



VISION



OPPORTUNITY



STEWARDSHIP



ECOLOGY

METRO PARK + GOLF COURSE

Walter E. Long Park, Austin, TX

Proposal for Planning, Design, Construction, and Management
Submitted by Decker Lake Golf LLC. on July 8th 2014



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Image Credit: Ogilvy Clayton



“Led by the design firm of Coore & Crenshaw, the restoration currently under way at Donald Ross’s masterpiece, Pinehurst No. 2, might just be the most important project the golf world has seen for many years.”

*Adam Lawrence,
Golf Course Architecture Magazine*

Walter E. Long Metro Park & Golf Course :: Executive Summary

Vision

Our task in responding to the RFQ is to present an overall vision for the tract of land on the NE corner of Walter E. Long Park, land which has long been set aside for public golf. I look at myself and our team as fiduciaries that represent a number of constituencies: first and foremost the land, secondly, the City of Austin and its residents, thirdly, the game of golf and the values embedded in the game's foundation, and fourth, our investors, a significant amount of money is required to build and maintain a golf course. Our goal is to deliver to the City of Austin a world class golf facility that will uphold Austin's values in stewardship of the land and the environment, and be an integral part of Austin's historic influence on the game of golf.

There are many factors to consider when the term “world class” is used. In golf, inevitably, the land is the foundation of every great golf course. Ideally, the land is gently rolling, with elevation changes that are plain to see, yet not violent, and which have natural drainage throughout. We are very pleased with the characteristics of the land that is set aside inside the Walter E. Long Park.

The architect that is chosen to work the land and design the golf course is as critical as the land chosen. We believe architects that use the natural topography, the flow of the land with minimal grading are not only ideal, are also the best stewards of the land. These Architects understand that golf courses do not always have to be green. They choose grasses that are drought tolerant but may be allowed to turn brown in severe droughts to provide options for the golfer and quite frankly a prettier landscape with greater color contrasts. They choose native grasses for the rough areas that do not have to be irrigated and they tend to take out the non-native trees, thereby allowing the native trees to flourish. All of this enhances the playability and the beauty of the golf course.

Golf courses are at their best when walking is encouraged. Ideally, everyone who plays these courses will want to walk and experience golf as it should be experienced, on foot, a healthy stroll with your friends. Golf carts will be available, but walking will be encouraged (even if a four-some puts four bags on a cart and hires a caddie to drive). We have chosen architects that not only share this vision, but you could say they pioneered it. Unfortunately, while architects that work with the land deliver a better product and a less expensive product, the reality is, golf is expensive. Our model will be that Austin residents will enjoy a reduced fee (upwards of 40% off what out of town golfers will pay) however, the greens fee will still be higher than other municipal golf course in the area. This is no doubt a difficult pill to swallow for the Mayor, the City Council, the Parks Department and the residents of Austin. It is my hope that the quality of the product, coupled with the major events that this course will likely draw, will alleviate some of the sting that higher rates will cause. Currently, if Austinites want to play a PGA Tour/Major Championship quality golf course, their options are to drive to Houston, Dallas, or San Antonio or to fly at least 600 miles plus. Not only do our residents encounter the gas and/or flight expense, plus other travel costs, not to mention the increased carbon footprint, they are then faced with golf costs in the \$200 plus range for a facility that will not be as good as the one we are proposing in East Austin! Generations of Austinites will be able to play at a golf facility that will be mentioned in the same breath as municipal courses that play host to the US Open, PGA Championship and Ryder Cup, such as Torrey Pines in San Diego and Bethpage in NY.

We would be remiss if we did not speak about the location and the potential for tournament golf in East Austin. The site is located less than two miles from the EXPO center and it's 6000 parking spaces, has a dedicated exit on SH-130 which bridges the airport and the communities to the North and South of the 290/130 corridor, and is 20 minutes from downtown. From an events perspective, this is going to be a wonderfully situated golf course, we believe the combination of the architects, the city of Austin, the state of Texas and the intangibles that the site has from an ingress/egress and parking standpoint, it is extraordinarily compelling for the organizations that select golf courses to host their events. We look forward to further explaining our vision and working with the city and parks department to further our shared goal of world class golf in Austin, Texas.

Stewardship

As it exists the eastern portion of the park lies fallow. It is virtually inaccessible and therefore serves no one, save and except the lone boater accessing the land from the lake. We agree with the leaders of Austin that there is good reason to make the land more fruitful. Our stewardship approach strives to marry ecologically sound concepts for land development coupled with the best traditions of golf and innovative regional recreation for generations to come.

Opportunity

In partnership with the Park and Recreation Department we can add to the string of successes enjoyed by Austin with a truly "world class golf" venue. Properly conceived, built and operated the project will address a nascent market for an extraordinary golfing experience at a course capable of hosting a major tour event. The Imagine Austin vision of development nodes along SH 130 will be significantly stimulated by the investment made through this endeavor.

Resources

To capitalize on the opportunity we have assembled a uniquely qualified team of golf development professionals. This group is anchored by our exclusive affiliation with the PGA Tour's Golf Course Properties division. The depth of this resource is outlined in our response. To accompany the PGA Tour team we have enlisted the services of two world renowned golf course architects. Locally known for his tour player accomplishments, Ben Crenshaw and his partner Bill Coore will design one course. The second will be designed by Ogilvy-Clayton who has designed a number of innovative, Audubon quality courses. Additionally we have assembled a team of local consultants to assist in the planning and design phase of the project. Most of these are certified W/MBE firms with the city of Austin.

- Joe Ogilvie



"The quality of the courses is so much more important than the powers-that-be seem to think. If we took every tour event to a truly great course, the play would be more attractive to watch and the product would be better. And, in time, golf would be a bigger sport than it is now. If you're talking branding or product or entertainment value, the golf course is so underestimated."

- Geoff Ogilvy,
Tour Player and Golf Course Architect



Charles L. Zink
Co-Chief Operating Officer, Office of the Commissioner

July 2, 2014

Mr. Joe Ogilvie
10 Cicero Lane
Austin, TX 78746

Dear Joe,

We have very much enjoyed discussing with you and your colleagues the potential opportunities for PGA TOUR with respect to the development of a golf facility and related amenities at Walter E. Long Metropolitan Park in Austin.

As we have indicated, the PGA TOUR believes that Austin, as a vibrant and growing city, is primed for a greater presence on the national and international stage. It's hosting of events like Formula 1 racing and the X Games has shown it to be more than capable of being the site for significant sporting events. As you know, the PGA TOUR also has experience in Austin. One of the Champions Tour's premier events, the Legends of Golf, was played in Austin from 1978 through 1994 and the Champion's Tour returned to Austin with an annual event from 2003 through 2009.

Since those days, partly as a result of PGA TOUR's and its TPC Network's extensive presence in the state of Texas, we have seen the explosive growth in the Austin area. That, coupled with the potential to create an excellent championship-quality golf facility at the Walter E. Long Metropolitan Park, makes the Austin market a desirable location for a world-class resort facility and host site for future significant sporting events.

As the operator of Tournament Player Clubs (TPCs), PGA TOUR's Golf Course Properties subsidiary has extensive experience in managing golf operations and its design and construction consulting teams have provided services at TPCs and elsewhere to assist developers in assuring a quality golf product. Our TPC brand is known internationally to represent the finest in all aspects of a golf experience and the operations team at each of our TPCs is focused on environmental stewardship and, as a result, our clubs have received numerous environmental awards and recognitions.

PGA TOUR
112 PGA TOUR Boulevard Ponte Vedra Beach, FL 32082
tel 904.273.3253 904.280.6852 fax
PGATOUR.COM

Together, anything's possible.

Mr. Joe Ogilvie

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Thus, we look forward to continuing our discussions with you regarding the project and our role in it. In addition, while I can make no firm commitment regarding a tournament at a yet-to-be developed site, the PGA TOUR is enthusiastic about returning world-class professional golf to the area and the existence of a championship-quality facility, conveniently located and with the ability to meet the various requirements for a tournament makes that more likely.

We look forward to assisting you in this process.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Charlie Zink".

Charlie Zink

cc Jim Triola

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July 7, 2014

City of Austin Purchasing Office
Attention: RFQS TVN0102
Municipal Bldg.
124 W. 8th St., Rm 308
Austin, TX 78701

Ladies and Gentlemen,

Rodeo Austin's non-profit mission is *Promoting Youth Education – Preserving Western Heritage*. A 501 (c) (3) corporation, Rodeo Austin hosts a Fair and Rodeo annually in the month of March at the Travis County Expo Center. Attracting over 300,000 guests, the event is one of Austin's largest paid events and boasts an economic impact exceeding \$68 million annually. In 2014, Rodeo Austin will award over \$2.5 million to Texas students.

Rodeo Austin is aware of the City of Austin's Request For Qualifications (RFQS) TVN0102 for the development of the Walter E. Long Metropolitan Park Golf Course & Amenities. Recently, a group led by Warren Hayes met with our leadership and outlined their vision for developing the east side of Walter Long Park. As Rodeo Austin is currently working with the City of Austin and Travis County to develop a Request for Proposal to conduct a feasibility study for the west side of Walter Long Park, we were interested to learn more about Mr. Hayes' vision.

After hearing Mr. Hayes' vision for the development of the east side of Walter Long Park, Rodeo Austin is encouraged by his initial outline. Should Mr. Hayes proposal be adopted by the City of Austin, it is Rodeo Austin's hope that a cooperative relationship could be forged between all parties. The development of a professional golf course could compliment the City of Austin, Travis County and Rodeo Austin's goals of developing approximately 312 acres of City parkland on the west side of the lake and building a state-of-the-art arena and multi-use center near the existing Travis County Expo Center. Should both projects come to fruition, parking and other amenities could potentially be shared between parties. Additionally, Rodeo Austin would support any efforts to dedicate a portion of future golf facility revenue to develop and maintain public amenities at or near the Walter E. Long Metropolitan Park.

Rodeo Austin has not seen the final proposal being submitted by Mr. Hayes and his team, and as such, we are not submitting this letter as an endorsement of his proposal. However, Rodeo Austin is encouraged by Mr. Hayes' vision and the potential synergies that could be realized by working cooperatively with Mr. Hayes, the City of Austin and Travis County.

Sincerely,

Bucky Lamb
Chief Executive Officer

March 14-28, 2015

Hap Feuerbacher
President

Brian Lehne
President-Elect

Eddie Ledesma
Secretary-Treasurer

Bucky Lamb
Chief Executive Officer

Business Organization (Part I)

Decker Lake Golf, LLC of Texas, formed in 2013

8108 FM 973

Austin, Texas 78724

Members:

Joe Ogilvie, President and 50% Owner, Project Principle-in-Charge

Warren Hayes, Vice President and 50% Owner

Development Director:

Gary Bellomy

Decker Lake Golf was formed in 2013 in anticipation of this project. The principals have significant individual skills which, when combined, make a formidable team. Joe Ogilvie, PGA Tour Pro since 1999 has an insider's perspective on the game of golf. That knowledge coupled with a keen business sense and investment platform make Joe the logical project visionary.

Warren Hayes has over 20 years of experience which combine a significant career in contracting at the national level and more recently real estate investment and development.

Gary Bellamy will round out Joe's and Warren's skills with 30-plus years of planning and design practice complemented by a decade of real estate development management. The majority of Gary's experience has involved planning, permitting and implementing projects in Central Texas.

The remainder of the our team, illustrated in our organization chart, combines a Who's Who in the golf industry with a seasoned local team of professionals in design and construction.

Franchise Tax Account Status

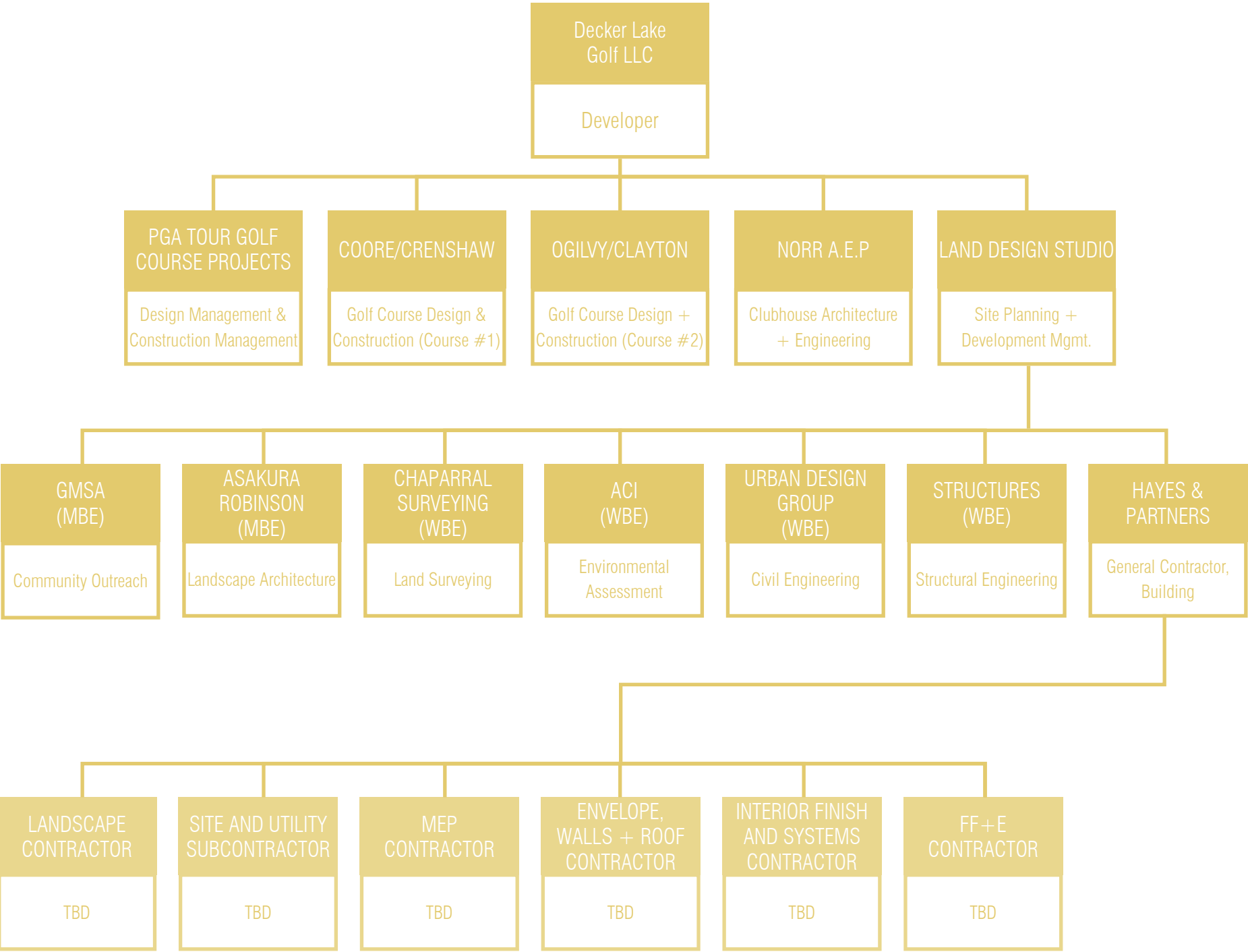
As of: 07/03/2014 01:44:55 PM

This Page is Not Sufficient for Filings with the Secretary of State

DECKER LAKE GOLF, LLC	
Texas Taxpayer Number	32051750266
Mailing Address	10 CICERO LN AUSTIN, TX 78746-3216
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	08/15/2013
Texas SOS File Number	0801834551
Registered Agent Name	CAPITOL CORPORATE SERVICES, INC.
Registered Office Street Address	800 BRAZOS, SUITE 400 AUSTIN, TX 78701

The State of Texas no longer issues Certificates of Good Standing.

Development Team





OUR VISION

Context and Concept Solution (Parts II, III + IV)

Our project approach is based on the following understanding:

1. Walter E. Long Metropolitan Park consists of just over 3,700 acres which are comprised of different components; the Lake, the Expo Center and its surrounding acreage, the Decker Tallgrass Prairie Preserve, the Indiangrass Wildlife Sanctuary, and the proposed golf course area.
2. The community at large has a significant interest in the project but a general lack of knowledge about the area.
3. The Parks Department has envisioned golf at this location for almost half a century but has not had the funding to move that vision forward.
4. The city has made significant investment in the planning for future growth along the SH 130 corridor just east of the park.

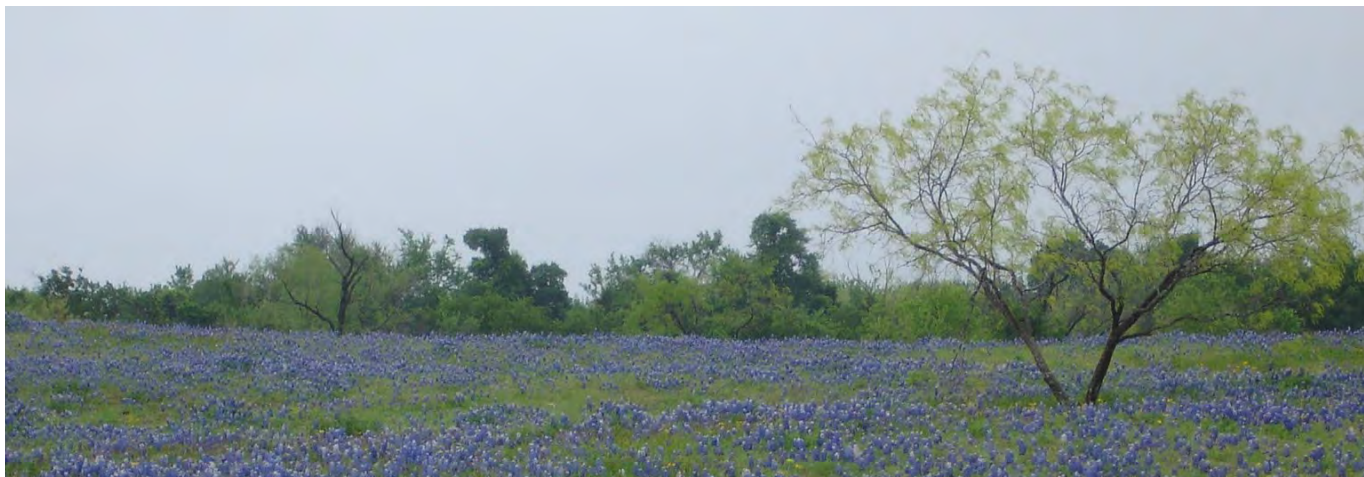
General Site Knowledge:

Walter E. Long Lake is the natural connector between five land areas in the park. It is unique in that it is a constant level lake with a pristine shoreline over 15 miles long. The land to the southwest of the lake, between the Travis County Expo Center and the lake edge has been conceptually planned by Rodeo Austin to include significant active and passive recreation facilities. The Decker Tallgrass Prairie Preserve and the Indiangrass Wildlife Sanctuary have been set aside in perpetuity as important and environmental assets for the community. Land to the northwest of the lake is either controlled by PARD concessionaires or the Austin Energy power plant. The 735 acre area set aside for golf lies to the northeast of the lake and is largely undeveloped and inaccessible. There is a 150 foot wide power line easement which splits the track into two halves – one generally north of the easement, and one to the south. There is a priority woodland in the northeast corner of the track.

Concept Approach:

It is important to point out that there has not been sufficient time or access for our team to do a thorough site analysis of the property. Therefore any conceptual thoughts at this point must be viewed in that light. We do feel we have a general understanding of the overall character of the land and that our preliminary concepts align with that '30,000 foot' knowledge. Equally important to our concept is the fact that golf courses are generally designed on the ground. Both golf course architects we have enlisted to design courses will generally let the site dictate the course layout. Being minimalist by nature, they will seek to work with the land, disturbing it as little as possible to achieve the most aesthetic and playable course. Their designs will have the least physical impact and the greatest potential to achieve the most aesthetic and playable course.

So... again, from the '30,000 foot' level it appears that the site is generally organized into four districts. The first of these is the land to the northwest of the power line easement and south of the Indiangrass preserve. It has approximately 1,800 feet of shoreline and would make a wonderful 'park within a park'. Since many active, traditional park uses are anticipated across the lake next to the Expo Center, this area would be ideal for more passive uses such as fishing, canoeing, hiking, picnicking, etc. It would also be a good venue for a demonstration 'food forest.' The food forest concept aims to teach residents the practice of growing local food at a neighborhood scale. The area east of the lake and south of the power line easement would accommodate the potential championship 18 hole golf course. The area north and west of that would accommodate a second 18 hole course. The clubhouse would be located on the lake shore between the two courses and would have an incredible view west towards downtown. The northeast corner of the site would be set aside for a children's short course. This facility would be appropriate for local programs such as First Tee and other developmental golf programs.



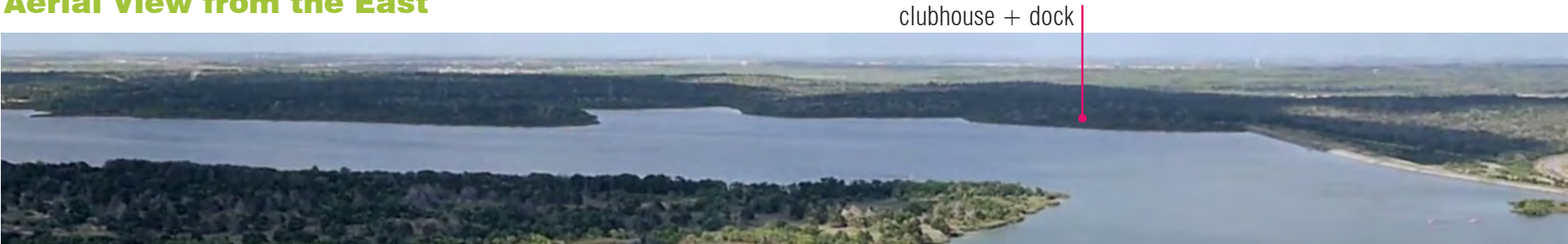
Note: All plans, drawings and renderings presented here are conceptual in nature and subject to change. The plans are intended simply to explain the relationship of the site to the surrounding context, and to demonstrate the feasibility of including the proposed programmatic elements.

Left: The design and development team is enthusiastic about creating a sustainable landscape that protects and showcases native plants and wildlife. For example, the team will seek inspiration from the Blackland Prairie preservation adjacent to the site.



Conceptual Plan (Subject to Change)

Aerial View from the East



Site Plan Description

The 735 acre site is naturally organized into five sections or districts. Our concept generally aligns with those districts.

District 1- Northwest Upland. This area offers a location with good shoreline exposure and access from Blue Bluff Road. It is naturally bounded on the south by the power line easement and on the north by the Indiangrass Wildlife Sanctuary. Our preliminary concept is to design this district as passive recreation area focusing on its proximity to the water's edge. It would be a great venue for fishing, non-motorized boating, birding, hiking and picnicking. Alternative uses might include Frisbee golf, mountain biking, or urban farming.

District 2/3 - Course # Two. These combined districts are accessible from Bloor Road and are separated east to west by the power line easement. The terrain is rolling and the tree cover is moderately dense. This area would accommodate an 18 hole course of moderate to high-end golf. The clubhouse complex could be located on a point of land at the shore in the southeast corner of this district.

District 4 - Kids/Golf Development course. Situated in the northeast corner of the site this area is a potential Woodland Preserve Area. A short course with a more modest footprint, i.e. shorter and narrower holes, would be ideal for this area. The course could be accessed from Bloor Road with its own parking area and a modest clubhouse. The program for this course would be to support kid's golf programs such as First Tee and Junior Golf, as well as developing adult players new to the game.

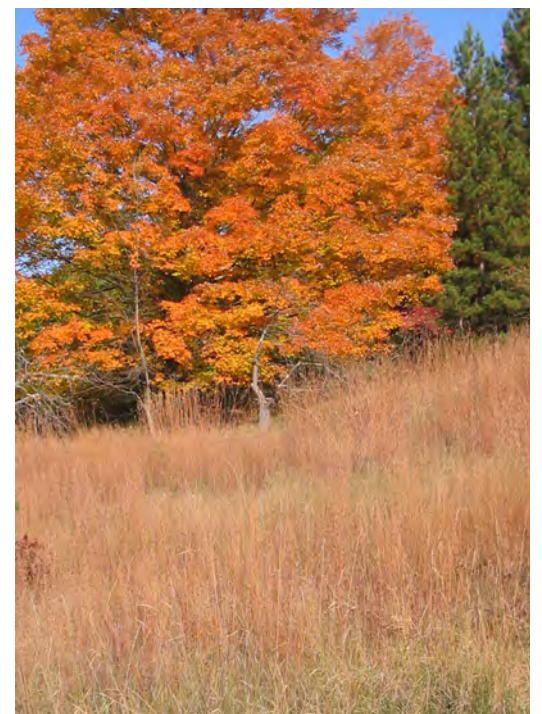
District 5 - Course # One. This district lies south of the power line easement, north of FM 973 and has good shoreline access to the west. It is densely wooded and feels very remote. It has three existing stock ponds which could be designed in to the course. This area would be ideal for a world class, championship golf course. It would be served from the same clubhouse as Course # Two. Both courses would share a practice facility located in District 3. The maintenance facility for all courses is located adjacent to the practice facility. See Appendix B for a schematic plan of this maintenance facility.

The main entrance to the site is situated along Bloor Road near an existing pond on the adjacent land. This pond outfalls under Bloor Road and presents a great opportunity to create a 'creek side' entrance to the complex. The clubhouse facility will house all the required functions for a championship golf course. The design concept for the clubhouse is explained in the next section of the proposal. Parking, bag-drop, practice green, etc. are all located near the golf clubhouse. Should an event be staged at either course requiring additional parking, our team has made an initial agreement with Rodeo Austin to utilize some or all of their 6,000 parking spaces. These spaces are located across the lake in the southwest corner of the metro park. Event attendees would be shuttled from that facility to the course via bus or water taxi. Additional parking and event staging would be configured temporarily on the power line easement.

Golf course design. Our team has committed to engaging two golf course architects who represent a new breed of designers generally referred to as 'minimalists'. Both firms, Coore/Crenshaw and Ogilvy/Clayton are in high demand to design courses around the globe. Coore/Crenshaw has recently received accolades for their redesign of Pinehurst #2. In that renovation plan they reduced the irrigation demand substantially and made the course more natural in appearance and more difficult to play. Our discussion with the firm indicates, based on our preliminary schedule, that they would be available to design and build Course #One. Naturally, this would be a legacy opportunity for local golfer Ben Crenshaw.

Ogilvy/Clayton, an Australian enterprise lead by PGA Tour golfer Geoff Ogilvy, are anxious to do their first course in the US. In our preliminary discussions they are extremely excited about the potential to design that first course in Austin. Like Coore/Crenshaw they work with the land to leave behind a better environment than they found. Their work in Australia is a superb testament to that design philosophy. Both golf course designers are prepared to deliver Audubon certified golf courses.

Norr Architects, who we've enlisted to design the clubhouse, are an internationally prominent design firm with executed works in golf, hospitality and resort projects worldwide. We've interacted with Norr to raise their awareness of Central Texas architecture, as well as Austin's commitment to green building. The preliminary concept for the clubhouse responds well to this input and is presented in the next section of this proposal.





View of Clubhouse looking northwest from Decker Lake

Lower Level



Main Level





Club House Description

Establishing the clubhouse at the water’s edge was an ideal opportunity to emphasize the connection to the lake and frame the views of downtown Austin. Hovering softly above the land the building seemingly floats out over the water to create a unique sense of place both inside and out. The elongated floor plan reinforces passive energy design principles by cooling through cross-ventilation in the summer and warming through southern exposed glazing in winter. The large overhangs and operable trellis structures mitigate the effects of heat gain in the summer while maintaining the views of the lake. Abundant natural ventilation and day-lighting along with low emitting materials will create a healthy indoor environment for all to enjoy. Incorporating local natural building materials such as the heavy timber wood structure and limestone walls assist in relating both to indigenous building typologies as well as the local natural environment.

Upholding Austin’s exceptional Green Building Standards, the clubhouse will be another great example of sustainable construction. Incorporating energy reducing technology, water management strategies, and cutting edge environmental best practices, the clubhouse will be in balance with its natural surroundings both visually and physically.



WOOD AND CONCRETE FLOORING



EXPOSED WOOD AND STEEL
STRUCTURE



RAMMED EARTH
FEATURE WALL



METAL ROOFS AND WINDOWS



SHED



GABLE BENT



LOW SLOPE



BARREL



BUTTERFLY



GABLE

Above: A variety of architectural styles that may serve as inspiration for the clubhouse at Walter E. Long Metro Park and Golf Course.

Left: A palate of textures and materials that will feature in the clubhouse and the surrounding landscape.



A world class golf course with the potential to attract high profile tournaments and strengthen Austin's reputation as an exciting and dynamic city for both residents and visitors.



Economic Impact Analysis (part V)

The analysis presented here seeks to quantify the potential impact our project would have on the region. It is important to keep in mind that our concept is very preliminary, therefore this EIA is perhaps a bit premature. To give the analysis some third party verification we reached out to the Austin Convention and Visitors Bureau, the National Golf Foundation, and the PGA Tour. Our detailed financial projections are attached in the proprietary section of this proposal. They show our assumptions are conservative, thus this analysis is equally conservative. This analysis does not include a new PGA tour event in Austin.

The visitor in this analysis assumes a non-resident traveling to Austin and staying overnight to enjoy our facility. The Austin CVB input is included in the Appendices as is the NGF study on charities benefiting from local golfing benefit tournaments.

Community input gathered by the city this spring indicates a desire to dedicate any revenue shared with PARD for use in East Austin. We agree with that input and would recommend that Walter E. Long Metro Park be the sole beneficiary of such funding.

WALTER E. LONG METRO PARK + GOLF COURSE

Preliminary Economic Impact Analysis

PROJECTED COURSE UTILIZATION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YR CUMM
Annual Rounds Played	22,000	26,400	31,680	38,016	58,016	60,016	62,216	64,636	67,298	70,226	500,504
Resident rounds	11,000	13,200	15,840	19,008	29,008	30,008	31,108	32,318	33,649	35,113	250,252
Visitor Rounds	11,000	13,200	15,840	19,008	29,008	30,008	31,108	32,318	33,649	35,113	250,252
TOTAL REVEVUE	3,092,100	3,987,522	5,139,537	6,621,045	10,521,373	11,485,453	12,532,542	13,491,481	14,780,662	16,239,925	\$ 97,891,640
City of Austin Revenue Share	\$ 128,700	\$ 162,162	\$ 204,324	\$ 257,448	\$ 412,535	\$ 448,094	\$ 487,746	\$ 532,054	\$ 581,664	\$ 637,322	\$ 3,852,050

ECONOMIC IMPACT/OPERATIONS											
City Sales Tax from GC Revenue	\$ 61,842	\$ 79,750	\$ 102,791	\$ 132,421	\$ 210,427	\$ 229,709	\$ 250,651	\$ 269,830	\$ 295,613	\$ 324,798	\$ 1,957,833
Visitor Spending (1)											
Direct Sales	\$ 5,313,000	\$ 6,375,600	\$ 7,650,720	\$ 9,180,864	\$ 14,010,864	\$ 14,493,864	\$ 15,025,164	\$ 15,609,594	\$ 16,252,467	\$ 16,959,627	\$ 120,871,764
Sales Tax on Direct	\$ 106,260	\$ 127,512	\$ 153,014	\$ 183,617	\$ 280,217	\$ 289,877	\$ 300,503	\$ 312,192	\$ 325,049	\$ 339,193	\$ 2,417,435
Bed Tax on Direct	\$ 198,000	\$ 237,600	\$ 285,120	\$ 342,144	\$ 522,144	\$ 540,144	\$ 559,944	\$ 581,724	\$ 605,682	\$ 632,036	\$ 4,504,538
Indirect Sales (B2B)	\$ 3,883,000	\$ 4,659,600	\$ 5,591,520	\$ 6,709,824	\$ 10,239,824	\$ 10,592,824	\$ 10,981,124	\$ 11,408,254	\$ 11,878,097	\$ 12,394,924	\$ 88,338,991
Sales Tax on Indirect	\$ 77,660	\$ 93,192	\$ 111,830	\$ 134,196	\$ 204,796	\$ 211,856	\$ 219,622	\$ 228,165	\$ 237,562	\$ 247,898	\$ 1,766,780
Direct Expenditure from Operations	\$ 4,385,082	\$ 4,572,275	\$ 4,764,339	\$ 4,977,827	\$ 7,764,020	\$ 8,042,783	\$ 8,337,436	\$ 8,720,943	\$ 9,052,404	\$ 9,405,248	\$ 70,022,356
Charitable Giving, Local Events (2)	\$ 157,800	\$ 184,100	\$ 210,400	\$ 236,700	\$ 315,600	\$ 368,200	\$ 473,400	\$ 473,400	\$ 526,000	\$ 631,200	\$ 3,576,800
Projected Total 10 Year Impact											\$ 291,498,664
Permanent Jobs from Operations	\$ 35					50					
Payroll from Operations	\$ 1,782,000	\$ 1,871,100	\$ 1,964,655	\$ 2,062,888	\$ 2,166,032	\$ 2,502,000	\$ 2,627,100	\$ 2,758,455	\$ 2,896,378	\$ 3,041,197	\$ 23,671,804

ECONOMIC IMPACT/CONSTRUCTION	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10 YR CUMM
Direct Construction Spending	\$ 1,682,805	\$ 6,731,220	\$ 8,414,025			\$ 1,110,780	\$ 4,443,120	\$ 5,664,978			\$ 28,046,928
Sales Tax on Construction Material	\$ 13,462	\$ 53,850	\$ 67,312			\$ 8,886	\$ 35,545	\$ 45,320			\$ 224,375
Construction Jobs	34	135	168			22	89	113			

(1) Source, Austin Convention and Visitors Bureau
(2) Source, National Golf Foundation 2012 Report on Charitable Impact of Golf

In the article, “How Cities Use Parks for Economic Development,” the American Planning Association debates many of the attributes of great public parks. This underscores the City of Austin’s forward thinking to partner with the private sector on this unique natural resource and recreational asset.

Key points from the article are listed in the left column, while our commentary pertaining to this project are listed in the right. The full article can be found in Appendix A.

Public Benefits

“Parks provide intrinsic environmental, aesthetic and recreation benefits to our cities. They are also a source of positive economic benefits. They enhance property values, increase municipal revenue, bring in homebuyers and workers, and attract retirees.

At the bottom line, parks are a good financial investment for a community. Understanding the economic impacts of parks can help decision makers better evaluate the creation and maintenance of urban parks.”

– Excerpt from “How Cities Use Parks for Economic Development”

KEY POINT # 1:
Real property values are positively affected

While rates of land value increase are beyond the scope of this submittal, we believe that city, county and other taxing authorities will see increased revenues due to development of land adjacent to the golf course and park. Multiple real estate industry sources have substantiated the effect of parkland on adjacent land, including ULI and Texas A&M.

KEY POINT # 2:
Municipal revenues are increased

Approximately 14,000 linear feet of private property face the W.E. Long golf tract. These tracts of land are all developable, and most are vacant. The acceleration of development of these tracts due to the investment in the park will be realized in the tax coffers of all eligible taxing authorities.

KEY POINT # 3:
Affluent retirees are attracted and retained

Golf, really good golf, will add to the recreational offerings in PARD’s inventory. To quote one PARD staffer, “Austin’s public golf courses are the equivalent of fast food golf.” Implementation of our vision should add a ‘fine dining’ option to PARD’s golf menu.

KEY POINT # 4:
Knowledge workers and talent are attracted to live and work

An opportunity to experience golf in a traditional setting of Audobon Habitat quality will help attract workers and citizens who may not have considered golf before. Including a host of kids and junior golf programs along with a first class short course will change the golf dynamic in Austin.

KEY POINT # 5:
Homebuyers are attracted to purchase homes

New homeowners in Wild Horse Creek, Whisper Valley, and other yet-to-be-created developments will be within biking distance of the most significant park in Central Texas. Our commitment to bike connectivity by implementing segments of a regional bike trail will get this area ahead of the curve as far as alternative modes of transport are concerned.

Community Input

Consensus Building.

Multiple members of our team have considerable experience with public involvement on a broad range of project types and can facilitate engaging and focused workshops, conduct community preference surveys, and build consensus among stakeholders that will be affected by this project. One such project was the programming and design for Travis County's East Metro Park, a \$12m, 200 plus acre facility completed several years ago. Our outreach efforts on that project included multiple workshops, surveys and public meetings with Manor, Austin and Travis county-at-large. More recently, team member Land Design Studio assisted by team member GMSA lead the community outreach efforts for the Burnet/Gateway Neighborhood Plan which resulted in a redevelopment plan and ordinance for approximately 2,500 acres of land in north Austin. Our team possesses outstanding presentation and graphics capabilities that facilitate clear communication of design concepts as they are developed during these consensus building efforts.

The following is the list of services/amenities that came from a Community input meeting regarding this Project. Those items in bold type are all addressed in our Development Plan.

- **Would like to see opportunities for local children**
- **Recreation/Learning Golf**
- **Employment**
 - Proposal needs programs
- **Qualifications of Proposer should clearly show experience and capacity to do local programs**
- Part of score criteria
- **Look at the area as a whole for planning recreational amenities**
- **Use a different landscape design plan to reduce water use**
- **Make golf course an example of "best practices for water conservation"**
- **Use Grey water**
- **Sustainability Holistic**
- **Big enough to capture growth**
 - Tax revenue of adjacent development
 - Ensure programming helps to prepare next generation
- **Lessons**
 - Education – math and others
 - No golf course community on East Side
- **Provide easy access for children, bicycles and pedestrians**
- **Local programs should be affordable for kids**
- **Caddy program**
 - Scholarship program
 - **Partner with schools to bring kids to golf – public, private and charter**
 - **Golf provides an anchor**
 - **Economic development**
 - **Design needs to protect natural resources such as trees**
 - **Golf related jobs – not just service industry**
 - **Revenue**
 - **Kids and parents play together**
 - Possible donations from the PGA
 - Programs
 - **Junior golf**
 - No cost to participants
 - No golf course community on East Side
 - Nature camps
 - **Beginners**
 - Education based
 - **Access**
 - Cost is affordable
 - **Revenue sharing/stay on East Side**
 - Needs to be affordable for all

Some items in the list seem to be addressed to the City concerning the RFP process or issues beyond the scope of this project. Other items, not directly addressed in our proposal, will be discussed in greater depth as the project unfolds. Please know that we understand the inclusive nature of public projects in Austin and we are committed to the process.

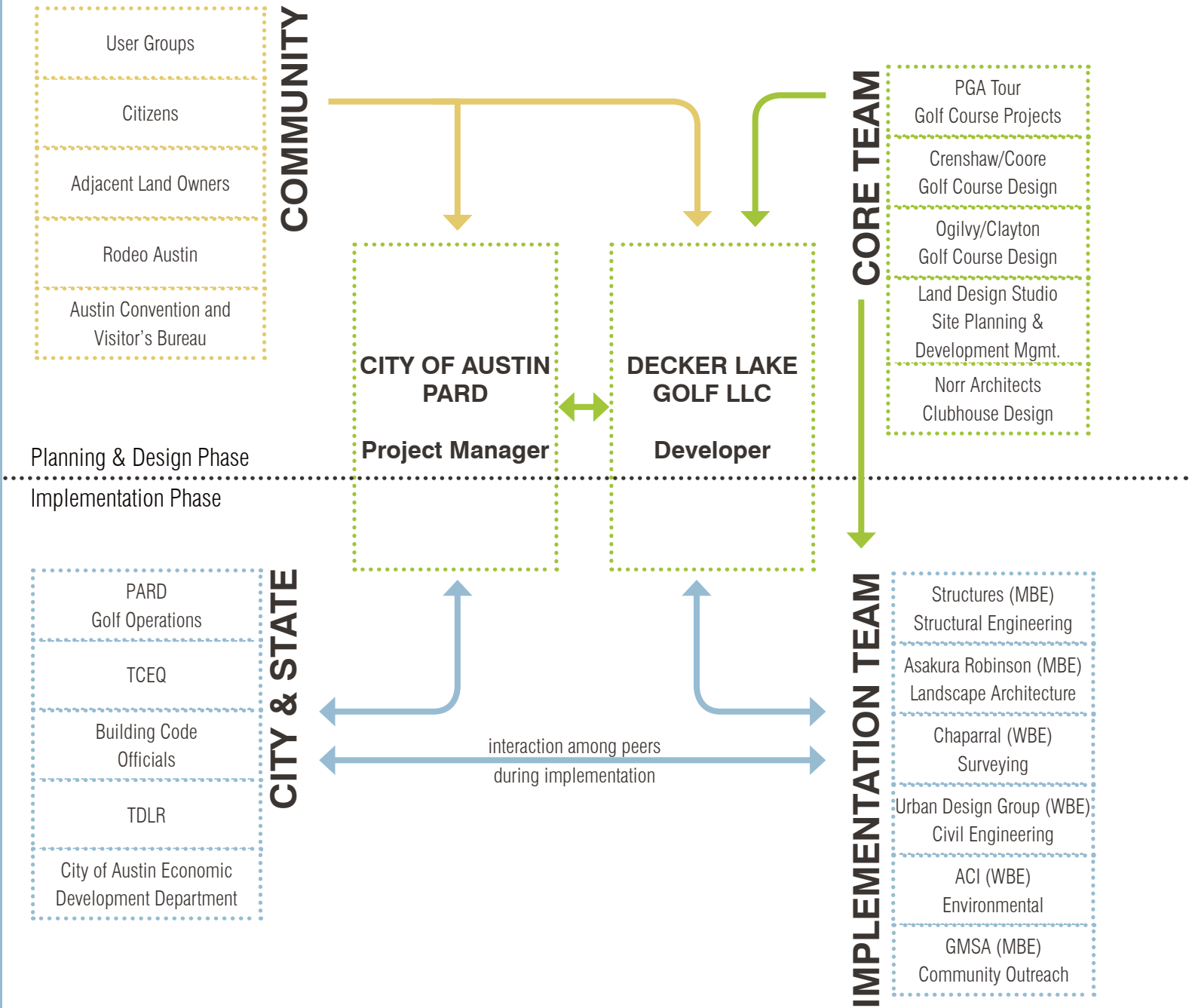


OUR TEAM

Project Management Structure (part VI)

“There is no magical leadership structure - just people and relationships. Top down is out - collaboration is in.”

- Neil Prince,
Curtis Johnson

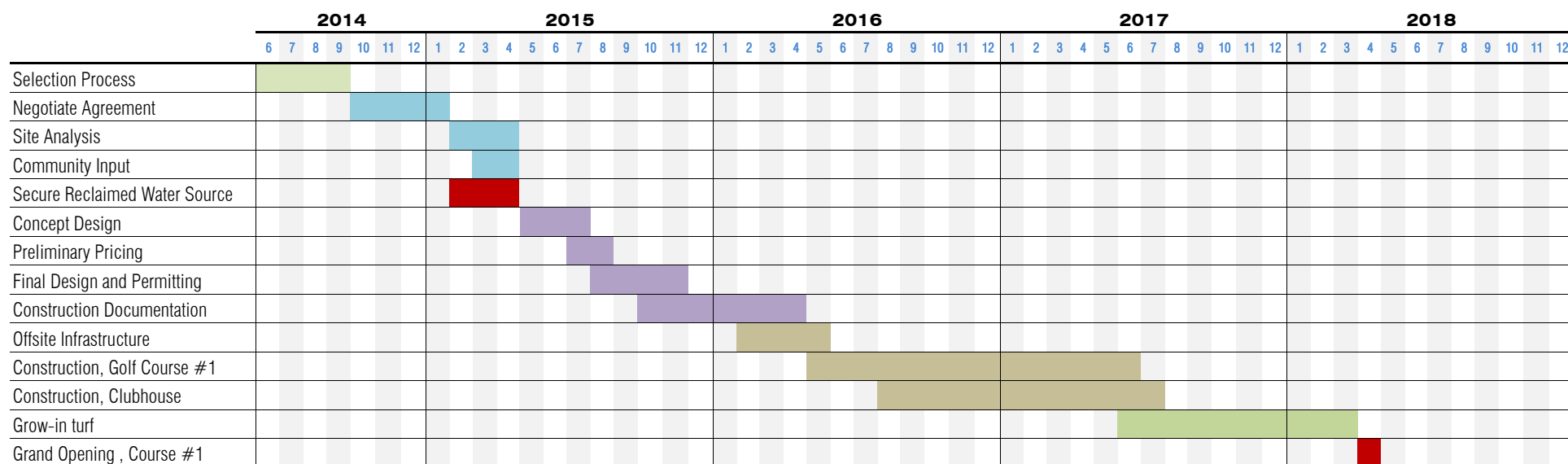


This structure illustrates the flow of communication between the primary parties responsible for day to day project activities. The PARD Project Manager and the Decker Lake Golf PIC become 'partners' in the delivery of the project. Input from other interested parties on the client side, as well as sub-consultants, communicate through these individuals to ensure no important input is overlooked

Project Management Structure (part VI)

WALTER E LONG METRO PARK + GOLF COURSE

Preliminary Development Schedule



Site Analysis



Planning + Design



Construction



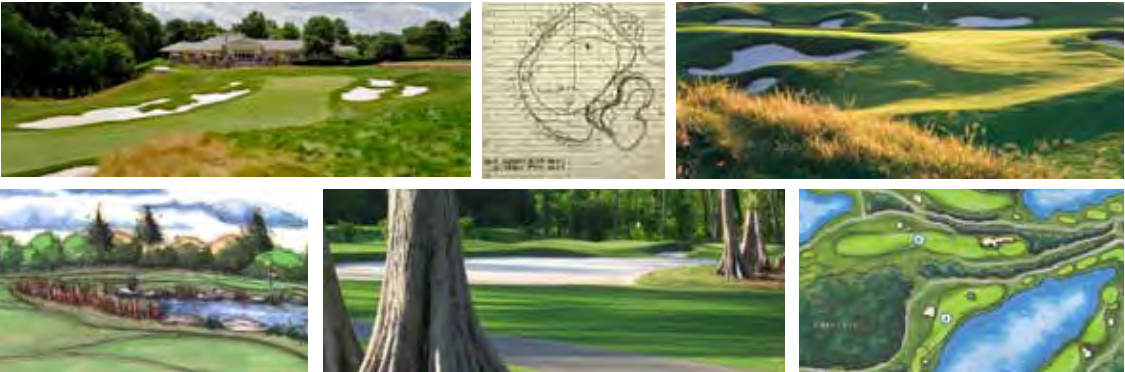
Operation

Development of course #2 will commence upon stabilization of course #1

The people behind this vision are not simply designers, developers or businessmen. We are deeply invested in the sport itself, as well as experienced designers and managers. The PGA Tour stands out as a unique and unrivaled presence in the design, construction and management of world class golf venues.



GOLF COURSE DESIGN **G**



LANDSCAPE ARCHITECTURE **L**



ARCHITECTURE **A**



CONSTRUCTION MANAGEMENT **C**



Development Team Prior Experience (part VII)

The PGA has decades of experience managing, operating and maintaining 18 hole public access golf courses. A partial list is offered below:

Course Name	Years Managed	# of Holes	Location	Reference
TPC Sawgrass	30	36	Ponte Vedra Beach, Florida	Paul Fletcher Fletcher Land Corp. 904.285.6921
TPC Scottsdale	24	36	Scottsdale, Arizona	Tom Beet 602.859.4747
TPC Deere Run	10	18	Moline, Illinois	Claire Peterson 309.762.4653 Clairp@jdcclassic.com
TPC Las Vegas	14	18	Las Vegas, Nevada	Tom Hartley 702.498.9850 THart99561@aol.com
TPC Louisiana	6	18	New Orleans, Louisiana	Doug Thornton 504.587.3827 doug.thornton@superdone.com

GOLF COURSE PROPERTIES (TPC Subsidiary) – Development, Design and Construction

Design & Construction Services, Inc. has managed over \$350 million in project costs since 1999 and is uniquely qualified in design & construction management of championship golf courses, maintenance facilities, tournament infrastructure, ancillary buildings and clubhouses. The current staff of registered architects (building, landscape and golf course) as well as project managers brings distinctive expertise to any project. A partial list of those courses follows:

Harding Park Golf Course, City of San Francisco

Design & Construction Management of 18 hole Championship Golf Course

TPC Scottsdale – Champions Course, City of Scottsdale

Design & Construction Management of 18 hole Championship Golf Course, practice facility and clubhouse

Le Triomphe Golf and Country Club, Broussard, LA

18 hole golf course renovation

TPC San Antonio

36 hole Championship golf course, practice facility, maintenance compound and ancillary buildings

TPC Potomac at Avenel Farms

Total renovation of 18 hole Championship golf course, practice facility, maintenance compound, ancillary buildings and 40,000 sq ft Clubhouse

TPC Treviso Bay

18 hole Championship golf course, practice facility, maintenance compound and ancillary buildings

TPC Sawgrass

Total renovation of 18 hole Championship golf course and practice facility
New Construction: 77,000 sq ft Clubhouse, new ancillary building/tournament stand and tour Academy

TPC Southwind

Total renovation of 18 hole Championship golf course and 40,000 sq ft Clubhouse

TPC Louisiana, State of Louisiana

18 hole Championship golf course, maintenance compound, ancillary buildings; detached cart barn/administrative office and 20,000 sq ft Clubhouse.
2005 Post Hurricane Katrina – Renovation of golf course

TPC Craig Ranch

18 hole Championship golf course, practice facility, maintenance compound, ancillary buildings and 38,000 sq ft Clubhouse

TPC Boston

18 hole Championship golf course, practice facility, maintenance compound, ancillary buildings and 30,000 sq ft Clubhouse



TPC SAWGRASS
PONTE VEDRA BEACH, FL
Total renovation of 18-hole championship golf course and practice facility. New construction of 77,000 square foot clubhouse, ancillary building, TOUR Academy

- Host site of PGA TOUR’s PLAYERS Championship
- Host site of Nationwide Tour’s Winn Dixie Jacksonville Open

“Top 100 Courses in the World,” Golf Magazine, 2009



TPC SCOTTSDALE (Champions Course)
SCOTTSDALE, AZ
18-hole championship golf course, practice facility and clubhouse

- Host site of PGA TOUR’s Waste Management Open
- “Top 100 Golf Resorts in the World,” Golf Magazine, 2003



TPC CRAIG RANCH
DALLAS, TX
18-hole championship golf course, practice facility, 38,000 square foot clubhouse and ancillary buildings

- Host site of 2008 Nationwide Tour Championship
- “Best New Golf Course in Texas,” Dallas Morning News, 2006

PGA TOUR
Core Team
Role: Golf Course Projects
Primary Contact: John Huggins

JOHN HUGGHINS
SENIOR VICE PRESIDENT, TPC OPERATIONS
PGA TOUR GOLF COURSE PROPERTIES

John Huggins has more than 25 years of leadership experience and has played a major role in the strategic development and growth of the organization. John's on and off the course experiences offer a unique blend of practical and operational strengths.

Mr. Huggins joined the TPC at Sawgrass as an Assistant Golf Professional in 1984 and was quickly promoted to Head Golf Professional at the TPC at Plum Creek. After serving as General Manager/Director of Golf at MetroWest Golf Club and the Bay Hill Club, John returned to the TPC Network as General Manager/Director of Golf for several TPC properties including TPC Eagle Trace, TPC Southwind, TPC Sugarloaf, and TPC Sawgrass. Mr. Huggins has also served as a Regional Director of Operations and in TPC development. He assumed his current responsibilities at the PGA TOUR as Senior Vice President, TPC Operations in 2004. Mr. Huggins is a graduate of Auburn University, and has been a Class A member of the PGA of America since 1985

JAMES C. TRIOLA
CHIEF OF OPERATIONS
PGA TOUR GOLF COURSE PROPERTIES, INC.

Bachelor of Arts University of Dayton, 1981
Graduated with Honors

J.D National Law Center, Order of the Coif, 1984
George Washington University

Associate, Watt, Tieder & Hoffar, 1984-1986

Associate, Arent Fox, 1986-1988

Associate General Counsel, 1988-1990
Marriott Corporation

Assistant General Counsel, PGA TOUR, Inc., 1990-1996

Senior Vice President, Business & Legal Affairs, 1996-2010
PGA TOUR Golf Course Properties, Inc.

Chief of Operations, 2010-Present
PGA TOUR Golf Course Properties, Inc.
Admitted to the Bar in the District of Columbia and Virginia.

MICHAEL E. JOHNSON, AIA

VICE PRESIDENT, DESIGN & CONSTRUCTION SERVICES INC.

PGA TOUR GOLF COURSE PROPERTIES, INC.

Directly responsible for all design, development, and construction oversight at Tournament Players Club Facilities; as well as the coordination of new and any renovation work for PGA TOUR venues. Prior to the PGA TOUR he was with Crescent Resources Inc., the real estate development arm of Duke Energy. Mr. Johnson has a broad spectrum of experience in architecture, construction and the development professions. He holds degrees in Architecture and Urban Studies from the University of Florida and California State University Northridge. He is a registered architect as well as a licensed building contractor. He is a member of a number of trade professions and associations, including the American Institute of Architects, American Planning Association, Urban Land Institute, Golf Course Builders Association, and United States Golf Association.

STEVE WENZLOFF

VP PGA TOUR DESIGN SERVICES, INC & PLAYER LIASON

PGA TOUR GOLF COURSE PROPERTIES, INC

Directly responsible for design, development and construction oversight of golf course components for TPC projects and PGA TOUR venues. Also, interfaces with partners, consultants, special interest groups, club management/operations team, tournament groups and PGA TOUR players. Prior to the PGA TOUR, he was with Golf Resources and worked for DA Weibring as a superintendent on design/build golf courses and before that he was with Wadsworth Golf Construction as a superintendent and foreman on multiple projects throughout the Southeastern United States. He holds a Bachelor of Landscape Architecture degree from the University of Georgia and is a member of the Golf Course Builders Association and USGA.

DECKER LAKE GOLF

Core Team

Role: Golf Course Developer

Primary Contact: Joe Ogilvie



Joe Ogilvie Decker Lake Golf, LLC President & Owner Project, Principal in Charge

Joe will serve as the Principal in Charge for the team. His extensive tenure as a touring pro and service on numerous PGA Tour boards and councils give Joe an intimate working knowledge about the business of golf. His transition to the investment and business worlds has prepared him for leadership in a complex project. The Walter E. Long Park and Golf Course development call for a rare blend of vision, perseverance and intelligence. These attributes coupled with Joe's mid-western work ethic and common sense will allow him to lead our complex team of creative talent and technical experts.

Professional athlete and investor
Founder and CEO of Ogilvie Capital, an investment advisory firm
Member of the PGA Tour since 1999
Has served nine years on the PGA Tour Player Advisory Council
Past Member of PGA Tour Policy Board 2006-2008
PGA of America Board 2006-2007
Board Member of Houston Golf Association 2006-present
Board Member of Horizon Bank of Texas
Bachelor's degree in Economics from Duke University

Frontier Bancshares, Inc.

P.O. Box 685133 • Austin, TX 78768

Post Office Box 1088
Austin, Texas 78767-1088

Re: Decker Lake Golf, LLC

To Whom It May Concern:

Mr. Joe Ogilvie serves as a member of the Board of Directors of Frontier Bancshares, Inc., the holding company to Austin-based Horizon Bank. Mr. Ogilvie has served in this capacity since 2007.

As an investor and board member, Mr. Ogilvie has consistently performed his duties with competence and knowledge. His continued service to our organization is valued and respected.

It would be with great confidence that I recommend Mr. Ogilvie's business acumen.

Sincerely,

A handwritten signature in black ink, appearing to read "J. E. Dyess".

James E. Dyess

President

Frontier Bancshares, Inc.

Warren Hayes
Decker Lake Golf, LLC
Vice President & Owner
Project, Director of Construction



Warren will serve as the team liaison for construction activities. As the President and owner of Hayes Modular Group, Inc. Warren has become an industry leader in the profession as a large scale modular constructor. Hayes Modular specializes in building facilities such as barracks on military bases, dormitories for student housing, hotels and apartment complexes. Hayes Modular has been an essential team member or developer over 10 million square feet of successful projects built over the past 20 years. Hayes Modular is also very well known in the energy market as a solution for temporary workforce housing solutions.

Warren attributes the success of his company to the simple fact that over seventy five percent of his employees have been with him for over 15 years, and he has a philosophy of always doing whatever it takes to make things right. Warren is a native Texan who has lived in the Austin area since 1986. Most of that time has been in East Austin. As a fourth generation entrepreneur, Warren has built a multi-million dollar portfolio of businesses and real estate assets that are a proven testament to his business expertise, perseverance and common sense.



July 3, 2014

RE: Warren Hayes

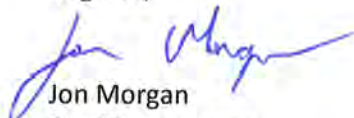
To Whom It May Concern,

Warren Hayes' relationship with Independent Bank has consisted of personal and business deposit accounts and various loans in the past. He has sustained a clean, satisfactory history with Independent Bank since as early as 1999.

I have personally known Warren for nine years through my role with Independent Bank. He is a good customer, a sharp businessman, a loyal community supporter, and an all around good guy.

Any questions about this relationship may be directed to me at (512) 617-7093 or jmorgan@ibttx.com.

Regards,


Jon Morgan
President, Manor

Decker Lake Golf
Core Team
Role: Developer
Primary Contact: Warren Hayes

OGILVY CLAYTON

Core Team

Role: Golf Course Design

Primary Contact: Mike Clayton

THE OGILVY CLAYTON TEAM:

From left: Mike Clayton,
Ashley Mead, Mike
Cocking and Geoff Ogilvy



OgilvyClayton

WHO WE ARE

Ogilvy Clayton was formed by Geoff Ogilvy, Mike Clayton, Mike Cocking and Ashley Mead and is dedicated to designing, building and preserving beautiful golf courses. We dedicate ourselves to creating courses that are interesting, varied, and fun to play.

With a diverse range of skills, we offer a complete service from the first concept sketch through to design, construction, project management and grow-in.

Attention to detail is critical in the design and building of great golf courses. We limit the number of projects we work on at any one time, allowing us to dedicate the necessary time to every aspect of the design and construction process.

We vary our style from course to course, letting the site dictate how the course should look and play. Bunker style, green design, contouring and remaining faithful to indigenous plants and grasses add to the uniqueness, and naturalness, of each course.

Whilst pure sand is every architect's dream medium, we are experienced in working with a variety of soil and site conditions including heavy clays, landfill and marine mud.

We take an active, hands-on role in all facets of the project. We like to have an involvement in everything that contributes to the look and feel of the golf course. The construction, shaping, irrigation and grassing of the holes are critical and in its own way so is the course furniture and signage.

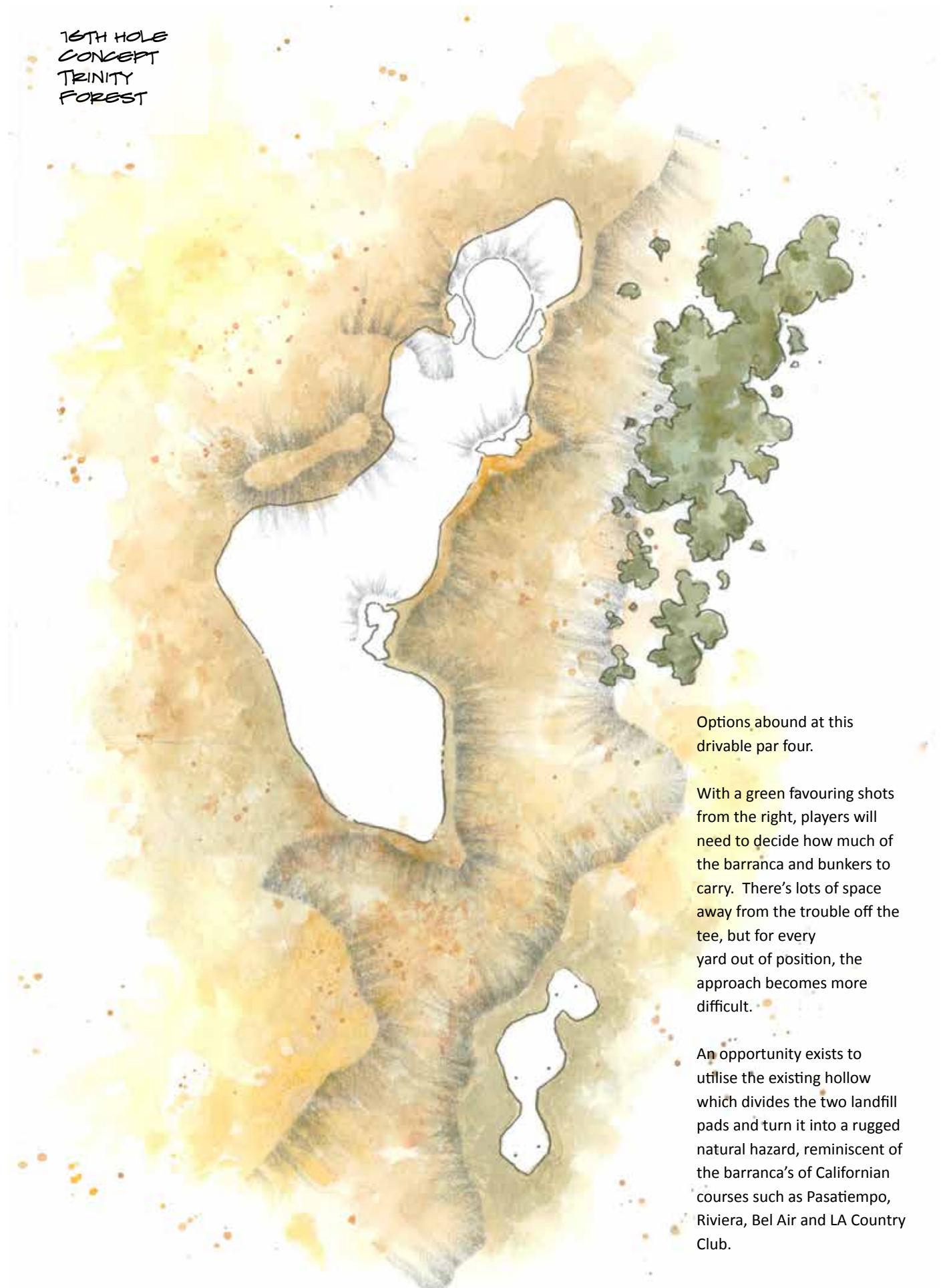


WE HAVE A GREAT DEAL OF EXPERIENCE WITH DESIGN AND SET-UP OF TOURNAMENT GOLF AND BELOW IS A LIST OF MAJOR EVENTS HELD ON COURSES WE HAVE DESIGNED OR REDESIGNED: -

- 2002 Australian Open (Victoria)
- 2002 to 2012 Australasian PGA Tour School – Final Stage (Peninsula CGC)
- 2008 to 2012 Australasian PGA Tour School – Qualifying (Ranfurlie)
- 2009 Espirito Santo World Ladies Amateur Championship (Grange GC East Course)
- 2009 Eisenhower Cup (Grange GC West Course)
- 2009 & 2012 Australian Masters (Kingston Heath)
- 2010 & 2011 Australian Masters (Victoria)
- 2010 to 2012 Australian Open (The Lakes)
- 2010 Australian Amateur (Royal Queensland)
- 2012 Perth International (Lake Karrinyup CC)

Since 2008 Ogilvy Clayton have been Golf Australia's consulting architects advising on course design and setup for the Men's and Women's Open and Amateur Championships.

16TH HOLE
CONCEPT
TRINITY
FOREST



Options abound at this drivable par four.

With a green favouring shots from the right, players will need to decide how much of the barranca and bunkers to carry. There's lots of space away from the trouble off the tee, but for every yard out of position, the approach becomes more difficult.

An opportunity exists to utilise the existing hollow which divides the two landfill pads and turn it into a rugged natural hazard, reminiscent of the barranca's of Californian courses such as Pasatiempo, Riviera, Bel Air and LA Country Club.

OgilvyClayton

DESIGN PHILOSOPHIES

"The strategy of the golf course is the soul of the game. The spirit of golf is to dare a hazard, and by negotiating it reap a reward while he who fears or declines the issue of the carry has a longer or harder shot for his second; yet the player who avoids the unwise effort gains advantage over one who tries for more than in him lies, or who fails under the test."

George Thomas

Our favourite courses are fun to play. They are full of holes asking confounding questions.

Rarely, on any of the world's best courses, is the middle of the fairway the ideal line to the hole. Our holes and our courses are always suggesting to the player that there is more to the tee shot than simply hitting as far and as straight as you can.

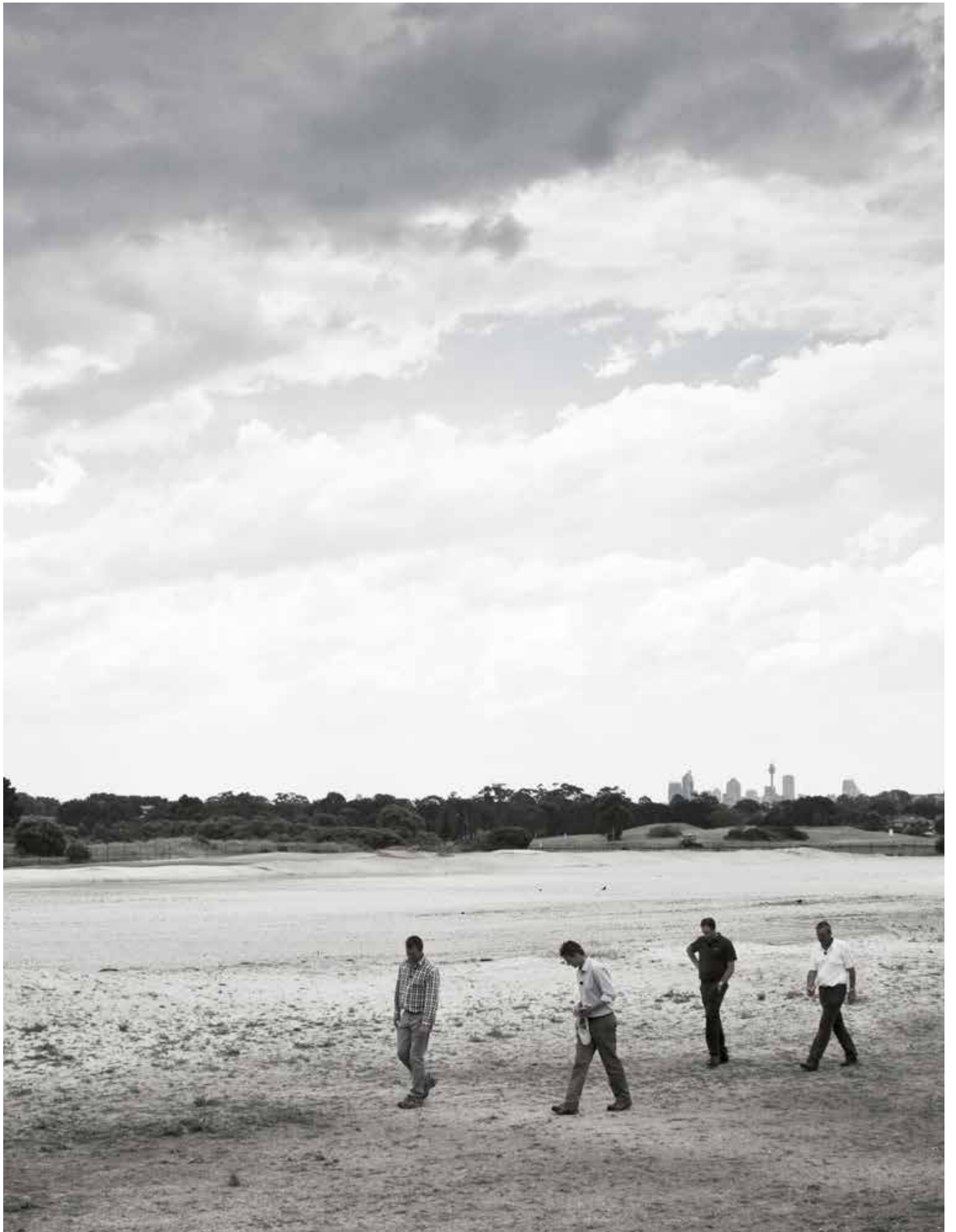
The green complexes should be varied and interesting. They can be a variety of sizes, wildly undulating or close to flat. The best of them are beautifully built and obey the maxim that they look natural and "indistinguishable from nature".

People talk endlessly about strategy but so much of the golf we see on the PGA Tour is a celebration of narrow fairways lined by rough. The test many times over is one of execution. You hit it to where the tour staff and the greenkeeper tell you to hit. Only with some element of width can an architect ask a player to work out for himself where best to play – which part of the fairway to drive into.

Not every hole however has to be wide and a narrow fairway every now and then can ask uncomfortable questions. Nor do wide fairways necessarily equate to easy driving. The fairways at Augusta, St Andrews and Royal Melbourne are wide but you cannot win on those courses without driving well and playing with creativity and imagination.

A golf course should be beautiful. Whilst the strategies and placement of hazards maybe more important than aesthetics, no one likes to hit over an unattractive bunker. Why not mesh form with function?

Minimalism, naturalism, width, strategy, interesting greens, and a hands-on inexpensive method of construction are not new ideas. This is how golf courses were being designed 80 years ago. These are the principles consistent with all the best golf courses.



OgilvyClayton

HOW WE WORK

Great holes are not designed in an office but rather by being on the site and constantly thinking and watching as the design evolves. Only then can it truly be determined if a concept is working or whether it can be improved upon.

Normally the routing process looks to find holes in amongst a natural landscape – using hollows, mounds ridges and vegetation to the best and most varied combination of holes. The Trinity project is a little different. Given parts of the landfill will require capping – possibly with both clay and sand – the landscape will be somewhat manufactured. Whilst there are some features on the site we would like to take advantage of, most of the interest and the strategy will be a result of modification to the existing site. That modification will make the interesting green sites and the strategies.

We have prepared some indicative hole designs and a possible routing plan. These should be seen as preliminary concepts. To fully exhaust all the options and to ensure we have made the most of the best golfing terrain will require many hours on site walking through the routing options and discussing the pro's and con's of each with the client.

Our ideas are often based on great holes we have studied. The best holes at The Old Course at St Andrews, Royal Melbourne, Augusta or NGLA may look quite different but the choices they offer and the shots they ask for can be remarkably similar.

At Trinity Forest we would look to incorporate elements of the Melbourne sandbelt (the home of the great mid-length par three and the sub 330 yard par four) as well as some American classics including the marvellous Shinnecock Hills on Long Island and Prairie Dunes in Kansas. The relevance of the latter is the beautiful natural roughs that we believe could be a feature at Trinity Forest.



The real work begins once we start construction. We would relocate one of our partners to Dallas to live throughout the project and oversee all aspects of the construction process. The remaining partners would make regular visits at key milestone to share ideas and assess how the work is progressing. With Geoff living in America this project is an opportunity for him to also be regularly present on site. This is not the way of the normal tour professional designer who, many times, is employed largely as a real estate salesman who turns up only to set the course record.

When we move dirt in the field, opportunities present to refine and improve the design. It is impossible to envisage these opportunities anywhere but in the field whilst fully engaged in the design process. One of the benefits of a constant on-site presence is the ability to take advantage of these opportunities without causing cost overruns.

Ogilvy & Clayton TEAM AT WORK

This image:
(Left) Michael Cocking

Opposite:
(Left) Ashley Mead &
Michael Cocking on
site.



The shaping of the ground prior to sanding should ideally be close the finished contours and clay capping of the landfill to reflect those contours will be important.

To ensure sufficient depth for healthy turf and to minimize the costs associated with capping we would create a grading plan for this bulk earthworks phase. Again we would be on site through this phase and the staking of holes would occur simultaneously to ensure the design works with the grading. In all likelihood some changes may be required during this phase and we would direct the operators and assist on a day-to-day basis accordingly.

The heavy ground will require some element of drainage. Surface drainage will always be the most effective way of sheeting water quickly, however some hollows and the bunkers may also require sub-surface drainage.



Shaping of tees, greens and bunkers and the small-scale work is an art form and an important part of how the course will ultimately look and play. We pride ourselves on this attention to detail and we like being a small company. We take an active, hands-on approach to golf course design and never leave the interpretation of our intent to others.

Golf courses are organic and are subject to change both by nature and people. Once involved with a project, we are committed for life and we to continue to visit the course well after construction to see how it matures and to ensure it evolves positively.

COORE/CRENSHAW

Core Team

Role: Golf Course Design

Primary Contact: Mike Clayton

Ben Crenshaw is a well known figure in the golf world, both internationally and locally. His partnership with Bill Coore has quickly become a preeminent golf course design firm. The information presented here illustrates their importance in the golf course architecture industry.



On Coore And Crenshaw:

“Bill Coore and his design partner Ben Crenshaw, two-time Masters Champion, form the leading active course design firm in the world right now. Blessed with some superb golf sites, and the ability to limit themselves to only one or two projects at a time, Coore and Crenshaw have an uncanny knack of being able to work closely with their like-minded clients to deliver precisely the course desired. The beauty of this team is they generally build courses that are inexpensive, sustainable and enthralling to play. Unlike those other cookie-cutter signature design firms, Coore and Crenshaw work to ensure that every course and indeed every hole is a unique and interesting entity of its own.

Sand Hills is one of the best ten courses on the planet, while Friar’s Head, Bandon Trails, Old Sandwich, Lost Farm and Shanqin Bay are not far behind. Equally worthy of praise are layouts like East Hampton, Hidden Creek, Medox Les Chateaux (Bill Coore alone), Warren Golf Course and Chechessee Creek where Coore and Crenshaw managed to create first-rate golf experiences out of only moderate sites. Bill Coore's latest project is Cabot Cliffs in Nova Scotia, Canada, which looks a fascinating project along a clifftop site that Coore regards as among his finest ever. It looks another classic, and is sure to push hard for a World Top 100 ranking when complete in 2015.

We have seen more than a dozen Coore and Crenshaw courses worldwide, and recommend them all for their strategy, interest and innate beauty.”

- Darius Oliver, Planet Golf

The Anti-Augusta Syndrome

BY ADAM LAWRENCE | 15 FEBRUARY 2011

The par three ninth, with Kyle Franz's beautiful new bunker

Adam Lawrence was blown away on a visit to see the restoration of Pinehurst No. 2.

Led by the design firm of Coore & Crenshaw, the restoration currently under way at Donald Ross's masterpiece, Pinehurst No. 2, might just be the most important project the golf world has seen for many years.

For Pinehurst, one of America's most storied golf venues, with a century of top tournaments under its belt, including two US Opens, a Ryder Cup and two US Amateurs, is truly showing the golf industry its future. And it lies in its past.

Visiting Pinehurst recently, and spending time with director of golf course management Bob Farren, the scope of the project became apparent. Consider the figures: 26 acres of turf has been removed. Only 450 of the 1150 irrigation heads on the golf course before the work now remain, straight down the middle of the fairways. In place of the turf, the natural sand areas have been revealed, in what Farren calls 'sandscapes' (he doesn't like the term waste areas); these sandscapes, which will be left totally unprepared, will have been sprinkled with over 100,000 wiregrass plants by the time the course reopens on 3 March.

There will be no rough on the golf course; the fairway grass will transition, at the furthest reaches of the centreline irrigation system (reinstalled with larger heads from Toro at a cost of US\$500,000, significantly less than a normal irrigation system on a high-end US course), into the sandscapes. "We want the grassing lines to be defined by the limit of the irrigation system," said Farren. Golfers who miss the new, wider fairways, will see their balls bound through the sand. They might find a good lie; or they might find their ball in the middle of a clump of wiregrass. If on sand, good ballstrikers will have a chance to recover; if in wiregrass, good luck! Nor will the course be overseeded in future winters; the commitment of Pinehurst's management to see No. 2 play truly fast and firm is absolute (although it will be sprayed with a light green paint, to reduce the shock of seeing wholly dormant Bermuda).

Pinehurst's famous crowned greens have not been touched during the restoration project. But the sandscapes, which in many cases extend very close to greens, will present entirely new short game challenges to players. Good luck, for example, trying to hit a flop shot from the hard sand to the right of the second green; with a bunker in the way and the green sloping away, a golfer who misses on that side will have to take his punishment. Course management, long a priority at Pinehurst, will become even more important.

All this, don't forget, is happening on a course that will host both the men's and women's US Opens, in successive weeks no less, in 2014. Coore & Crenshaw have ensured that the playability that has made No. 2 the championship course anyone could tackle remains. Take the new-look seventh, a medium length par four (though a new tee will make it more of a challenge for the Open) that doglegs to the right around the drive zone. Sandscapes and bunkers narrow the fairway to 31 yards at the corner of the dogleg, where a professional would be looking to put his drive. But, short of the apex, there is a full 48 yards of fairway grass from sand to sand, allowing the tentative golfer to take an easier route to the green. At the eighth, by contrast, a new sandscape area on the right of the fairway is in play from the regular tees for resort golfers and members, who play the hole as a par five; the pros, for whom the hole is a par four, will have to challenge the sand if they want a good view of the green.

As is typical of Coore & Crenshaw's work, the bunker shaping is exquisite. That bunker complex at the corner of the seventh hole merges beautifully into the surrounding sandscapes; shaper Kyle Franz's bunker to the front of the par three ninth has to be seen to be believed. But aesthetics, though important, are not what makes this project so truly astonishing. No; the real value of the No. 2 works are to be seen in their potential impact on the golf industry as a whole. This is, let me remind you, a staple in most rankings of America's top ten courses, a multiple major championship venue that will host two more in three years time, and part of one of the country's greatest (and most expensive!) golf resorts. For a course of this stature to be embracing the fast, firm, open mantra so totally, with its consequent impact on environmental and economic sustainability, is the best news golf has received in many a year. Now it's time for the rest of the industry to follow Pinehurst's lead.

NORR ARCHITECTS
Core Team
Role: Clubhouse Architects
Primary Contact: Ron Poon

DELIVERING GLOBAL DESIGN SOLUTIONS





NORR Architects Planners (NORR) is a fully integrated architecture, engineering, landscape architecture and planning firm with a focus on Public, Commercial, Transportation and Lifestyle-related environments. As the legacy firm of John B. Parkin Associates, NORR has a proud history of serving clients who demand design excellence and unique solutions to complex requirements. At various stages of its evolution, NORR has worked on some of Canada's most architecturally significant projects, including Toronto City Hall, the Toronto- Dominion Centre, IBM's Canadian Headquarters in Don Mills, Ford of Canada Headquarters in Oakville and Toronto's Rogers Centre (SkyDome). More recently, the firm has been responsible for the award-winning, landmark new plaza at the Peace Bridge USA/Canada border crossing.

NORR also boasts an impressive history in international work from its middle east base of operations in the UAE, NORR has been delivering quality design and development solutions since 1990. The firm recently completed work as Architect of Record, responsible for construction administration and project execution, on the Burj Kalifa in Dubai, the tallest building in the world.

NORR is a member of the Ingenium Group of Companies. The Ingenium Group is approximately 900 strong and provides Planning, Architecture, Engineering and Construction-related services globally. These expanded capabilities provide NORR clients with the convenience of obtaining complete services from a single source – satisfying their business objectives from concept to completion, from one point of contact.

NORR currently has offices throughout Canada, in the U.S. and in select International locations. In Western Canada, there are currently 75 full time professionals, including registered architects, engineers, planners, landscape architects and a full range of technical and contract administration staff. NORR's antecedent firms in Western Canada are Poon McKenzie Architects and Stonefield Development Consultants, providing a rich local history and civic knowledge garnered over 28 years of professional practice.

The firm provides a single source of consulting responsibility and is dedicated to providing its clients and their projects with:

- Strong leadership and proven production practices to comply with cost and delivery parameters.
- Innovation derived from a wide range of experience and good communicative practices.
- An environmentally responsible approach to design.
- Consensus building through teamwork and the integration of ideas.
- Time and cost control procedures to manage activities, expectations and results.
- The resources required to arrive at holistic solutions.

Excellence in communication is the cornerstone of any project and NORR focuses on a collaborative decision making process. We ensure all clients' needs, concerns and inquiries are quickly identified and receive a prompt response. We actively seek to identify potential problem areas and develop design solutions to resolve these areas of concern.

Our approach promotes a strong internal and external working relationship within our client/consultant team during the course of each project.

LIFESTYLE



Whether designing a world-class resort or a community shopping centre, we focus on and respond to our client's business goals as well as the lifestyle and aspirations of the market to be served. By understanding both our client and their customers, our architects, engineers and planners are able to come up with creative solutions that meet both our client's development criteria and the market.

Destination resorts are constantly competing with each other to attract patrons so owners are challenging designers to create new and dramatic luxury resorts in culturally rich destinations to attract leisure and business travellers alike. Each new resort must be prepared to offer state-of-the-art technology, sophisticated business and leisure facilities, dining and conference facilities and specialized programs that cater to the business and/or vacation guests they wish to attract. Resorts must reflect the best of local cultures, with inventive food and beverage services and outstanding entertainment options.

Entertainment and Retail destinations must similarly create accessible facilities where people want to spend their valuable leisure time and money. For developers this often means 'blurring the lines' between entertainment and retail elements such that both co-exist in a single project in essence; working to support one another by attracting different customers.

RESORT

NORR has a rich history in the resort and hospitality industry internationally having worked for some of the world's most successful hotel and resort developers. We bring the highest international standards and blend this expertise with specific local requirements, to successfully deliver high performance and high quality solutions on time and on budget. Large mixed-use resort and hospitality by nature rely on a wide range of design specialists. NORR has had great success in leading diverse and geographically remote team members to achieve a fluid roll-out of project deliverables. To support this approach, we have developed our own information management and collaboration software tools that are routinely customized to address the unique requirements of individual projects to better serve our client's needs.

As a fully integrated, multi-office, multi-disciplinary architectural, engineering and planning firm, NORR is able to supplement architectural design excellence with in-house engineering design services to offer a complete range of Project Management, Building Design and Construction Implementation solutions. With projects being led and delivered from each of our offices, NORR is able to effectively deliver these skills to projects around the world.

RONALD M. POON B.E.S., M.Arch., Architect, AAA, AIBC, SAA, OAA
VICE PRESIDENT

PROFILE

Regarded by clients as a valued development strategist and experienced project leader, Ron provides a range of expertise including the ability to navigate architectural projects through complex approvals processes and cultivate creative conceptual design into responsive, purpose-driven completed buildings for large scale residential and commercial sites.



EDUCATION

University of Manitoba, Winnipeg, MB

- Master of Architecture, 1978
- Bachelor of Environmental Studies, 1975

PROFESSIONAL AFFILIATIONS

- Member of the Alberta Association of Architects, 1981–Present
- Member of the Architectural Institute of British Columbia, 1993–Present
- Member of the Saskatchewan Association of Architects, 2010

PROFESSIONAL EXPERIENCE

1991–Present, Vice-President
NORR Architects Engineers Planners
Calgary, AB

1990–1991, Principal
Poon & Associates Architects Interior Designers
Calgary, AB

1984–1990, Principal
Ronald M. Poon Architect Ltd.
Calgary, AB

1984, Project Architect
Laird Polson & Associates Architects Ltd.
Calgary, AB

SELECTED PROJECT EXPERIENCE

HOSPITALITY

The Strand Lakeside Resort, Vernon, BC

Project Executive, NORR
Development features a combination of townhomes and apartment-style dwellings; small shops and restaurants line the main promenade. Phase 1- 18,275 sm.

Northstar Mountain Lodge, Kimberley, BC

Project Executive, NORR
36 apartment-style residential units within six separate buildings. Modular construction approach reduced the need for on-site trades in the remote locale. 930 sm.

Wolf Willow Mountain Lodge, SilverTip, Canmore, AB

Project Executive, NORR
8,360 sm complex with large luxury floorplans.

Eagle Ridge at Cougar Rock, Yellowhead County, AB

Project Executive, NORR
Land use planning study for a 1,150 acre site. Plan anticipates two 18-hole golf courses, a hotel, spa and a village centre with retail and restaurants.

Blackstone Mountain Lodge, Canmore, AB

Project Executive, NORR
Four-storey wood frame condotel that comprises 123 luxurious suites. 13,225 sm.

Sheep River Intermunicipal Public Library, Turner Valley, AB

Project Executive, NORR
Targeted for LEED Gold Certification. 930 sm.

RESIDENTIAL

Riley Park, Calgary, AB

Project Executive, NORR
Located in the SW corner of Riley Park, this 101-unit building utilizes a two-storey townhouse podium above which, two mid-rise glass and concrete towers rise to a height of eight storeys. Building architecture is to be a clean and contemporary yet historic style; cantilevered balconies wrap the structure to capture the various views. 10,450 sm.

Mixed-Use Lands, Calgary, AB

Project Executive, NORR
This complete urban community will one day welcome 1,500 residents across two full city blocks with mixed use elements that include high rise residential, a 347 room four-star hotel, retail, grocery, daycare and amenities. 9,345 sm.

Agecare Seniors Residence, Stettler, AB

Project Executive, NORR
This 5.4-acre site will accommodate 88 units, a medical/professional services building and 42 units of affordable housing. 12,290 sm.

Agecare Seniors Residence & Community Amenities, Didsbury, AB

Project Executive, NORR
This 3.53-acre site will accommodate 100 units of seniors assisted living, 16 units of independent living and community amenities including a library and daycare. 11,580 sm.

The Carrington, Calgary, AB

Project Executive, NORR
Rental apartment complex with unit layouts that optimize density. 7,430 sm.

Kaleidoscope Rental Housing, Calgary, AB

Project Executive, NORR
This six-storey mixed-use development near a university includes 120 units of rental apartments aimed at students, enhanced by a retail node and rooftop patio. 5,560 sm, \$14 M.

Beacon Hill, Calgary, AB

Project Executive, NORR
Two apartment-style buildings with one-, two-, and den-option suite layouts, also includes underground parking, communal lounge/party room with kitchen, fireplace and games area; 15,145 sm.

Kiev Mixed-Use Sub-Division Plan, Ukraine

Project Executive, NORR
A total of 172 acres, this master planned community includes a community sports facility, retail/shopping, an office development and estate, midsize and multi-family lots.

Brighton Court (Award Winner), Calgary, AB

Project Executive, NORR
Low-density townhome complex with spacious floor plans and neo-traditional appeal aimed at high-end home buyers; Recipient of 2001 Calgary Region Home Builder's Association Sales and Marketing Award, Best Town Home Community and the 2003 Alberta Masonry Design, Award of Merit Architectural Masonry Design.

Discovery Heights, Calgary, AB

Project Executive, NORR
Low-density multi-family residential development, including 32 townhomes and eight fourplexes.

Hanson Creek Manors, Calgary, AB

Project Executive, NORR
Stacked townhomes in sixplex clusters.

Heritage Terrace, AMHC Seniors Housing, Calgary, AB

Project Executive, NORR
Affordable seniors housing project comprised of 36 residential units.

RONALD M. POON B.E.S, MArch, Architect, AAA, AIBC, SAA, OAA
VICE PRESIDENT

Galleries of Altadore, Calgary, AB

Project Executive, NORR

Twelve contemporary urban townhomes.
1,525 sm.

Gateway Midtown, Calgary, AB

Project Executive, NORR

Achieving a LEED Silver "Shadow" rating, this residential development consists of two towers with a total of 650 units. 53,355 sm.

Sagecourt Affordable Housing, Strathmore

Project Executive, NORR

Four free-standing buildings, each housing 14 units for a total of 56 units in the complex. The development includes a combination of rowhouses and townhouses. 14,260 sm.

**Maynard Estate Resort Community,
St. Peter's Barbados**

Project Executive, NORR

Sited on a former plantation and developed to include 250 upper-market resort residences and amenities including a pool area, spa and putting greens. 31 acres.

**Quinterra of Coach Hill (Award Winner),
Calgary, AB**

Project Executive, NORR

A stacked townhome project with park-like landscaping and central water feature, includes creative floor plans and attached garages. Winner of the 1999 CHBA, Best New Multi-Family Development Under Four Stories. 8,890 sm.

Gateway at Marda Loop, Calgary, AB

Project Executive, NORR

Two separate four-storey wood frame apartment-style condominiums with a total of 133 units.
16,430 sm.

Gateway South Centre, Calgary, AB

Project Executive, NORR

A total of 500 one- and two-bedroom residential units with a featured geothermal energy source, solar panels includes a fitness room and lounge.
39,985 sm.

Groves of Varsity, Calgary, AB

Project Executive, NORR

Mixed-use development offering a total of 465 residential units distributed over three separate buildings, plus an additional dedicated seniors assisted care residence. Walkability and TOD guidelines influenced the design. 54,900 sm.

Maison Senior Living, Calgary, AB

Project Executive, NORR

Senior living community project that combines multiple levels of care including supportive living and memory care in a lifestyle home-like setting.
5,445 sm.

**Mission Road Apartments & Townhomes,
Calgary, AB**

Project Executive, NORR

Four-storey, 47-unit apartment and townhome development on an inner city site.

Marda Station, Calgary, AB

Project Executive, NORR

Mixed-use development features a four-storey apartment-style building and adjacent low-rise retail building.

Milestone (Award Winner), Calgary, AB

Project Executive, NORR

Two-phase luxury apartment-style condominium development, winner of Calgary Region Home Builder's Association Sales and Marketing Award for Best Low Rise Apartment Under 50 units.
5,460 sm.

**Mineside Court Affordable Housing,
Canmore, AB**

Project Executive, NORR

32-unit stacked townhome complex with two- and three-bedroom floorplans, integrating market housing and affordable housing. 1,440 sm.

Stonecreek Chalets, Fernie, BC

Project Executive, NORR

Development features 48 stacked townhomes; separate exterior entry for each unit and ski-in access. Modular design was used and resulted in a more efficient construction strategy.

Mosaic Mercato of Tuscany, Calgary, AB

Project Executive, NORR

High-density row-style townhomes.

Spirit of Marda Loop, Calgary, AB

Project Executive, NORR

Townhome development with private, at-grade entrances and centralized covered parking.

Mosaic of Elgin, Calgary, AB

Project Executive, NORR

High-density row-style townhomes.

Sagewood Seniors Housing, Strathmore, AB

Project Executive, NORR

Chateau Suites at Sylvan Bay, Sylvan Lake, AB

Project Executive, NORR

Mixed-use waterfront development which includes main floor commercial, restaurant and partial residential space, the second through fifth floors feature apartment-style dwellings.

Xolo, Calgary, AB

Project Executive, NORR

This 109-unit complex features apartment-style dwellings including lofts and street-oriented units.
11,150 sm.

**Cedarstone Resort Townhomes, SilverTip,
Canmore, AB**

Project Executive, NORR

Located adjacent to SilverTip Championship golf course, the development includes 12 luxury units ranging from 135 sm to 145 sm. 3,885 sm.

**Spruce Terrace, AMHC Seniors Housing,
Lacombe, AB**

Project Executive, NORR

**Colliers Ridge, Three Sisters Mountain Village
Canmore, AB**

Project Executive, NORR

55 units stacked into 11 clusters, each residence has direct access to a single or double garage.

Kimberley Ridge, Kimberley, BC

Project Executive, NORR

Includes five buildings, each three storeys, with a total of 60 units in the complex. Modular design minimized environmental disruption and yielded improved energy efficiency. 6,315 sm.

Rainbow Park, Sylvan Lake, AB

Project Executive, NORR

Stacked townhomes in a Cape Cod style, includes on-site manager's suite, office and administration area and landscaped outdoor space including a gazebo and a children's active play area.
5,760 sm.

Village Point Condominiums, Colorado

Project Executive, NORR

PETER A. DUBIN AIA, IIDA
VICE PRESIDENT - PRINCIPAL-IN-CHARGE

PROFILE

Peter Dubin serves as Vice President of NORR's US Operations. He is a seasoned professional with over 30 years of design, construction document production, and construction administration specializing in retail, restaurant and hospitality work. Peter is a registered architect in 34 states, a registered interior designer, and has taught architectural design and theory at several institutions.

Peter has won awards for design and professional services and has often served as design/management consultant for clients to formulate design standards, production standards, best practices or accomplish value engineering direction. Under Peter's direction, NORR has expanded its client base to include Hyatt Place Hotels, Hampton Inn, Sheraton Hotels, BCBG, Harry and David, Panera Bread, Starbucks Coffee Company, Texas de Brazil, Chipotle, Qdoba, Pizza Hut, Au Bon Pain, and various other national chains. He has often served as design consultant or management consultant for hotel companies to formulate design standards, production standards, best practices or accomplish value engineering direction.

EDUCATION

Massachusetts Institute of Technology, Cambridge, MA

- Master of Architecture

Rhode Island School of Design Providence, RI

- Bachelor of Fine Arts, Architecture

PROFESSIONAL AFFILIATIONS

- Member of American Institute of Architects
- Member of International Interior Design Association
- Member of the National Council of Architectural Registration Boards

REGISTRATION

Interior Designer

Registered Architect in:

- Alabama, 6534
- Arizona, 51899
- Arkansas, 4348
- Connecticut, 10203
- Delaware, S5-0006949
- Georgia, RA011206
- Illinois, 001-011334
- Indiana, AR10200124
- Iowa, 3970
- Kentucky, 5108
- Louisiana, 7346
- Maine, ARC2573
- Maryland, 14194
- Massachusetts, 10027
- Michigan, 1301042836
- Mississippi, 4625
- Missouri, 2010008919
- Nebraska, A4118
- Nevada, 5870
- New Hampshire, 2694
- New Jersey, 21A101618800
- New York, 33974
- North Carolina, 9186
- Ohio, 1015075
- Oklahoma, 5081
- Pennsylvania, RA-016466-B
- Rhode Island, 2991
- South Carolina, 6905
- South Dakota, 8723
- Tennessee, 101873
- Texas, 21701
- Vermont, 75598
- Virginia, 0410 010655
- Wisconsin, 8660-005

SELECTED PROJECT EXPERIENCE

HOSPITALITY

Hyatt Place International Prototype Design

Design of three international prototype hotels for Hyatt Hotels to be rolled out by various developers across the globe:

- Hyatt Place International - Africa/Asia Prototype
- Hyatt Place International - Europe Prototype
- Hyatt Place International - Latin/South America Prototype

Hyatt Place Prototype Design

Hyatt Place Domestic / North American Prototype, second generation design for Hyatt Hotels.

Hyatt Place, Bangalore, India

Interior Architect and Interior Designer for 212 guestroom hotel and retail facility.

Hyatt Place, Wyoming, MI

Six story 113 guestroom, 71,400 SF custom, upscale, select service hotel. First LEED Certified Hyatt Place.

Hyatt Place, Germantown, Tennessee

127 guestroom, 76,500 SF upscale, select service hotel.

Hyatt Place, Jacksonville, FL

127 guestroom, 79,300 SF upscale, select service hotel.

Hyatt Place, Sacramento, CA

129 guestroom, 80,500 SF upscale, select service stay hotel.

Hyatt Place, Brandon, FL

151 guestroom, 89,900 SF upscale, select service stay hotel.

Hyatt Place, Birmingham, AL

Construction Administration for 150 guestroom, 105,000 SF urban, select service hotel.

Hyatt Place, King of Prussia, PA

Conversion to 129 guestroom, 82,400 SF upscale, select service hotel.

Hyatt Summerfield Suites Pittsburgh, PA

Six story 136 guestroom, 124,000 SF custom, urban select service hotel.



Hyatt Summerfield Suites, Broomfield, CO

123 guestroom, 90,800 SF upscale, select service extended stay hotel.

Hyatt Summerfield Suites Brookfield, WI

124 guestroom, 91,200 SF upscale, select service extended stay hotel.

Hyatt Summerfield Suites, White Plains, NY

Interior alterations to an existing 15,000 SF hotel lobby to new standards.

Sheraton, New Castle, Delaware

Repositioning and conversion of 192 guestroom, 187,000 SF hotel in New Castle DE for Starwood Hotels.

Hampton Inn and Suites, Randhurst, IL

Six story, 120 guestroom, 90,500 SF hotel at a new lifestyle center, in Mt. Prospect, IL.

Hampton Inn and Suites, Normal, IL

Four story, 128 guestroom, 82,600 SF hotel at a Normal, IL.

Hampton Inn and Suites, Columbus, OH

Four story, 145 guestroom, 88,300 SF hotel in Columbus, OH.

The James Hotel, Chicago, IL

Remodel of an aging 16 story building into a 297-key 16 story luxury hotel

RESTAURANT

Texas de Brazil, Nationwide

Design and construction documents for numerous Brazilian-style, upscale Churascaria steakhouses. The restaurants typically include 300-600 seats, private dining rooms, and a bar.

Panera Bread Bakery/Cafes, Nationwide

Design and construction documents for over 600 projects. Services have included concept design, preparatory property assessment and evaluation, design and construction documents, bidding administration, and construction administration for the new building construction and interior buildout.

Starbucks Coffee, Nationwide

Design and Construction documents for over 400 locations in the USA. Services provided include design, conversions, renovations, and ground-up facilities.

PETER A. DUBIN AIA, IIDA
VICE PRESIDENT - PRINCIPAL-IN-CHARGE

Qdoba, Nationwide

Services include site investigation, design and construction documents, and construction administration.

Chipotle

Elk Grove Village, IL

Principal in charge of design and construction documents for national chain. Services for ground-up 4,000 sf building included concept design, preparatory property assessment and evaluation, design and construction documents, bidding administration, and construction administration

Feast on Lincoln Square

Chicago, IL

Design and construction documents for a casual upscale 4,800 sf restaurant and bar.

BJs Restaurants

Nationwide

Design and construction documents for these upscale casual restaurants which are typically 9,000 sf. Services include inline tenant buildouts and freestanding site adaptations.

Pizza Hut

Midwest

Principal-in-Charge

Construction documents for various locations in the Midwest implementing the new "Italian Bistro" concept. Seating for approximately 120 and include features such as a bar area, outdoor patio seating, and upscale design.

RETAIL

BCBG

Chicago, IL

Collaboration with BCBGMAZARIA's in-house design team to create store environments that are exciting, easy to shop, and clearly communicates BCBGMAXAZRIA's brand

Harry and David

Nationwide

Designed site specific design solutions for Harry and David from coast to coast in life style centers, regional malls, and urban areas.

LaSalle Bank

Chicagoland Area, IL

Provided architectural and project management services to LaSalle bank on several banks in the Chicagoland area. Projects included remodels, tenant build-out, and ground-up construction.

Mercedes Benz

Itasca, IL

Design and construction documents for renovations to the Mercedes Benz Training Facility.

Steelcase, Coalesse Showroom

Chicago, IL

Construction documents for a 22,000 sf LEED Gold showroom to showcase the launch of a new furniture brand.

GOVERNMENT

U. S. Custom House Rehabilitation

Award winning rehabilitation of 270,000 sf government building for the General Services Administration, in Chicago, IL.

U.S. Customs Service, Prototype Border Urban Design, Nogales, Arizona

Urban design for quarter mile border along U.S./ Mexico border at the Nogales, Arizona Port of Entry.

U. S. Customs Service Enforcement, Training Facility

19,000 sf training facility, including firearms training, in Front Royal, VA.

Bureau of Alcohol, Tobacco and Firearms, Training Facility

17,000 sf weapons and explosives training facility, in Front Royal, VA.

U. S. Customs Service, Special Agent-In-Charge Facility

18,500 sf high security training, operations and office facility, in Chicago, IL.

U. S. Secret Service, Detroit Office

13,000 sf high security office facility remodeling, in Detroit, MI.

Department of Defense, Defense Investigative Service Offices

15,000 sf office facility, in Chicago, IL.

Bureau of Alcohol, Tobacco and Firearms, Weapons Vault

1,700 sf high security weapons vault, in Chicago, IL.

U. S. Customs Service, Firing Range

Five position firing range, in Chicago, IL.

U. S. Customs Service, Regional Offices

45,900 sf high security office facility, in Chicago, IL.

U. S. Customs Service, District Offices

46,500 sf office facility, in Chicago, IL.

U. S. Customs Service, Computer Center

9,000 sf secured Data/Telecommunication Center, in Chicago, IL.

U. S. Customs Service, Chicago Laboratory

22,000 sf secured materials testing laboratory, in Chicago, IL.

Domestic Drug Interdiction Center Renovation

Renovation to center, in Riverside California.

Drug Enforcement Administration, Laboratory Renovation

Rehabilitation for materials testing laboratory, in Chicago, IL.

Department of The Environment, Administrative Offices, Chicago, IL

Planning and design for new City Department.

United States Customs Service, Administrative and Academic Facility

13,000 square foot facility, at a construction value of \$2.5 million at Front Royal, VA.

Department of Alcohol, Tobacco and Firearms, Training Center

24,000 square foot training center with a construction value of \$2.5 million at Front Royal, VA.

Harold Washington Social Security Center Prospectus Development Study

Assessment and space planning recommendations for 750,000 sf office building, Chicago, IL

Minneapolis Federal Office Building Prospectus Development Study

Building assessment and space planning recommendations.

National Law Enforcement, Communications Center

Rehabilitation of administrative and communications facilities in Orlando, FL.

National Law Enforcement Communications Center, New York Office

Building assessment and design recommendations for landmark office building.

U. S. Customs Service, Canine Enforcement Training Center

Rehabilitation of 5,700 sf kennel building in Front Royal, VA.

U. S. Customs Service, Port of Entry

Design for variable messaging system at the San Ysidro, California Port of Entry.

JASON BRIGHT M.Arch., Architect, AAA, MRAIC, AIA
ARCHITECTURAL DESIGNER

PROFILE

Jason has been designing prolifically over the last 17 years, working on over 100 varying projects all over the world. From community master plans in Abu Dhabi to corporate head quarters in Xiamen to Hotel renovations in Saskatoon. The breadth of project typologies, locations and clients has provided both broad and unique experiences.



EDUCATION

Montana State University, Bozeman, Montana

- Master of Architecture, 2010

Montana State University, Bozeman, Montana

- Bachelor of Architecture, 1997

PROFESSIONAL AFFILIATIONS

- Alberta Association of Architects
- Royal Architectural Institute of Canada
- American Institute of Architects
- National Council of Architect's Registration Board

PROFESSIONAL EXPERIENCE

2013–Present, Architectural Designer
NORR Architects Engineers Planners
Calgary, AB

2006–2013, Project Architect
Kasian Architecture Interior Designing & Planning
Calgary, AB

2003–2006, Project Manager/Intermediate Designer
S2 Architecture
Calgary, AB

2001–2003, Project Manager/Intermediate Designer
KMA Architecture & Engineering
San Diego, CA

1998–2001, Junior Designer
Altevers Associates
La Jolla, CA

1997–1998, Safdie-Rabines Architects
Safdie-Rabines Architects
San Diego, CA

SELECTED PROJECT EXPERIENCE

COMMERCIAL

Enerflex World Headquarters, Calgary, AB
Architectural Designer, NORR
A new 70,000 sf, 3 storey office building located on the Enerflex Campus; \$24M

River Heights Place, Cochrane, AB
Architectural Designer, NORR
A new 24,000 sf automotive oriented retail complex; \$4.5M

Shepard Office Campus Development, Calgary, AB
Project Architect, Kasian
Design of a 1,400,000 sf eight-building suburban office complex for a single tenant; \$280M

Burnco Office Park, Calgary, AB
Project Architect, Kasian
Design of a 360,000 sf three-building suburban office park located along the Bow river.

Crossings Master Plan and Design Guidelines, Lethbridge, AB
Project Architect, Kasian
A comprehensive community plan and design guidelines including retail, office, low rise residential and community amenities around a four-corners layout.

Wasu Corporate Headquarters, Shanghai, China
Designer, Kasian
Design competition for the 2,000,000 sf world headquarters of a digital media company.

Grasslands Shopping Centre Master Plan and Design Guidelines, Regina, SK
Project Architect, Kasian
A comprehensive plan for a 40 building suburban retail and hospitality hub including both master planning and design guidelines.

ATCO III Office Building, Calgary, AB
Project Architect, Kasian
Design of a 140,000 sf 10-storey office building in Calgary's Beltline. Included rezoning of site, connection to existing buildings and at -grade retail and community amenity space.

Eau Claire Market Redevelopment, Calgary, AB
Project Architect, Kasian
A large 2,100,000 sf master plan and design on a unique site in the heart of downtown Calgary. Includes residential, hotel, retail, cinemas, conference facilities and large floor plate office.

Abu Dhabi International Business Park, Abu Dhabi, UAE
Project Architect, Kasian

Harvester Office Building, Calgary, AB
Project Architect, Kasian
A 240,000 sf 20 -storey office tower in downtown that incorporates an existing heritage building at the podium; \$72M

Chinook Office Building, Calgary, AB
Project Architect, Kasian
A 400,000 sf two-storey transit oriented design midrise office complex; \$120M

Horton Road Office Building, Calgary, AB
Project Architect, Kasian
A 120,000 sf 8-storey single tower suburban office mid-rise; \$36M

RESIDENTIAL

Bridgeland Mixed-Use, Calgary, AB
Architectural Designer, NORR
Feasibility study for 610,000 sf of buildings over three sites.

Wexford Mixed-Use, Calgary, AB
Architectural Designer, NORR
Feasibility study for 1,120,000 sf of built up area spread throughout five residential high-rise towers.

Wexford Mixed-Use, Calgary, AB
Architectural Designer, NORR
Feasibility study for 1,120,000 sf of built up area spread throughout five residential high-rise towers.

MAC17, Calgary, AB
Architectural Designer, NORR
Design of a 550,000 sf two-tower urban site; \$120M

Kensington Midrise, Calgary, AB
Architectural Designer, NORR
Feasibility study for a new 6-storey, 75,000 sf, 70 unit inner city condominium project; \$18M

Stewart Creek Tourist Homes, Canmore, AB
Architectural Designer, NORR
Design of 18 new townhomes oriented towards golf course living; \$7.2M



LAND DESIGN STUDIO

Core Team

Role: Site Planning +
Development Management

Contact: Gary Bellomy

FIRM PROFILE

Land Design Studio is a full service town planning and landscape architectural firm located in Austin, Texas. We believe our professional role and social responsibility is to act as an informed and objective mediator between the advances of human settlement and the management of our natural and cultural resources. Our goal is to successfully manage our client's needs while serving as a responsible steward of significant features in our natural and man-made environment.

Land Design Studio's greatest resource is the diverse experience of our professional staff and our collaborative work environment. The Studio is structured to encourage an exchange of ideas among experienced professionals and clients, which, we believe, always results in a superior product. Our goal is to listen to our clients needs and develop projects that meet their aspirations and enrich the quality of life in the communities we serve. Our recent work in Town Planning broadens our vision to include the principles of Traditional Neighborhood Development. We believe these principles represent an opportunity to affect not only our communities built form, but also the way we interact as citizens.

Our professional staff has over ninety years of combined experience in architecture, urban design, landscape architecture, and graphic design. We believe the size of our office allows our design team to focus more on each project with more opportunity for collaboration among different professional disciplines. Our staff has worked on projects throughout the United States and abroad in both the public and private sectors. The benefit of this diversity is our ability to provide our clients with an informed perspective on a wide range of issues.

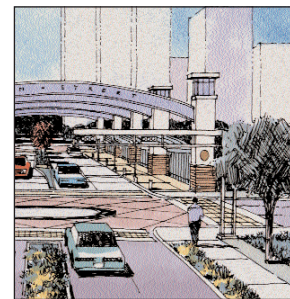
PROVIDING INNOVATIVE SOLUTIONS TO LAND BASED CHALLENGES IS THE FOCUS OF OUR WORK.



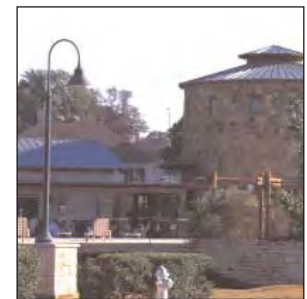
Town Planning



Landscape Architecture



Urban Design



Design Build

Resumes

Gary D. Bellomy, ASLA
Principal

As Principal and founder of Land Design Studio, Mr. Bellomy is responsible for securing and implementing a diverse range of projects. His experience in Planning and Design on a wide variety of public, private, local, regional and international commissions contributes to the depth of Gary's professional background.

Gary's competence, leadership and cooperative attitude have proven to be an attribute to many design teams. His respect for and skillful interaction with clients and fellow consultants has contributed significantly to the successful implementation of countless professional commissions.

During his career Gary has been recognized by the following honors, awards and appointments: A merit award for Agora Park; Oklahoma Chapter ASLA, 1979; First Gubernatorial Appointee to the Oklahoma State Board of Landscape Architects, 1980; Award for Outstanding Contribution to the Profession, Oklahoma Chapter ASLA, 1981; Award for Outstanding Service as Chapter President, Oklahoma Chapter ASLA, 1980; Appointed to City of Dallas Environmental Quality Committee, 1986; Selected for American Institute of Architects/RUDAT, Waterloo, Iowa, 1989; Past Chairman of Austin Section of the American Society of Landscape Architects, 1995.

Gary currently serves as the chair of Urban Plan II for the Urban Land Institute, Austin District Council. This grassroots program works with public high schools to educate our young people about how the built environment evolves.

In the last half decade Gary has emerged as one of Austin's Community Advocates for compact neighborhood development in lieu of the continuation of suburban sprawl. This vital issue faces not only Austin, but most of growing suburban areas. Gary recently appeared on KLRU's Austin at Issue in support of this movement.

EDUCATION

Texas Tech University, BSLA, 1974

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects; Member

American Institute of Architects; Associate Member

Urban Land Institute; Member

Congress for the New Urbanism; Member

Real Estate Council of Austin; Member

National Town Builders Association; Member



Resumes-continued

JAMES LATSON A.S.L.A.
SENIOR ASSOCIATE

Mr. Latson is a senior associate at Land Design Studio and previously at the firm of Holford Group Inc., was the director of the Landscape Architecture and Land Planning Department. Mr. Latson is a Land Planner and Landscape Architect with over 25 years experience in Residential Community Planning, Environmental Resource Analysis, Site Planning and Landscape Architecture.

As a Landscape Architect and Land Planner Mr. Latson has worked closely with architects, lenders, developers, and engineers, as well as city and county officials. He has been involved in projects from initial conception through completion of construction.

EDUCATION
The University of Texas at Austin 1968 - 1971

PROFESSIONAL AFFILIATIONS
American Society of Landscape Architects
Texas Society of Landscape Architects

East Metro Park Master Plan



LOCATION
*East Travis County,
Texas*
CLIENT
County of Travis
SIZE
261 acres

SERVICES PROVIDED
*Landscape Architecture
Water Feature Design
Master Plan
Site Planning
Irrigation Master Plan
Master Landscape Plan
Mass Grading Plan
Park Planning
Architectural Design*

Project completed.
Phase I & II totalled
approximately \$10 million

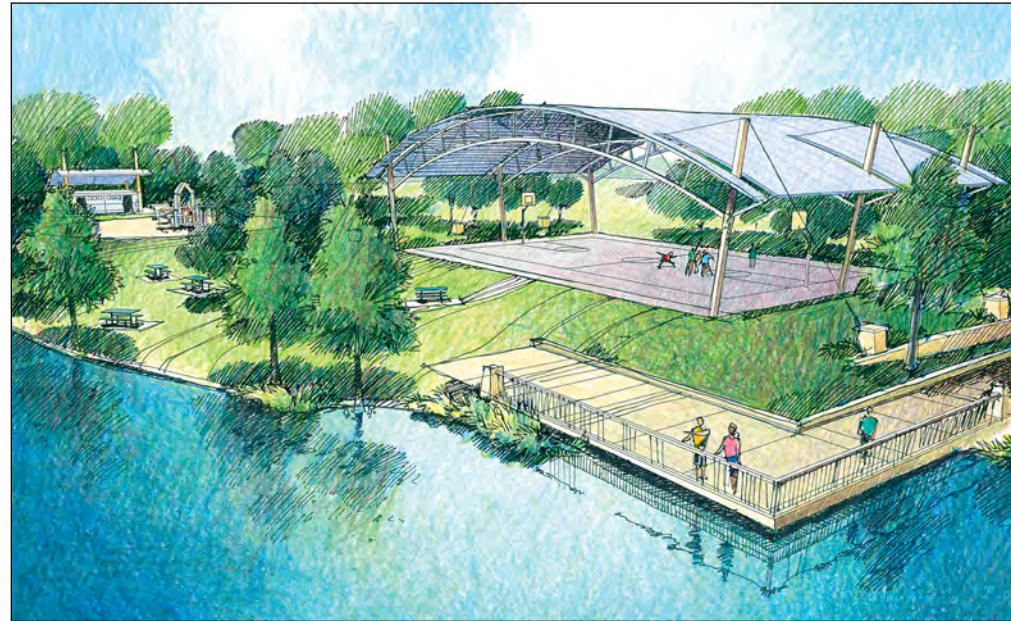


East Metro Park



LOCATION
*East Travis County,
Texas*
CLIENT
County of Travis
SIZE
261 acres

SERVICES PROVIDED
*Landscape Architecture
Water Feature Design
Master Plan
Site Planning
Irrigation Master Plan
Master Landscape Plan
Mass Grading Plan
Park Planning
Architectural Design*



East Metro Park will be developed on a 261-acre site in east Travis County. The goal of the Master Plan is to establish a long term vision for the Park and provide direction for its future development.

Integrating the views of stakeholders and potential park users was an important goal in the planning process. User input was obtained through stakeholder interviews, a Community Vision Survey among 750 participants, a week-long Community Workshop, and several public input meetings. This consensus building effort resulted in a list of programming elements that represented a mix of passive and active recreational opportunities for all age groups. These programming elements include ballfields, concessions/restrooms, a swimming pool, hiking trails, a meeting facility, picnic areas, playgrounds, spray parks, a skate park, tennis courts, volleyball courts, fishing piers, areas for relaxing, and maintenance facilities.

In addition, the Master Plan provides a circulation system through a variety of indigenous landscape types including a restored tall grass prairie, wildflower meadows, hilltop post oak savannah, and wooded creek beds. The Plan takes advantage of the aesthetic qualities of the existing ponds, minimizes environmental impact on existing waterways, integrates and augments native vegetation, takes advantage of unique views, and emphasizes a vernacular



design vocabulary derived from the site's history as a Blackland Prairie farmstead. The Plan also respects the importance of preserving natural open space. This open space will provide opportunities for people to explore the beauty of plants and wildlife as well as preserve remnants of historic landscapes and protect wildlife and plant communities.

In addition to an extensive site analysis, the Master Plan also included research in park precedents, maintenance practices/costs, competitive marketplace dynamics, budget/cost analysis, fundraising and partnering opportunities, and potential revenue generating opportunities. The goal is to develop an environmentally and financially sustainable park that meets the needs of the citizens of Travis County.

Llano River Park



LOCATION

Llano, Texas

CLIENT

City of Llano, Texas

SIZE

Approximately - 15 acres

SERVICES PROVIDED

Landscape Architecture

Construction Documents

Irrigation Design

Project Grant

Administration

Project completed at a total cost of approximately \$1 million.

The **opportunity** was to create a community park including multi-use pavilions, restroom facilities, R.V. parking facilities, volleyball facilities, horseshoe pits, walking trails, a fishing pier, and swimming/ wading beach, all of which are located within or adjacent to the 100 year flood plain of the Llano River. Adding to the problem is the particularly flood prone nature of the Llano River. The project was funded by matching grants from the Texas Parks and Wildlife Department and The Lower Colorado River Authority.



The **solution** is a community park currently under construction that incorporates structures and elements that are designed to be flood resistant. Restrooms in the park use louvered walls to allow water to rise and fall within the building thus helping the restrooms to resist water pressures that cause building destruction during flooding. The park allows for up to twelve recreational vehicles to be in the park at any time, all with water and sewer connections. A swimming beach and fishing pier brings visitors in close to the waters edge. Picnic pavilions large enough for eight picnic tables each are located on each end of the park. A boulder lined shoreline will help to slow bank erosion.

ASAKURA ROBINSON

Certification: (MBE)

Implementation Team

Role: Landscape Architecture

Contact: Margaret Robinson



1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

P 713 337 5830

W ASAKURAROBINSON.COM

July 1, 2014

Decker Lane Golf, LLC
c/o Gary D. Bellomy, ASLA
Land Design Studio
1135 W. 6th
Austin, TX 78703

**RE: Development, Management & Operation of Walter E. Long Golf Course
RFQS 8600 TVN0102**

Dear Mr. Bellomy:

Asakura Robinson Company LLC, a registered MBE firm with the City of Austin, is pleased to confirm our professional association with Decker Lane Golf LLC. If selected, Asakura Robinson Company will provide landscape architecture and planning services on the above-referenced project. We confirm that we have the demonstrated knowledge of local conditions, especially relevant to project scope, and the work will be performed via our Austin office.

Our staff is familiar with the procedures, specifications, design policies, and standards for City of Austin sponsored projects. We will be committed to performing the work in a timely and cost effective manner.

We appreciate the opportunity to confirm our professional association and look forward to working with you on this assignment.

Sincerely,

A handwritten signature in blue ink that reads 'MROBINSON'.

Margaret Robinson, LEED AP
Principal & Founder
Asakura Robinson Company, LLC

07/01/14

Asakura Robinson Company LLC
Page 1 of 2

FIRM PROFILE



Creating beautiful, sustainable, engaging places.

Houston | Austin | Newport Beach | Tokyo



Asakura Robinson is a planning, urban design, and landscape architecture firm most noted for design sensitivity, highly effective public engagement, and as tireless champions of a more beautiful and healthful environment. Led by principals Keiji Asakura and Margaret Robinson, the award-winning firm was established in March 2004 in Houston, Texas. In 2013, we opened our Austin office and expanded our international presence in Japan and the Middle East.

For the past 30 years, the principals of Asakura Robinson have provided clients with creative and sustainable design solutions on projects large and small, locally and internationally. We provide complete landscape architecture services from conceptual design through construction administration, including softscape, hardscape, and irrigation design; LEED design and documentation; and concept renderings and reports for fundraising and marketing purposes. On the planning side, Asakura Robinson provides a range of services including site planning, connectivity, and pedestrian/vehicular circulation; public art coordination; and community engagement leadership and coordination.

As proponents of active, healthy lifestyles, Asakura Robinson has an ever-growing body of work in parks, green space, and recreational amenities. Our project portfolio includes premier golf communities such as Carlton Woods in The Woodlands, Texas, and nature preserves and arboretums catering to distinct habitat zones. In our project approach, we actively employ low-impact development (LID) techniques such as bioswales and filtration ponds that effectively manage storm water runoff and quality while assuring a balance of native flora and fauna. These areas not only provide an environmental benefit, but also serve as additional open space for recreation. Through an in-house, Texas licensed irrigator, we provide state-of-the-art water conservation, low water irrigation design and rain harvesting expertise to our projects. Five of our senior staff are LEED Accredited Professionals or LEED Green Associates, further demonstrating our commitment to sustainable design.

Ownership:

Minority 70%

Woman 30%

TX Landscape Architecture Licenses: Asakura

#1170 / Robinson #1899

LEED® Accredited Professionals

Federal ID Number: 20-0948652

Certifications:

Bicycle Friendly Business - League of American Bicyclists
Texas State HUB Minority Business
Federal Small / Disadvantaged Business Self-Certified
City of Houston Disadvantaged / Minority Business Enterprise
TxDOT Disadvantaged Business Enterprise
METRO Small Business
Port of Houston Authority Small Business
Houston Minority Business Council Minority Business



Asakura Robinson Company was retained to provide design services for a 2010 CIAP Grant to Brazoria County to enhance wetlands and habitat with educational opportunities within their park system. The three parks selected for improvements are Quintana Beach Park, Resoft Park and Camp Mohawk. Quintana Beach County Park is a 51-acre beach front park located on the upper Texas gulf coast with day-use amenities and overnight facilities. Area natural attractions include bird watching, fishing, swimming, surfing, beachcombing, and shelling. ARC was commissioned to add bioswales, wetlands and natural habitat areas to complement the park's existing amenities. The park, which includes many historic relics, is an important site for early Texas history. Resoft Park is an existing soccer field complex with a large bird habitat lake. ARC plans increase the lake size with wetland shelves and adds a nature education area for pre-school children. Camp Mohawk is an existing camping area with dormitories, primitive camping, wonderful oxbow lakes and Chocolate Bayou. ARC plans include an observation deck at the oxbow, lookout areas with interpretive signage along Chocolate Bayou and a canoe launch area. The alignment of the trails were based on existing and proposed uses and environmental quality to maximize the functionality and user satisfaction. Estimate of implementation by phase and options were included in the master plans. Incremental first phase of implementation was identified and developed for construction.

Location
Brazoria County, Texas

Client
Richard Hurd, Parks Director
Brazoria County Parks Department
313 W. Mulberry
Angleton, TX 77515
979.864.1541

Keiji Asakura holds over 37 years of experience in urban design, landscape architecture, and community planning throughout the US and internationally. Keiji places high regard on public service as evidenced by his receipt of the 2011 American Society Landscape Architects' Distinguished Member Award, the 2009 President's Call for Service Award, and the City of Houston Mayor White's 2005 Proud Partner Award for Distinguished Service. Keiji was a founding principal of SLA Studio Land Inc. in Houston, California, and Tokyo before opening Asakura Robinson in 2004.

REGISTRATION & CERTIFICATION

Professional Landscape Architect, State of Texas, License #1170
Certified by the Council of Landscape Architectural Registration
Board/CLARB #893
Applied Fluvial Geomorphology, Wildland Hydrology
Pedestrian Safety Action Plan, US Federal Highway Admin.

EDUCATION

Bachelor of Science in Landscape Architecture, California Polytechnic University, Pomona

MEMBERSHIPS

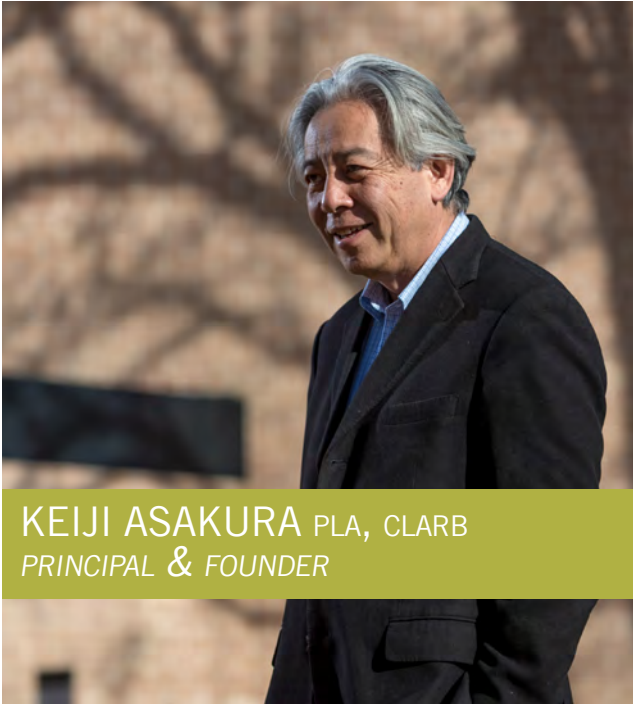
American Society of Landscape Architects
US Green Building Council
Asian Chamber of Commerce

BOARDS/COMMITTEES

City of Houston Planning Commission
City of Houston Civic Arts Committee Mayoral Appointee
Urban Harvest Board Member
Blueprint Houston Board Member
Scenic Houston Board Member
Botanic Garden of Houston Advisory Council
Mercer Arboretum & Botanic Garden former Board Member
American Society of Landscape Architects former Section Chair

TEACHING & SPEAKING ENGAGEMENTS

2013	Fall Semester - University of Houston Architecture Department
2005	University of Houston - Graduate Design Lab Guest Critic
2004	Texas A&M University - Guest Studio Critic
1998	Louisiana State University - Guest Studio Critic
1986-1987	University of Houston - Landscape Architecture History



KEIJI ASAKURA PLA, CLARB
PRINCIPAL & FOUNDER

REPRESENTATIVE PROJECTS

Carlton Woods Master Planning and Entry, The Woodlands
Buffalo Bayou Northside Trail, Houston
Clear Lake Pedestrian & Bicyclist Study, Houston
City of Pasadena Bikeway Master Plan, Pasadena
Gannoway Lake Park Master Plan, Sugar Land ^A
Gene Green Beltway 8 Regional Park, Harris County Precinct 2,
Houston ^A
HPARD Headquarters Campus and Park MP, Houston ^A
Mandell Park and Community Garden, Houston
The Park at Palm Center, Houston
Genesis Park Sculpture Garden, Houston ^A
Government Park, Tuscaloosa, AL
Katy Prairie Conservancy Master Plan, Katy
Dyck Arboretum of the Plains Master Plan, KS
Hermann Park McGovern Lake Expansion, Houston ^A
Hermann Park Japanese Garden Restoration, Houston
Houston Botanic Garden Concept Plan, Houston
Hermann Brown Park Master Plan, Houston
James Bute Park Master Plan Update, Houston
Kempner Park Historic Renovation, Galveston
Harris Garden Historic Renovation, Galveston
Cullen Green, University of Houston System, Houston
Galveston Livable Communities Project, Galveston
Hendley Park, Galveston
Beachtown, New Urbanist Community, Galveston
Azerbaijani Friendship Park, Houston
Museum District "Art of Walking" Pedestrian Enhancement
Plan, Houston
Moreno Elementary Spark Park, Houston
Berry Elementary Spark Park, Houston
Clayton Library Renovation, Houston ^A

^A Award Winning Projects

asakura
robinson
asakura robinson company LLC
Planning Urban Design Landscape Architecture

Margaret Robinson holds over 28 years of planning, urban design and landscape architecture experience in Texas, California, and abroad. Margaret's particular expertise is in large-scale project management, land planning, and development processing. Prior to founding Asakura Robinson Company, Margaret served as Planning Director for Richfield Investment Corp.'s 10,000 acre Houston-area holdings. Margaret also held a principal position at M2L Associates, was a senior associate at SLA Studio Land Inc. in Houston, and an associate at EDAW in Irvine, California.

In 2004, Margaret and Keiji Asakura created Asakura Robinson Company which has quickly grown in reputation for notable civic and development commissions. Margaret held leadership roles for the Gene Green Regional Park project for Harris County Precinct Two as well as the Urban Corridor Planning pedestrian realm recommendations for six METRO Guided Rail Transit Lines.

REGISTRATION & CERTIFICATION

Professional Landscape Architect, State of Texas, License #1899
LEED Accredited Professional, 2006
Applied Fluvial Geomorphology, Wildland Hydrology

EDUCATION

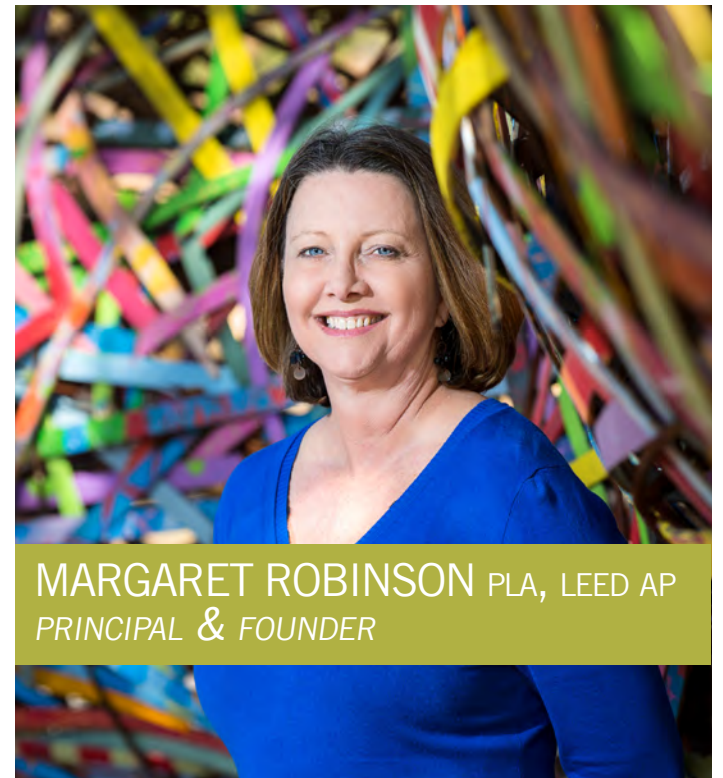
Bachelor of Landscape Architecture, Louisiana State University
Masters Studies in Computer Science, Univ. of LA at Lafayette

BOARDS/COMMITTEES/MEMBERSHIPS

The Cultural Landscape Foundation Stewardship Council
Mercer Arboretum and Botanic Garden Advisory Board
Houston Clean City Commissioner
City of Houston Green Building Resource Center Advisory Committee
American Society of Landscape Architects-Texas Chapter Past President
Municipal Utility District 287 Director
LSU-Robert Reich School of Landscape Architecture Advisory Committee
Houston Land/Water Sustainability Forum Steering Committee
H-GAC NRAC - Parks and Natural Areas Subcommittee
WonderWorks Board Member
US Green Building Council

TEACHING & SPEAKING ENGAGEMENTS

2013 Fall Semester - University of Houston Architecture Dept. Teacher
2012 Gulf Coast Green Conference Speaker
2010 Asian Voice Radio AM900 "Green Home" Co-Host
2009 EPA Regional MS4 Conference Tour Speaker
2009 HLWSF LID Case Studies Speaker
2008 Center for Houstons Future - Business/Civic Leadership Forum
2008 Bayou Preservation Assoc.- Symposium Speaker
2008 The Houston Guide to Green Building Contributor
2008 CEC Low Impact Development Review Committee
2008 Gulf Coast Green Conference Speaker



MARGARET ROBINSON PLA, LEED AP
PRINCIPAL & FOUNDER

REPRESENTATIVE PROJECTS

Springwoods Village - a Sustainable Master Planned Community, Spring ^G
McKenzie Park - 11,400 acre Master Planned Community, Spring ^G
Brays Bayou Park Framework Plan, Houston Parks Board/UofH/SW, Houston
Gene Green Beltway 8 Regional Park, Harris County Precinct 2, Houston ^{GAP}
Gannoway Lake Park Master Plan, Sugar Land ^{GA}
Brazoria County Follet's Island Park, Follet's Island ^G
Mandell Park, Houston
Avenue Place Parks & Trail, Houston
Houston Parks & Recreation Dept. Headquarters Master Plan, Houston ^{GA}
West Fort Bend Management District Corridor Master Plan, Fort Bend County ^P
North Main Street Reconstruction Project, Houston ^G
Almeda Reconstruction Project, Houston ^G
Bagby Streetscape Enhancements, Houston ^G
Westside Senior Education Center, Harris County, Precinct 3, Houston ^G
Kendall Library and Community Center, Houston ^{GP}
Meador Library, Harris County Precinct 2, Houston ^G
City of Houston Subregional Detention Halls Site, Houston ^G
Avenue Place Community Master Plan, Avenue CDC, Houston ^G
Urban Corridor Planning Study, City of Houston Planning Dept., Houston ^{AP}
Dulles Avenue Streetscape Enhancements, Sugar Land ^G
Clayton Library Renovation, Houston ^A

^G Green Infrastructure or LEED Projects

^A Award Winning Projects

^P Public Engagement

**asakura
robinson**

asakura robinson company LLC

Planning Urban Design Landscape Architecture

City of Austin
Small and Minority Business Resources Department
certifies that

Asakura Robinson Company, LLC

meets all the criteria established by the City of Austin Minority-Owned and Women-Owned Business Enterprise Procurement Program, and is certified as a

Minority-Owned Business Enterprise

with the City of Austin.



Veronica Briseño Lara, Director
Small and Minority Business Resources Department

EXPIRATION DATE:

5/8/2016

Certification is valid for three years, contingent upon the City receiving an affidavit of continued eligibility each year.

Verification of certification status can be obtained by calling 512.974.7645.

CITY'S VENDOR CODE: **ASA8322718**

STRUCTURES

Certification: MBE

Implementation Team

Role: Structural Engineering

Contact: Dante Angelini, P.E.



July 2, 2014

Decker Lake Golf, LLC
c/o Gary Bellomy
Land Design Studio
1911 Rio Grande Street
Austin, Texas 78705

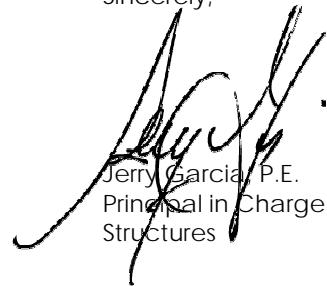
Re: City of Austin Gold Course Development

Dear Mr. Bellomy:

This letter is to confirm that Structures is pleased to provide Land Design with structural engineering services for the above-referenced project.

We look forward to working with you and the City of Austin should your team be awarded the project.

Sincerely,



Jerry Garcia, P.E.
Principal in Charge
Structures

PRINCIPAL

Jerry Garcia, PE

ASSOCIATE PRINCIPALS

Dante Angelini, PE

Heidi Cisneros

DIRECTOR OF BUSINESS

DEVELOPMENT

Paulette Gibbins, PE, LEED BD+C

SENIOR PROJECT MANAGERS

Erin H. Salmatanis

James R Miller, PE

Ryan Stoltz, PE, LEED AP

PROJECT MANAGER

Tom Calderwood

PROJECT ENGINEERS

Tomás Quintero, PE

Nikki Wernli, PE

GRADUATE ENGINEERS

Victor Mena

Kathleen Olave

Hector Ortiz

DESIGNER

Jeff McIntosh

BIM TECHNICIANS

Sean Blanck

Lam Nguyen

PROJECT TECHNICIAN

Jen Weaver

OFFICE MANAGER

Pamela Martinez

STRUCTURES

Solutions Beyond the Structure.

We take a personal approach to your project goals by balancing structural necessity with architectural intent, building systems and constructibility.

FIRM PROFILE

Structures, a 24 year old, Austin based structural engineering design firm, works with owners, architects, contractors and consultants to realize project goals. We offer full design services including feasibility assessment, schematic design, design development, construction documents and construction administration for new structures, renovations, expansions and adaptations to existing structures. Our reputation for strong project coordination as well as our vast knowledge of building systems, offer our clients a fully integrated structural design that is efficient, economical and constructible. Throughout the design process, we are mindful of the architectural intent, the needs of other consultants, the contractor's assembly and the owner's goals. Our ability to respond to unique structural challenges on time and within budget has earned our firm great recognition and respect among our peers in the design and construction industry.

HIGHLIGHTS

- 24 Years in Business
- 18 Person Firm
- Certified as a State of Texas HUB
- Certified as a DBE, MBE and SBE
- Self Certified Federal SBE
- LEED experience, including, Platinum Certified Project
- BIM experience including REVIT software

PROJECT TYPES

ADAPTIVE RE-USE
COMMERCIAL
CULTURAL CENTERS
DRINK AND DINE

GOVERNMENT
HEALTHCARE
HIGHER EDUCATION
HOSPITALITY

K-12
MULTI FAMILY
RESIDENTIAL
SPECIAL STRUCTURES



1018 West 11th Street
Suite 100
Austin, TX 78703
T: 512.499.0919
www.structurestx.com

WHY STRUCTURES

1

Experience

Throughout Structures' 23 years of business, we have worked with owners, architects and contractors to assess, design, renovate or alter the primary function of countless structures. We have earned a reputation for working on challenging projects avoided by other engineers including adaptive reuse projects and art installations. As a reflection of our reputation, project owners and other engineering firms contact us to perform peer reviews of structural designs and re-analysis of complex structures.

2

Responsiveness

With 15 employees engaged in structural engineering, our ability to respond to unique structural challenges on time and within budget has earned our firm great recognition and respect among our peers in the design and construction industry. We work with the full project team, owners, stakeholders, and contractor to produce a successful project.

3

Economical Engineering Design

From the beginning of the project, we study various structural materials and system options to provide an efficient and constructible solution that meets the Client's needs and Design Team's intent. This approach has demonstrated financial savings for the client without an arduous post-design "value engineering" process while still preserving the highest possible structural integrity the facility demands.

4

Comprehensive Construction Documents

Since its inception, our firm has been offering comprehensive construction documents with a high standard of customer service. We have an in-depth understanding of both short-term and long-term aspects of a building and combine that knowledge with innovative thinking to avoid construction obstacles.

5

QA/QC Program

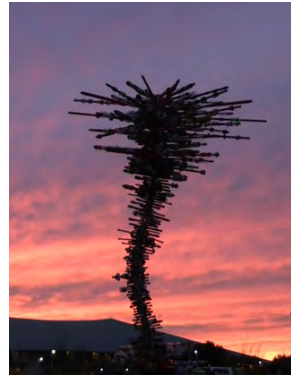
In response to the growing complexity of projects and faster schedules, we implemented a QA/QC program to ensure our documents are comprehensive and our designs effective. This reduces the possibility of errors and omissions; thereafter, reducing the amount of RFIs and possible change orders, which saves money and time.

6

Minority Certified Firm

Structures is a State of Texas HUB certified firm as well as DBE, MBE and SBE certified.

CITY OF AUSTIN



Individual government entities have specific design and review requirements. Structures has worked with the City of Austin on various building types. We are well versed in incorporating their specific requirements into our design analysis and schedule. Structures' detailed and thorough design and construction administration processes have helped us work smoothly with the City of Austin and the additional processes required on their projects.

EXPERIENCE

Sparky Park Renovation

- adaptive reuse of historic electric substation to be a park amenities center
- new steel canopy

Deep Eddy Bathhouse Restoration

- restored historic architecture
- structural consultation on affected framing and foundations

Dougherty Arts Center Structural Assessment

- assessment of existing structural systems
- recommended modifications for compliance with current codes

Lady Bird Boardwalk

- 1.2 miles long
- \$21.7 million
- pre-engineered bridges
- 425 square foot restroom

Shelter for Women and Children Structural Assessment

- assessment of existing building for improvements and possible expansion

Municipal Court & Police Substation

- assessment of former Home Depot for adaptive reuse
- 108,000 square feet

Great Streets Project

- prototype light pole design
- structural standards for the proposed traffic signal

Morris Williams Cart Barn Proshop & Community Center

- 14,000 square feet
- \$4.4 million

Taylor Lane Wastewater Treatment Plant

- 0.5 Million Gallons per Day Processing Capacity (MGD) expandable to 3 MGD
- \$8 million

St. Elmo Reclamation Center (on hold)

- 45,600 square feet in multiple buildings
- \$4 million
- provided cost savings options

Auction Oak Deck Structure at Republic Square Park

- 4,000 square foot deck
- designed with consideration of root system

Trail of Tejano Legends

- worked with artist to implement structural considerations in sculptures at five sites

Plastic Storm Sculpture

- 14' high storm funnel made out of reclaimed plastic
- worked with artist to provide structural integrity to sculpture

Republic Square Park Phase II

- structural consultation on continued modifications to historic park

Zach Scott Topfer Theatre

- multi-story, 29,000 sf building
- \$15.3 million



1018 West 11th Street
Suite 100
Austin, TX 78703
T: 512.499.0919
www.structurestx.com



DANTE ANGELINI, P.E.
PRINCIPAL

EXPERIENCE

Dante began his career as a mechanical engineer. His interest in structural engineering led him to take the additional courses and he joined Structures in 1997. Since then, he has been an integral part of Structures' success and was promoted to Associate Principal in 2005. His background in mechanical engineering has instilled a proactive approach to project coordination and designing the structure with consideration for building systems. Dante has integrated this approach in Structures' culture. His efficient project management and effective design solutions, along with his straightforward and friendly attitude have contributed to many successful projects.

RELEVANT PROJECTS

Morris Williams Cart Barn, City of Austin, Austin, Texas

- Two level approximately 10,000 sf concrete structure nestled into the hillside
- Existing beams from the replaced proshop were reused to create wood trusses

Laredo Country Club, Laredo, Texas

- consists of two buildings that contain a snack bar, locker rooms, pro shop and a party building for private parties
- Structural services were provided for the 2,500 square foot party room as well as the 3,800 square foot snack bar building and bath house.

Sarita Valley Community Center, Austin, Texas

- Second phase of the development
- includes a center overlooking a pond and a swimming area with a pavilion and outdoor seating.

East Metro Park, Travis County, Manor, Texas

- 261 acre park serves as regional park for East Travis County
- Structural design for restroom buildings, concession buildings, basketball court, meeting hall and kitchen

Shelia Umphreys Recreation Building, Lamar University, Beaumont, Texas

- McDonald Gym, used for volleyball and basketball games, 13,000 sf of cardiovascular and free-weight training space
- one-tenth-mile walking/jogging track; a 43 foot climbing wall; basketball, volleyball and badminton courts; racquetball, handball and squash courts; a wellness and fitness center; health food café and juice bar
- lounge areas with pool tables; an outdoor putting green; and air hockey, foosball, video games and TV.

Republic Square Park Auction Oak Deck Structure, City of Austin, Austin, Texas

- 4,000 sf deck under historic auction oak tree
- Design to minimize disturbance of and provide protection for existing oak tree's root system

Lady Bird Boardwalk, City of Austin, Austin, Texas

- 1.2 mile long boardwalk with pre-engineered bridges
- Structural design of abutments, canopies, and restroom

EDUCATION

The University of Texas at Austin,
Bachelor of Mechanical Engineering,
1995

REGISTRATION

Registered Professional
Engineer in Texas
No. 89190

NUMBER OF YEARS EXPERIENCE

17 Years

NUMBER OF YEARS WITH FIRM

16 Years

CITY OF RESIDENCE

Austin, TX



1018 West 11th Street
Suite 100
Austin, TX 78703
T: 512.499.0919
www.structurestx.com

*The City of Austin
Small & Minority Business Resources Department affirms that*

StructuresPE, LLP

meets all the criteria established by the City of Austin Minority-Owned and Women-Owned Business Enterprise Procurement Program and is certified as a

Minority-Owned Business Enterprise

with the City of Austin.



Veronica Briseño Lara, Director
Small & Minority Business Resources Department

VENDOR CODE: **STR83222676**

EXPIRATION DATE:
10/05/2015

Certification is valid for three years, contingent upon the City receiving an affidavit of continued eligibility each year. Verification of certification status can be obtained by calling (512) 974-7645.

GMSA
Certification: MBE
Phase: Implementation
Role: Community Outreach
Contact: Gigi Edwards Bryant

GMSA Management Services
11023 Pencewood Court, Suite A
Austin Texas 78750



July 1, 2014

Decker Lane Golf, LLC
c/o Gary D. Bellomy,
ASLA Land Design Studio
1135 W. 6th
Austin, TX 78703

RE: Development, Management & Operation of Walter E. Long Golf Course -
RFQS 8600 TVN0102

Dear Mr. Bellomy:

GMSA Management Services, Inc. (GMSA), a registered MBE, WBE, DBE and Airport Concession DBE firm with the City of Austin, as well as, a Historically Underutilized Business (HUB) with the state of Texas. GMSA is pleased to confirm our professional association with Decker Lane Golf LLC.

If selected, GMSA will provide community outreach/engagement and special event planning to the above project. GMSA confirms that our twenty-one years of demonstrated knowledge in the Central Texas area is especially relevant to project's scope of work. We are committed to performing the services in a timely and cost effective manner.

We appreciate the opportunity to confirm our professional association and look forward to working with you on the Development, Management & Operation of Walter E. Long Golf Course - RFQS 8600 TVN0102.

Sincerely,

Gigi Edwards Bryant, President
GMSA Management Services, Inc.



Business Profile

GMSA Management Services is a business development firm focused on community outreach / community engagement and special events planning.

GMSA has an established a proven business record for the past 20 years in the Central Texas area. Our business model is designed to meet the changing market and exceed business development objectives through listening and planning.

Our company's goal is to build long lasting relationships that open doors, define relationships, develop opportunities and close deals. Our strategy includes creative deal structuring and strong negotiating skills and quantitative skills.

Our communication plan, with our clients, ensures the successful execution of business partnerships both internal and external. GMSA's positive, team-oriented approach allows continuous learning through new ways of looking at the same information. This allows us to develop strong ties in and strengthen organizational outreach to underserved communities.

We are a diligent company partner to seek within your business needs.

Gigi Edwards Bryant

Gigi Edwards Bryant has 34 years of information systems and technology experience in city, municipal and state entities. She established GMSA Management Services in 1993 as a registered lobbyist and business development resource for nonprofit organizations. Her public service in information systems included the Comptroller of Public Accounts, Parks and Wildlife, and finishing her career in state service in 1993 as a Project Manager with the Texas Legislative Council.

Throughout her business career Gigi has successfully provided business development consulting, project management, community outreach & engagement, and special event planning to a vast cliental of private, public, and business owners in the central Texas community. Her project management skills are strengthened by information systems experience and strategic planning which plans, develops, delivers and manages high performing companies.

She holds a MBA in Global Leadership from the University of Texas at Dallas and a BS in Computer Science from St. Edwards University in Austin Texas.

Ms. Bryant serves her community through a number of organizations that address issues of education, drug and alcohol abuse recovery and the foster care system. She currently serves her community on the board of the Austin Community College, MSBC Leadership Institute, Austin Community Foundation, Salvation Army ARC and the national of Board of Campfire.

Past community and state service includes four gubernatorial appointments and two chairman ships of the Texas School Safety Center and the Department of Family Protective Services respectively, Saint Edwards University New College, Downtown Rotary Club of Austin and Mount Sinai Christian Academy to name several.

Among her many awards, of appreciation for her public service and commitment to Texas, she has been awarded the highest honor of citizenship and volunteering in the City of Austin: *Distinguished Service Award and Volunteer of the Year, Small Business Award from the Texas Legislature, and Outstanding Volunteer of the Year by the City of Austin.*



City of Austin

Founded by Congress, Republic of Texas, 1839

Small & Minority Business Resources Department, 4201 Ed Bluestein Boulevard, Austin, TX 78721

Mailing Address: PO Box 1088, Austin, Texas 78767, Telephone (512) 974-7645 Fax (512) 974-7609



June 5, 2013

GMSA Management Services, Inc.

Attn: Gigi Edwards Bryant

11023 Pencewood Ct.

Austin, TX 78750

Congratulations! Your firm has been recertified as a **Minority-Owned Business Enterprise (MBE)** and **Women-Owned Business Enterprise (WBE)** to participate in the City of Austin's Minority and Women-Owned Business Enterprise (MBE/WBE) Procurement Program.

This review also confirms your continued eligibility as an **Airport Concessionaire Disadvantaged Business Enterprise (ACDBE)** and **Disadvantaged Business Enterprise (DBE)** for purposes of the US Department of Transportation's Disadvantaged Business Enterprise (DBE) Program.

The City of Austin is a member of the Texas Unified Certification Program (TUCP) and adheres to the Department of Transportation standards set forth in 49 C.F.R. Part 26 and Part 23. Your DBE certification is valid at any Texas entity that receives U.S. Department of Transportation (DOT) funds and has a DBE Program.

The certification status of all certified firms shall be reviewed on an annual basis by the City of Austin's Small & Minority Business Resources Department (SMBR). The annual review may be conducted through examination of a sworn affidavit of continuing eligibility submitted by the firm seeking continued certification. It is also important that you report any change(s) in your firm's ownership or control to SMBR within 30 calendar days. Failure to adhere to these requirements or to report such change(s) may result in the denial of continued certification or recertification.

As a reminder, you are responsible for maintaining accurate contact information including the specific scopes of work (commodity codes) in which you have the ability and expertise to manage and control. Any contact information and/or to commodity code changes must be made by you in the City of Austin's Vendor Connection system at https://www.austintexas.gov/financeonline/vendor_connection/index.cfm. You can perform these changes daily from 7:00 a.m. to 7:00 p.m. If you need assistance making changes, please contact Vendor Registration at (512) 974-2018 or by email at vendorreg@austintexas.gov.

The certificates verifying your current certification are enclosed. If you have any questions, please feel free to call the Certification Office at (512) 974-7645.

Sincerely,

Elton Price

Certification Division Manager

Small & Minority Business Resources Department

EP/File

*The City of Austin is committed to compliance with the Americans with Disabilities Act.
Reasonable modifications and equal access to communications will be provided upon request.*



*The City of Austin
Small & Minority Business Resources Department affirms that*

GMSA Management Services, Inc.

is certified as a

**Disadvantaged Business Enterprise and
Airport Concession Disadvantaged Business Enterprise**

The City of Austin adheres to the U.S. Department of Transportation (DOT) DBE standards set forth in 49 CFR Part 26 and Part 23. Your DBE certification shall be valid at any Texas entity that receives DOT funds and has a DBE program.

NAICS Code(s): 541611

Veronica Briseño Lara, Director
Small & Minority Business Resources Department

VENDOR CODE: GMS8309829

Certification is contingent upon the City receiving an affidavit of continued eligibility each year. Verification of certification status can be obtained by calling (512) 974-7645.

*The City of Austin
Small & Minority Business Resources Department affirms that*

GMSA Management Services, Inc.

meets all the criteria established by the City of Austin Minority-Owned and Women-Owned
Business Enterprise Procurement Program and is certified as a

Minority-Owned Business Enterprise and Women-Owned Business Enterprise

by the City of Austin.



Veronica Briseño Lara, Director
Small & Minority Business Resources Department

VENDOR CODE: GMS8309829

EXPIRATION DATE:
06/05/2016

Certification is valid for three years, contingent upon the City
receiving an affidavit of continued eligibility each year. Verification
of certification status can be obtained by calling (512) 974-7645.



URBAN DESIGN GROUP

Certification: WBE
Phase: Implementation
Role: Civil Engineering
Contact: June Routh, P.E.

July 1, 2014

Decker Lane Golf, LLC
c/o Gary D. Bellomy, ASLA
Land Design Studio
1135 W. 6th
Austin, TX 78703

Re: Development, Management & Operation of Walter E. Long Golf Course
RFQS 8600 TVN0102

Dear Gary,

This letter is to confirm that Urban Design Group is pleased to provide Decker Lane Golf, LLC with civil engineering services for the above-referenced project.

We look forward to working with you should our team be awarded the project.

Sincerely,
URBAN DESIGN GROUP

Laura L. Toups, P.E.
Managing Partner

Urban Design Group (UDG) provides a full range of services for all phases of civil engineering design including surveying, planning, preparation of construction plans, and construction administration. The UDG team had its beginnings in September 1981 and has established a position of leadership in cost efficient planning and design of local civil engineering projects through the application of sound engineering principles and state-of-the-art technologies.

The professionals of UDG have provided civil engineering and surveying services to a diverse group of private and public clients including residential and commercial developers, hospitals, universities, cities, counties, and military installations. We are very familiar with the technical requirements and effort required to complete accurate and cost effective projects for our clients.

One of the principals of UDG, John Noell, P.E., June Routh, P.E. or Laura Toups, P.E. is personally involved in all projects designed by UDG. As members of the Urban Land Institute, Congress for New Urbanism and the American Society of Civil Engineers, these professionals are sensitive to planning and design issues that arise in the creation of developments that are diverse, mixed-use and pedestrian friendly. It is a challenge in contemporary urban design to meet the needs of regulatory agencies, environmental sensitivity, market demands, community goals and creative design. UDG prides itself in being a “team player,” ready to communicate and cooperate to achieve the most successful project for the client and the community.

The City of Austin has some of the most complex development regulations regarding environmental protection. UDG has designed water quality controls for projects ranging from downtown Austin to the most sensitive requirements over the Edwards Aquifer. Designs are developed to accommodate clients’ needs, ranging from locating the pond under the building in the West Campus area to the design of a world class landscape amenity at Lake Austin Spa. At UDG, our site engineering philosophy is to develop the most cost effective solution which meets the overall goal of the project.

UDG, with a staff of 20, is based in Austin, Texas, conveniently located to perform planning, engineering and survey work throughout Texas. UDG’s staff is experienced in the use of state-of-the-art surveying, CADD and GIS systems.

Urban Design Group has provided professional and responsive attention to all of its clients from the smallest jobs to the large multi-million dollar projects. The partners of UDG view their clients’ success as a personal responsibility, resulting in individual attention to detail and quality.

Professional Services and Technical Fields:

- Project Management
- Feasibility Studies
- Cost Estimates
- Surveying and Mapping
- Site Location Studies
- Site Plans
- Land Planning
- Roadway and Drainage Design
- Environmental Studies
- Water and Wastewater Utility Design
- Contract Documents and Specifications
- Permit Acquisition
- Construction Coordination
- Public Participation Programs
- R.O.W. Acquisition
- ADA Compliance Design

Water: Pumping & distribution • Storage and Treatment • Rehabilitation • Utility Master Planning

Wastewater: Collection • Pumping • Treatment • Rehabilitation • Utility Master Planning

Drainage: Hydrologic Analysis • Flood Studies • Storm Water Detention • Water Quality

Site Planning: Site Analysis • Environmental Assessment • Commercial, Recreational & Residential Development Plans • Zoning & Platting

Roadways: Alignment Studies • Traffic Analysis • R.O.W. Acquisition • Design of Grading & Drainage

JUNE ROUTH, P.E.

Partner



Registered Professional
Engineer: Texas #64918

Partner Urban Design
Austin, Texas
1987 - Present

Staff Engineer
Urban Engineering Group
Austin, Texas 1983 - 1987

Ohio State University,
B.S. Civil Engineering 1978

SPECIALTY

- Site Design
- Public Facilities
- Expansion Projects
- Drainage Retrofit
- Site Plan & Subdivisions
- Streets & Drainage
- Water & Wastewater
- Water Quality



Ms. Routh has over 31 years experience in the design and construction of a variety of projects in the Austin area. Ms. Routh has worked on the design of municipal infrastructure, new residential, commercial and institutional projects as well as rehabilitation of existing projects. She has served as project manager for subdivisions, feasibility studies, street and drainage and utility projects as well. The majority of Ms. Routh's work throughout her career has required coordination with numerous consultants to meet the multilevel requirements of public sector projects such as the design of new City of Austin libraries and parking facilities at the Austin-Bergstrom International Airport. She was the project manager of an extensive water and wastewater rehabilitation project in an older neighborhood and has design experience on wastewater collection systems ranging from site plans, replacement sewers and new subdivision design.

SITE ENGINEERING

Austin Resource Center for the Homeless
University of Texas, Dorothy Gebauer
Building Restoration, Austin
University of Texas Parking Garage No. 3,
Austin
Mills Elementary School - drainage, water
quality, water and wastewater and paving
improvements, Austin
Lamar Middle School Expansion, Austin
Travis High School Renovation, Theater,
Science Classroom, Austin

Daniel Ruiz Library, Austin
Gus Garcia Recreation Center, Austin
Harris Ridge Fire Station, Austin
Windsor Park Library, Austin
Manor House - Volunteers of America, Austin
Recording for the Blind and Dyslexic, Austin
Pleasant Hill Library, Austin
A.I.S.D. Bond School Projects:
LBJ High School theater addition
Gullett Elementary - Drainage improvements
design and surveying
Murchison Middle School - Drainage
improvements design and surveying.
Barton Hills - Music hall, site grading, drainage
and utilities.
Boone Elementary - Storm sewer system
Norman Elementary - Classroom addition and
Library/kitchen expansion.
Pearce Middle School, AISD building expansion
Alexan Stassney Heights - Multifamily project.
NMF Housing - Independent living facility
Hilltop - Townhome Project
Southeast Austin Community Branch Library,
Austin
Todd Lane Service Center, Austin
United Heritage Credit Union, South

UTILITY, ROADWAY / INFRASTRUCTURE

ACWP - City of Austin wastewater collection
system projects.
Airport Parking Lot F, Austin
Austin Bergstrom International Airport - Drainage,
water quality and roadway improvements
Bull Branch, Taylor, TX - wastewater line.
Buttercup Regional Drainage Improvements, Cedar
Park
Camp Ben McCullough Transmission Main, San
Antonio
East Austin Water Improvements
Forest Ridge 48" Transmission Main
IH-10 24" Water Line, San Antonio
Lakeline 16" Transmission Mains Mixed-use
Development, Austin
San Bernardo Avenue - CBDG funded roadway
reconstruction, San Antonio
Tarrytown Water and Wastewater Rehab Project,
Austin
Upper Gilleland Creek Floodplain Study, Austin
Upper Tannehill at Briarcliff Street/Belfast Drive
Wastewater Line, Austin
Walter Street Improvements, Austin CBDG funded
street improvements.
West Park Residential Subdivision, Austin - Street,
utility and drainage, detention and water quality
improvements.

*The City of Austin
Small & Minority Business Resources Department affirms that*

Urban Design Group

meets all the criteria established by the City of Austin Minority-Owned and Women-Owned Business Enterprise Procurement Program and is certified as a

Women-Owned Business Enterprise

by the City of Austin.



Veronica Briseño Lara, Director
Small & Minority Business Resources Department

VENDOR CODE: URB4919250

EXPIRATION DATE:
03/29/2016

Certification is valid for three years, contingent upon the City receiving an affidavit of continued eligibility each year. Verification of certification status can be obtained by calling (512) 974-7645.

CHAPARRAL

Certification: WBE

Phase: Implementation

Role: Surveying

Contact: Paul Easley, RPLS



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

VIA E-MAIL

July 7, 2014

Decker Lake Golf, LLC.
%Gary Bellomy
Land Design Studio
1911 Rio Grande
Austin, Texas 78705

RE: Proposal for Professional Surveying Services
Development, Mgt. & Operation of Walter E. Long Golf Course, RFQS 8600
TVN0102

Dear Gary:

We appreciate the opportunity to be a part of your team for the referenced project. Based upon our understanding of your needs, we will provide professional land surveying services on an as-needed basis.

We look forward to working with you on this project. Should you have any questions or require any additional information, please call.

Sincerely,

Paul L. Easley, RPLS
Chaparral Professional Land Surveying, Inc.
TBPLS FRN 10124500



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

STATEMENT OF QUALIFICATIONS

GENERAL

We are pleased to submit this Statement of Qualifications (SOQ) and to highlight some of our accomplishments. Chaparral is one of the largest surveying companies in the Central Texas area, and provides surveying services throughout the state for private land development and government agencies. We are a full-service firm, providing boundary, aerial control, topography, road and utility design surveys, subdivision, hydrographic surveys, and construction staking.

Since our inception in 1995, our company has grown from a handful of employees to over thirty, with capabilities for up to 10 field crews. We currently staff 4 Registered Professional Land Surveyors, (3) CST Level One Survey Technicians, and additional support staff.

We are a certified H.U.B. (W.B.E.) with the State of Texas. We are also an approved W.B.E. for the City of Austin, TxDOT pre-certified, and approved professional service providers for the Lower Colorado River Authority, City of Austin, Round Rock ISD, Austin ISD, and San Antonio River Authority.

Several members of our staff now serve or have served as officers in the Texas Society of Professional Surveyors. Other memberships and organizations include Buda Chamber of Commerce, Hutto Chamber of Commerce, Real Estate Council of Austin, and the Greater Austin Contractors & Engineers Association (GACEA).

Over the years, we have built relationships and a reputation with our clients for prompt response, timely completion, and an efficient and accurate end-product. Chaparral is dedicated to expanding upon this foundation and is committed to being on the frontline of new technologies and services, and will continue to strive to provide excellent customer service.

For additional information, visit our web site, www.chapsurvey.com or contact one of our project managers at 512-443-1724.

Paul L. Easley, RPLS

Chaparral Professional Land Surveying, Inc.

Education

A.A.S., Geomatics, Austin
Community College

Registrations/Licenses

Registered Professional Land
Surveyor
Texas, 4432, 1986

Certifications

TxDOT Precertified, TxDOT ESN
#11635

Professional Affiliations

Texas Society of Professional
Surveyors - Chapter
President, State Convention
Committee, State GIS
Committee, State Ethics
Committee.

Texas Board of Professional Land
Surveying - QA/QC Advisory
Committee.

RECA – Former Member Real
Estate Council of Austin
Transportation Committee.

Austin Community College –
Geomatics/Land Surveying
Advisory Committee.

Former Member City of Cedar
Park, Texas/Planning and Zoning
Commission.

With more than 30 years of experience, Mr. Easley has provided a wide range of services to public-sector clients, as well private-sector clients in the survey/mapping, engineering, industrial, and construction industries. His multi-disciplined experience includes land surveying, civil design, land planning, right-of-way coordination, and construction inspection.

As Senior Project Manager, Mr. Easley is responsible for managing survey and mapping personnel and projects in the central states region. Some representative projects include:

Travis County East Metro Park, Travis County, Texas. Project Manager / Project Surveyor responsible for aerial mapping and land surveying services for a 275 acre regional park project. Land surveying services included GPS surveys for project and aerial photo control, topographic surveys, tree surveys, bathymetric surveys, roadway design surveys, and boundary / title surveys. Aerial mapping services included planimetrics, Digital Elevation Models (DEM), contours, and digital orthographic imaging.

UNO (Area 5) Water Line Project, Austin Texas. Existing conditions survey, consisting of project control, ROW mapping, topographic, tree, and utility design survey of approximately 11,791 lineal feet of street in the West Campus area of the City of Austin. Project duties included managing two sub-contractors.

Austin Clean Water Program (ACWP), Austin, Texas. Mr. Easley served as survey task manager for the program manager, and was responsible for survey document QA/QC review and approval. The program was created by the Austin Water Utility to satisfy a U.S. Environmental Protection Agency Administrative Order to eliminate the city's sanitary sewer overflows, and involved over 100 individual projects, requiring over 800 permanent and temporary easements.

Mosquito Bay Marsh Restoration Project, Terrebonne Parish, LA. Provided professional surveying services in support of a canal and marsh land mitigation project.

City of Pflugerville Colorado River Raw Water Transmission Line, Austin, Texas. Control network for land and photogrammetric surveys, bathymetric survey, parcel surveys, easement descriptions, and engineering design surveying services for intake structure and 15.6 miles of raw water pipeline project from the Colorado River to Pflugerville, Texas

Creek Bend, Round Rock, Texas. Mr. Easley performed project control network survey, parcel surveys, easement descriptions, and engineering design surveying services, including bridge details, for a City of Round Rock CIP project to extend a minor arterial across Brushy Creek.

Loop 363, Bell County, Texas. Project control verification, parcel mapping, boundary surveys, ROW acquisition surveys, map sheets, parcel descriptions and exhibits for 8 mi. roadway project with over 60 parcels in Temple, Texas. This is a current TxDOT project.

Ronald W. Regan Boulevard (Parmer Lane), Williamson County, Texas. Group manager responsible for completion of ROW acquisition surveys and documents on this \$80 million, 4.5 mile new construction project with 30 parcels

*The City of Austin
Small & Minority Business Resources Department affirms that*

Chaparral Professional Land Surveying, Inc.

meets all the criteria established by the City of Austin Minority-Owned and Women-Owned
Business Enterprise Procurement Program and is certified as a

Women-Owned Business Enterprise

by the City of Austin.



Veronica Briseño Lara, Director
Small & Minority Business Resources Department

EXPIRATION DATE:

07/19/2016

Certification is valid for three years, contingent upon the City
receiving an affidavit of continued eligibility each year. Verification
of certification status can be obtained by calling (512) 974-7645.

VENDOR CODE: **CHA7128190**

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SUPPORTING DOCUMENTS

Financial Capability and Capacity (Part XI)

Portfolio:

Not Applicable. Decker Lake Golf is a new venture and does not currently have a real estate portfolio.

Financing Commitment History:

Not Applicable. Decker Lake Golf is a new venture and does not have a history in obtaining financing commitments. Its principals do however have individual experience in financing for real estate projects

Audited Financial Statements:

Not Applicable. Decker Lake Golf is a new venture and does not have a history of audited financial statements.

Pending Projects:

Not Applicable. Decker Lake Golf does not have any pending projects.

Sources of Debt and Equity Capital:

Due to the unique nature of this golf course development, private capital building a city asset, it is our belief that it will be next to impossible to build phase one, defined as the clubhouse, maintenance facility, practice facility and first 18 holes, with debt. We plan to raise at least \$18MM to build phase one, including \$1.5MM in working capital to cover expected early year losses. We expect to leverage Joe Ogilvie's, extensive contacts of high net worth and family office contacts throughout Austin, the state of Texas and nationally to complete the funding. Joe has been a PGA Tour professional for the last 15 years, has served in the leadership of the Players Advisory Council (16 members of the PGA Tour represent the players interests) for 14 of those years and served on the PGA Tour policy board for 3 years (2006-2008).

It is our intent to raise this money either through one individual or a group of individuals that have a love of the game of golf, are civic minded and see the opportunity to build a golf course of national significance in the city of Austin. The implied civic duty, the opportunity to build world class golf and hopefully host one of world's biggest and best professional tournaments is something we think will appeal to a wide range of people. Couple that with the partnership and operating experience of the PGA Tour, and we do not foresee difficulty in raising funds.

Funding Source Action:

Not Applicable. No funding source or financial institution has threatened to take or has taken any adverse action against Decker Lake Golf.

Legal Action:

Not Applicable. Decker Lake Golf, its principals and associates have not been the subject of any legal action.

Bonding Capacity:

Since there is no public funding in the project, Decker Lake Golf assumes no performance or payment bonds will be required. Also, as stated above, the first phase of the project will likely be financed with 100% equity.

MINORITY- AND WOMEN-OWNED BUSINESS ENTERPRISE (MBE/WBE)
PROCUREMENT PROGRAM
NO GOALS FORM

SOLICITATION NUMBER: Note: Form to be submitted when final project goals are established
PROJECT NAME:

The City of Austin has determined that no goals are appropriate for this project. Even though no goals have been established for this solicitation, the Bidder/Proposer is required to comply with the City’s MBE/WBE Procurement Program, if areas of subcontracting are identified.

If any service is needed to perform the Contract and the Bidder/Proposer does not perform the service with its own workforce or if supplies or materials are required and the Bidder/Proposer does not have the supplies or materials in its inventory, the Bidder/Proposer shall contact the Small and Minority Business Resources Department (SMBR) at (512) 974-7600 to obtain a list of MBE and WBE firms available to perform the service or provide the supplies or materials. The Bidder/Proposer must also make a Good Faith Effort to use available MBE and WBE firms. Good Faith Efforts include but are not limited to contacting the listed MBE and WBE firms to solicit their interest in performing on the Contract; using MBE and WBE firms that have shown an interest, meet qualifications, and are competitive in the market; and documenting the results of the contacts.

Will subcontractors or sub-consultants or suppliers be used to perform portions of this Contract?

- No _____ If no, please sign the No Goals Form and submit it with your Bid/Proposal in a sealed envelope.
- Yes _____ If yes, please contact SMBR to obtain further instructions and an availability list and perform Good Faith Efforts. Complete and submit the No Goals Form and the No Goals Utilization Plan with your Bid/Proposal in a sealed envelope.

After Contract award, if your firm subcontracts any portion of the Contract, it is a requirement to complete Good Faith Efforts and the No Goals Utilization Plan, listing any subcontractor, subconsultant, or supplier. Return the completed Plan to the Project Manager or the Contract Manager.

I understand that even though no goals have been established, I must comply with the City’s MBE/WBE Procurement Program if subcontracting areas are identified. I agree that this No Goals Form and No Goals Utilization Plan shall become a part of my Contract with the City of Austin.

Company Name

Name and Title of Authorized Representative (Print or Type)

Signature

Date

**MINORITY- AND WOMEN-OWNED BUSINESS ENTERPRISE (MBE/WBE)
PROCUREMENT PROGRAM
NO GOALS UTILIZATION PLAN**
(Please duplicate as needed)

SOLICITATION NUMBER:	Note: Form to be submitted when final project goals are established
PROJECT NAME:	

PRIME CONTRACTOR/CONSULTANT COMPANY INFORMATION

Name of Contractor/Consultant			
Address			
City, State Zip			
Phone		Fax Number	
Name of Contact Person			
Is company City certified?	Yes <input type="checkbox"/> No <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> MBE/WBE Joint Venture <input type="checkbox"/>		

I certify that the information included in this No Goals Utilization Plan is true and complete to the best of my knowledge and belief. I further understand and agree that the information in this document shall become part of my Contract with the City of Austin.

Name and Title of Authorized Representative (Print or Type)

Signature

Date

Provide a list of all proposed subcontractors/subconsultants/suppliers that will be used in the performance of this Contract. **Attach Good Faith Efforts documentation if non MBE/WBE firms will be used.**

Sub-Contractor/Consultant			
City of Austin Certified	MBE <input type="checkbox"/> WBE <input type="checkbox"/>	Ethnic/Gender Code:	<input type="checkbox"/> NON-CERTIFIED
Vendor ID Code			
Contact Person	Phone Number:		
Amount of Subcontract	\$		
List commodity codes & description of services			

Sub-Contractor/Consultant			
City of Austin Certified	MBE <input type="checkbox"/> WBE <input type="checkbox"/>	Ethnic/Gender Code:	<input type="checkbox"/> NON-CERTIFIED
Vendor ID Code			
Contact Person	Phone Number:		
Amount of Subcontract	\$		
List commodity codes & description of services			

FOR SMALL AND MINORITY BUSINESS RESOURCES DEPARTMENT USE ONLY:	
Having reviewed this plan, I acknowledge that the proposer (HAS) or (HAS NOT) complied with City Code Chapter 2-9A/B/C/D, as amended.	
Reviewing Counselor _____	Director/Deputy Director _____
Date _____	Date _____



ADDENDUM
PURCHASING OFFICE
CITY OF AUSTIN, TEXAS

City of Austin Forms
Addendum #1

REQUEST FOR QUALIFICATION STATEMENT NO: TVN0102 ADDENDUM NO. 1 DATE OF
ADDENDUM: May 22, 2014

This addendum is to incorporate changes to the above referenced solicitation:

I. Clarifications:

1. Page 25 of the Scope of Work & Requirements document shows an incorrect contact for information regarding this solicitation and has been replaced.

The correct authorized contact information is as follows:

Terry Nicholson
City of Austin Purchasing Department
Phone: 512-974-2995
Email: Terry.Nicholson@austintexas.gov


II. Additional Information

A copy of the attendance sheet from the Pre-Solicitation meeting held on 5/13/2014 is attached.

All other terms and conditions remain the same.

BY THE SIGNATURES affixed below, Addendum #1 is hereby incorporated and made a part of the above referenced Solicitation.

APPROVED BY:


Terry Nicholson Senior Buyer
Purchasing Office, 512-974-2995

ACKNOWLEDGED BY:

Decker Lake Golf, LLC
SUPPLIER

AUTHORIZED SIGNATURE

7-8-2014
DATE

RETURN ONE (1) COPY OF THIS ADDENDUM TO THE PURCHASING OFFICE, CITY OF AUSTIN, WITH PROPOSAL OR PRIOR TO BID OPENING. FAILURE TO DO SO MAY CONSTITUTE GROUNDS FOR REJECTION OF YOUR OFFER.

PURCHASING OFFICE MEETING SIGN-IN SHEET

Bid No & Description:	Walter E. Long Golf Course	Meeting Date:	5/13/2014
Check Type of Meeting:	Pre Solicitation <input checked="" type="checkbox"/> Bid Opening	Place/Room:	University Hill Library
Buyer: Terry Nicholson			

Please Print Legibly			
Name	Company/Agency/Dept.	Phone	Email
STEVEN ROGERS	LAND STRATEGIES PLANNING & LANDSCAPE ARCH	512. 328.6050	srogers@landstrat.com
Casey Jones	landscapes Unlimited	402 416-7088	cjones@landscapesunlimited.com
VAL D'SOUZA	KEMPER SPORTS	813-928-2020	valdsoza@kemper sports.com
Karen Gonnillor	COA PAED	512-974-9350	Karen.gonnillor@austintexas.gov
Katy Williams	COA PARD	512-974-9352	Katy.Williams@austintexas.gov
Ignacio Vera	Affinity/Mosaic Clubs	210.317.120	iv@amggolftee time.com
Ignacio Vera	Medalist Golf Inc	210.317.1210	iv@amggolftee time.com
Sandy Brandt	Purchasing		
ARTY BELLOMY	TOWNEMULERS.	512-694-8839	ARTY@COUNTRYSIDESTUDIO.COM
Craig Nazor	Austin Sierra Club	512-836-5087	Cnazor@earthlink.net
Karl Long		512-276-1011	K8352@aol.com
Kristina Hughes		512-276-1011	Kristina@khere.com



ADDENDUM
PURCHASING OFFICE
CITY OF AUSTIN, TEXAS

REQUEST FOR QUALIFICATION STATEMENT NO: TVN0102 ADDENDUM NO. 2 DATE OF
ADDENDUM: May 29, 2014

City of Austin Forms
Addendum #2

This addendum is to incorporate changes to the above referenced solicitation:

I. Additional Information

The Pre-Proposal meeting has been scheduled for 3:00 pm on June 4, 2014 at the City of Austin Purchasing Office, main conference room. The complete address is as follows:

City of Austin Purchasing Office
124 W. 8th St.
Rm 335.1
Austin, TX 78701


All call-in bridge has been established for those who cannot attend in person. The call-in information is as follows:

Call In Number 512-974-9300
Conferee Code 285536

All other terms and conditions remain the same.

BY THE SIGNATURES affixed below, Addendum #2 is hereby incorporated and made a part of the above referenced Solicitation.

APPROVED BY:


Terry Nicholson Senior Buyer
Purchasing Office, 512-974-2995

ACKNOWLEDGED BY:

Decker Lake Golf, LLC

SUPPLIER

AUTHORIZED SIGNATURE

7-8-2014

DATE

RETURN ONE (1) COPY OF THIS ADDENDUM TO THE PURCHASING OFFICE, CITY OF AUSTIN, WITH PROPOSAL OR PRIOR TO BID OPENING. FAILURE TO DO SO MAY CONSTITUTE GROUNDS FOR REJECTION OF YOUR OFFER.



ADDENDUM
PURCHASING OFFICE
CITY OF AUSTIN, TEXAS

City of Austin Forms
Addendum #3

REQUEST FOR QUALIFICATION STATEMENT NO: TVN0102 ADDENDUM NO. 3
DATE OF ADDENDUM: June 10, 2014

This addendum is to incorporate changes to the above referenced solicitation:

I. Clarifications

- A. The Selection Process section of the RFQS (pages 14 & 15) has been updated. The section now reads as follows with the changes in **bolded** letters:

SELECTION PROCESS

An interdepartmental team will conduct the developer selection process. The team reserves the right to reject any or all responses or to terminate development negotiations at any time. Once the team has finished the evaluation, a **“short-list” may be presented** to the Austin City Council for approval to negotiate and execute a contract. The Austin City Council is the final decision-maker regarding this selection.

Upon receipt of qualifications, a selection Committee will review the qualifications and project concepts proposed by the respondents to this RFQS. This committee will be comprised of key COA staff, including representation from multiple disciplines within the Parks and Recreation Department. Also, if needed, the Committee will review any supplemental written responses. The COA reserves the right to request clarification or additional information from individual respondents and to request some or all respondents to make presentations to the City, staff, community groups, or others.

For each RFQS respondent, rankings of the Committee will be used to determine a composite ranking of respondents. Based upon the composite rankings, the Committee will select **one or more** respondent(s) as finalist(s), who will be invited to present their concepts to the City Council. Finalist will be required to provide graphic representation of project concepts **on boards to be displayed on the project web site and at City Hall. The community will be allowed to view and comment on the qualified project concepts. Public comments will be considered by the Committee during this evaluation stage for qualified and responsive Finalists to recommend to City Council.** As part of the evaluation process, the Committee expects to interview some, but not necessarily all, of the developers that submit qualifications statements.

Following analysis of RFQS responses, the selection Committee reserves the right to reject all proposals or to move immediately to selection of a Master Developer. The Committee reserves the right to assess and determine the most qualified respondents in its sole and exclusive discretion.

- B. The requirements of the City’s Small and Minority Business Resource Department are hereby added to this solicitation on Attachment A.
- C. The Cover Sheet of the RFQS incorrectly stated that the Pre-Proposal Conference was mandatory. The conference was not mandatory and all parties are still eligible to submit proposals.

II. Questions:

Question 1: What information is the COA going to make available to interested parties in terms of maps, plans, and golf course usage numbers?

Answer 1: There are several data bases available to the public that include pertinent information (see following links). Other information can be provided upon request.

<http://coaagssomtst.coacd.org/ParksWeb/>

<http://www.austintexas.gov/page/gis-information-and-mapping>

<http://www.austintexas.gov/department/gis-and-maps>

Question 2: Are Joint Venture's an acceptable form of business organization

Answer 2: Yes. However, they will still be responsible for any goals or subcontracting requirements.

Question 3: Is the Development Plan, Part 3 of the proposal done only after the short list? Things like economic analysis that will be difficult to provide until a concept has been determined.

Answer 3: No. The development plan is required with the original submission on July 8, 2014.

Question 4: Are the standard development processes currently in place off limits for this project?

Answer 4: No. All programs currently in place are appropriate for this project. However, there are no programs specifically related to this project.

Question 5: What about water supply? Does the developer have to secure that supply?

Answer 5: Water supply is the responsibility of the Developer?

Question 6: What is the timeline for the evaluation process?

Answer 6: As follows:

Submission Deadline:	4:00 pm on 7/8/14
Evaluation Team Review:	7/8/14 – 7/15/14
Interviews (if required):	7/22/14
Recommendation	7/25/14
Public Display:	8/5/14 – 8/26/14
City Council Review/Approval	9/25/14

III. Additional Information

A copy of the Pre-Proposal Attendance Sheet is attached

BY THE SIGNATURES affixed below, Addendum #3 is hereby incorporated and made a part of the above referenced Solicitation.

Garrett

ACKNOWLEDGED BY:

7-8-2014

AUTHORIZED SIGNATURE

DATE _____

Supporting Documents 89



CITY OF AUSTIN, TEXAS
Purchasing Office
REQUEST FOR QUALIFICATION STATEMENTS (RFQS)

SOLICITATION NO: TVN0102

DATE ISSUED: May 19, 2014

PRE-RESPONSE CONFERENCE TIME AND DATE: JUNE 4, 2014

LOCATION: TIME & LOCATION TO BE DETERMINED

**FOR CONTRACTUAL AND TECHNICAL
ISSUES CONTACT THE FOLLOWING
AUTHORIZED CONTACT PERSON(s):**

Terry Nicholson
Phone: 512-974-2995
Email: Terry.Nicholson@austintexas.gov

RESPONSES DUE PRIOR TO: 4:00 P.M. ON July 8, 2014

**CONFIDENTIAL FINANCIAL INFORMATION MAY BE
SUBMITTED IN A SEPARATE SEALED ENVELOPE.**

RESPONSE CLOSING TIME AND DATE: 3:00 P.M. on July 1,
2014

LOCATION: MUNICIPAL BUILDING, 124 W. 8TH STREET
RM 310, AUSTIN, TX 78701

City of Austin Forms
RFQ Statement

*****SIGNATURE FOR SUBMITTAL REQUIRED ON PAGE 2 OF THIS DOCUMENT*****

This solicitation is comprised of the following required sections. Please ensure to carefully read each section including those incorporated by reference. By signing this document, you are agreeing to all the items contained herein and will be bound to all terms.

SECTION NO.	TITLE	PAGES
0100	STANDARD PURCHASE DEFINITIONS	*
0200	STANDARD SOLICITATION INSTRUCTIONS	*
0300	CITY OF AUSTIN STANDARD TERMS & CONDITIONS	*
RFQS	WALTER E. LONG METROPOLITAN PARK REDEVELOPMENT REQUEST FOR QUALIFICATIONS STATEMENTS	24
EXH	EXHIBITS A - G	10
0800	NON-DISCRIMINATION CERTIFICATION	*
0805	NON-SUSPENSION OR DEBARMENT CERTIFICATION	*
0810	NON-COLLUSION, NON-CONFLICT OF INTEREST, AND ANTI-LOBBYING CERTIFICATION	*

*** Documents are hereby incorporated into this Solicitation by reference, with the same force and effect as if they were incorporated in full text. The full text versions of these Sections are available, on the Internet at the following online address:**

http://www.austintexas.gov/financeonline/vendor_connection/index.cfm#STANDARDBIDDOCUMENTS

Solicitation No. RFQS TVN0102

I agree to abide by the City's MBE/WBE Procurement Program Ordinance and Rules. For multiple third party agreements established from this RFQS, I agree that such agreements will contain contract terms requiring compliance with the standards and principles of the City's M/WBE Ordinance as outlined in Exhibit R of the solicitation. If any service is needed to perform the contract that my firm does not perform with its own workforce or supplies, I agree to contact the Small and Minority Business Resources Department (SMBR) at (512) 974-7600 to obtain a list of MBE and WBE firms available to perform the service.

If I am awarded the contract I agree to comply with the MBE/WBE Compliance requirements outlined in the RFQS.

The undersigned, by his/her signature, represents that he/she is submitting a binding offer and is authorized to bind the respondent to fully comply with the solicitation document contained herein. The Respondent, by submitting and signing below, acknowledges that he/she has received and read the entire document packet sections defined above including all documents incorporated by reference, and agrees to be bound by the terms therein.

Company Name: Decker Lake Golf, LLC

Address: 8108 FM 973, Austin, Texas 78724

Federal Tax ID No.: _____

Printed Name of Officer or Authorized Representative: Warren Hayes

Title: Vice President

Signature of Officer or Authorized Representative: _____

Date: July 8, 2014

E-mail address: whayes@hayesmodular.com

Phone number: 512-845-6319

*** QUALIFICATIONS STATEMENT MUST BE SUBMITTED WITH THIS OFFER SHEET (COMPLETED SIGNED) TO BE CONSIDERED FOR AWARD**

03

CITY PARKS FORUM
BRIEFING PAPERS



How cities use parks for... Economic Development

Appendix A

This summary from APA, a respected professional planning organization debates many of the attributes of great public parks. This underscores the City of Austin's forward thinking to partner with the private sector on this unique natural and recreational asset.

Executive Summary

Parks provide intrinsic environmental, aesthetic, and recreation benefits to our cities. They are also a source of positive economic benefits. They enhance property values, increase municipal revenue, bring in homebuyers and workers, and attract retirees.

At the bottom line, parks are a good financial investment for a community. Understanding the economic impacts of parks can help decision makers better evaluate the creation and maintenance of urban parks.

Key Point #1

Real property values are positively affected.

Key Point #2

Municipal revenues are increased.

Key Point #3

Affluent retirees are attracted and retained.

Key Point #4

Knowledge workers and talent are attracted to live and work.

Key Point #5

Homebuyers are attracted to purchase homes.

The City Parks Forum is a program of the American Planning Association funded by the Wallace-Reader's Digest Funds and the Doris Duke Charitable Foundation



American Planning Association

Making Great Communities Happen

KEY POINT #1:

Real property values are positively affected.

More than 100 years ago, Frederick Law Olmsted conducted a study of how parks help property values. From 1856 to 1873 he tracked the value of property immediately adjacent to Central Park, in order to justify the \$13 million spent on its creation. He found that over the 17-year period there was a \$209 million increase in the value of the property impacted by the park.

As early as the 19th century the positive connection between parks and property values was being made. Olmsted's analysis shows the real dollar amount impact of parks. His study was not a unique situation, however. Several studies conducted over the last 20 years reaffirm his findings, in cities across the country. Below are more examples of how proximity to a park setting is connected to property values.

Chattanooga, Tennessee: In the early 1980s this city was facing rising unemployment and crime, polluted air, and a deteriorating quality of life. To lure middle-class residents back, local government, businesses, and community groups decided to improve the quality of life by cleaning the air, acquiring open space, and creating parks and trails. As a result, property values rose more than \$11 million, an increase of 127.5 percent.

Atlanta: After Centennial Olympic Park was built, adjacent condominium prices rose from \$115 to \$250 a square foot. As noted on the Centennial Olympic Park website, "Thousands of people who have made the move to downtown Atlanta have chosen Centennial Olympic Park as their front yard." www.centennialpark.com.

Amherst, Massachusetts: Cluster housing with dedicated open space was found to appreciate at an annual rate of 22 percent, compared to a comparable conventional subdivision's rate of 19.5 percent. This translated in 1989 dollars to a difference of \$17,100.

KEY POINT #2:

Municipal revenues are increased.

Another component of the Central Park study was an assessment of increased tax revenue as a result of the park. The annual excess of increase in tax from the \$209 million in property value was \$4 million more than the increase in annual debt payments for the land and improvement. As a result of building Central Park, New York City made a profit.

Increased property values and increased municipal revenues go hand in hand. Property tax is one of the most important revenue streams for cities. By creating a positive climate for increased property values, the tax rolls will benefit in turn. As shown with Central Park, parks can both pay for themselves and generate extra revenue. In addition, tax revenues from increased retail activity and tourism-related expenditures further increase municipal monies.

Property Tax Benefits

Chattanooga: Improvements in Chattanooga resulted in an increase in annual combined city and county property tax revenues of \$592,000 from 1988 to 1996, an increase of 99 percent. (Lerner and Poole, 1999).

Boulder: The presence of a greenbelt in a Boulder neighborhood was found to add approximately \$500,000 in property tax revenue annually.

Sales Tax Benefits

Oakland, California: The presence of the East Bay Regional Park District is estimated to stimulate about \$254 million annually in park-related purchases, of which \$74 million is spent in the local East Bay economy.

Shopping Districts: Surveys indicate that prices for products in districts with trees were on average about 11 percent greater than in no-tree districts; the quality of products were rated 30 percent higher than in areas with no sidewalk landscaping.

Tourism-Related Benefits

Atlanta: Centennial Olympic Park has an estimated 1.5 million visitors each year; attending 175 public events.

San Antonio, Texas: Riverwalk Park, created for \$425,000, is lined with outdoor cafes, shops, bars, art galleries, and hotels, and has overtaken the Alamo as the most popular attraction for the city's \$3.5-billion tourism industry.

KEY POINT #3:*Affluent retirees are attracted and retained.*

"There is a new, clean growth industry in America today—The industry is retirement migration" (Foreward in Longino, 1995, 7).

By the year 2050, according to the U.S. Census Bureau, approximately 1 in every 4 Americans will be 65 years of age or older, creating an affluent group of retirees with financial benefits, including Social Security, military benefits, and pension plans. With an average life expectancy of between 75 and 83 years, this is a significant population group, both in size and affluence.

They are also mobile, moving to various locations across the country—places as diverse as northern Wisconsin and Michigan, the mountains of Colorado and Montana, and New England. Members of this mobile retiree cohort have been termed "GRAMPIES": (Growing [number of] Retired Active Monied People In Excellent Shape).

GRAMPIES want communities that provide leisure and recreation amenities. In a study by Miller et al. (1994), a retiree sample was asked to review 14 features and indicate their importance in the decision to move. The first three in rank order were scenic beauty, recreational opportunities, and mild climate.

Retirees bring expendable income into their communities. If 100 retired households come to a community in a year; each with a retirement income of \$40,000, their impact is similar to that of a new business spending \$4 million annually in the community. (Crompton, p. 65).

They increase the tax base and are "positive" taxpayers, using fewer services than they pay for through taxes. For example, they pay taxes to school districts but do not send children there.

Retirees transfer significant assets into local investment and banking institutions, expanding the local deposit base that can be used for commercial and industrial financing.

KEY POINT #4:*Knowledge workers and talent are attracted to live and work.*

"...cities are characterized by a sense of place, beauty in the natural environment, a mixed-use transportation system and a 24-hour lifestyle. These are the characteristics that will attract the creativity and brainpower that undergird the new economy." Steven Roulac, futurist, The Roulac Group.

A significant change has occurred in the American economy. Industry today is composed of smokeless industries, high technology, and service-sector businesses, collectively referred to as the "New Economy." The workers in the New Economy are selling their knowledge, as opposed to physical labor; as the main source of wealth creation and economic growth. These employees, referred to in studies as "knowledge workers" or "talent," work in a "footloose" sector—companies are not tied to a certain location in order to achieve a competitive advantage.

What the companies are attached to is retaining their talent and attracting more talent. As a result, several studies have been conducted to determine what factors are important to talent when they are making employment decisions.

A survey of 1,200 high technology workers in 1998 by KPMG found that quality of life in a community increases the attractiveness of a job by 33 percent.

Knowledge workers prefer places with a diverse range of outdoor recreational activities, from walking trails to rock climbing. Portland, Seattle, Austin, Denver, and San Francisco are among the top cycling cities; they also are among the leaders in knowledge workers.

Workers attracted to an area are then positioned to put money back into the local economy through jobs, housing, and taxes, which then contribute to parks.

KEY POINT #5:*Homebuyers are attracted to purchase homes.*

"Parks, ponds, bike paths." "Nearly five acres of woodland protected as a nature sanctuary" "My lake...my park...my home."

All around the U.S. real estate brokers and homebuilders are advocating parks as one of the top residential selling points. The desire to live near parks also translates into real dollars.

A 2001 survey by the National Association of Realtors (NAR) revealed that 57 percent of voters would choose a home close to parks and open space over one that was not.

In addition, the NAR survey found that 50 percent of voters would be willing to pay 10 percent more for a house located near a park or protected open space.

The National Association of Home Builders found that 65 percent of home shoppers surveyed felt that parks would seriously influence them to move to a community.

According to Economics Research Associates (ERA), a 1991 survey in Denver found that 48 percent of residents would pay more to live in a neighborhood near a park or greenway.

One of the most popular planned community models today is golf-course residential development. However, surveys have shown that the majority of people who live in golf course communities don't play golf regularly—as many as two-thirds, according to ERA. They are attracted to the dedicated open space, the expansive views, and the guarantee that both elements will stay the same. By promoting, supporting, and revitalizing urban parks, cities can help attract a significant portion of the homebuying community.

Resources

Association of Foreign Investors in Real Estate. December 11, 2000. "Ten U.S. Cities Among 20 in the World Poised to Reap Benefits of New Economy." Press Release: The Roulac Group.

Center for Urban Horticulture. November 1998. "Trees in Business Districts: Positive Effects on Consumer Behavior!" Seattle, Wash.: University of Washington.

Crompton, John L. November 2001. *Parks and Economic Development*. PAS Report No. 502. Chicago: APA.

Florida, Richard. January 2000. "Competing in the Age of Talent: Quality of Place and the New Economy." Prepared for the R.K. Mellon Foundation, Heinz Endowments, and Sustainable Pittsburgh.

Foster, Mary. November 6, 1999. "Better homes have gardens, parks." *New Orleans Times-Picayune*.

Handley, John. September 5, 1999. "Gold Medal." *Chicago Tribune*, Section 16, Real Estate.

Harnik, Peter. 2000. *Inside City Parks*. Washington, D.C.: Urban Land Institute.

Lerner, Steve and William Poole. 1999. *The Economic Benefits of Parks and Open Space: How Land Conservation Helps Communities Grow and Protect the Bottom Line*. The Trust for Public Land.

Longino, C.F. Jr. 1995. *Retirement Migration in America*. Houston: Vacation Publications.

MacKay, Ned. December 21, 2000. "Putting a price on the value of open space." *Contra Costa Times*, Oakland, Cal.

Miller, W., et al. 1994. *Retirement In-Migration Study*. Mississippi State, Miss.: Southern Rural Development Center.

National Park Service. 1995. *Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors: A Resource Book*. Washington, D.C.: NPS Rivers, Trails and Conservation Assistance. Fourth Edition.

Phillips, Patrick L. n.d. *ERA Issue Paper: Real Estate Impacts of Urban Parks*. Los Angeles: Economics Research Associates.

Urban Land Institute. 1994. *Golf Course Development and Real Estate*. Washington, D.C.: Urban Land Institute.

For further information on this paper, please contact the author, Megan Lewis, AICP, Assistant Director of The City Parks Forum, 312-786-6363; mlewis@planning.org

Cover photo: San Antonio Riverwalk, courtesy of Alexander Garvin

**City Parks Forum Briefing Papers**

This is one in a continuing series of briefing papers on how cities can use parks to address urban challenges. We hope the information here helps you to create great urban parks in your city.

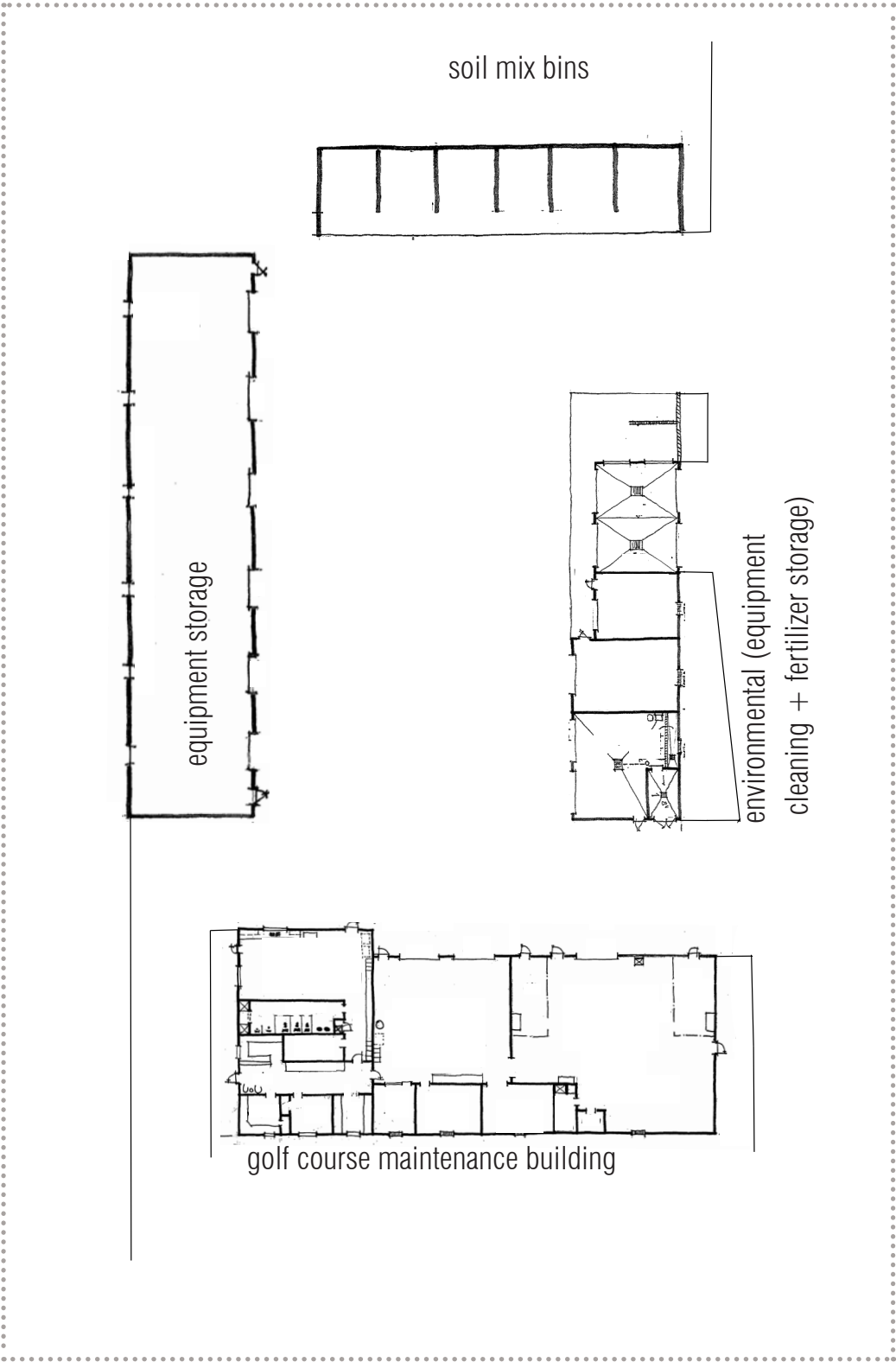
Please visit our website at www.planning.org/cpf to learn more about The City Parks Forum.



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122 S. Michigan Ave, Suite 1600, Chicago, IL 60603;
www.planning.org.

Appendix B

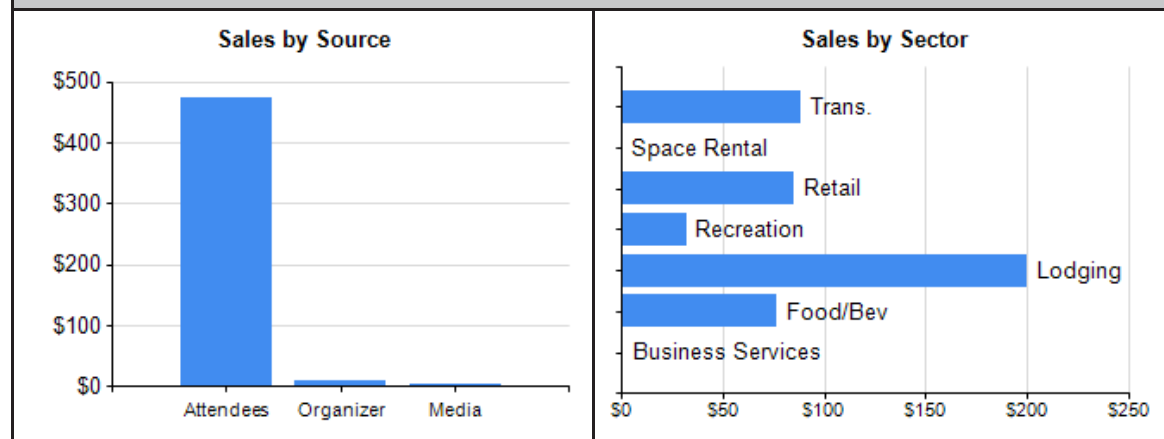
This plan shows a preliminary layout for the Golf Course Maintenance Facility.



GOLF COURSE MAINTENANCE FACILITY

Event Parameters		Key Results	
Event Name:	Golf Visitor EEI Draft	Business Sales (Direct):	\$483
Organization:	Austin New Golf Course Project	Business Sales (Total):	\$836
Event Type:	Sports: Adult Amateur	Jobs Supported (Direct):	0
Start Date:	1/1/2015	Jobs Supported (Total):	0
End Date:	1/1/2015	Local Taxes (Total):	\$70
Overnight Attendees:	1	Net Direct Local Tax ROI:	\$54
Day Attendees:	0	Room Nights Generated:	1

Direct Business Sales

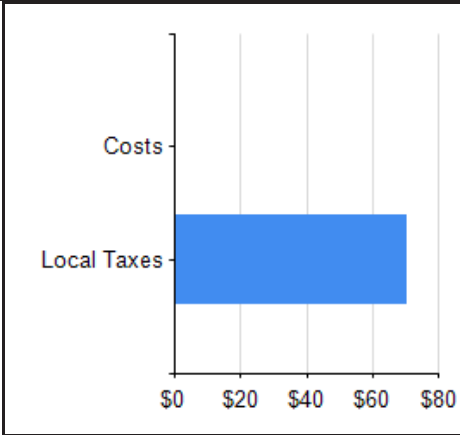


Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$200	\$0	\$0	\$200
Transportation	\$88	\$0	\$0	\$88
Food & Beverage	\$68	\$8	\$0	\$76
Retail	\$85	\$0	\$0	\$85
Recreation	\$32	\$0	\$0	\$32
Space Rental	\$0	\$0	\$0	\$0
Business Services	\$0	\$0	\$0	\$0
TOTAL	\$474	\$9	\$0	\$483

Appendix C

Austin Convention & Visitors
Bureau inputs for Economic
Impact Analysis

Economic Impact Details			
	Direct	Indirect/Induced	Total
Business Sales	\$483	\$353	\$836
Personal Income	\$166	\$109	\$274
Jobs Supported			
Persons	0	0	0
Annual FTEs	0	0	0
Taxes and Assessments			
Federal Total	\$44	\$31	\$75
State Total	\$44	\$9	\$53
sales	\$27	\$5	\$32
income	\$0	\$0	\$0
bed	\$12	-	\$12
other	\$5	\$4	\$8
Local Total	\$54	\$16	\$70
sales	\$10	\$2	\$12
income	\$0	\$0	\$0
bed	\$18	-	\$18
per room charge	\$0	-	\$0
tourism district	\$0	-	\$0
property tax	\$23	\$13	\$36
restaurant	\$0	\$0	\$0
other	\$2	\$2	\$4
Event Return on Investment			
Direct			
Direct Local Tax Receipts	\$54		
Local Costs	\$0		
Direct ROI	\$54		
Net Present Value	\$53		
Direct ROI (%)	-		
Total			
Total Local Tax Receipts	\$70		
Total ROI	\$70		
Net Present Value	\$69		
Total ROI (%)	-		





Demand Metrics	
Room Nights (total)	1
Room Pickup (block only)	1
Peak Rooms	1
Total Visitor Days	2

WORLD GOLF
— FOUNDATION —



Estimating The Charitable Impact Of Golf

November 2012

NGF
NATIONAL GOLF FOUNDATION

Appendix D

National Golf Foundation:
Estimating the Charitable Impact
of Golf. Input for Economic
Impact Analysis.

Overview

- World Golf Foundation commissioned the NGF to conduct a study aimed at determining the amount of money raised for charitable organizations in 2011, primarily through professional and amateur tournaments (e.g., charity events conducted at local golf facilities).

2

NGF
Helping Golf Businesses Succeed

MEMBER RESOURCES • CONSULTING • RESEARCH • DATABASE SERVICES

The Charitable Impact Of Golf

- Golf was used as a vehicle to raise \$3.9 billion for charity in 2011, including both amateur and professional tournaments
- Nearly 12,000 golf facilities (75% of the total) hosted an event
 - 143,000 total events were held, attended by 12 million participants
- The majority of charitable organizations who conduct golf events (85%) find them important to their fundraising efforts
 - Golf events raise significant amounts of money and are relatively easy to organize
 - They provide exposure and networking opportunities among supporters, which leads to additional giving

3



MEMBER RESOURCES • CONSULTING • RESEARCH • DATABASE SERVICES

Amount Raised From Local Golf Events: Estimation Process

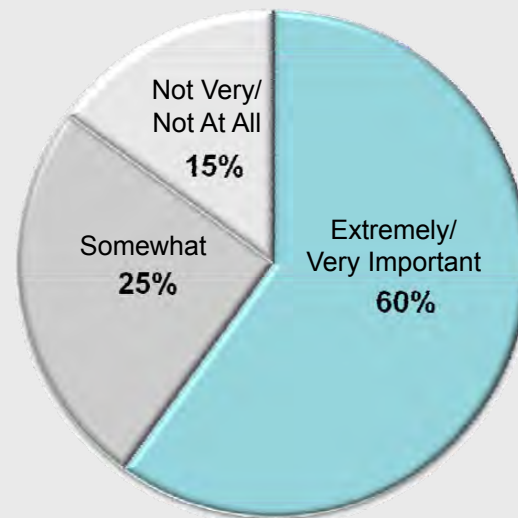
Total Facilities	15,751	
	×	
% that held charitable golf events	75%	
	×	= 11,800 facilities
Average number of events held per facility	12.1	
	×	= 143,000 events
Average raised per charitable golf event	\$26,300	
TOTAL RAISED IN 2011	\$3.8 Billion	

4



MEMBER RESOURCES • CONSULTING • RESEARCH • DATABASE SERVICES

Importance Of Golf In Fundraising Efforts



Why Golf Is Important In Their Fundraising Efforts:

- Raises a significant amount of money
- Fun, popular, people like to golf
- Gets people together, bonding, networking, relationship-building
- Creates exposure/public awareness for charity name and message
- Easy and efficient to raise money and organize
- Reaches an affluent demographic that are more likely to give: contributors and sponsors
- Creates networking opportunities that lead to additional giving

Base: Charities that held a golf event in 2011 to raise money for their charity (n=263)



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Methodology

FACILITIES:

- 872 facilities surveyed (by telephone & internet); June-July 2012
- Representative sample balanced by type, size, fee and region
- Facility interviews yielded:
 - Total number of charitable golf outings hosted
 - Number of participants per charitable golf event
 - Total cash donated to charity



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