multi-family project

Corporate clients include USAA, Dr. Pepper/7-Up, Weatherford International, and Bell Helicopter Textron Corporation. Office development clients include Trammell Crow, Stream Realty, Lincoln Property Company, Brandywine, Endeavor, and Bandera Ventures. Projects include The Park at Barton Creek and Barton Skyway I, II, III, and IV in Austin, Texas.

Historic restoration, preservation, and adaptive reuse of existing urban architecture has become a specialty and passion. Projects in downtown Dallas include the Interurban Building, Atmos Lofts, Gulf States Building, 1414 Elm, 211 Ervay, Mosaic, Statler Hilton, 1505 Elm, 500 South Ervay, Corrigan Tower and Tower Petroleum.

Internationally, Milton has worked in Abu Dhabi, U.A.E.; Aberdeen, Scotland; Tripoli, Libya and China for corporate and private clients. Recent work includes master plans for mixed-use and government facilities in Niamey, Niger and Abuja City, Nigeria. Specialty projects include several private residences, churches,

restaurants, and retail. Clients include Saltgrass Steakhouse, Babin's Seafood and Sweet Tomatoes, etc.



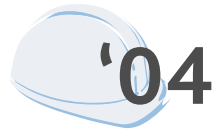


JOHN CARRUTH

Principal/Director of Design

EXPERIENCE

Started in the Industry



AWARDS

Milton P. Anderson Design Excellence Award 2014

KRob Delineation Finalist 2014

Micro Housing Competition People's Choice 2013

Future 43/44 Arquitecturas (International Edition) 2014

Columns Magazine, Creative on the Side 2012

Milton Anderson Award for Design Excellence 2017

EDUCATION



University of Oklahoma
Bachelor of Architecture

John has been an integral part of the Merriman Anderson Architects team since graduating in 2004. His roles as designer, director, and leader have been critical to the development and advancement of MAA's architecture, interior architecture, marketing, and graphic finesse since he started. John stays active in the local architecture community and was nominated for and completed the Emerging Leaders program at the Dallas chapter of the AIA. John not only does the work, but provides a positive learning experience for other team members and clients through each process every day. As MAA's director of design, John and is responsible for keeping the firm at the cutting edge of 3-D technology and for teaching and sharing the skills with co-workers and clients.

FUN FACT:

"Avid world traveler"

RELEVANT EXPERIENCE

Hidden Creek Master Plan
Burleson, Texas | 35+ Acres,
Mixed-use development in Burleson

Burleson Depot
Burleson, Texas | 4-Story building
with 275 Units multi-family project

John has designed and contributed to projects all over the world as well as the United States. He recently spent time in China collaborating with other designers in architecture, 3-D imagery, and master planning. His experience includes, corporate architecture and interiors, multi-family and single-family residential, retail, mixed use and hospitality. Recent master plan and architectural designs include projects in Niamey, Niger, and Abuja in Nigeria and Dallas.

John's experience, client interaction, design skills, and general understanding put him at the forefront of MAA's design progression, determination, collaboration, and vision for the future. John continues to think at all scales and in all areas in and out of the box. His goal is to provide all of MAA's clients the experience to see the vision before it becomes a reality.





CHANG GUO, AIA, LEED® AP

Project Architect

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Registered Architect
Texas No. 18085



LEED® AP

EDUCATION



Texas A&M University
Master of Architecture



Tongji University
Bachelor of Architecture

Chang Guo has more than 25 years of experience in architecture, working on a wide array of project types including mixed-use, corporate, hospitality, financial, educational, international, LEED, office, sports and recreational, and industrial projects for private owners, corporate clients, and development companies.

FUN FACT:

"Despite the fact there are plenty of new apps out there to speed up architectural drawing, Chang still prefers old-fashioned sketching with a pencil on paper"

RELEVANT EXPERIENCE

Since joining MAA in 2021, Chang has worked on numerous projects such as:

- 1333 Oaklawn in Dallas, Texas;
- Boca Mixed-Use in Boca Raton, Florida;
- Hall Park in Frisco, Texas;
- Cedar Park in Austin, Texas;
- Gateway Lynn Creek in Grand Prairie, Texas; and
- Liv Dev in Las Vegas, Nevada

Chang has also assisted on monumental developments such as:

- Equinox Hotel in Austin, Texas; Shanghai Oriental Pearl Tower in Shanghai, China;
- Jakarta Tower in Jakarta, Indonesia; Center for American and International Law in Dallas, Texas; Viva Bahriya Mixed-Use in Doha, Qatar; and
- AVIC Nanjing Science and Technology in Nanjing, China.

Current projects Chang is developing are the Burleson West TOD master plan in Burleson, Texas and Roes Lakeway in Austin, Texas.



**Some of the projects listed above were completed while previously employed*

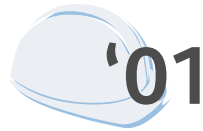


ERIN TALLENT, RID

Interior Design Director

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Registered Interior
Designer, Texas No. 34616

EDUCATION



University of North Texas
Bachelor of Interior Design

Erin brings a background primarily focused on all levels of interior design with a broad portfolio of new construction and renovations in various markets. Erin's role as Director of Interior Design consists of unique interior concepts for every project while sustaining close relationships with the MAA team and encouraging knowledge growth. This focus on team builds confidence in working together to ensure projects run proficiently and offer the best return on investment for the client.

FUN FACT:

"Has designed for a variety of clients in Paris, France"

RELEVANT EXPERIENCE

Erin coordinates with all professionals on her projects - from owners, investors, asset managers, brands, contractors, consultants, project management, etc. in leading all divisions of their interior design projects. Erin's years of experience encompass more than 40 hotel projects completed including:

- The Marriott - The Ritz Carlton
- JW Marriott
- Westin
- Marriott
- Sheraton
- Courtyard
- Town Place Suites
- Hyatt - Hyatt Regency

- Hyatt
- IHG Hotels & Resorts - Intercontinental
- Holiday Inn
- Hilton - Doubletree
- Hilton
- Embassy Suites
- Hampton Inn Hotel, and
- Wyndham

**Some of the projects listed above were completed while previously employed*



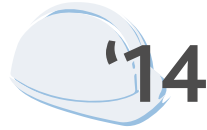


AMANDA BERKES

Interior Design Project Manager

EXPERIENCE

Started in the Industry



EDUCATION



Iowa State University
Bachelor of Interior Design

Amanda's experience includes everything from early concept work and schematics to construction administration.

Responsibilities include client presentations, client coordination, FF&E design and installation, presentation board creation, submittal review and purchasing agent coordination.

Amanda's project type experience includes multi-family, hospitality, office design and higher education.

RELEVANT EXPERIENCE

Amanda has worked on the East Quarter mixed-use, office and new build multi-family project in Dallas, Texas; Grandscape, Live Residential Complex located in The Colony, Texas; the Hyatt Regency Hill Country hotel renovation located in San Antonio, Texas, and a public space multi-family renovation project located in downtown Dallas.

FUN FACT:

"One of her passions is painting in her free time - she has recently commissioned original works!"





JEFF TAYLOR, PE

Regional Manager | Principal

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Professional Engineer,
Texas No. 107786

EDUCATION



Texas A&M University
B.S., Civil Engineering

Jeff Taylor's knowledge in a variety of projects includes commercial land development, single family subdivisions, infrastructure design, professional office buildings, and industrial yard development/programming. He is skilled in site/civil design, client management, code compliance, proposals for scope of services, and coordinating with multiple disciplines for final plan acceptance. He has contributed to numerous projects that require an understanding of the client's daily operations and the ability to design a development to successfully meet the client's needs.

FUN FACT:

"Burleson's Jack Taylor Elementary is named after his great grandfather"

RELEVANT EXPERIENCE

Mayor Vera Calvin Plaza

Burleson, TX | Provided civil and structural engineering services for the revitalized plaza that includes a courtyard, public seating, concrete stage, restroom building, shade pavilions, and children's play area

Hidden Creek Mixed-Use

Burleson, TX | In-progress, P3 mixed-use development in conjunction with the City of Burleson

Sundance Square

Fort Worth, TX | 55,000 SF, Provided civil engineering for this the multi-purpose plaza project that transformed the heart of downtown, creating a retail, commercial, and urban living destination

Dickies Arena

Fort Worth, TX | 98,040 SF arena with 4.8-acre plaza; multi-purpose, state-of-the art venue adjacent to Will Rogers Memorial Center campus

Will Rogers Memorial Center - multiple projects

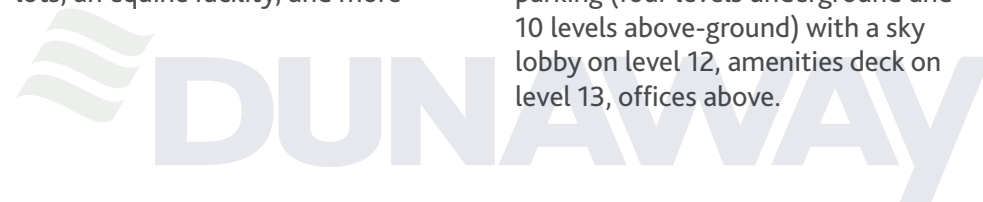
Fort Worth, TX | 120 acres, Project Manager on various campus projects including Gendy Street upgrades and beautification, Trail Drive enhancements, cattle barn renovation, parking structures and lots, an equine facility, and more

American Airlines Trinity Complex Headquarters

Fort Worth, TX | 1,300,000 SF, The Class A headquarters for American Airlines sits on approx. 300-acre wooded landscape and includes four high-rise buildings and a 6,000 vehicle garage

Frost Tower

Fort Worth, TX | 237,000 SF, Provided civil engineering services for the 25-story high-rise building featuring ground floor retail, 14 levels of parking (four levels underground and 10 levels above-ground) with a sky lobby on level 12, amenities deck on level 13, offices above.



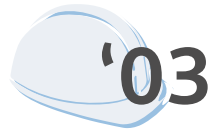


NICK POWELL, PE

Civil Engineering Lead

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Professional Engineer,
Texas No. 100184

EDUCATION



Texas A&M University
B.S., Civil Engineering

Nick Powell has nearly two decades of experience in civil engineering design and project management in a variety of markets including single- and multi-family residential, industrial, military, and commercial site development. His experience includes design of paving, utility, grading and drainage infrastructure. He has managed and coordinated single and multi-phase civil projects with construction costs into the multi-million dollar range. Nick is always deeply involved in every aspect of his projects; from entitlement work to plan approval and then through construction to acceptance.

FUN FACT:

*"Has been to 48 states -
The last two aren't the
ones you'd expect!"*

RELEVANT EXPERIENCE

Highpoint Business Park
Burleson, TX | 230-acre industrial facility serving manufacturing, distribution, and logistics clients

Crescent Mixed-Use Development
Fort Worth, TX | Major mixed-use development in Fort Worth's Cultural District that will include 167 luxury residential units, a premier 200-room hotel with restaurant, a rooftop lounge, and an 8,000 SF ballroom. The 168,000 SF of Class A office space will offer businesses the opportunity to office in the heart of the Cultural District.

The Children's Health Courtyard and Parking
Dallas, TX | 17,000 SF, Project consisted of rehabilitation of hospital's former main entrance. Amenities include 3,000 SF of shade canopies, built-in child-friendly musical instruments, and an upgraded area for therapy dogs and their handlers. Project also including parking lot improvement and additions.

Summit Center Mixed-Use Development
Midland, TX | Summit Center spans 20 acres and will consist of a four-acre park surrounded by office space, retail shops, and restaurants. The goal is to have a family-friendly area for West Texans to enjoy. Anticipated completion is Spring 2024.



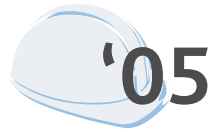


JENNIFER DOUGLAS, PE

Senior Structural Engineering Lead

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Professional Engineer,
Texas No. 118378

EDUCATION



Texas A&M University
B.S., Civil Engineering with
Structural Emphasis

Jennifer Douglas serves as a Senior Discipline Lead at Dunaway. She is an accomplished structural engineer with 16 years of experience designing and managing a variety of industrial/manufacturing buildings, educational facilities, and a variety of other commercial structures. Her strong leadership skills and effective management style is key to a successful team and delivering exceptional results. Jennifer is a skilled problem solver capable of identifying issues and proactively delivering practical solutions. She is also an active member of The Real Estate Council (Dallas) and CREW Dallas.

FUN FACT:

"Took specialty cake decorating classes in her 20s, which now saves her a ton of money baking cakes for her children!"

RELEVANT EXPERIENCE

Bowie House Boutique Hotel, Townhomes, and Parking Garage
Fort Worth, TX | Ground-up 4-story, 120-key boutique hotel with 11 uniquely designed 3-story townhomes in the heart of the Cultural district

Villages at Parkwood*
Plano, TX | 80,000 total SF, Ground-up 40,000 SF office building and two single-story, 20,000 SF shell retail spaces, concrete tilt-wall with steel joists and beams

Keystone 5 Retail
Pflugerville, TX | 6,000 SF, Ground-up structural steel framed single-story retail shell

Living Spaces
Grand Prairie, TX | 245,000 total SF, Project consisted of 180,000 SF retail showroom space, plus a 65,000 SF warehouse. Includes a large clearance area, dispatch and customer pick-up area. Mezzanine remained along with interior grand stair, breakroom, office spaces, and call center restrooms. Added a second stair for egress. Designed a demising wall to separate rest of current distribution warehouse for future leasing space.

**Performed work at previous firm*





ANITA BEARD, PLA, ASLA

Landscape Architecture Lead | Associate

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Registered Landscape
Architect, Texas No. 2953

EDUCATION



Texas A&M University
B. Landscape Architecture

Anita Beard is a Discipline Lead in Dunaway's Planning + Landscape Architecture group. Her expertise includes public and private sector design from trail and park system planning, athletic complexes, regional destination parks, community and neighborhood parks to urban streetscape projects, hospitality and healthcare design. Her diverse range of skills contribute to all phases of a project from client engagement and programming, concept development, presentations, construction documents and construction administration. Anita is also an active member of CREW Fort Worth.

FUN FACT:

"She is half Dutch and grew up on an old dairy farm in North Texas"

RELEVANT EXPERIENCE

Ellison Street and Parking Lot Improvements

Burleson, TX | Conceptual design and construction documents for the redevelopment of pedestrian access, street parking, planting and parking lot adjacent to downtown

Hidden Creek Mixed-Use

Burleson, TX | In-progress, P3 mixed-use development in conjunction with the City of Burleson

Bowie House Boutique Hotel, Townhomes, and Parking Garage

Fort Worth, TX | Ground-up 4-story, 120-key boutique hotel with 11 uniquely designed 3-story townhomes in the heart of the Cultural district

West Bend Mixed-Use Entrance

Fort Worth, TX | Conceptual design and construction documents for entrance to West Bend mixed-use development with multi-family, retail, & restaurants

Far Southwest Library (under design)

Fort Worth, TX | Providing civil and landscape architecture design services for Far Southwest Library which includes design for a neighborhood trail connection

Trinity Trail Improvements

Fort Worth, TX | Designed 1-mile of improvements to the Trinity Trails with funding provided from City of Fort Worth and The Trinity River Vision Authority

Como Community Center

Fort Worth, TX | 21,000 SF, New state-of-the-art facility featuring community garden and playgrounds. Provided concept development, construction drawings, and construction administration on the entire site's landscape amenities.

Watters Creek at Montgomery Farm Trail Extension

Allen, TX | Trail extension connecting new mixed-use development to an existing trail

Fort Worth Zoo Expansion

Fort Worth, TX | Anita has been involved in several projects including Elephant Springs, African Savanna, and more



GREG IFFLAND, RPLS

Survey Lead

EXPERIENCE

Started in the Industry



CERTIFICATIONS



Registered Professional Land
Surveyor, Texas No. 4351

Greg Iffland has more than 40 years of experience in boundary and topographic surveys, design surveys, route surveys and aerial control surveys for multiple highway and light rail projects. He has performed work for single-family developments, commercial sites and retail and manufacturing sites. Greg also has experience with construction layout surveying for residential streets and utilities and multi-story office buildings.

FUN FACT:

*"He once drove a stock car
at 130 MPH around
a race track"*

RELEVANT EXPERIENCE

Burleson Recreation Center

Burleson, TX | Greg was responsible for land surveying services, including boundary and topographic surveys for the development of the Burleson Recreation Center, a 50,000-square-foot building, parking, and outdoor water park on eight acres. Dunaway was also responsible for drainage studies, detailed ADA grading, paving design, and underground utilities.

American Airlines Trinity Complex Headquarters

Fort Worth, TX | 1,300,000 SF, The Class A headquarters for American Airlines sits on approx. 300-acre wooded landscape and includes four high-rise buildings and a 6,000 vehicle garage

Rayzor Ranch Mixed-Use Development

Denton, TX | 100-acre retail center with an ultimate build-out of 800,000 square feet of large/specialty retail, junior anchors, restaurants, etc., anchored by Wal-Mart, Sam's Club and Kohl's. Dunaway also designed the integrated storm water management system (iSWM) for the Marketplace development, one of the first to be established in the City. The Rayzor Ranch development is an \$850 million dollar mixed-use development on 400 acres in North Texas at the northeast and southeast corners of Interstate 35 and U.S. Highway 380. Multiple private and public partners and stakeholders.

Survey Services For Fort Worth City Center

Fort Worth, TX | Greg was responsible for land surveying services including an ALTA/ACSM Land Title Survey and boundary survey for multiple city blocks located in downtown Fort Worth. The survey was conducted as part of the sale of the lots for the development of parking, retail and high rise developments.



KEN RANDALL, PE, LEED® AP

Sr. Electrical Engineer

EXPERIENCE

Started in the Industry



CERTIFICATIONS & REGISTRATIONS



Professional Engineer,
Texas No. 84937



LEED® AP

EDUCATION



University of Texas at Arlington
B.S., Electrical Engineering

Ken Randall's reputation as a solutions-oriented electrical engineer has enabled him to evaluate and design some of the most sophisticated commercial and industrial electrical systems in North Texas. His projects range from small remodels to new one million square-foot buildings. As Chief Operations Officer, Ken oversees the daily operations of BHB's three office locations, as well as serving as the electrical team leader. His approach to projects and client service continually strives to meet owner vision, and to design with new concepts and technologies for better buildings in mind. He is heavily involved in TSPE, promoting the continuing education of engineers in Fort Worth.

FUN FACT:

*"Enjoys ballroom dancing
with his wife Tammy"*

RELEVANT EXPERIENCE

Burleson Municipal Service Center

Burleson, TX | 10,000 SF, PM responsible for the design of the ground-up, single-story maintenance facility that is utilized to maintain City fleet vehicles

Burleson Municipal Courts

Burleson, TX | 10,500 SF, The City of Burleson relocated the Municipal Courts into an existing bank, which included the renovation of a 7,500 SF bank into a 68-seat courtroom as well as a 3,000 SF admin. area

Bob Bolen Public Safety Center

Fort Worth, TX | 560,000 SF, MEP Design-Build that included the renovation of two buildings for Police and Fire Training, a new burn village, and a new administration building. This project included design of classrooms, fitness training, EMS training, offices, a fire training mock village, indoor firing ranges, and more
This project was completed with Ridgemont Commercial Construction

Corporate Headquarters Office Building

Fort Worth, TX | 16,250 SF, PM for a ground-up 2-story office building that consisted of providing the HVAC, plumbing, fire protection, lighting, and power design

Gordon Swift Building

Fort Worth, TX | 61,500 SF, Architectural, structural, mechanical, and electrical design services for mechanical equipment upgrades in an existing office building. Cost estimating services were provided throughout the design process and the scope was adjusted during the design as construction budgets were allocated

Azle Municipal Complex

Azle, TX | 4,600 SF, Project Manager for a new single story addition to the existing municipal building. The electrical design included a new 300 amp, 120/208 volt panel board feed from the existing building service, the lighting system and raceway systems to support data, and telephone wiring



PAUL MORRIS, PE

Electrical Engineer

EXPERIENCE

Started in the Industry



REGISTRATION



Professional Engineer,
Texas No. 127521

EDUCATION



Union University
B.S., Electrical Engineering

Paul Morris began his career at BHB as a Graduate Electrical Engineer. He has eight years of electrical experience in design and construction administration, and currently works on many of the firm's municipal, commercial, and hospitality projects. In addition, he is responsible for the design of fire alarm systems and major electrical equipment installation and replacement in renovation projects as part of the firm's IDIQ contract with Tarrant County. He is also part of the core team here at BHB working to implement data-driven power systems such as Power over Ethernet in facilities looking to simplify their low-voltage power systems.

FUN FACT:

"When Paul was little, he had trouble distinguishing between his name and "pole," so he came to the conclusion that he was Polish and was adopted from a Polish family"

RELEVANT EXPERIENCE

Squaw Creek Golf Club

Willow Park, TX | 4,500 SF, Provided electrical and engineering services for the new 4,500 SF First Tee Learning Center building at Squaw Creek Golf Club. Services included medium voltage overhead design with a new software.

Howard Payne University Visitor Center

Brownwood, TX | 7,775 SF, Providing MEP engineering services for Howard Payne University's new visitors center. The 1-story building is comprised of four (4) semi-autonomous quadrants with a common central reception area and a tower.

Early Community Center

Early, TX | Provided electrical and mechanical engineering services for a new community center, in addition to the remodel of the existing building and added elements for the City of Early

Fort Worth Star Telegram Annex Offices

Fort Worth, TX | Provided MEP design services for the offices located on the first floor annex, which was a conversion of the building's original dock areas

Tarrant County Administration Building

Fort Worth, TX | Electrical engineer for the design, construction administration, assessment of budget, and scope requirements for the installation of new addressable fire alarm systems with voice notification at the existing Tarrant County Administration Building

Residence Inn by Marriott

New Orleans, LA | 190,000 SF, Provided MEP engineering and design services for the ground-up, 19-story, 238-key Residence Inn by Marriott located on St. Charles in New Orleans, on the site of a former vacant parking lot

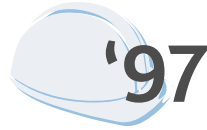


RICHARD WATTERS, PE

Sr. Mechanical Engineer

EXPERIENCE

Started in the Industry



REGISTRATION



Professional Engineer,
Texas No. 96589

EDUCATION



Texas A&M University
M.S., Mechanical Engineering

Richard Watters came to BHB after working with a design/build contractor in the area for over two years. As an active member of BHB's leadership team, Richard manages some of the firm's multiple long-term engineering projects including healthcare, commercial, oil and gas, retail, and municipal. He is experienced in energy metering, energy studies, design/build, HVAC, plumbing, and medical gas design along with construction administration.

FUN FACT:

"Has an identical twin who often took the fall for things that Richard did in school, because the teachers thought Richard couldn't possibly do wrong"

RELEVANT EXPERIENCE

Burleson Municipal Courts

Burleson, TX | 10,500 SF, The City of Burleson relocated their Courts building into an existing bank building, which included the renovation of a 7,500 SF bank into a 68-seat courtroom as well as a 3,000 SF administration area

Rockwood Golf Course Clubhouse

Fort Worth, TX | 15,000 SF, Provided full Design-Build MEP, civil, and land surveying services for the ground-up clubhouse of the newly renovated Rockwood Golf Course. The original building was replaced with a modern design that complements the attached "Ben Hogan Learning Center"

Early Community Center

Early, TX | Provided electrical and mechanical engineering services for a new community center, in addition to the remodel of the existing building and added elements for the City of Early

The Sinclair Hotel

Fort Worth, TX | 105,000 SF, Project Manager for the complete renovation and change of use from office occupancy to hotel occupancy at the historic 16-story Sinclair building in downtown Fort Worth, which is known for its advanced technology and MEP systems

South Arlington Public Safety Center

Arlington, TX | 25,000 SF, Provided MEP services for a ground-up facility that includes a community room, neighborhood services center, exercise center with lockers, holding rooms, booking desk, and office areas for the City of Arlington

JPS Professional Office Complex

Fort Worth, TX | 73,000 SF, Phased renovation of two existing medical office towers. The MEP design included the replacement of the ductwork distribution and variable volume terminal units.



GIBRAN MICHEL, DBIA, LEED AP

Sr. Mechanical Designer

EXPERIENCE

Started in the Industry

'95

CERTIFICATIONS



LEED® AP



Design-Build Institute
of America

Gibran Michel started his career at BHB 25 years ago as an AutoCad drafter after working as an HVAC installer. Now, he brings extensive knowledge as a senior mechanical designer, and has worked for almost every one of our recurring clients and new clients. Mr. Michel is DBIA certified and has experience with projects ranging from small commercial strip centers to 500,000 SF complexes. With a passion to keep up with the newest technologies and systems to best benefit clients and the environment, he has expertise in designing Variable Refrigerant Flow (VRF) systems for a variety of projects.

FUN FACT:

"He once broke the same arm twice in one day"

RELEVANT EXPERIENCE

Bob Bolen Public Safety Center

Fort Worth, TX | 560,000 SF, MEP Design-Build that included the renovation of two buildings for Police and Fire Training, a new burn village, and a new administration building. This project included design of classrooms, fitness training, EMS training, offices, a fire training mock village, indoor firing ranges, and more
This project was completed with Ridgemont Commercial Construction

The Sinclair Hotel

Fort Worth, TX | 105,000 SF, Project Manager for the complete renovation and change of use from office occupancy to hotel occupancy at the historic 16-story Sinclair building in downtown Fort Worth, which is known for its advanced technology and MEP systems

Hard 8 BBQ

Burleson, TX | 8,400 SF, Provided the MEP engineering design for a ground-up 8,400 SF restaurant

Rockwood Golf Course Clubhouse

Fort Worth, TX | 15,000 SF, Provided full Design-Build MEP services for the ground-up clubhouse of the newly renovated Rockwood Golf Course. The original building was replaced with a modern design that complements the attached "Ben Hogan Learning Center"

Mistletoe Medical Office Building

Fort Worth, TX | 26,000 SF, Provided CMEP engineering services for a new 4-story building consisting of two parking levels with two office floors above the garage. The project consisted of providing the design for HVAC, plumbing, fire protection, lighting, fire alarm, and power

Heim BBQ

Fort Worth, TX | 11,000 SF, Provided the MEP design services for a second Heim BBQ located on White Settlement Road in the new River District. The ground-up restaurant includes an attached covered patio and a large outdoor space



SECTION 5

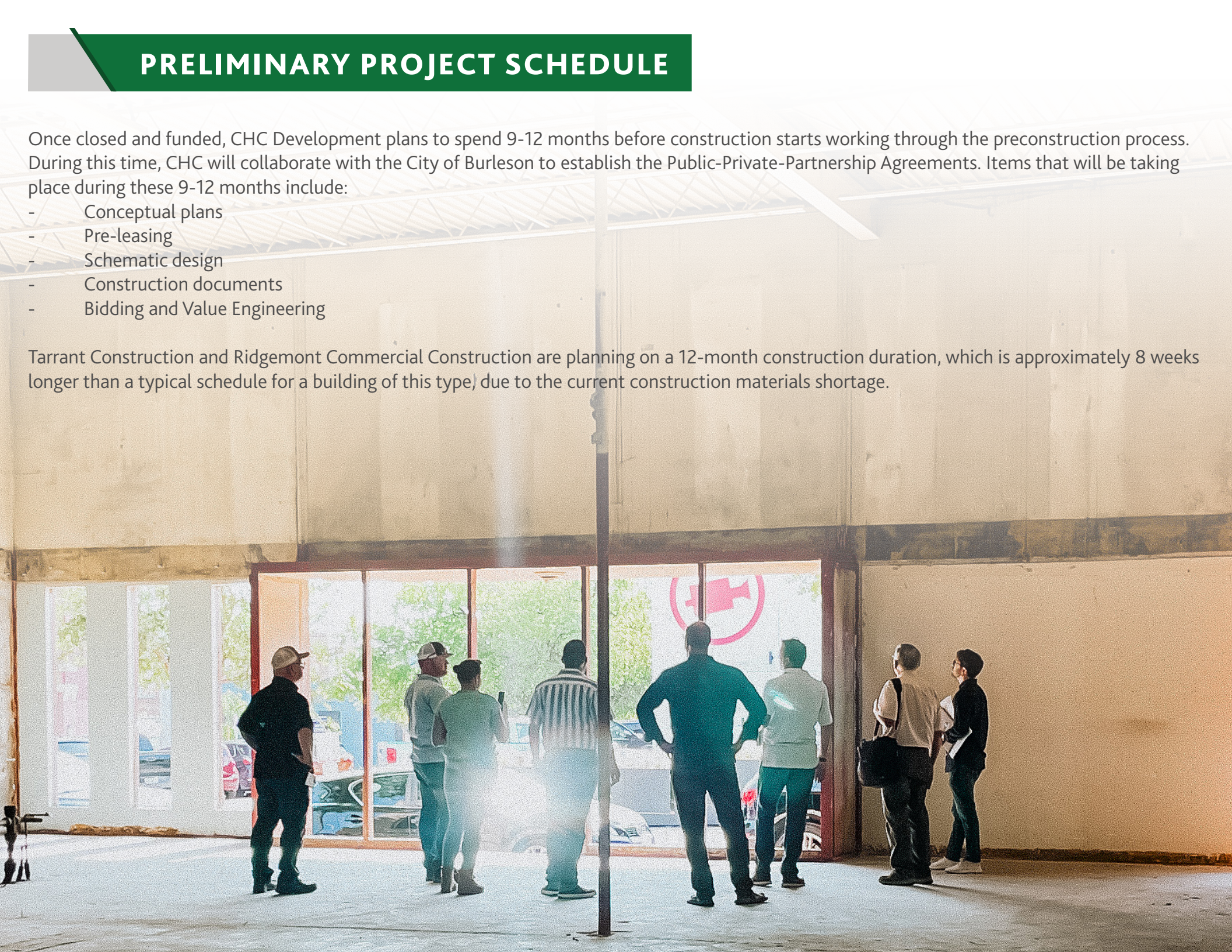
Preliminary Project Schedule

PRELIMINARY PROJECT SCHEDULE

Once closed and funded, CHC Development plans to spend 9-12 months before construction starts working through the preconstruction process. During this time, CHC will collaborate with the City of Burleson to establish the Public-Private-Partnership Agreements. Items that will be taking place during these 9-12 months include:

- Conceptual plans
- Pre-leasing
- Schematic design
- Construction documents
- Bidding and Value Engineering

Tarrant Construction and Ridgemont Commercial Construction are planning on a 12-month construction duration, which is approximately 8 weeks longer than a typical schedule for a building of this type) due to the current construction materials shortage.



SECTION 6

References of CHC Development and Demonstration Projects of Note

REFERENCES



Mr. Ty Thompson, P.E.

Assistant Director, Development Services Department
City of Fort Worth
Phone: (817) 392-2120
Email: tyson.thompson@fortworthtexas.gov
Projects Completed Together: Many projects for several years



Ms. Kacey Bess

Senior Administrative Services Manager
City of Fort Worth
Phone: (817) 392-6193
Email: kacey.bess@fortworthtexas.gov
Projects Completed Together: Many projects for several years

Mr. Jack Thompson

Assistant City Manager, Economic Development Director
City of Crowley
Phone: (817) 297-2201 ext. 4300
Email: jthompson@ci.crowley.tx.us
Projects Completed Together: Many projects for several years



BURLESON EXPERIENCE

HIDDEN CREEK P3 DEVELOPMENT

Burleson, Texas

CLUB HOUSE
14,000 GS

RETAIL
4,000 GSF

RETAIL
1,800 GSF

RETAIL
1,800 GSF

RETAIL
3,400 GSF

RESIDENTIAL
8 FLOORS
200 UNITS

RETAIL
3,200 GSF

RETAIL
70,000 GSF

maa
architects

CONSTRUCTION
TARRANT
SERVICES, LTD.

RIDGEMONT
commercial construction

DUNAWAY

B=B



Land Usage
**MIXED-USE
DEVELOPMENT** | **35+**
Acres



Merriman Anderson Architects completed the master plan efforts and design for City-owned land, totaling approximately 35+ acres in Burleson.

The site is master-planned to solicit private developer proposals and inspire potential development opportunities of all kinds for the city. Multiple options were provided and worked through to provide a final development package for City approval and RFP.

The Master Plan conceptual options were presented after extensive work sessions with stakeholders to determine the City and citizen's needs and wants, as well as what the market would support.

Burleson Hill College team members Tarrant Construction, Ridgemont Commercial Construction, Dunaway and BHB are all currently working together on the execution of this master plan.

TARRANT
SERVICES, LTD.

B=B

DUNAWAY

SAME
CLIENT

AHEAD OF
THE
CURVE

PUBLIC
INPUT

MAYOR VERA CALVIN PLAZA

Burleson, Texas



Construction Amount

\$6.6M

43,500

Square Feet



Dunaway partnered with the City of Burleson to provide civil and structural engineering services for the revitalized plaza. Features include a courtyard, public seating, concrete stage, restroom building, shade pavilions, and children's play area.

The two shade pavilions frame the west side of the plaza. The passenger streetcar shade structure features a platform/stage covered area. The freight streetcar shade structure is approx. 1,000 SF. Both shade structures are located at the east side of the plaza with a small courtyard between them and elevated platforms for access to the interiors. The final structure is a fully enclosed restroom and audio/visual building.

Dunaway's structural engineers worked with the architect to design the concrete stage, shade structures, a restroom building, and the canopies that overhang each train car. These canopies provide shade for visitors and protect the refurbished historical trolleys, while also providing support for the train cars.

Additionally, Dunaway's civil engineering team assisted with the demo of an existing parking lot, drainage and grading improvements on Ellison Street, widening of sidewalks, addition of new ramps with crosswalks, and the design of additional on-street parking to support the redevelopment of Old Town as a local destination.

SAME
CLIENT

WINNING
TEAM

PUBLIC
SPACE



DEPOT ON MAIN

Burleson, Texas

DEPOT ON MAIN



Units
275 | **4** Stories

Merriman Anderson Architects completed master planning and is in design for this for-rent multi-family project that will consist of four (4) four-story buildings with a total of 275 units, averaging 820 SF per unit. Amenities include a pool, outdoor clubhouse, gym, resident lounge, work space, and a party deck.





Product Type

OFFICE

CAMP AMBULATORY SURGERY CENTER

Fort Worth, Texas



© CHC Management



© CHC Management

Construction Amount
\$4.6M

10,000
Square Feet



Camp ASC is a two-story, 10,000 SF medical office and ambulatory surgery center located in Fort Worth, Texas, right off Interstate 30 and the Chisholm Trail Parkway.

This project commenced construction in 2021 and is home to Dr. Steven Camp, Plastic Surgery and Dr. James Goggin, Plastic Surgery.

The ASC consists of two operating rooms, two pre-ops, three post-ops, and all other required spaces making it a fully functioning, licensed surgery center.

This project is expected to be completed in Q3 2022.



GROUND-UP

WINNING TEAM

OFFICE SPACE

THE VINNEDGE BUILDING (TVB)

Fort Worth, Texas



Construction Amount
\$8.7M

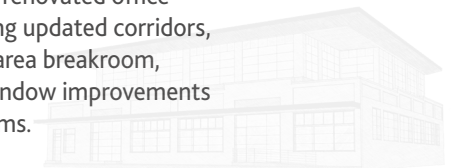
45,581
Square Feet

The Vinnedge Building was built in 1927 and is located in Fort Worth's Northside district. The historic office building totals 45,581 SF and sits on an approximate 59,900 SF parcel of land.

Adjacent to Joe T. Garcia's, a tenant here is poised to be seen.

CHC Development is the developer of the property, and LanCarte Commercial is handling the leasing.

The completed development will consist of a fully renovated office building, including updated corridors, a new common area breakroom, building-wide window improvements and new restrooms.



CHC Development

LANCARTE
COMMERCIAL

OFFICE
SPACE

WINNING
TEAM

HISTORIC
AREA



© CHC Management

© CHC Management



Product Type

**MIXED-USE • RETAIL
ENTERTAINMENT
PUBLIC-PRIVATE-PARTNERSHIP**

451 SOUTH MAIN

Fort Worth, Texas



Construction Amount
\$5.5M

15,223
Square Feet

451 South Main is a 15,223 SF mixed-use building located in Fort Worth, Texas, in the heart of Near Southside's South Main Village District.

451 South Main is home to CHC Development & CHC Management, Cachet Salons and Spa, HKS Engineering, Urban Bobcat Architects, and Airthings.

Formerly known as the Chambers Brick building, CHC acquired the property in 2018 and began a full renovation of the structure, including the addition of a second floor.

CHC Development developed the property, and LanCarte Commercial handled the leasing.



465 SOUTH MAIN

Fort Worth, Texas



Construction Amount
\$3.8M

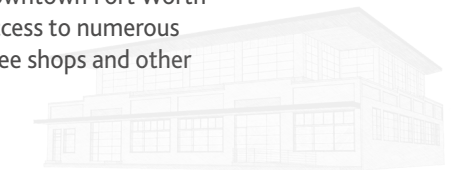
13,453
Square Feet

465 South Main is a three-story, 13,453 SF multi-tenant development located along South Main Street in the Near Southside District.

Construction is scheduled to commence in Q3 2022.

CHC Development is the developer of the property, and LanCorte Commercial is handling the leasing.

The completed development will have 1,775 SF of patio space between the second and third floors allowing for great views of downtown Fort Worth with walkable access to numerous restaurants, coffee shops and other amenities.



CHC Development



314 SOUTH MAIN

Fort Worth, Texas



Construction Amount
\$3.2M

9,050
Square Feet

314 South Main is a 9,050 SF retail building located in Fort Worth, Texas, just south of Fort Worth's Central Business District.

With high accessibility and visibility, 314 S. Main is the ideal location for restaurant users.

The property was acquired by CHC in 2020, commenced construction in Q2 2022, and is expected to be renovated by Fall 2022.

CHC Development is the developer of the property, and LanCarte Commercial is handling the leasing.

The completed project will consist of a three tenant, improved commercial building with a new 2,398 SF shared patio and a mural covering the entire North wall.

CHC Development

LANCARTE
COMMERCIAL

RETAIL
CONCEPT

WINNING
TEAM

RESTAURANT

FORNEY MIXED-USE

Forney, Texas



Construction Amount
\$5.1M
15,000
Square Feet

Forney Mixed-Use is an approximate 15,000 SF retail building, located at 490 South FM 548 in Forney, Texas. T

The completed development will consist of a fully-improved commercial retail building.



HARMON RETAIL

Fort Worth, Texas

Construction Amount

\$15M

26,000
Square Feet

Harmon Road is an approximate 2.86-acre parcel of land that will be developed into a two-story 26,000 SF mixed-use development in North Fort Worth at the intersection of Harmon Road and Heritage Trace Parkway.

The completed development will consist of three retail buildings, outdoor patio space, and parking for patrons. The expected tenant mix will include a salon, boutique fitness studio, as well as retail and restaurant options.

Construction is expected to commence early Q1 of 2023.



RETAIL
SPACE

CHC
TEAM

COMMERCIAL

BOB BOLEN PUBLIC SAFETY TRAINING COMPLEX

Fort Worth, Texas



Construction Amount

\$84M

560,000
Square Feet



Ridgemont provided Construction Services and BHB provided MEP design for the Bob Bolen Public Safety Complex. This unprecedented public-private-partnership included the rehabilitation and adaptive use of two historic buildings for police and fire training, a new burn village, and a new administration building. Ridgemont and BHB worked closely for more than 12 months with the City to develop the design for this complex project.

The fire training and education facility includes classrooms, fitness training, EMS training, command staff offices, and a 22,000 SF fire training mock village.

The police training and education facility includes classrooms, command staff offices, a canine training unit, driving simulators, a shooting simulator, the largest indoor shooting range in the U.S., and a 28,000 SF police training mock village.

Also on the site is an Emergency Vehicle Operations Course (EVOC), which allowed the City to move all of its public safety driving training from Texas Motor Speedway.

The City also leases the Complex to other cities for training, which creates income to assist in paying for the operations of the Complex.



DICKIES ARENA

Fort Worth, Texas



Construction Amount
\$540M

(building)	716,000	Square Feet
(plaza)	209,000	



The Will Rogers Memorial Center (WRMC) is a 120-acre multipurpose entertainment complex in the heart of the Fort Worth Cultural District. The newest addition to the complex, Dickies Arena, is a, entertainment facility that seats up to 14,000, and hosts a wide range of events including rodeo and equestrian events, collegiate and high school sports, concerts, regional graduations, and more.

To support Dickies Arena visitors, a 2,200-car parking garage was constructed to complement the existing Will Rogers Center parking infrastructure, along with an 85,000 SF underground

multipurpose event and equine warm up support building, and a three-acre outdoor greenspace plaza. Dunaway was responsible for city entitlements, site civil engineering design of public sewer, drainage, and paving infrastructure improvements, and initial site programming for the project.

This project consisted of a large and diverse project team with many specialized consultants. With good communication and coordination, the arena opened in time for the 2019 Fort Worth Stock Show & Rodeo.





SECTION 7

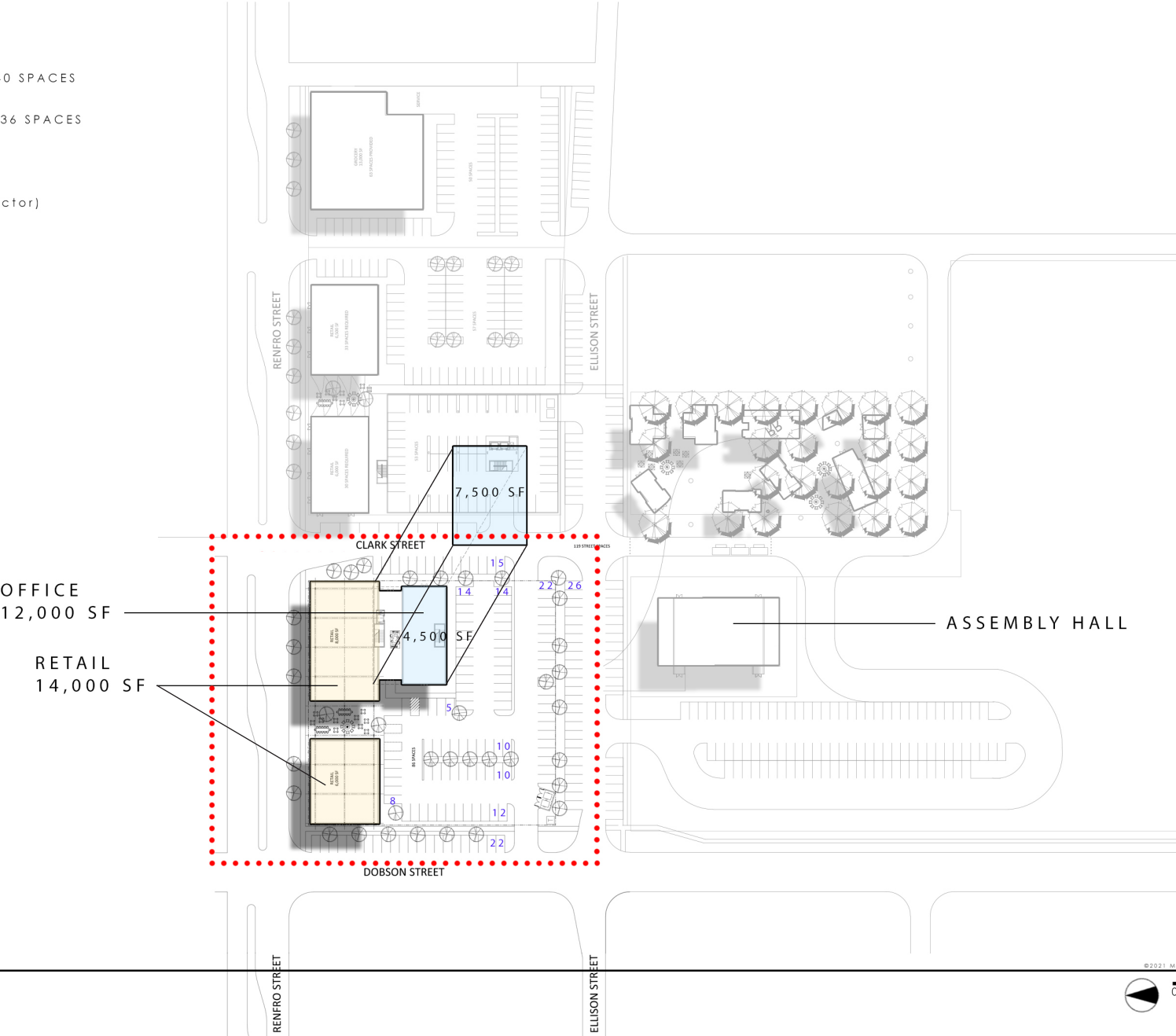
Preliminary Project Sketch

SITE SUMMARY

RETAIL - 14,000 SF
PARKING REQUIRED (1:100) - 140 SPACES

OFFICE - 2 STORIES - 12,000 SF
PARKING REQUIRED (3:1,000) - 36 SPACES

TOTAL PARKING PROVIDED
158 ON SITE
158 REQUIRED (10% efficiency factor)



SITE PLAN - OPTION 1

* ALL NUMBERS ARE APPROXIMATE



CONCEPT RENDERING



CONCEPT RENDERING

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maa
merriman
anderson



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