

NILES BOLTON ASSOCIATES

Marking the second and final phase of Vantage, this mixed-use, student housing high-rise complex is located in North Philadelphia, adjacent to Temple University. By strategically situating public zones to give people inviting places to live, learn and interact, NBA meets the challenge to create spaces that promote community engagement while also preserving the panoramic views of the phase one building. The 471,000 square-foot property features 984 beds with one, two, three, and four-bedroom floor plans, many with shared bedrooms to offer students more affordable options. Among the first-class amenities: an expansive study lounge for individuals and groups, a fine arts room, a recording studio, a technology hub, a 12,622 square-foot fitness center with ample space for activities like high-intensity interval training, a golf simulator and sky deck.

VANTAGE PHILADELPHIA, PENNSYLVANIA

SERVICES
Architecture, Space Planning,
Landscape Architecture,
Masterplanning

CLIENT
The Goldenberg Group

SCOPE / COMPONENTS
368 units; 984 beds
Studio, 1, 2, 3, 4-bedroom
configurations
Standard and shared 2-bedroom
units
471,000 building gsf
32,331 sf retail
12,622 sf wellness center and
outdoor fitness area
5,000 sf study lounge
Complete: August 2019

AWARDS
NAHB Best in American Living
Gold Award, Multifamily, Large
Scale Student Housing

GBCA Construction Excellence
Award, Best Residential, Mixed-
Use, or Office Space Project,
2020



NILES BOLTON ASSOCIATES

NOVEL MIDTOWN ATLANTA, GEORGIA

SERVICES
Architecture

CLIENT
Crescent Communities

SCOPE / COMPONENTS
Mixed-Use development with adjacent office tower (by others) over parking

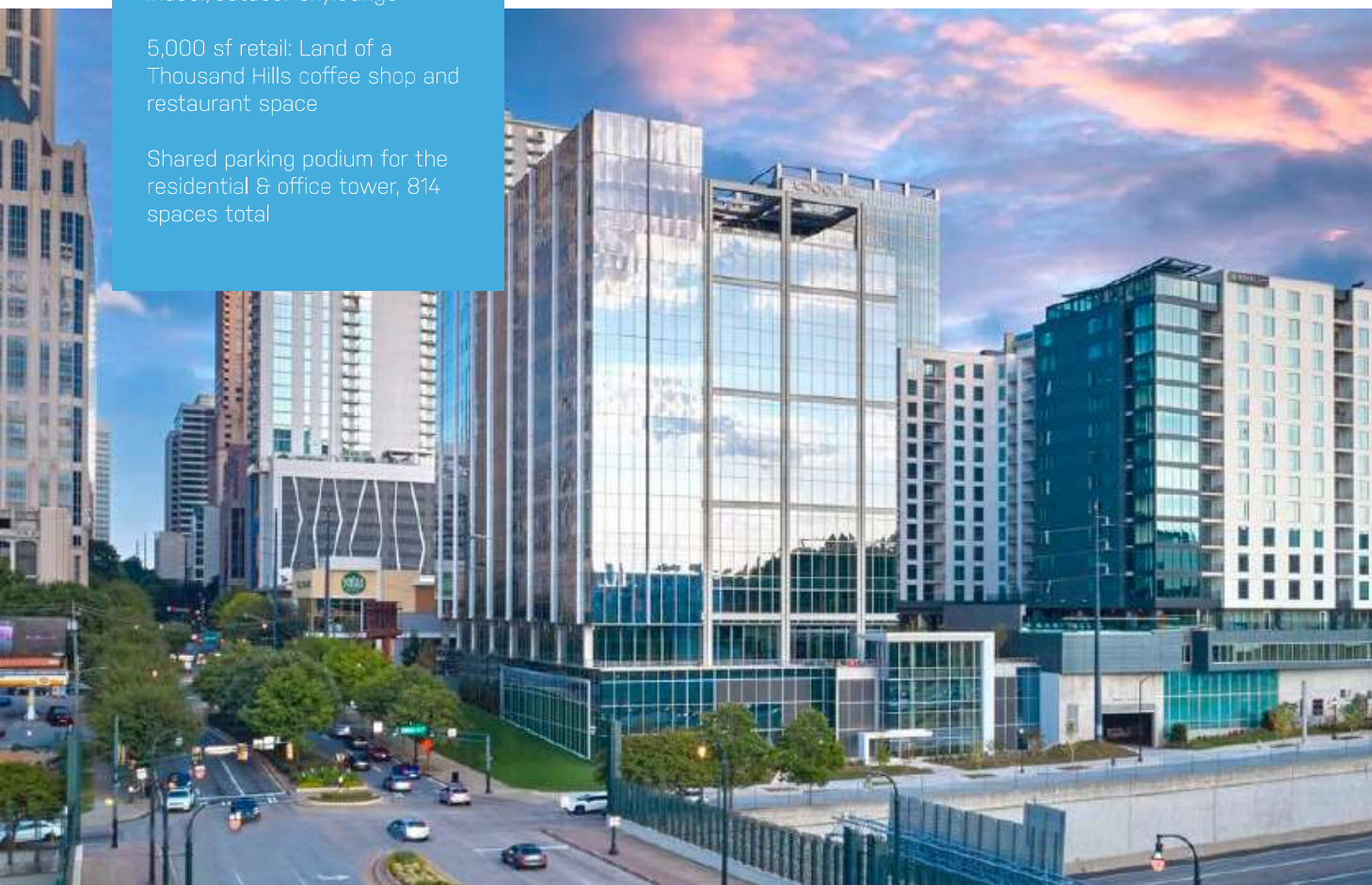
340 units; 412,000 building gsf

14 stories (12 over 2 + 5 level parking podium below grade)

Amenities: co-working, fitness center with yoga room, resort spa, infinity-edge pool, and indoor/outdoor skylounge

5,000 sf retail: Land of a Thousand Hills coffee shop and restaurant space

Shared parking podium for the residential & office tower, 814 spaces total



CAMDEN BUCKHEAD

ATLANTA, GEORGIA

SERVICES
 Architecture, Masterplanning

CLIENT
 Camden Development, Inc.

SCOPE / COMPONENTS
 366 units; 769,923 gsf

Building 400 - 9 Levels of Residential over 2 Levels of Parking

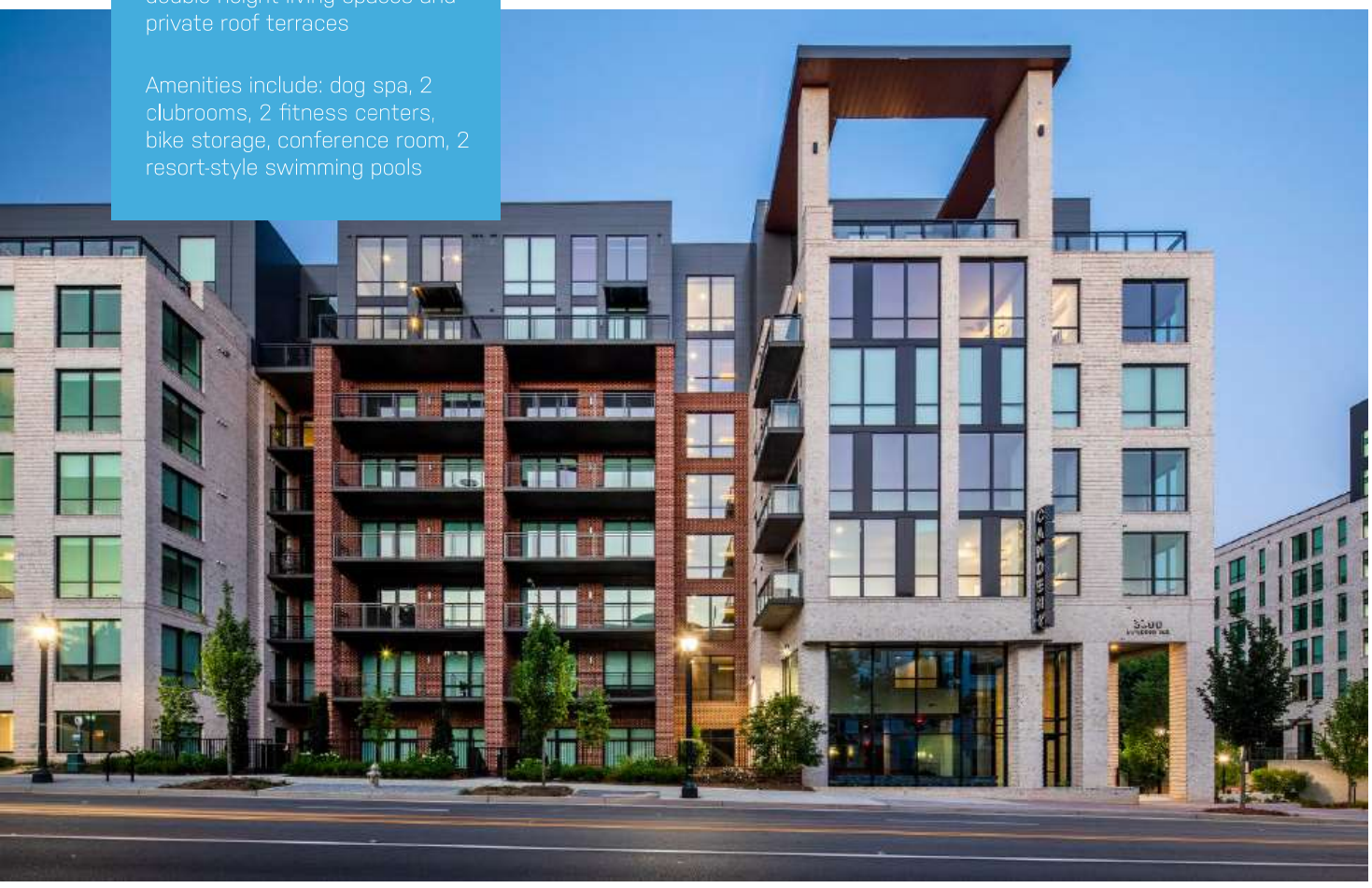
Building 500 - 8 Levels of Residential over 3 Levels of Parking

Townhome and loft style units w/ double height living spaces and private roof terraces

Amenities include: dog spa, 2 clubrooms, 2 fitness centers, bike storage, conference room, 2 resort-style swimming pools

NILES BOLTON ASSOCIATES

Camden Buckhead is the follow-up project to the wildly successful Camden Paces and is designed to serve as a modern, urban edge and gateway into the West Village. Two brick buildings front Roswell Road and residents will enjoy wooded, park-like views off the rear amenity decks. The structures include 8-9 story post-tensioned concrete frames and structured parking below street level. 336 units offer gracious floorplans, concierge level services, extensive amenities, and luxury finishes with the potential for urban street views, wooded views and skyline views. On the upper two levels, the multifamily project features loft-style and townhome-style penthouse units with private roof terraces and amazing skyline views.



NILES BOLTON ASSOCIATES

A new jewel in the downtown Atlanta skyline, this 17-story residential tower is the tallest building in the area using an innovative light steel structural system that can reduce construction time and costs. The 336-unit residential project takes a fresh, energetic approach at every corner, including an evocative, transparent curtain wall that connects tenants with the street and animates the public surroundings, and an architectural screen masking the 380-space, five-level parking deck from the generous pool patio overlooking iconic Centennial Olympic Park. Highlighting the world-class amenities is a 17th floor sky deck and lounge, offering 180-degree views that encompass both the downtown and midtown skylines.

GENERATIONS ATLANTA

ATLANTA, GEORGIA

SERVICES

Architecture
Landscape Architecture

CLIENT

Kaplan Residential

SCOPE / COMPONENTS

12-story residential over five-levels of parking
336 units
Mix of Studio, 1BR and 2BR units
3,200 sf roof-top terrace
Amenity pool deck on top of parking
15% affordable units
Future hotel proposed adjacent to residential tower

AWARDS

Silver Aurora Award Winner,
Best Multifamily Community, 5+
Stories for Rent, SEBC



NILES BOLTON ASSOCIATES

Late-night study and drinking coffee go hand-in-hand and The Standard at Atlanta fuels both with a built-in, drive-thru urban Starbucks—one of the first in the country—anchoring an 19-story, mixed-use housing development serving Georgia Tech students. NBA's architecture takes full advantage of the midtown Atlanta site as cascading outdoor terraces provide sweeping views of the city skyline and university campus, and the firm's interior design makes the units feel more like luxury apartments than student housing. Thoughtful landscaping provides street-level transparency, maximizes pedestrian engagement and promotes walkability. The high-rise tower consists of 257 furnished residential units and 10,783 sf of commercial space. Totalling 40,467 sf, the elevated rooftop amenity deck is the largest in Atlanta, boasting a resort-style swimming pool, mini putting green and BBQ areas.

THE STANDARD AT ATLANTA

ATLANTA, GEORGIA

SERVICES
 Architecture
 Interior Design
 Landscape Architecture

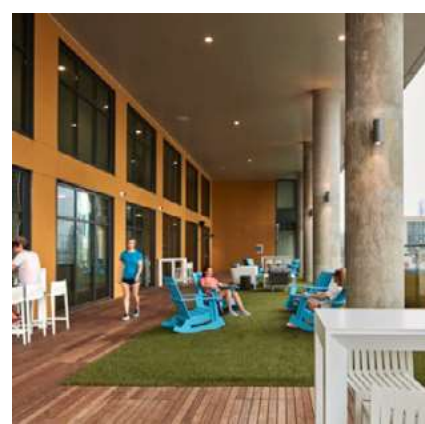
CLIENT
 Landmark Properties

SCOPE / COMPONENTS
 257 units | 765 beds
 644,452 gsf, 10,783 sf retail
 572 space parking deck
 Leasing, Fitness (Cardio & Fitness), Gaming rooms, Study lounges, Yoga, Sauna, Tanning rooms and infinity edge roof top pool
 Largest roof top amenity deck in Atlanta
 Complete: August 2018

AWARDS
 NAHB Best in American Living Platinum Award, Student Housing

Outstanding Achievement Award, High-Rise American Concrete Institute, GA Chapter

SHB Innovator Award, Best Package & Offering of Amenities



NILES BOLTON ASSOCIATES

INSPIRE ATLANTA, GEORGIA

SERVICES

Architecture, Interior Design

CLIENT

Capstone Collegiate Communities

SCOPE / COMPONENTS

530,000 gsf
239 units, 750 beds
3.5 acre site
Amenities include: Resident amenity lounge, study pods, clubhouse, fitness room, sky lounge and rooftop pool
280 podium parking spaces

AWARDS

2022 NAHB Best in American Living Gold Award, Multifamily, Student Housing
2022 ABC Excellence in Construction Award, Merit, Commercial, \$50-100 Million



Close to the Georgia Tech campus and across from Bobby Dodd stadium, Inspire is a stylish, multi-family housing development filled with all the comforts and conveniences students need for an engaging educational and community experience. The two-building, 239-unit and 750-bed complex offers studios, 1-bedroom, 2-bedroom, 4-bedroom and 5-bedroom apartments and a 4-story parking deck with 280 parking spaces. Residents have access to a rooftop pool, amenity deck with skyline views, courtyards, study rooms and lounges, a fitness center and a game room. The imaginative façade features a pattern of glass and masonry that's distinctive yet in keeping with nearby architecture, which includes the North Ave Apartments (aka Olympic Village) that NBA designed for the 1996 Olympic Games.

NILES BOLTON ASSOCIATES

UH MIDTOWN ATLANTA, GEORGIA

SERVICES

Planning
Architecture
Landscape Architecture
Interior Design

CLIENT

University House Communities

SCOPE / COMPONENTS

1.41 acres
19 floors
268 units; 706 beds
9,238 square feet of retail space
Club room, Study room, Media room
Fitness center
Sky lounge
Resort-style pool
Complete: August 2015

AWARDS

2017 B.O.B. Award - Multifamily,
IDA Georgia



Keeping students close to campus and connected with the school was an underlying rationale for this mixed-use complex serving Georgia Tech. The luxury high-rise has all the amenities essential for today's college life, even a bocce court on its elevated courtyard. The 19-story building has a contemporary feel, club and study rooms, fitness center, resort-style pool and a ground floor with 9,238 square feet of retail space. Not only can students amble over to class, they can walk to restaurants, shopping, nightlife, entertainment, and major sporting and concert venues.

NILES BOLTON ASSOCIATES

A lifestyle of elegance at this posh fourteen-story high-rise, where residents can walk their dog in luxury atop a "woof-top" terrace, explore a customized app for concierge services and swim a lap in Buckhead's largest elevated pool. The Ashley Gables Buckhead offers spacious open floor plans and top-of-the-line interior finishes, including stainless steel appliances, quartz countertops, keyless door locks, hardwood flooring, frame-less showers and balconies. Solar panels feed into three Tesla batteries to power the wraparound rooftop terrace that boasts impressive city views as well as a private dining room and catering kitchen. The 325 units at Ashley range from cozy pied-a-terres to expansive three-story, three-bedroom town house with private two car garages.



THE ASHLEY GABLES BUCKHEAD

ATLANTA, GEORGIA

SERVICES

Architecture

CLIENT

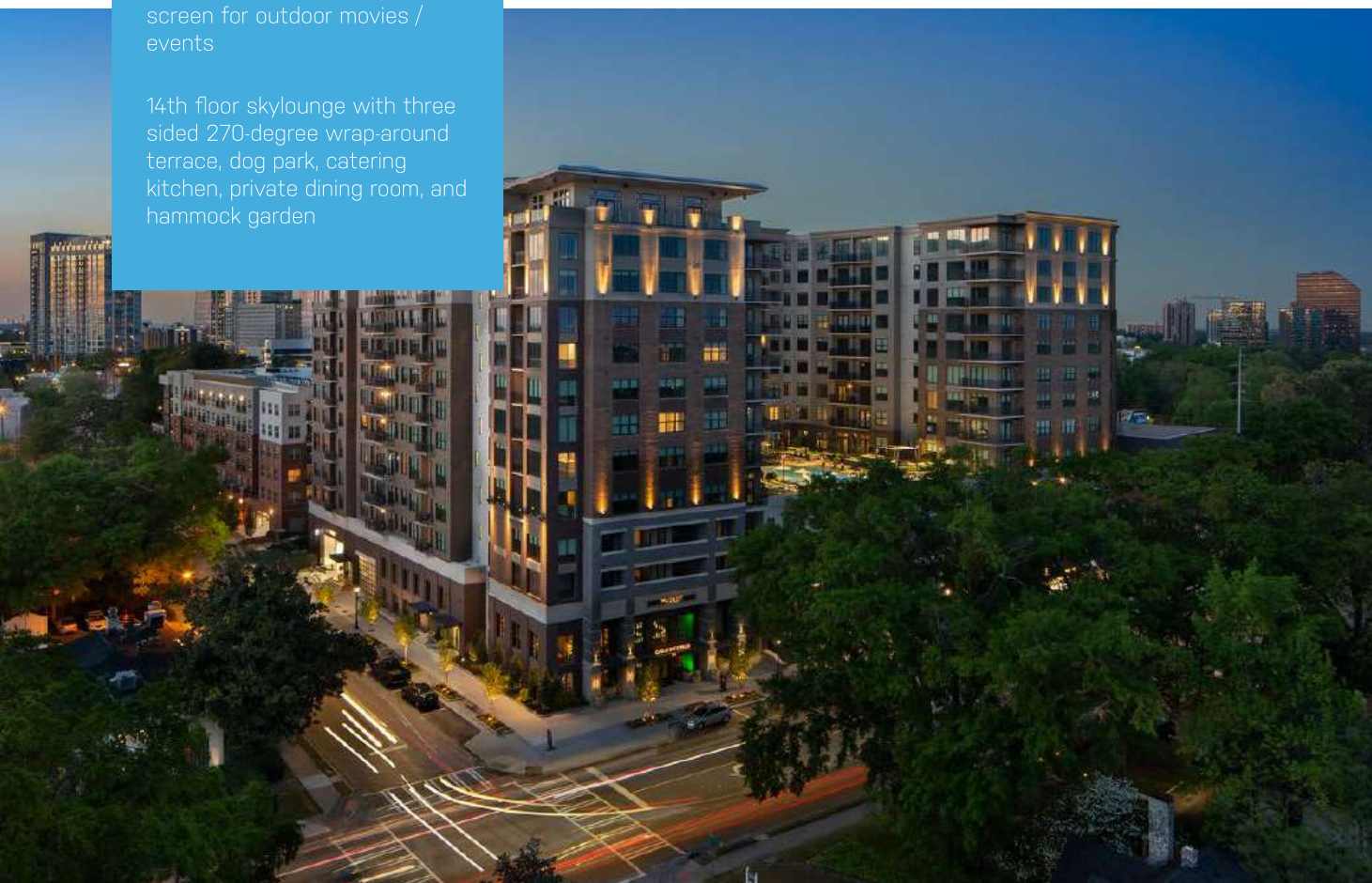
Gables Residential

SCOPE / COMPONENTS

325 units in studio, one, two and three-bedroom configurations
 Four, three-bedroom townhomes
 14 stories
 2,415 sf retail

Leasing office, fitness center, yoga room, club room, theater room, resort style pool, grilling station, courtyard with bocce court, fireplace, and projection screen for outdoor movies / events

14th floor skylounge with three sided 270-degree wrap-around terrace, dog park, catering kitchen, private dining room, and hammock garden



NILES BOLTON ASSOCIATES

STUDIOUS
TOWSON, MARYLAND

SERVICES
Architecture

CLIENT
Varsity Investment Group

SCOPE / COMPONENTS
A mixed-use off-campus community serving Towson University students

- 16-story steel and concrete structure
- 147 units
- 350 beds
- Micro units
- 35 compact car spaces, 175 additional parking spaces reserved at nearby garages
- 100 bike spaces
- Studios Cafe
- Fitness center
- Study lounge on every floor
- Outdoor terrace and skylounge on 16th level



NILES BOLTON ASSOCIATES

A five-star living experience awaits resident of this pet-friendly hotel-like, 11-story apartment complex featuring nine spacious penthouses amongst its 315 units. The front porte cochere signals the Westcott's high-end approach, whether from valet and concierge services or the Italian-inspired kitchen designs incorporating quartz, wood and stain-less-steel. The fashionable styling extends to the social and meeting spaces, which include an elevated pool with private cabanas, wellness studio, guest suites, bar and TV lounge, library, and a fitness center over-looking the pool. A private dining area, wine bar, kitchen and outdoor terrace grace the chic 11th-floor sky lounge.

THE WESTCOTT HOUSTON, TEXAS

SERVICES

Architecture
Landscape Architecture

CLIENT

Greystar

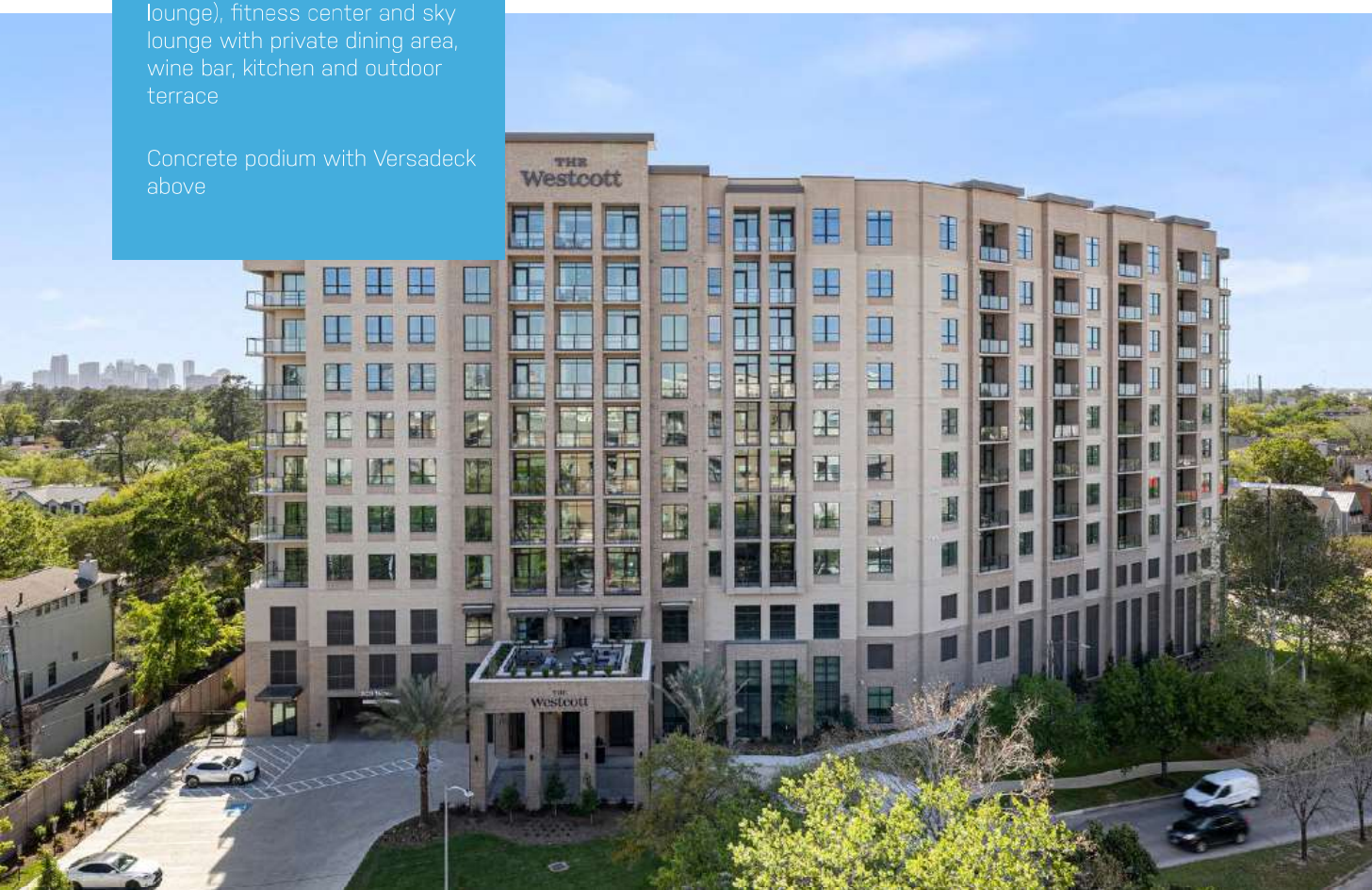
SCOPE / COMPONENTS

315 total apartment units

11 stories (8 stories of residential over 3 stories of parking) and 9 penthouse units

Amenities include: two courtyards (both have grilling stations, one has elevated pool with a tanning ledge), clubroom (with yoga room, two guest suites, library, lounge, bar and TV lounge), fitness center and sky lounge with private dining area, wine bar, kitchen and outdoor terrace

Concrete podium with Versadeck above



Traffic Consultant

AVENUE CONSULTANTS

AVENUE CONSULTANTS



BRAD BRIMLEY,
PHD, PE, PTOE, RSP

EDUCATION

Doctor of Philosophy, Civil Engineering, Texas A&M University, 2014

Master of Science, Civil Engineering, Brigham Young University, 2011

Bachelor of Science, Civil Engineering, Brigham Young University, 2011

QUALIFICATIONS

Professional Engineer – State of Texas #125348

Professional Traffic Operations Engineer – #4531

Road Safety Professional – #104

YEARS OF EXPERIENCE

Years with Firm | 1
Total Years | 13

Brad Brimley brings sharp perspective and exceptional experience from local municipal projects of a variety of sizes. With expertise in intersection and traffic signal design, roadway illumination, simulation, modeling, capacity analysis, and highway safety analysis, Brad applies passion for data-driven and careful decisions into all aspects of his work. Brad has been a resident of College Station for 13 years and has served on multiple boards and committees of the city. His local insights and perspective of the community's transportation needs will be valuable as he incorporates them into design decisions that impact traffic safety and operations.

RELEVANT PROJECTS:

Barron Road Mobility Study

College Station, Texas

Brad managed a study and schematic design for a segment of Barron Road with operational challenges due to the offset intersections of Decatur Drive and Longmire Drive. The project evaluated the feasibility of alternatives including roundabouts, signalization, and unconventional options like Restricted Crossing U-Turn (RCUT) and Green-T intersections. Residents were concerned over reduced mobility of the unconventional intersections. Brad led discussions to listen to the residents, identify their concerns, and help them understand the advantages and disadvantages of each option.

Corporate Parkway Extension Corridor Study

College Station, Texas

Brad evaluated future traffic conditions of the city's business/industrial district along Corporate Parkway. The extension of Corporate Parkway to William D Fitch Parkway was modeled with connection points that form either a four-way intersection or different offset T-intersections with Pebble Creek Parkway. With environmental concerns preventing the connection at Pebble Creek Parkway, the study provided valuable information about operations for the potential offset intersections.

William J. Bryan Parkway Reconstruction

City of Bryan, Texas

Following a rigorous study of the corridor, including traffic modeling and crash analysis, Brad designed three traffic signals and six pedestrian hybrid beacons. The traffic signals were designed per City of Bryan specifications, with construction to be by TxDOT. Fiber optic communication connects each signal to the City's network.

Nuckols Crossing Road Schematic Design and Preliminary Engineering Report

Austin, Texas

As project manager, Brad was tasked with developing solutions to revitalize the corridor and improve safety and mobility for all users. There were several areas with no pedestrian facilities, and Brad discovered that the corridor also experiences a high number of right-angle crashes and single-vehicle collisions. Brad led the team to design a mini roundabout to replace a stop-controlled intersection, addressing right-angle crashes while minimizing ROW acquisition. By meeting with crossing guards and the elementary school principal, Brad learned that children routinely jaywalk between the school and the city library, even though there is a nearby crossing guard. Brad led the team to add new crossings that safely meet the pedestrian's needs. Median islands were designed for all midblock crossings to add deflection that encourages lower vehicle speeds.

Construction

HOAR CONSTRUCTION



We have been in business for 84 years, and we're very proud of that. There aren't many companies in our industry that have been around this long. During these 84 years, we've been able to thrive, grow, and expand. Today, we have seven offices in six states and attribute our success to the values our company was founded on.

F.R. Hoar established the company on the principle of treating clients the way he would want to be treated and we've continued that practice. We treat them and our other team members as partners. We're committed to their success just as much as our own, and we want to earn their trust. We fill our project teams with reliable experts who know how to get the project done right, the first time. We collaborate with clients and team partners to ensure successful outcomes.

We believe the future of construction is process-driven, where architect, contractor, and trade partners all work together to deliver the very best building experience possible.

HOAR CONSTRUCTION



JEFF LIGHT, LEED AP
Vice President of Division
Operations

Jeff oversees construction projects with an emphasis on helping clients to achieve their vision by managing each assignment from design and preconstruction to the delivery of a fully-functioning building. His experience in program management spans from higher education campus relocations to an abandoned power plant renovation program. He uses lessons learned from these experiences and resources available to successfully guide and navigate the team through any challenging situations that may arise His ultimate responsibility is to hold Hoar and its team members accountable to meet our commitment to the client.

EDUCATION, CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

- B.S. - Construction Science, Texas A&M University
- OSHA 10-Hour Trained
- ASHE Health Care Construction Certified
- Associate Constructor, American Institute of Constructors
- First Aid/CPR/AED Certified
- 2012 Hoar Leadership Council

RELEVANT PROJECTS:

Icon, Austin, TX, 30-story, 555 bed, 216 unit, 301,200 GSF student housing tower with rooftop pool, amenity center; includes 4-level 100 space below grade garage.

Inspire on 22nd, Austin, TX, 242,000 SF, 18-story, design-build highrise student housing in West campus; project includes 129 units, 439 beds with 4 levels of below-grade parking; 10,000 SF is dedicated to a campus group with a kitchen, worship space, and administrative areas.

Carr Hall, Angelo State University, San Angelo, TX, design-build renovation; 18,014 SF, 2-story student housing building.

The Loren, Austin, TX, new 225,000 SF, 108-room hotel includes 25 additional condo units, 2 penthouses, 8,000 SF of restaurant and event space, and 8,500 SF of retail space, luxury spa, gym, swimming pool and ground-level retail.

The Richardson at Tarrytown, Austin, TX, 3-story 76,000 SF building of residential units, amenity space including a pool, terraces, and a courtyard; 25,000 SF of on grade parking.

Dell Children's Bed Tower, Austin, TX, New 4-story, 105,000 SF, 72-bed pediatric hospital expansion, includes one floor dedicated to pediatric critical care, one floor for hematology/oncology inpatient services, and another floor dedicated to general acute inpatient services, with a fourth floor shelled for future expansion.

Building for Academic & Student Services, Texas A&M University - Texarkana, Texarkana, TX, 58,000 SF, 3-story multipurpose building, which integrates student support facilities with classrooms.

Dell Seton Medical Center Vertical Expansion, Austin, TX, 4-story vertical expansion to the teaching hospital at the University of Texas; includes 4 new ORs, complete buildout, plinth expansion, and surgery expansion.

Centralized Operational Reliability and Efficiency Facility (CORE), Texas A&M University Central Texas, Killeen, TX, Central Utility Plant, includes chilled water, electric and fiber optics; additional university police department space and emergency operations center.

The Backyard Infrastructure, Bee Cave, TX, Phase 1 of a 35 acre cultural and entertainment center. Includes earthwork, ponds, wet and dry utilities.

Cullen Auditorium Renovation, Abilene Christian University, Abilene, TX, renovation of existing Cullen Auditorium; including infrastructure upgrades, increased seating capacity and interior overhaul to the performance hall facility.

Moody Coliseum, Abilene Christian University, Abilene, TX, 153,000 SF; renovation and expansion; a north tower and south tower, each 3 stories tall which will include a lobby, administrative offices, basketball offices, and a 2,000 SF hospitality area.

HOAR CONSTRUCTION



BRADY JOHNSON

Senior Vice President, Texas

As Senior Vice President, Brady has overall responsibility for all project activities from programming and design to preconstruction, to construction and commissioning, through close-out and warranty. He works closely with project managers and superintendents to ensure project goals are fully articulated and satisfied, and work onsite is performed safely to Hoar's high quality standards.

EDUCATION & CERTIFICATIONS

- B.S. - Construction Science, Texas A&M University
- AHCA Certified
- OSHA 10-Hour Trained
- Scaffold Training Institute Scaffold Competent Person Certified
- National Trench Safety Competent Person Excavation Certified
- OSHA Respirable Crystalline Silica Competent Person Trained

RELEVANT PROJECTS:

Icon, Austin, TX, 30-story, 555 bed, 216 unit, 301,200 GSF student housing tower with rooftop pool, amenity center; includes 4-level 100 space below grade garage.

Inspire on 22nd, Austin, TX, 242,000 SF, 18-story, design-build highrise student housing in West campus; project includes 129 units, 439 beds with 4 levels of below-grade parking; 10,000 SF is dedicated to a campus group with a kitchen, worship space, and administrative areas.

X Houston, Houston, TX, 33-story high rise located in the Museum District that promotes community with large shared amenity spaces and smaller living quarters. The 738,451 SF high rise has 433 parking spaces in the garage on floors 2-11, amenities on floors 12-14, and residential units on 15-33.

2311 Westheimer, Houston, TX, 13-Level Multifamily High Rise with 209 Units and 4 Levels of Cast-In-Place Parking Garage.

Ravella Town Center, Jacksonville, FL, 306-unit, 4-story multifamily complex with a club house, pool, and 7-story parking garage.

Latitude Med Center, Houston, TX, 375-unit, 615,000 SF multifamily high-rise community built to be compact and located near Houston's world-renowned Medical Center; 25 stories of apartment units on top of 9 stories of parking.

Gables Parke Pointe, Arlington, VA, 368-unit high-rise apartment complex; 12-story concrete tower and 8-story concrete/wood frame tower; 4 levels of below-grade parking; 390 spaces; LEED Silver certified.

Town Centre Two, Houston, TX, 185,000 SF, 8-story Core and Shell office building located in Town and Country.

The Ascent at Victory Park, Dallas, TX, 302-unit, 627,000 SF commercial, residential, and mixed use high rise strategically built near 2 local commuter train systems; ground-level retail; 5-story parking garage; amenity deck featuring cantilevered pool.

Lumen at Tysons, Tysons, VA, 398-unit, 394,000 SF residential tower; 24 floors of multifamily units over 17,000 SF of ground-floor retail with 5 levels of above-grade parking and 4 levels below; LEED Silver certified.

The Kingston at Anderson Park, McLean, VA, 343,000 SF, 319-unit high-rise apartment complex; features high-end finishes; 2-story sky bridge connecting 13th and 15th story towers at 10th floor; 1st of 7 phases; LEED Silver certified.

Novel River Oaks, Houston, TX, 782,900 SF, 300-unit luxury multifamily residences near Uptown Houston with ground level retail, a swimming pool and pool house, fitness club, yoga room, city view lounge, and 596-car parking garage.

Drewery Place, Houston, TX, 28-story, 357-unit, 743,700 SF luxury multifamily high rise in the heart of midtown Houston; includes 8-story parking garage.

The Lane, The Woodlands, TX, 7-story, 163-unit multifamily development. The 179,300 SF luxury apartment consist of two-story street-level townhomes, and two levels of parking decks. Amenities include a co-working space, club room, fitness center, outdoor cooking areas, and bike storage.

HOAR CONSTRUCTION



JOEL CHIMAN
Senior Superintendent

As senior superintendent, Joel is responsible for taking a proactive approach to managing the construction of the project. He plans the sequence of activities necessary for completing the project on schedule, resolving construction issues, coordinating the delivery of all materials, and directing the work in accordance with the project schedule. Joel conducts preconstruction conferences before each trade begins, monitors quality workmanship, and holds weekly safety and coordination meetings with trade partners.

EDUCATION, CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

- OSHA 10- and 30- Hour Trained
- First Aid/CPR/AED Certified
- National Trench Safety Competent Person Excavation Certified
- NFPA 1670 & OSHA 29 CFR 1910.146 Confined Space Trained
- Scaffold Training Institute Scaffold Competent Person Certified
- OSHA Respirable Crystalline Silica Competent Person Trained

RELEVANT PROJECTS:

Inspire on 22nd, Austin, TX, 242,000 SF, 18-story, design-build highrise student housing in West campus; project includes 129 units, 439 beds with 4 levels of below-grade parking; 10,000 SF is dedicated to a campus group with a kitchen, worship space, and administrative areas

The Loren, Austin, TX, new 225,000 SF, 108-room hotel includes 25 additional condo units, 2 penthouses, 8,000 SF of restaurant and event space, and 8,500 SF of retail space, luxury spa, gym, swimming pool and ground-level retail.

Hotel Alessandra, Houston, TX, 199,000 SF, 21-story, 125-key luxury hotel development in downtown Houston; unitized curtainwall skin; demolition of 2-story building and MEP relocation for retail facility.

Central Texas Medical Center additions & Renovations, San Marcos, TX, 2-story patient wing addition with 20 postpartum beds, 2 antepartum beds, 7 LDRs, C-section room, and delivery room.

Paloma Ridge Office Building C, Austin, TX, 3-story, 168,000 SF tilt-wall office building on a partially developed site with two existing office buildings; seeking LEED Certification.

TxDOT Paris District Headquarters Complex, Paris, TX, 12 building, 45 acre headquarters complex; includes headquarters, lab, warehouse, vehicle storage, pavilion, storage, and electrical buildings.

Florida Hospital Fish Memorial, Orange City, FL, 23,000 SF, 36-bed renovation and expansion of progressive care unit.

Hilton Austin Convention Center, Austin, TX, 950,000 SF, 37-story, high-rise building in downtown Austin with hotel space of 800 guest rooms, 2 large ballrooms, 3 restaurants, retail and office space, 5 floors of underground parking and guest amenities.

Bell Helicopter, Lafayette, LA, 84,400 SF helicopter assembly facility with office space, helicopter assembly area, parking spaces, helipads and retention pond.

Triumph Aerostructures, Red Oak, TX, 800,000 SF, design-build aeronautic manufacturing facility with area to house autoclave vessels, mechanical rooms, office and training space, and parking spaces.

Triumph Aerostructures, Red Oak, TX, 250,000 SF, design-build aeronautic manufacturing facility; 15,000 SF of office/training space, 3000 SF mechanical room; installation of high pressure hydraulic line, 5 overhead crane beams, largest G86 riveter in the world, underground and overhead compressed air lines, concrete tilt walls, clear span structural steel; 500 tons of structural steel set in place; poured over 15,000 CY of concrete; 200 employee parking spaces.

Metroplex Health System - 3rd Flood TCU, Killeen, TX, 16,300 SF interior build-out for 24-bed transitional care unit on 3rd floor of existing tower.

***Cedar Park Regional Medical Center**, Cedar Park, TX, 285,000 SF, 4-story medical center with 75 beds, emergency department, acute-care services, and retention pond.

HOAR CONSTRUCTION



MATTHEW TUMMINIA
Senior Project Manager

As senior project manager, Matt is the primary day-to-day point of contact with the owner and responsible for the management of the project. His duties include all project administration and correspondence, purchasing and subcontracting, managing the shop drawing process, schedule monitoring, problem resolution, preparing monthly reports and owner billings, preparing and completing project closeout including warranties and as-built drawings, and other duties as necessary to successfully complete the project.

CERTIFICATIONS

- Master Plumber, Colorado License, No. 189978
- OSHA 10- and 30-Hour Trained
- American Red Cross Bloodborne Pathogens Trained
- American Red Cross First Aid/ CPR Certified
- OSHA Respirable Crystalline Silica Competent Person Trained

RELEVANT PROJECTS:

Icon, Austin, TX, 30-story, 555 bed, 216 unit, 301,200 GSF student housing tower with rooftop pool, amenity center; includes 4-level 100 space below grade garage.

Dell Children's Bed Tower, Austin, TX, New 4-story, 105,000 SF, 72-bed pediatric hospital expansion, includes one floor dedicated to pediatric critical care, one floor for hematology/oncology inpatient services, and another floor dedicated to general acute inpatient services, with a fourth floor shelled for future expansion.

The Ellis, Charlotte, NC, 34-story apartment complex featuring 365 luxury apartments in the high rise and 20,000 SF of retail below.

Latitude Med Center, Houston, TX, 375-unit, 615,000 SF multifamily high-rise community built to be compact and located near Houston's world-renowned Medical Center; 25 stories of apartment units on top of 9 stories of parking.

The Richardson at Tarrytown, Austin, TX, 4-story, 76,000 SF building of 27 high-end residential units ranging from 1,900 SF to 6,000 SF, amenity space including a pool, terraces, and a courtyard; 25,000 SF of on grade parking.

Lumen at Tysons, Tysons, VA, 398-unit, 394,000 SF residential tower; 24 floors of multifamily units over 17,000 SF of ground-floor retail with 5 levels of above-grade parking and 4 levels below; seeking LEED Silver certification.

The Ascent at Victory Park, Dallas, TX, 22-story, 302-unit, 627,000 SF commercial, residential, and mixed use high rise strategically built near 2 local commuter train systems; ground-level retail; 5-story parking garage; amenity deck featuring cantilevered pool.

Ravella at Kingwood Apartments, Kingwood, TX, 396,000 SF, 264-unit, 15-building, 3-story garden style apartment complex with clubhouse, pool, and 6 6-car detached garages.

One Lakes Edge, The Woodlands, TX, 825,000 SF, 8-story, mid-rise luxury apartment building with 391 residential units and retail space built around 8-story, 700-space parking structure; 66-acre site; cast-in-place structure; seeking LEED Silver certification.

M2 Apartments, Denver, CO, 293,000 SF apartment complex; 298 units in 15 2- and 3-story buildings; wood-framed with siding and stone veneer; 13.5-acre site; National ABC Pyramid Award.

The Oakridge Senior Living Home, Fort Collins, CO, 6-story residential facility with 100 care units and 530 living units.

Hyatt Summerfield, Denver, CO, 5-story, 350-key hotel.

Baymont Inn and Suites, Denver, CO, 8-story, 200-key hotel.

East High School renovation, Denver, CO, 6-story, 3.5-month turn-key renovation.

HOAR CONSTRUCTION



STEPHEN PHELPS,
LEED AP
Senior Superintendent

Stephen oversees, directs, and manages activities at the project site. He oversees personnel on the company payroll, coordinates delivery of all materials, plans the sequence of activities necessary for completing the job on schedule, and directs the work in accordance with the job progress schedule. He resolves construction issues, monitors compliance with the safety program requirements, and monitors quality workmanship.

EDUCATION & CERTIFICATIONS

- B.S. - Construction Science and Management, University of Texas at San Antonio
- LEED Accredited Professional
- OSHA 30-Hour Trained
- CPR Certified
- Scaffolding Trained
- Asbestos Awareness Trained
- Boom Supported Aerial Lift Trained
- Scissor Arm Supported Aerial Lift Trained
- OSHA Respirable Crystalline Silica Competent Person Trained
- Fall Protection Trained
- LEAN Construction Management Trained

RELEVANT PROJECTS:

Icon, Austin, TX, 30-story, 555 bed, 216 unit, 301,200 GSF student housing tower with rooftop pool, amenity center; includes 4-level 100 space below grade garage.

The Backyard Infrastructure, Bee Cave, TX, Phase 1 of a 35 acre cultural and entertainment center. Includes earthwork, ponds, wet and dry utilities.

The Backyard Garages P1, Austin, TX, new 400 car parking garage

The Backyard Garages P2, Austin, TX, new 800 car parking garage

Seton Northwest OR Renovation & Expansion, Austin, TX Infrastructure updates to operating rooms, renovation of surgical suite, including the addition of 2 new operating rooms; installation of new HVAC equipment to support expansion.

Seton Medical Office Building, Austin, TX, 100,000 SF new 4-story medical office building core and shell and a 3-story 300 car precast parking garage.

Inspire on 22nd, Austin, TX, 242,000 SF, 18-story, design-build highrise student housing in West campus; project includes 129 units, 439 beds with 4 levels of below-grade parking; 10,000 SF is dedicated to a campus group with a kitchen, worship space, and administrative areas.

Paloma Ridge Office Building C, Austin, TX, 3-story, 168,000 SF tilt-wall office building on a partially developed site with two existing office buildings; seeking LEED Certification.

The Richardson at Tarrytown, Austin, TX, 3-story, 76,000 SF complex offering residential units and amenity space including pool, terraces, and courtyard; 25,000 SF of on-grade parking.

HealthSouth Rehabilitation Hospital, Pearland, TX, new 40-bed, 50,000 SF rehabilitation hospital with a therapy gym and courtyard.

***Engineering Building Roof Repair, University of Texas San Antonio**, San Antonio, TX

***Jones Dining Hall Remodel, Texas State University**, San Marcos, TX

***Battle Command Training Center II**, Ft. Sam Houston, TX, quality control specialist; gathered LEED criteria and implemented IAQ Management Plan.

***Army Reserve Center Renovation**, Ponca City, OK

***Army Reserve Center Renovation**, Laredo, TX

*Projects completed with previous employer

INSPIRE ON 22ND

AUSTIN, TEXAS

PROJECT FACTS

18 stories
 4 levels below-grade parking
 129 units
 439 beds
 283,000 SF

OWNER

Capstone Collegiate Communities

ARCHITECT

Rhode Partners

DESIGN-BUILD DELIVERY

8/2017-8/2019

HOAR CONSTRUCTION

Inspire on 22nd is an 18-story, design-build high rise for student housing in West Campus near the University of Texas and downtown Austin.

The new 18-story high rise includes 129 fully furnished units, private bathrooms and washer/dryer in every unit. The new student housing facility is fully equipped with amenities ranging from a rooftop resort style pool, Car-to-Go Rideshare, entertainment room, state-of-the-art fitness center and multiples floors of amenity space.



HOAR CONSTRUCTION

The Ellis is a 34-story apartment complex situated in the North Tryon Street corridor of Charlotte, encompassing the entire city block.

It is one of the largest and tallest multifamily communities in the area at 385' tall featuring 365 luxury apartments and 20,000 SF of retail below. The building has several amenities, including both an indoor and outdoor fitness facility, yoga room, library, and a pool on the 33rd floor. We worked in conjunction with the developer, who handled the mid-rise building adjacent to the high rise building.

The four biggest challenges we faced was building within a tight 3.5 acre urban site with a zero-lot-line, working in conjunction with the mid-rise building and their trade partners, keeping pedestrian's safe, and maintaining the construction schedule due to material delays from the Covid pandemic. We overcame these challenges by developing a safety and quality plan to eliminate hazards by incorporating covered sidewalks, exclusion zones where debris could potentially land at ground level; we placed barricades and ground men or spotters redirecting pedestrians around these zones, debris netting all around the building, and three rows of guardrail with 100% tethering. To help maintain schedule deliveries and congestion on site, we had our trade partners use an app called X to work with the city to reserve delivery times and schedule as many night deliveries as possible. Strict Covid measurements we put in place to keep the entire project team staff and prevent being shut down. The project was never shut down and was finished on time.

THE ELLIS CHARLOTTE, NORTH CAROLINA

PROJECT FACTS

365 units
34 stories
385 foot tall high rise
474,081 SF

OWNER

Quarterra Multifamily (previously known as LMC)

ARCHITECT

KTGY

AWARDS

2021 Excellence In Construction Award of Merit // Associated Builders & Contractors



RONE RESIDENCES HOUSTON, TEXAS

PROJECT FACTS

\$93,131,857
Original Construction Cost

\$99,844,455
Final Construction Cost

15% Self-Performed
544,927 SF
February 2023 Notice to Proceed
May 2025 Substantial Completion

MEP SUBCONTRACTOR

Hays Electrical Services, Gilbert
Plumbing Company, Schaffer
Mechanical, Inc.

OWNER

High Street Houston
Development, Inc./Trammell
Yewande Faphunda

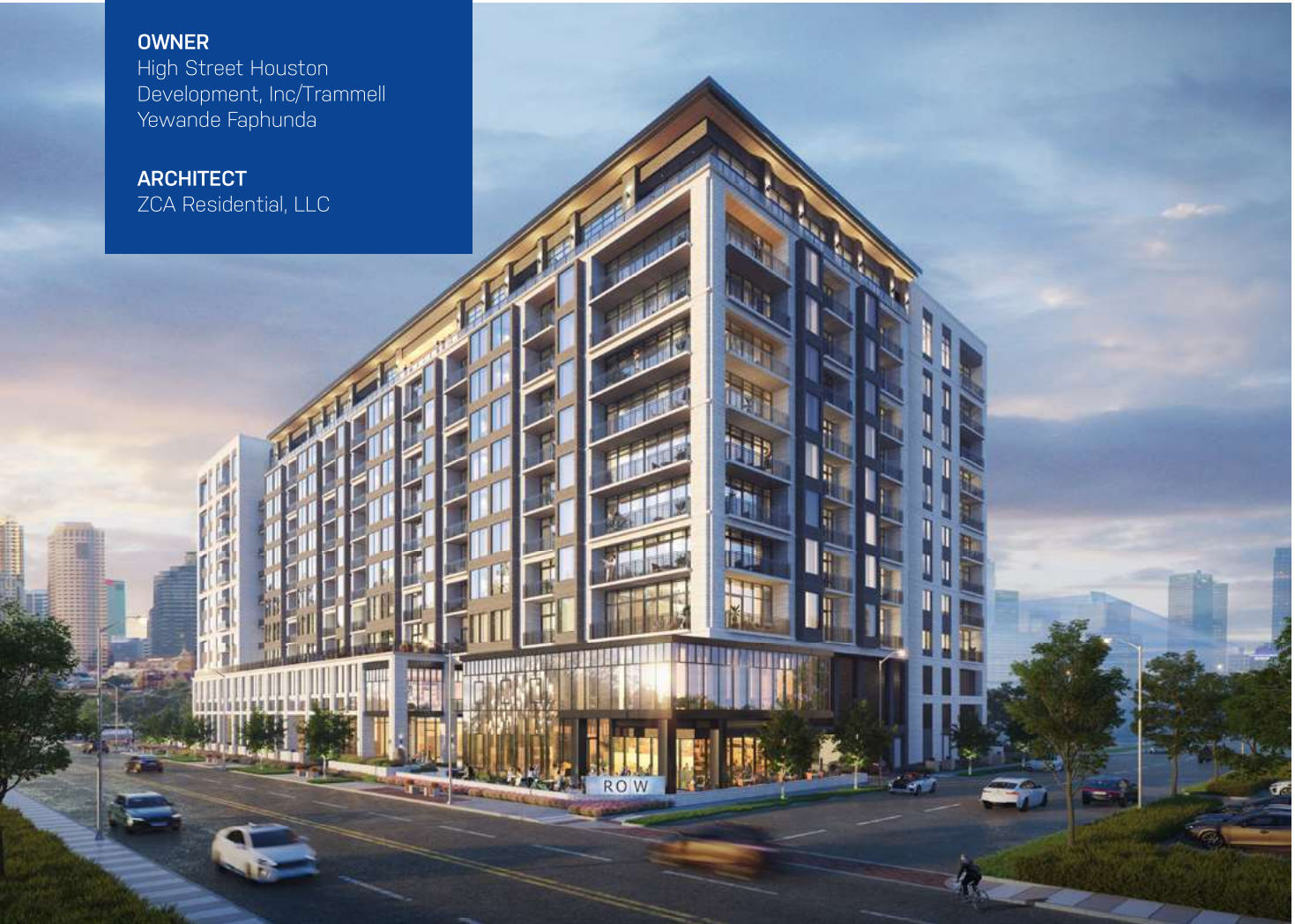
ARCHITECT

ZCA Residential, LLC

HOAR CONSTRUCTION

Rone Residences is a 544,927 SF, 13-story multifamily development in Houston, Upper Kirby district.

The 209-unit luxury multifamily complex includes 4 levels of parking and ground floor cafe. The new apartments range from 880 square foot to 2,200 square foot penthouses.



HOAR CONSTRUCTION

Icon is a 246,867 GSF, 30-story high rise student housing building in Austin.

The 216-unit tower includes a rooftop pool and amenity deck, and four levels of below grade parking. The high rise brings 555 student housing beds to West Campus near the University of Texas and Downtown Austin, with apartments ranging from one- to five-bedroom units. The premier student living complex will feature state-of-the-art amenities, including a rooftop pool, fitness center, game and lounge rooms, a podcast studio and a number of student work spaces, all located on the top floors of the building.

ICON AUSTIN, TEXAS

PROJECT FACTS

\$88,539,037
 Original Construction Cost

TBD
 Final Construction Cost

10% Self-Performed
 246,867 SF
 March 2023 Notice to Proceed
 TBD Substantial Completion

MEP SUBCONTRACTOR

Jordan & Skala Engineers

OWNER

John Sims

ARCHITECT

Niles Bolton Associates



THE LANE

THE WOODLANDS, TEXAS

PROJECT FACTS

\$34,889,996
Original Construction Cost

\$35,633,060
Final Construction Cost

15% Self-Performed
179,300 SF
August 2019 Notice to Proceed
JAN 2021 Substantial Completion

MECHANICAL SUBCONTRACTOR
DBR

PLUMBING SUBCONTRACTOR
DBR

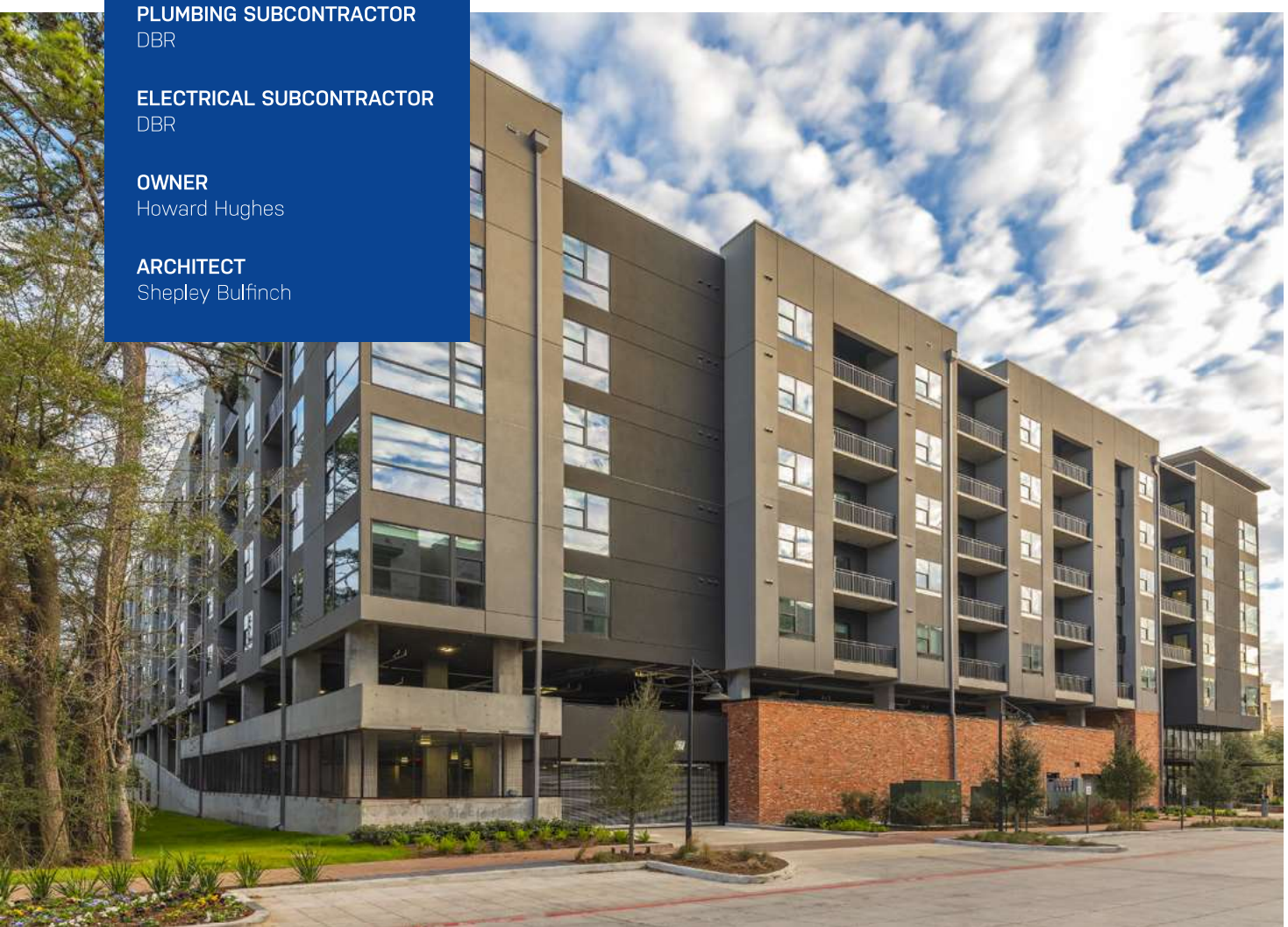
ELECTRICAL SUBCONTRACTOR
DBR

OWNER
Howard Hughes

ARCHITECT
Shepley Bulfinch

HOAR CONSTRUCTION

Located in The Woodlands, The Lane at Waterway is a 179,300 SF, 7-story multifamily residence with resort-quality amenities. The 163 unit luxury apartment consist of two-story street-level townhomes, and two levels of parking decks. The apartments and townhomes features one, two, three bedrooms with luxe finishes, energy-efficient appliances and designer details.



**TEXAS A&M
UNIVERSITY -
TEXARKANA**
BRINGLE LAKE VILLAGE

PROJECT FACTS
87,000 SF

OWNER
Texas A&M University

ARCHITECT
Parkhill Smith & Cooper

CONSTRUCTION DATES
8/2010 - 8/2011

HOAR CONSTRUCTION

The Bringle Lake Village project was the first housing facility on the Texas A&M University - Texarkana campus.

This residence hall was completed in July 2011 and ready for full occupancy to house the fall semester students. The scope of work for this three-story facility was approximately 300 beds, with 200 beds in four bedroom/two bath and two bedroom/one bath suite style units, and 100 beds in a basic dormitory style unit containing two bedrooms (one bed each) with a shared bathroom. Auxiliary spaces in this residence hall include reception/office area, laundry, activity room, study/lounge areas, and a computer room.



ONE LAKES EDGE

THE WOODLANDS, TEXAS

PROJECT FACTS

\$68,003,667
Original Construction Cost

\$71,731,487
Final Construction Cost

8% Self-Performed
824,600 SF
October 2013 Notice to Proceed
APR 2015 Substantial Completion

MEP SUBCONTRACTOR

DPR

OWNER

The Woodlands Development

ARCHITECT

Ziegler Cooper Architects

HOAR CONSTRUCTION

One Lakes Edge is at the heart of the Hughes Landing office and retail development. An eight-story, mid-rise, luxury apartment building with 390 residential units and retail space on the first floor.

The project team at One Lakes Edge delivered the 824,600 SF project in just 18 months. The post-tensioned, cast-in-place concrete super structure went up in an impressive 46 weeks, the team averaged to pour 26,000 SF of concrete per week for 33 weeks to get this accomplished. By committing to our partners' success as much as our own, Hoar was able to keep the team focused on efficient production and timely, effective communication of information in order to complete One Lakes Edge within the compressed schedule and exceeded the quality expectations established by the owner.



Civil Engineer



**MITCHELL &
MORGAN, LLP
(M&M)**

MITCHELL & MORGAN, LLP (M&M)



Located in College Station, Texas, Mitchell & Morgan, LLP (M&M) prides itself on providing cost efficient and innovative engineering solutions for our clients. M&M has worked in the development arena in the Bryan/College Station area for the last 25 years. Our staff collectively has more than 200 years of design experience. We thoroughly enjoy the work we do helping multi-family residential, higher education, municipal, healthcare, commercial, and single-family residential projects through the maze of civil design elements and project permitting through all regulatory entities.



M&M has four full-time Licensed Professional Engineers, two full-time Graduate Engineers, one full-time Assistant Project Manager, one part-time Staff Planner, one full-time Civil Designer, one part-time IT Consultant, one full-time Office Manager, and one full-time Administrative Assistant. M&M often employs part-time graduate civil engineering students on a semester or yearly basis to fill staffing needs. With this staff, we have over 22,000 man hours/year of technical staff.



M&M approaches every project by providing our client creative solutions to achieve their objectives in a timely manner. Our firm's success has primarily been due to the ability to offer our clients expert analysis based on extensive knowledge of codes and a thorough background rooted in the Civil Engineering industry. M&M services include entitlement processing, site design, utility design, roadway/pavement design, drainage design, hydrology and hydraulic and land planning.



Our firm has worked on several multi-family / student housing development projects in the Bryan/College Station area over the years including several in the Northgate District. Below are a few of our projects:



- 415 College Main Student Housing
- The Otto Student Housing
- The Rev Student Housing (Civil Consulting Services Only)
- Lark Northgate (Fmr. Sterling Northgate)
- The Domain at Northgate
- The Standard at College Station (Civil Consulting Services Only)
- Northpoint Crossing
- The Deason at Jones Crossing
- Flora 4050 (Fmr. Springs at University Drive)
- The Cottages at College Station
- The Junction Cottages & Townhomes
- Redpoint College Station (Fmr. The Retreat at College Station)
- The Lofts at Wolf Pen Creek
- Holleman Crossing Apartments
- SoCo at Tower Point Apartments
- Redmond Row Townhomes
- Lakeridge Townhomes
- River Oaks Townhomes
- Broadstone Ranch
- Waterwood Townhomes
- Cambridge Dormitory
- Kappa Delta Sorority House

MITCHELL & MORGAN, LLP (M&M)

ABOUT OUR PROJECT ENGINEER

Ms. Morgan has extensive experience in site design, pavement design, drainage design, utility design and permitting. During her time with M&M, she has managed, co-managed or supervised many projects that involved site, drainage, and utility design work.

AWARDS + HONORS

- Engineer of the Year, Brazos Chapter, TSPE, 2001
- Young Engineer of the Year, Brazos Chapter, TSPE, 1994
- Chi Epsilon, Civil Engineering Honor Society
- Tau Beta Pi, Engineering Honor Society



VERONICA J.B. MORGAN, PE, CFM
Managing Partner

EDUCATION

Master of Engineering, Civil Engineering, Water Resources, 1993, Texas A&M University, College Station, Texas

Bachelor of Science, Civil Engineering, 1985, Texas A&M University, College Station, Texas

REGISTRATION

Professional Engineer:
TX (# 77689) (Exp: 06/2025)

Certified Flood Plain Manager:
TX (# 0617-04) (Exp: 12/2024)

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- Texas Society of Professional Engineers
- National Society of Professional Engineers
- American Water Works Association
- National Association of State Floodplain Managers
- National Association of State Floodplain Managers
- Order of the Engineer

RELEVANT PROJECTS:

Sterling Northgate

Located in both the City of Bryan and the City of College Station, the Sterling Northgate project was a very unique and rewarding student housing development. In the City of Bryan, the project consisted of a 3-story, 80,270 SF building with 54 units containing a total of 171 bedrooms located at the corner of Natalie Street and Boyett Street. The College Station portion of the project consisted of a 7-story, 280,266 SF building with 178 Units containing a total of 578 bedrooms and an 8-story, 240,112 SF parking garage located in the City's Northgate District bounded by Wellborn Road, First Street, Spruce Street and Boyett Street. This project completed construction and opened in August 2017 and was certified LEED Silver in 2018.

The Domain at Northgate

Located in the Northgate District of College Station, The Domain at Northgate property consists of a 3.33 acre tract located in the Boyett Estate Partition. It is bounded by Church Avenue, First Street, Louise Avenue, and Wellborn Road. The project consisted of a single level parking deck, a surface parking lot, an outdoor pool and amenity area as well as a 4-story mixed use structure with a footprint of approximately 45,820 square feet. Mitchell & Morgan provided a Feasibility Analysis to identify the site locations constraints and required entitlement process steps that would be necessary for the redevelopment of the property. We also provided all civil design services that included a demolition plan, a site plan, a utility relocation plan, waterline design, sanitary sewerline design, storm sewer design, and underground detention design.

Additional multi-family project Experience

- The Otto Student Housing
- The Rev Student Housing Civil Consulting Services, College Station, Texas
- The Standard at College Station Civil Consulting Services, College Station, Texas
- Northpoint Crossing, College Station, Texas
- The Lofts at Wolf Pen Creek, College Station, Texas

MITCHELL & MORGAN, LLP (M&M)

ABOUT OUR PROJECT ENGINEER

Mr. Batenhorst has worked for M&M since 2002 and has 28 years of experience designing projects which include site design, roadway design, drainage design, utility design, and sidewalk design.

AWARDS + HONORS

- Young Engineer of the Year, Brazos Chapter, TSPE, 2002
- Chi Epsilon, Civil Engineering Honor Society



JAMES T. BATENHORST, PE
Jr. Partner

EDUCATION

Bachelor of Science, Civil Engineering, 2002, Texas A&M University, College Station, Texas

Bachelor of Science, Engineering Technology, 1996, West Texas A&M University, Canyon, Texas

REGISTRATION

Professional Engineer:
TX (# 93631) (Exp: 03/2025)

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- Texas Society of Professional Engineers
- National Society of Professional Engineers
- Institute of Transportation Engineers
- Order of the Engineer

RELEVANT PROJECTS:

Northpoint Crossing

Northpoint Crossing is a mixed-use, student housing development located in College Station, Texas. With more than 53,000 SF of retail and restaurants, 3 parking garages and more than 1,800 residences, this site is one of the most vibrant and inviting urban destinations in town. It complements the urban development of several nearby areas such as Northgate and Texas A&M University. M&M completed the entitlement process for the project as well as provided all civil design, utilities, thoroughfare design and permit coordination with all regulatory entities. Construction for Phase I was completed in August 2014 with Phase 2 being completed in August 2015.

The Domain at Northgate

Located in the Northgate District of College Station, The Domain at Northgate property consists of a 3.33 acre tract located in the Boyett Estate Partition. It is bounded by Church Avenue, First Street, Louise Avenue, and Wellborn Road. The project consisted of a single level parking deck, a surface parking lot, an outdoor pool and amenity area as well as a 4-story mixed use structure with a footprint of approximately 45,820 square feet. M&M provided a Feasibility Analysis to identify the site locations constraints and required entitlement process steps that would be necessary for the redevelopment of the property. We also provided all civil design services that included a demolition plan, a site plan, a utility relocation plan, waterline design, sanitary sewerline design, storm sewer design, and underground detention design.

Additional multi-family project Experience

- Springs at University Drive, Bryan, Texas
- The Cottages at College Station, College Station, Texas
- The Junction Cottages & Townhomes, College Station, Texas
- The Retreat at College Station, College Station, Texas
- The Lofts at Wolf Pen Creek, College Station, Texas
- SoCo at TowerPoint Apartments, College Station, Texas
- Holleman Crossing Apartments, College Station, Texas

MITCHELL & MORGAN, LLP (M&M)



JOAQUIN U. JARAMILLO, PE
Jr. Partner

EDUCATION

Bachelor of Science,
Civil Engineering, 2002,
Texas A&M University,
College Station, Texas

REGISTRATION

Professional Engineer:
TX (# 116893) (Exp: 03/2025)

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- Texas Society of Professional Engineers
- National Society of Professional Engineers

ABOUT OUR PROJECT ENGINEER

Mr. Jaramillo serves as a Project Manager and/or a Project Engineer depending on the project opportunity. He has worked with M&M since 2000 and has 28 years of experience designing projects which include site design, paving design, drainage design, utility design, and sidewalk design. Mr. Jaramillo has worked on numerous projects that had difficult ADA / grading issues. He is meticulous with his grading and his attention to detail has helped solve numerous onsite ADA issues. His attention to detail on his projects is evidenced by the small number of contractor field questions that occur on his projects.

RELEVANT PROJECTS:

The Otto Student Housing

Opening in August 2024, The Otto is a new student housing project located in the Northgate District of College Station, Texas. The site is approximately 2.128 acres and bounded by Maple Avenue, First Street, Louise Avenue, and Wellborn Road. The project consists of a high-rise building with multiple residential floors and parking levels. M&M's services included a feasibility analysis, a demolition plan, a site plan, a utility relocation plan, waterline design, sanitary sewerline design, storm sewer design, and an above ground detention vault located in the garage. Additionally, we processed a separate demolition / utility reroute for the project that involved coordination with several franchise utility providers, the removal of onstreet parking through City Council, a PIP application, a zoning letter, and height variance to the Easterwood Airport Zoning Ordinance.

415 College Main Student Housing

Located in the Northgate District, this project is wrapping up permitting and should start construction in the spring of 2025. The project will consist of a 20-story student oriented multi-family housing building with an 8-story garage and 12-stories of residential units above. There will also be a residential amenity area with a pickleball court adjacent to the building and a flat concrete yard that will serve as "Trash pickup" area that is located across from the main project site. M&M provided a feasibility analysis, civil design services, and additional entitlement services.

Additional multi-family project Experience

- Northpoint Crossing
- Sterling Northgate (KNA Lark Northgate)
- The Cottages at College Station, College Station, Texas
- The Lofts at Wolf Pen Creek, College Station, Texas
- Holleman Crossing Apartments, College Station, Texas
- River Oaks Townhomes, College Station, Texas
- Gateway Villas Phase 5, College Station, Texas
- Autumn Chase Villas, College Station, Texas
- Reveille Ranch Apartment Improvements, Bryan, Texas

MITCHELL & MORGAN, LLP (M&M)

ABOUT OUR PROJECT ENGINEER

Ms. Pillow will serve as an Assistant Project Manager aiding with the administrative coordination of this project. She has a Master of Business Administration and is a certified Project management Professional (PMP). Her organization skills and tenacity to exceed project requirements will be extremely beneficial to the execution as well as the monitoring and control of this project. Her knowledge of the City of College Stations development process and her previous experience with projects in the Northgate District makes her an invaluable asset to development projects in this area.



KERRY N. PILLOW, MBA, PMP
Asst. Project Manager

EDUCATION

Master of Business Administration, 2013, Texas State University, San Marcos, Texas

Bachelor of Science, Sport Management, 2006, Texas A&M University, College Station, Texas

REGISTRATION

Project Management Professional:
PMP# 2144508
Exp: 1/21/2027

Project Management Professional:
AICP# 34017
Exp: 12/31/2025

PROFESSIONAL AFFILIATIONS

- Project Management Institute
- American Planning Association
- American Planning Association Texas Chapter

RELEVANT PROJECTS:

Sterling Northgate

Located in both the City of Bryan and the City of College Station, the Sterling Northgate project was a very unique and rewarding student housing development. In the City of Bryan, the project consisted of a 3-story, 80,270 SF building with 54 units containing a total of 171 bedrooms located at the corner of Natalie Street and Boyett Street. The College Station portion of the project consisted of a 7-story, 280,266 SF building with 178 Units containing a total of 578 bedrooms and an 8-story, 240,112 SF parking garage located in the City's Northgate District bounded by Wellborn Road, First Street, Spruce Street and Boyett Street. This project completed construction and opened in August 2017 and was certified LEED Silver in 2018.

The Standard at College Station (Civil Consulting Services)

The Standard at College Station is a high-rise student housing development located in College Station's Northgate District. M&M provided local development assistance for this project such as assistance and review of the site construction plans for the project which included, a demolition plan, traffic control site, pavement, grading, utility and drainage design which included underground detention. M&M aided in processing the Site Plan Application, the Northgate Building Review Application, a Private Improvements in a Public Right-of-Way (PIP) Application, Easement Dedication Application and the submission of all Record Drawings. After construction and an as-built survey were completed, two minor building encroachments were identified and M&M processed a License to Encroach Application for the property owner.

Additional multi-family project Experience

- 415 College Main Student Housing
- The Otto Student Housing
- The Rev Student Housing Civil Consulting Services, College Station, Texas
- Springs at University Drive, Bryan, Texas
- The Cottages at College Station, College Station, Texas
- The Junction Cottages & Townhomes, College Station, Texas
- The Retreat at College Station, College Station, Texas
- Holleman Crossing Apartments, College Station, Texas

THE OTTO STUDENT HOUSING

COLLEGE STATION,
TEXAS

COMPLETED - 2024

TEAM LEADERS

Veronica J.B. Morgan, PE, CFM
Joaquin Jaramillo, PE
Kerry Pillow, MBA, PMP, AICP

CLIENT

Parallel Co.

ARCHITECT OF RECORD

BOKA Powell

ROLE OF FIRM

Prime - Civil

MITCHELL & MORGAN, LLP (M&M)

This new student housing project is wrapping up construction and opened in August 2024. The property consists of a 2.128 acre tract located in the Boyett Estate Partition. It is bounded by Maple Avenue, First Street, Louise Avenue, and Wellborn Road. The project consists of a high-rise building with multiple residential floors and parking levels.

M&M provided a Feasibility Analysis to identify the site locations constraints and required entitlement process steps that would be necessary for the redevelopment of the property. We provided design services that included a demolition plan, a site plan, a utility relocation plan, waterline design, sanitary sewerline design, storm sewer design, and an above ground detention vault located in the garage.

To ensure that the site development could be approved and construction started when desired, M&M submitted the site demolition plan and a utility reroute for separate review and approval. The utility reroute plan required the coordination with several utility providers including College Station Utilities, College Station Fiber/ IT Department, Suddenlink, Frontier, and ATMOS.

M&M's other services included processing the demolition permits for 10-structures onsite, the removal of onstreet parking through City Council, a Private Improvements in a Public Right-Of-Way (PIP) application, requesting a zoning letter for the development and requesting a height variance to the Easterwood Airport Zoning Ordinance to allow for two (2) tower cranes.



**THE REV
 STUDENT
 HOUSING**
 COLLEGE STATION,
 TEXAS

COMPLETED - 2023

TEAM LEADERS
 Veronica J.B. Morgan, PE, CFM
 Kerry Pillow, MBA, PMP, AICP
 Crissy Hartl, AICP

CLIENT
 Parallel Co.

ARCHITECT OF RECORD
 Rhode Partners

ROLE OF FIRM
 Civil Consulting Engineer

MITCHELL & MORGAN, LLP (M&M)

This 802 bedroom, 19-story high-rise student housing project is one of the tallest residential development project in College Station. Construction was completed in late summer 2023.

M&M was first enlisted as a Consulting Engineer Firm to provide research, submit an application and process a height variance to the Easterwood Airport Zoning Ordinance. The request was for an 82-ft variance to the horizontal surface and required FAA Determination letters for the building, coordination with the Texas A&M University Systems and coordination with the Easterwood Airport Manager. The request was approved by the Zoning Board of Adjustment in December 2020.

M&M aided in processing the Northgate Building Review Application, an administrative adjustment, and by requesting a zoning letter for the project.



415 COLLEGE MAIN STUDENT HOUSING

COLLEGE STATION,
TEXAS

PERMITTED - PENDING
CONSTRUCTION

TEAM LEADERS

Veronica J.B. Morgan, PE, CFM
Joaquin Jaramillo, PE
Kerry Pillow, MBA, PMP, AICP

CLIENT

Pincrest, LLC

ARCHITECT OF RECORD

Rhode Partners

ROLE OF FIRM

Prime - Civil

MITCHELL & MORGAN, LLP (M&M)

The 415 College Main Student Housing project is wrapping up site permitting and is expected to start construction in spring 2025. The site is approximately 1.072 acres. This property is located at 415 College Main at the southwest corner of College Main and Cherry Street in College Station, Texas. The project will consist of a 20-story student oriented multi-family housing building with an 8-story garage and 12-stories of residential units above. There will also be a residential amenity area with a pickleball court adjacent to the building and a flat concrete yard that will serve as "Trash pickup" area that is located across from the main project site.

M&M provided a Feasibility Analysis to identify the site locations constraints and required entitlement process steps that would be necessary for the redevelopment of the property. We provided design services that included a demolition plan, a site plan, a utility relocation plan, waterline design, sanitary sewerline design, storm sewer design, and an above ground detention vault located in the garage. Additionally, we coordinated with several utility providers including College Station Utilities, College Station Fiber/ IT Department, Suddenlink, Frontier, and ATMOS regarding the design of this project.

M&M's other services including processing the removal of onstreet parking through City Council, a Private Improvements in a Public Right-Of-Way (PIP) application, and requesting a height variance to the Easterwood Airport Zoning Ordinance to allow for the proposed building height, a tower crane, and a crawler crane, which all exceeded the maximum allowable height of 470.6' to the horizontal surface. The request required FAA Determination letters, coordination with the Texas A&M University Systems and coordination with the Easterwood Airport Manager.



STERLING NORTHGATE

BRYAN & COLLEGE STATION, TEXAS

- 2017

TEAM LEADERS

Veronica J.B. Morgan, PE, CFM
 Joel J. Mitchell, PE, PMP
 James T. Batenhorst, PE
 Joaquin U. Jaramillo, PE
 Kerry Pillow, MBA, PMP, AICP

CLIENT

The Dinerstein Companies

ARCHITECT OF RECORD

Humphreys & Partners Architects

ROLE OF FIRM

Prime - Civil

COST OF PROJECT

\$31.8 Million (Construction Cost)

MITCHELL & MORGAN, LLP (M&M)

Located in both the City of Bryan and the City of College Station, the Sterling Northgate (know known as Lark Northgate) project was a very unique and rewarding student housing development. Mitchell & Morgan was able to provide an array of civil services for this project in an effort to help the developer navigate the entitlement process within both cities.

In the City of Bryan, the project consisted of a 3-story, 80,270 SF building with 54 units containing a total of 171 bedrooms located at the corner of Natalie Street and Boyett Street. The entitlement process for this portion of the project included a rezoning, replat, demolition plan, site plan, a traffic control plan, a Special Use License to allow private improvements within the right-of-way and the offsite extension and/or replacement of 1,471 LF of 8" waterline that included oversized participation from the City.

The College Station portion of the project consisted of a 7-story, 280,266 SF building with 178 Units containing a total of 578 bedrooms and an 8-story, 240,112 SF parking garage located in the City's Northgate District bounded by Wellborn Road, First Street, Spruce Street and Boyett Street. The entitlement process in College Station included a demolition plan, two-site plans, a traffic control plan, a PUE abandonment, a ROW abandonment, two PIP applications to allow private improvements within the right-of-way and a replat.

This project completed construction and opened in August 2017.



THE DOMAIN AT NORTHGATE COLLEGE STATION, TEXAS

COMPLETED - 2015

TEAM LEADERS

Veronica J.B. Morgan, PE, CFM
Joel J. Mitchell, PE, PMP
James T. Batenhorst, PE
Joaquin U. Jaramillo, PE
Kerry Pillow, MBA, PMP, AICP

CLIENT

DRI/APRC Northgate, LLC

ARCHITECT OF RECORD

Meeks + Partners
Jimmy Loos

ROLE OF FIRM

Prime - Civil

COST OF PROJECT

\$15.2 Million (Construction Cost)

MITCHELL & MORGAN, LLP (M&M)

Located in the Northgate District of College Station, The Domain at Northgate property consisted of a 3.33 acre tract located in the Boyett Estate Partition. It is bounded by Church Avenue, First Street, Louise Avenue, and Wellborn Road. The project consisted of a single level parking deck, a surface parking lot, an outdoor pool and amenity area as well as a 4-story mixed use structure with a footprint of approximately 45,820 square feet.

M&M provided a Feasibility Analysis to identify the site locations constraints and required entitlement process steps that would be necessary for the redevelopment of the property. We provided design services that included a demolition plan, a site plan, a utility relocation plan, waterline design, sanitary sewerline design, storm sewer design, and underground detention design.

M&M in conjunction with the City of College Station and Carleton Construction, Ltd. planned, scheduled and held a public meeting with the Northgate Merchant's Association and residents regarding the temporary removal of parking along First Street from Boyett to Church Street to allow for construction staging that would be effective for the duration of the construction of The Domain at Northgate. This project was completed and opened in the Fall of 2015.



THE STANDARD AT COLLEGE STATION

COLLEGE STATION,
TEXAS

COMPLETED - 2018

TEAM LEADERS

Veronica J.B. Morgan, PE, CFM
Kerry Pillow, MBA, PMP, AICP

CLIENT

Williams & Associates Engineers

ARCHITECT OF RECORD

CES Design Group, Inc.

ROLE OF FIRM

Civil Consulting Engineer

MITCHELL & MORGAN, LLP (M&M)

The Standard at College Station is a high-rise student housing development located in College Station's Northgate District. The site is located on 2.096-acres of land surrounded by 1st Street, Louise Avenue, and Boyett Street. The building includes 302-units with a range of 1-6 bedroom units and is 11-stories (468,113-SF) with an attached 11.5 story parking garage (325,531-SF). The building height is 127-FT above ground level or at 470-FT above mean sea level which met the FAA's building height restrictions for the area surrounding Easterwood Airport. FAA Determination was received for the building and the crane that would be used for construction.

M&M was enlisted as a Consulting Engineer Firm to provide local development assistance for this site development project. Early on in the project, M&M aided our Client by requesting and securing a sewer capacity letter and a zoning letter for the project. For the zoning letter, we worked with City Staff to amend the Development Ordinance to allow for 5 and 6-bedroom units in the Northgate District.

M&M provided assistance and review of the site construction plans for the project which included, a demolition plan, traffic control site, pavement, grading, utility and drainage design which included underground detention. M&M aided in processing the Site Plan Application, the Northgate Building Review Application, a Private Improvements in a Public Right-of-Way (PIP) Application, Easement Dedication Application and the submission of all Record Drawings.

After construction and an as-built survey were completed, two minor building encroachments were identified and M&M processed a License to Encroach Application for the property owner.



THE LOFTS AT WOLF PEN CREEK

COLLEGE STATION, TEXAS

COMPLETED - 2009

TEAM LEADERS

Veronica J.B. Morgan, PE, CFM
Joaquin Jaramillo, PE

CLIENT

Asset Plus Companies

ARCHITECT OF RECORD

Meeks + Partners

ROLE OF FIRM

Prime - Civil

COST OF PROJECT

\$27 Million (Construction Cost)

MITCHELL & MORGAN, LLP (M&M)

The Lofts at Wolf Pen Creek is an approximately 430,000 square foot mixed-use development with approximately 9,000 SF of office, retail and/or restaurant space located on the first floor and 253 residential loft units located on the upper floors. The project also included a multi-story parking garage with over 700 parking spaces.

Our design services included site planning, grading design, drainage design, utility design, paving design and the extension of Manuel Drive so that it now connects to Dartmouth Drive.

Because of the high-density, urban nature of this development, the size restrictions of the site presented challenges for utility placement.



NORTHPOINT CROSSING

COLLEGE STATION, TEXAS

COMPLETED - 2015

TEAM LEADERS

Veronica J.B. Morgan, PE, CFM
Joel J. Mitchell, PE, PMP
James T. Batenhorst, PE
Joaquin U. Jaramillo, PE
Kerry Pillow, MBA, PMP, AICP

CLIENT

Woodridge Capital Investments
Capstone Collegiate Communities

ARCHITECT OF RECORD

Humphreys & Partners Architects

ROLE OF FIRM

Prime - Civil

COST OF PROJECT

\$85 Million (Estimate)

MITCHELL & MORGAN, LLP (M&M)

This project consisted of the redevelopment of an iconic landmark, the Plaza Hotel, in College Station. The hotel had stood at the intersection of Texas Avenue and University Drive for more than 50 years. To redevelop this parcel at this major intersection, the old hotel had to be removed. A first in College Station, M&M coordinated all major stakeholders in the site demolition and implosion of the main 17-story tower building. The implosion was a major event in College Station, even making national news coverage.

The new product for the site is a mixed-use, student housing development – Northpoint Crossing. With more than 53,000 SF of retail and restaurants, three (3) parking garages and more than 1,800 residences. It complements the urban development of Northgate and Texas A&M University. M&M completed the entitlement process for the project as well as provided all civil design, utilities, thoroughfare design and permit coordination with all regulatory entities. Phase I was completed in August 2014 and Phase 2 was completed in August 2015.



NORTHGATE PROJECT EXPERIENCE

COLLEGE STATION, TEXAS

MITCHELL & MORGAN, LLP (M&M)



Church Avenue Reconstruction Phase 1

M&M was responsible for the design of the rehabilitation of Church Avenue in College Station between Wellborn Road and College Main. This included the rehabilitation of approximately 1275 linear feet of Church Avenue, including pavement, decorative intersection treatments, stamped colored concrete sidewalks and storm drainage/inlets. This project was located in the Northgate Historical District of College Station and as such had to meet aesthetic guidelines. This project was designed to upgrade an existing semi-rural roadway section to a full urban section with an eye toward aesthetically appealing details. It also incorporated the removal of overhead power distribution lines and the installation of decorative street lighting. This project was designed in 2000-2001 and constructed in 2001-2002.



Church Avenue Reconstruction Phase II

M&M was responsible for the design of the rehabilitation of Church Avenue in College Station between College Main and Nagle. This included the rehabilitation of approximately 950 linear feet of Church Avenue, including pavement, decorative intersection treatments, stamped colored concrete sidewalks, storm drainage/inlets, and tree wells with street trees. This project was located in the Northgate Historical District of College Station and as such had to meet aesthetic guidelines.

There are several mature trees along this route and special protection and specifications were written to protect these trees. In addition, this area is a high traveled pedestrian and bicycle area and special conditions were written to accommodate continued bicycle and pedestrian movement thru the area. This project was designed to upgrade an existing roadway section to a full urban section with aesthetically appealing details. It also incorporated the removal of overhead power distribution lines and the installation of decorative street lighting. This project completed construction in early 2009 and the construction cost was \$1.1 Million.

MITCHELL & MORGAN, LLP (M&M)



Second Street Promenade

This project converted the existing Second Street right-of-way into a pedestrian mall area. The project incorporated brick paver accents, landscaped areas, benches, historical lighting, public art display areas, and electrical and water connections for street parties and events. The project is located in the Northgate Historical District of College Station and it established, as well as continued, aesthetic design elements contained within the Northgate area.

M&M was responsible for the design of the Second Street Promenade project in College Station. The project included stamped colored concrete plazas, planters, and public art areas.

Coordination occurred with several property owners, the adjacent private dormitory, utilities, City of College Station Engineering Department, The City of College Station Parks Department, College Station Fire Department, as well as with the local merchants and other interested parties in the area. These groups were very involved in the overall planning and design process. This project was designed in 2000-2002 and constructed in 2002-2003.



A&M United Methodist Church fellowship hall + Lodge Street Closure

This project included the design and construction of an approximately 22,000 square foot Fellowship Hall for A&M United Methodist Church, located at the corner of Church Street and College Main in the Northgate Historical District of College Station. Due to its location in the Northgate Historical District, this project was required to meet all aesthetic requirements of the Northgate area. M&M was responsible for the site grading, drainage analysis, utility plan and profiles and coordination with the City. Because of the confined site area and the site location in the busy Northgate Area, this project had significant utility, grading and construction challenges.

As part of the A&M United Methodist Church Campus Master Plan, Lodge Street was slated to become a pedestrian only area. This project included negotiations with the City to close Lodge Street to vehicular travel and restrict it to pedestrian use only. M&M designed the conversion including drainage design and traffic modifications to signage for the closure. The traffic modifications here required the change in the one-way circulation on Patricia Street. The construction costs were \$4 Million.



Baptist Student Center

Located in the Northgate Historical District of College Station, this project entailed the rebuilding of an approximately 10,000 square foot ministry center for the Baptist Student Association. M&M designed all civil components to this project including site design, utilities, parking lot design and grading for the project. The site design included all Northgate design components.

Attorney

HAND ARENDALL



Hand Arendall - as Capstone's lead transaction attorney, David A. Ryan's legal practice encompasses a broad array of transactions, ranging from developments involving real estate to securities offerings to mergers and acquisitions. His practice generally can be grouped in to the following categories: Real Estate, Condominiums, Ground Leases, Public-Private Partnerships, Securities and Mergers and Acquisitions.

As an integral component of David's real estate development experience, he has been involved in a multitude of condominium developments, including mixed-use, residential, commercial, vertical, horizontal and land condominiums. Such projects have included procurement of air rights, subterranean rights, lighting rights and other issues associated with high-rise/high-density developments. These transactions have involved private parties, public entities and governmental institutions, and in some instances have involved private, public and governmental participation in a single development.

Ground Leases – Ground lease structures are a recurring theme in David's practice, and he has negotiated such arrangements in connection with a variety of real estate transactions, some of which involve condominiums, others which involve private and public institutions, and many of which have involved both public and private universities. As a component of his ground lease experience, David has structured sub-ground leases as a derivative component of master ground lease structures and has negotiated ground lease conversions to fee ownership interests. The specific issues pertaining to title insurance represented by ground lease transactions are an area in which David has been heavily involved.

REDEVELOPMENT PROPOSAL

COLLEGE STATION