

# Bay Area Houston

## Real Estate Resource Guide

Clear Lake Shores   Dickinson   El Lago   Friendswood   Houston   Kemah   La Porte  
League City   Nassau Bay   Pasadena   Seabrook   Taylor Lake Village   Webster  
Galveston County   Harris County   Port of Houston Authority

- Planning, Market Studies and Economic Consulting Services
- Commercial Finance Options
- Real Estate Services – Commercial Brokers & Developers
- Real Estate Services - Residential
- Real Estate Law
- Environmental Services
- Architects and Engineering Companies
- Construction Companies
- City Economic Development Representatives

Updated September 2, 2010



# Marketing, Feasibility and Economic Studies

**CDS Market Research**

**Kent Dussair**

**1250 Wood Branch, Suite 100**

**Houston, TX 77079**

**281.582.0855**

**[kdussair@cdsmr.com](mailto:kdussair@cdsmr.com)**

**[www.cdsmr.com](http://www.cdsmr.com)**

## **MARKET PLANNING STUDIES**

Designed to aid our clients in making planning decisions:

- Land acquisition / Site selection
- Highest and best use analysis
- Urban development / redevelopment concepts
- Transit-oriented development

## **MARKET FEASIBILITY STUDIES**

Designed to aid our clients in documenting market feasibility:

- Retail stores and shopping centers
- General purpose and medical office
- Light industrial – warehouse-distribution-service center
- Residential
  - Single family housing
  - Master Planned Communities
  - Multi-family apartments
  - Townhomes and mid-density attached concepts
  - High-rise rental and condominiums
- Mixed-use / town center development
- Recreational and entertainment

## **CONSUMER DEMAND AND SATISFACTION STUDIES**

Designed to aid our clients in quantifying customer attitudes and opinions

- Prospective buyer and customer demand surveys
- Customer satisfaction surveys
- Image and advertising awareness surveys

## **ECONOMIC DEVELOPMENT STUDIES**

Designed to aid our public sector clients in addressing urban development issues:

- Strategic market planning
- Target industry analyses
- Retail trade area analysis
- Support for special district formation
- Economic and fiscal impact studies
- Main street and old town revitalization
- Business and industrial park demand studies

# Planning and Development Services

**Marsh Darcy Partners, Inc.**

**Sue Darcy / Kent Marsh**

**8955 Katy Freeway, Suite 215**

**Houston, Texas 77024**

**713.647.9880**

**[sdarcy@marshdarcypartners.com](mailto:sdarcy@marshdarcypartners.com)**

**[kmarsh@marshdarcypartners.com](mailto:kmarsh@marshdarcypartners.com)**

**[www.marshdarcypartners.com](http://www.marshdarcypartners.com)**

Marsh Darcy Partners is a progressive multi-disciplinary planning firm offering the public and private sectors a wide range of integrated real estate and planning services. Marsh Darcy Partners specializes in bringing developers and communities together around creative, sustainable ideas.

Marsh Darcy's team, composed of professionals with backgrounds in urban land planning, land use policy creation, economic development implementation strategy, land use and regulatory law, provides services in these five key areas:

## **Physical Planning:**

- Urban Design
- Community Master Planning
  - Conventional
  - Traditional Neighborhood Design (TND)
- Site Planning
  - General Plans
  - Subdivision Plats
  - Replats
- Transportation Planning
- Major Thoroughfare Amendments
- Planned Unit Developments (PUD)
- Variances and Joint Referral Applications

## **Policy Planning:**

- Comprehensive Plans
- Project Reviews
- Development Regulation
  - Conventional ZONING TOOLS
  - Form-Based and SmartCode base tools
- Ordinance Writing
- Community Involvement / Outreach

## **Economic Development Implementation:**

- Development Policy Creation and Review
- Project Impact Analysis
- Financing Structures and Alternatives
- Creation and maintenance of :
  - Developer, 380 and 381 Agreements
  - Abatements
  - Municipal Management Districts
  - Tax Increment Financing Districts
  - Public Improvement Districts
  - Neighborhood Empowerment Zones

## **Real Estate Development Services:**

- Site Evaluation
- Proforma and Financial Modeling

## **Real Estate Related Legal Services:**

- Land Use
- Regulatory and Entitlement
- Special District Creation
- Expert Witness Testimony

# Commercial Finance Options

## **AmegyBank of Texas**

Larry Jensen, Senior Vice President

4500 Fairmont Parkway

Pasadena, TX 77504

713.232.5010 cell: 713.412-4917

[larry.jensen@amegybank.com](mailto:larry.jensen@amegybank.com)

### **Loan types considered:**

SBA Loan • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Forward Commitments • Joint Ventures • Asset Based • Consumer

## **AMOCO Federal Credit Union**

Shawn Bailey, President / CEO

409.941.8640 direct : 409.941.8612 [baileys@amocofcu.org](mailto:baileys@amocofcu.org)

Kevin Venable, Business Development Manager

281.534.5509 cell: 281.455.6752 [kvenable@amocofcu.org](mailto:kvenable@amocofcu.org)

2300 Texas Avenue

Texas City, TX 77592

### **Loan types considered:**

Consumer lending

## **Capital Bank - Pasadena**

Ken E. Unfried, Market President - Pasadena

6101 Fairmont Parkway

Pasadena, TX 77505

713.586.4876

[ken@capitalbanktx.com](mailto:ken@capitalbanktx.com)

**Note:** Full service bank.

**Maximum loan amount: \$4 million**

# Commercial Finance Options

## **Capital One Bank**

Roland Rivera, Sr. Vice President

713.435.5408 cell: 713.392.3012

[roland.rivera@capitalonebank.com](mailto:roland.rivera@capitalonebank.com)

5718 Westheimer, Suite 600

Houston, TX 77057

### **Loan types considered:**

SBA Loan • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Forward Commitments • Joint Ventures • Nonrecourse • Asset Based • Consumer

**Maximum loan amount: up to \$30 million**

## **Frost Bank**

Mark Wilson, Market President

1234 Clear Lake City Blvd.

Houston, TX 77062

713.388.1021

[mark.wilson@frostbank.com](mailto:mark.wilson@frostbank.com)

**Note:** Services provided: banking, investments, insurance

## **Icon Bank of Texas, N.A.**

Jim Stewart, Bay Area Market President

16610 Hwy 3

Webster, TX 77598

281.517.2461

[jstewart@iconbanktx.com](mailto:jstewart@iconbanktx.com)

# Commercial Finance Options

## **JP Morgan Chase Bank**

Rob Stein, Vice President - Commercial Banking

707 Travis Street, 9-CBBN-397

Houston, TX 77002

713.216.6829 713.823.1254

[rob.stein@chase.com](mailto:rob.stein@chase.com)

## **JSC Federal Credit Union**

Michael Brown, President

P.O. Box 58346

Houston, TX 77258

281.488.7070

[mbrown@jscfcu.org](mailto:mbrown@jscfcu.org)

## **Moody National Bank**

Victor Pierson, President

2302 Post Office Drive

Galveston, TX 77550

409.765.5561 281.334.5522 ext 5204

[vperson@moodybank.com](mailto:vperson@moodybank.com)

### **Loan types considered:**

Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Bridge Loans • Second Lien Mortgages • Consumer

**Minimum and maximum loan amounts: \$1,000 to \$12 million**

# Commercial Finance Options

## **Patriot Bank**

Mike Huss, Sr. Vice President - Clear Lake

Frank Law, Sr. Vice President - Clear Lake

2424 Bay Area Blvd.

Houston, TX 77062

281.956.2600

[mhuss@patriotbankusa.com](mailto:mhuss@patriotbankusa.com)   [flaw@patriotbankusa.com](mailto:flaw@patriotbankusa.com)

### **Loan types considered:**

SBA Loan • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Bridge Loans • Notes Purchased • Forward Commitments • Joint Ventures • Consumer

**Minimum and maximum loan amounts: \$2,000 to \$20 million**

## **Prosperity Bank**

Russell Lindsey, President Clear Lake Banking Center

281.332.3595   [russell.lindsey@prosperitybanktx.com](mailto:russell.lindsey@prosperitybanktx.com)

100 West Medical Center Blvd.

Webster, TX 77598

### **Loan types considered:**

SBA Loan • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Development • Refinance • Consumer

## **Sterling Bank - Clear Lake**

Mike Duckett, Senior Vice President

713.507.2753   [michael.duckett@banksterling.com](mailto:michael.duckett@banksterling.com)

16211 Space Center Blvd.

Houston, TX 77062

713.507.7501

# Commercial Finance Options

## **Texas Citizens Bank, NA**

Michael L. Cornett, President

713.948.5706 cell: 281.734.0831 [mike@texascitizensbank.com](mailto:mike@texascitizensbank.com)

Gary Pool, Vice President - Relationship Manager

713.948.5765 cell: 832.782-2580 [gpool@texascitizensbank.com](mailto:gpool@texascitizensbank.com)

14020 Highway 3, Suite 100

Houston, TX 77598

### **Loan types considered:**

SBA Loan • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Bridge Loans • Second Lien Mortgages • Notes Purchased • Forward Commitments • Joint Ventures • Asset Based • Consumer

## **Trustmark Bank**

Cindy Hebert

281.226.1207 cell: 281.630.5691 [ckhebert@trustmark.com](mailto:ckhebert@trustmark.com)

Chad Disch, Market President

713.943.6978 cell: 713.894.7216 [chad\\_disch@trustmark.com](mailto:chad_disch@trustmark.com)

14870 Space Center Blvd.

Houston, TX 77062

### **Loan types considered:**

SBA Loans • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Mezzanine • Bridge Loans • Second Lien Mortgages • Notes Purchased • Forward Commitments • Joint Ventures • Consumer

**Minimum and maximum loan amounts: \$500 to \$25+ million**

# Commercial Finance Options

## **Wells Fargo**

Barry G. McMahan, Business Banking Manager

1150 Clear Lake City Blvd., Suite 204

Houston, TX 77062

281.282.2212

[barry.g.mcmahan@wellsfargo.com](mailto:barry.g.mcmahan@wellsfargo.com)

### **Loan types considered:**

SBA Loan • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Mezzanine • Bridge Loans • Second Lien Mortgages • Notes Purchased • Hard Money • Forward Commitments • Joint Ventures • Asset Based • Consumer

**Minimum and maximum loan amounts: \$1,000 to unlimited**

# Real Estate Services – Commercial Brokers & Developers

## **Alliance Commercial Investments, Inc.**

Charles Whynot / Stephen Whynot

900 Apollo Lane, Suite C

Houston, TX 77058

281.480.9600

[cwhynot@alliancecommercial.com](mailto:cwhynot@alliancecommercial.com)    [swhynot.alliancecommercial.com](mailto:swhynot.alliancecommercial.com)

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

Commercial Broker

Developer / Investor

## **Capital Commercial Investments, Inc.**

Tyndall Yaap / Rob Evans

1900 West Loop South, Suite 770

Houston, TX 77027

Rob: 713.335.6510 Tyndall: 713.335.6505

[tyaap@capitalcommercial.com](mailto:tyaap@capitalcommercial.com)

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

Developer / Investor

Build-to-suit

Commercial Broker

## **CB Richard Ellis**

George Jones

2800 Post Oak Blvd., Suite 2300

Houston, TX 77056

713.577.1888

[george.jones@cbre.com](mailto:george.jones@cbre.com)

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

Commercial Broker

## **Colliers International**

Coy Davidson / Mike Taetz

1300 Post Oak Blvd., suite 200

Houston, TX 77056

713.222.2111

[coy.davidson@colliers.com](mailto:coy.davidson@colliers.com)    [mike.taetz@colliers.com](mailto:mike.taetz@colliers.com)

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

Commercial Broker

# Real Estate Services – Commercial Brokers & Developers

## **Coventry Development Corporation - Houston**

Developer

Robert Taylor  
1560 West Bay Area Blvd., Suite 350  
Friendswood, TX 77546  
281.480.5066  
[rtaylor@cdc-houston.com](mailto:rtaylor@cdc-houston.com)

## **Cypress Bay Subdivision / Marina Bay Village**

Developer

Residential Real Estate  
Commercial Real Estate

Nick or Teresa Scotto  
104 Twin Oaks Blvd., Suite 100  
Kemah, TX 77565  
(281) 334-2323 ext. 101  
[teresa@rdventures.com](mailto:teresa@rdventures.com)

## **Falcon Group**

Developer / Investor

Commercial & Multi-family Real Estate

Richard Anderson / Jack Moss / Arnold Tauch  
5225 Katy Freeway, Suite 530  
Houston, TX 77007  
713.861.8850  
[randerson@falcongroup.com](mailto:randerson@falcongroup.com) [jmoss@falcongroup.com](mailto:jmoss@falcongroup.com) [atauch@falcongroup.com](mailto:atauch@falcongroup.com)  
[www.falcongroup.com](http://www.falcongroup.com)

## **Griffin Partners**

Developer / Investor

Commercial Broker

Fred B. Griffin  
5151 San Felipe, Suite 1300  
Houston, TX 77056  
713.622.7714  
[fgriffin@griffinpartners.com](mailto:fgriffin@griffinpartners.com)  
[www.griffinpartners.com](http://www.griffinpartners.com)

# Real Estate Services – Commercial Brokers & Developers

## **J. A. Billipp Company**

Andy Billipp / Mark Witte / Peter Billipp

6925 Portwest Dr., Suite 130

Houston, TX 77024

713.426.5000

[abillipp@jabillipp.com](mailto:abillipp@jabillipp.com) [mwitte@jabillipp.com](mailto:mwitte@jabillipp.com) [pbillipp@jabillipp.com](mailto:pbillipp@jabillipp.com)

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

Developer / Investor

Commercial & Industrial

Build-to-suit

## **J Holt Properties, LLC**

Jeanette Holt

3622-D Fairmont Parkway

Pasadena, TX 77504

281.991.9800

[jeanette@jholtproperties.com](mailto:jeanette@jholtproperties.com)

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

Commercial Broker

Developer / Investor

## **The Johnson Development Corporation**

Bob Douglas

1531 Louisiana Street, Suite 100

League City, TX 77573

281.332.5450 ext. 100

[bobd@johnsondev.com](mailto:bobd@johnsondev.com)

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

Developer / Investor

Commercial Broker

# Real Estate Services – Commercial Brokers & Developers

## **Stream Realty Partners, LP**

Justin Robinson  
9 Greenway Plaza, Suite 500  
Houston, TX 77046  
713.300.0304  
[jrobinson@streamrealty.com](mailto:jrobinson@streamrealty.com)  
[www.streamrealty.com](http://www.streamrealty.com)

Commercial Broker  
Property Management

## **Studley, Inc.**

W. Derrell Curry  
333 Clay Street, Suite 3700  
Houston, TX 77002  
713.237.5507  
[dcurry@studley.com](mailto:dcurry@studley.com)  
[www.studley.com](http://www.studley.com)

Tenant Representation Services

## **Twenty Twenty Properties, Inc.**

John L. Cole  
1560 W. Bay Area Boulevard, Suite 190  
Friendswood, TX 77546  
281.280.9313  
[johnlcole@2020prop.com](mailto:johnlcole@2020prop.com)  
[www.2020prop.com](http://www.2020prop.com)

Developer / Investor  
Property Management

## **United Equities, Inc.**

Buster Freedman / Doug Freedman  
4545 Bissonnet, Suite 100  
Bellaire, TX 77401  
713.772.6262  
[bfreedman@unitedequities.com](mailto:bfreedman@unitedequities.com)    [dfreedman@unitedequities.com](mailto:dfreedman@unitedequities.com)  
[www.unitedequities.com](http://www.unitedequities.com)

Developer / Investor  
Commercial Broker

# Real Estate Services – Commercial Brokers & Developers

## **Wile Interests**

Randy Wile / Jonathan Paine  
1811 Bering Drive, Suite 140  
Houston, TX 77057  
713.337.3350

[randy@wileinterests.com](mailto:randy@wileinterests.com)   [jonathan@wileinterests.com](mailto:jonathan@wileinterests.com)

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

Developer / Investor

Build-to-suit

Commercial Broker

# Real Estate Services - Residential

## **Archer Group with ReMax**

Pamela Archer / Simon Urbanic  
1150 Clear Lake City Blvd.  
Houston, TX 77062  
281.204.1110

[pamela@relocateclearlake.com](mailto:pamela@relocateclearlake.com)    [simonurbanic@comcast.net](mailto:simonurbanic@comcast.net)  
[www.relocateclearlake.com](http://www.relocateclearlake.com)

Residential Real Estate

## **Coldwell Banker United Realtors**

Marilyn Burt  
1001 Pineloch, Suite 100  
Houston, TX 77062  
281.488.3383

[mburt@cbunited.com](mailto:mburt@cbunited.com)  
[www.cbunited.com](http://www.cbunited.com)

Residential Real Estate  
Commercial Broker

## **Houston Association of Realtors**

Rene Galvan  
3693 Southwest Freeway  
Houston, TX 77027  
713.629.1900

[rene.galvan@har.com](mailto:rene.galvan@har.com)  
[www.har.com](http://www.har.com)

Residential Real Estate  
Commercial Real Estate

## **Robert L. Trask – ReMax Associates**

Robert L. Trask  
103 – A Davis Road  
League City, TX 77573  
281.338.3000

[bobtrask@remax.net](mailto:bobtrask@remax.net)  
[www.homesclearlake.com](http://www.homesclearlake.com)

Residential Real Estate  
Commercial Broker

# Real Estate Law

## **Barlow Jones, L.L.P**

Joe Barlow

17225 El Camino Real, Suite 400

Houston, TX 77058

281 488.8440

[jbarlow@btjblaw.com](mailto:jbarlow@btjblaw.com)    [www.joebarlowlaw.com](http://www.joebarlowlaw.com)

## **Greer, Herz, & Adams, LLP**

Joseph A. C. Fulcher

2525 South Shore Boulevard, Suite 203

League City, TX 77573

281.480.5278    409.797.3210

[jfulcher@greerherz.com](mailto:jfulcher@greerherz.com)    [www.greerherz.com](http://www.greerherz.com)

## **Gregg & Gregg, P. C.**

Dick H. Gregg, Jr.

16055 Space Center Boulevard, Suite 150

Houston, TX 77062

[dgreggj@gregg-gregg.com](mailto:dgreggj@gregg-gregg.com)    [www.gregg-gregg.com](http://www.gregg-gregg.com)

## **Juist, Fabio & Ward, P. C.**

David R. Juist

17629 El Camino Real, Suite 405

Houston, TX 77058

[drj@juistpc.com](mailto:drj@juistpc.com)    [www.juistpc.com](http://www.juistpc.com)

# Real Estate Law

**Mills Shirley L. L. P.**

Bill Todd / Chris Cahill

2228 Mechanic Street, Suite 400

Galveston, TX 77550

409.763.2341

[btodd@millsshirley.com](mailto:btodd@millsshirley.com)   [ccahill@millsshirley.com](mailto:ccahill@millsshirley.com)   [www.millsshirley.com](http://www.millsshirley.com)

**Waldron & Schneider, LLP**

Randall B. Ashby

15150 Middlebrook Dr.

Houston, TX 77058

281.488.4438

[rashby@ws-law.com](mailto:rashby@ws-law.com)   [www.ws-law.com](http://www.ws-law.com)

# Environmental Services

**Separation Systems Consultants, Inc. (SSCI)**

**Environmental and Consulting Services**

**Helen I. Hodges**

**17041 El Camino Real, Suite 200**

**Houston, TX 77058**

**281.486.1943**

**[helen@sscienvironmental.com](mailto:helen@sscienvironmental.com)**

**[www.sscienvironmental.com](http://www.sscienvironmental.com)**

**Services:**

- Environmental Site Assessment, Phases I, II and III
- Risk-Based Corrective Action, Remediation and Closure
- Wetlands and Ecological Consultation, Assessment, Mitigation and Permitting
- Waste Management, Assessments and Clean Ups; Annual Waste Reports
- Engineering and Consulting Services
- Fuel system design, installation, removal and trouble shooting
- Permitting and compliance services
- Technical research and writing, including grant writing
- Regulatory representation
- Real Property Transfers
- Professional and Technical Training

# Engineering and Architectural Services

**Lockwood, Andrews & Newnam, Inc.**  
**Planning, Engineering and Program Management**  
**Dennis W. Petersen**  
**2925 Briarpark Drive**  
**Houston, TX 77042**  
**713.266.6900**  
**[dpetersen@lan-inc.com](mailto:dpetersen@lan-inc.com)**    **[www.lan-inc.com](http://www.lan-inc.com)**

## Services:

- Land Development – commercial and residential development projects for small and large-scale communities
- Facilities Engineering – complex facility design and construction projects for public and private clients. From high-rise structures to elaborate athletic and sporting facilities.
- Water Resources – unique experience in the design, management and construction of water and wastewater treatment facilities and distribution lines.
- Transportation – planning and engineering services for both public and private sector clients.
- Structural Engineering – extensive experience in the design, rehabilitation and construction of structures ranging from sports arenas to water/wastewater plants.
- Rail and Transit – program management, construction management and engineering experience in commuter park and ride facilities, commuter rail facilities, high occupancy vehicle lanes and downtown street transit improvements for major cities.
- Public Works Engineering – provides engineering services to municipal utility districts for all aspects of engineering. Construction management of the facilities and operational consultation.
- Navigation, Ports and Coastal – wide range of engineering services to assist the development and enjoyment of coastal resources.
- Construction Management – sewers, sidewalks, street art, fountains, landscaping, traffic signals, light rail and commuter rail, building and building renovation

# Construction Services

**Gilbane Building Company**  
**Bob Walcott and Dawn Landry**  
**1131 Lamar Street, Suite 1170**  
**Houston, TX 77010**  
**713.209.1873**

**[dlandry@gilbaneco.com](mailto:dlandry@gilbaneco.com)**    **[www.gilbaneco.com](http://www.gilbaneco.com)**

Gilbane is a leading building firm, providing a full slate of construction and facilities-related services – from sustainable building to the latest in construction technology – for clients across various markets. Above all else, we are advocates for our clients – delivering projects on time, on budget, safely and efficiently. Founded in 1873 and still a privately held, family-run company, we know a thing or two about loyalty, stability and trust. At the heart of our success is our team of 2,000 employees across the country whose passion, commitment, experience and integrity are a central part of every project we deliver.

## **Gilbane's Southwest Region Office**

The origins of Gilbane's Southwest presence began nearly three decades ago. Since that time, Gilbane has become one of Texas' Largest Contractors. In fact, Texas Construction Magazine recently ranked Gilbane as the #1 *General Builder* in all of Texas for 2010.

## **Construction**

Our core competency is in managing complex construction activities; through the years, we were a leading pioneer in the construction management delivery process. Today, we are helping deliver facilities in a variety of ways that meet the needs of our clients. Those delivery methods include: ·

CM at Risk • CM as Agent • Design Build • Integrated Project Delivery • Lump Sum General Contracting • Program Management

We're comfortable acting either as an agent for our clients or assuming greater risk and taking contractual responsibility for the project. No matter what the delivery method, we'll find the best way to take your project from concept to completion while saving you time and money.

## **Pre-Construction**

Important building details are developed long before construction begins on a facility. Having a construction manager on board early can make a huge difference in the success of a project. A collaborative team can help you make the necessary decisions about the project's design intent, schedule, budget, materials and more. We offer key services in the following areas to provide the most value to the building process: ·

High-Performance Building and Energy Modeling • Building Information Modeling • Conceptual Cost Modeling • Interdisciplinary Document Coordination

A strong pre-construction plan will set the tone for the entire project. Let us help you build the best facility right from the start.

## **Consulting**

To fill some of our clients' most pressing needs, we offer specialized facilities consulting services that provide targeted help when it's needed most, including Transition Planning & Management, i.management and CAT-Response. Our CAT-Response team helps clients respond to catastrophes by offering real-world experience in evaluating, estimating and rebuilding in the wake of fires, floods, explosions and other disasters. Our Transition Planning & Management team is made up of experts who work with clients to plan and implement the transition of their existing operations and the activation of their new facilities. And i.management group helps clients implement facility infrastructure management systems that enhance their ability to meet strategic objectives.

# Construction Services

**GSL Welcome Group L.L.C.**  
**Welcome Wilson, Jr. and John Haas**  
**5858 Westheimer, Suite 800**  
**Houston, TX 77057**  
**713.952.7000**

[wwilsonjr@gslwelcome.com](mailto:wwilsonjr@gslwelcome.com)    [jhaas@gslwelcome.com](mailto:jhaas@gslwelcome.com)    [www.gslwelcome.com](http://www.gslwelcome.com)

## ***About GSL Welcome Group, L.L.C.***

We specialize in turnkey, single user, design build facilities for sale or lease. With over 25 years of experience and 150+ projects completed, GSL Welcome Group is a “One Stop” alternative, offering a full range of development services.

## ***Facilities***

Manufacturing • Laboratory • Refrigerated Storage • Office • Medical • Warehouse & Distribution

## ***Construction Types***

Tilt Wall • Glass Curtain Wall • Metal Building • Brick • Stucco • Dock High or Grade Level Structures • Fully Air Conditioned or Positive Air Flow Ventilated • Crane Served • Multiple Story Offices • Rail Service • Multiple Roof Types

## ***Scope of Services:***

***Client Needs Assessment*** - Along with our affiliate KDW, our team of experts will perform a thorough assessment of your company’s facility requirements.

***Conceptual Design and Estimating*** - GSL Welcome Group and KDW will create building layouts. If a site has not been selected, we will create a conceptual site. This process helps determine building dimensions, equipment layouts, and logistical flow of product. This is all done with the objective of maximizing the function of the facility. In this process we can help your company determine the amount of acreage required to accommodate your current needs and any future growth.

***Value Engineering*** - We will offer several cost saving design suggestions from the conceptual design and estimate. These design, material and construction alternatives are presented to optimize facility requirements, minimize costs and maintain overall design integrity.

***Site Selection and Due Diligence*** - GSL Welcome Group and KDW will provide assistance in site selection, including due diligence, to determine if the site is economically feasible for development. This helps to avoid hidden pitfalls that can drive up construction costs.

***Final Design and Construction*** - Our construction team has created standardized procedures to execute and deliver over 1,000 successful projects. GSL Welcome has the experience, technical know-how and local market expertise to provide the best possible facility at the lowest cost, on time.

## ***Additional Services Included***

Utility Infrastructure Evaluations • Utility Reservation Letters • Zoning & Deed Restriction Review • Traffic Studies • Environmental Studies • Geotechnical Report • Wetlands Review • Hydrology Evaluation • Site Master Planning • Landscape Requirement Studies • Archeological Review • Easements Review • Boundary / ALTA / TOPO Surveys • Tree Survey • Utility Impact Fee Study • Flood Plain Review • 3D Modeling / Design Visualization • Full Architecture & Engineering • Logistics & Industrial Engineering • Fire Code Review • Design Control • Technical Specifications • Indoor Air Quality Management • Process Layout & Integration • Programming & Advanced Planning • Interior Design & Construction • ADA Compliance • Signage / Graphic Design • LEEDS Certification • Landscape Architecture • Systems Analysis • Code Consulting • Security Consulting • Flood Service Consulting • Fire Detection & Alarm Consulting • Acoustical Consulting • Automated Estimating • Automated Accounting • Automated Project Management • Automated Cost Control • Conceptual Estimating • Construction Management • Risk Control • Regulatory & Municipal Management • Life-Cycle Estimating • Budget Control • Constructability Reviews • Permitting Coordination • Testing Quality Control • Safety Control • Aerial Construction Photography • F F & E Procurement Support • Owner Equipment / Asset Management • Coordination with Owner Vendors / Suppliers • Move Coordination & Commissioning • Warranty Management • Operations Master Planning

# Construction Services

## Jacob White Construction Company

Jeff Mickler

2000 West Parkwood, Suite 100

Friendswood, TX 77546

281.286.6666

[jmickler@jacobwhitecc.com](mailto:jmickler@jacobwhitecc.com)

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

Realizing that customer satisfaction and product quality are the two most important things to our clients, we take pride in building some of the most innovative and state-of-the-art buildings in the world. Our clientele comes from various industry market segments including medical, banking, industrial, aviation and many more. At Jacob White, we understand that good relationships are the core of a successful business model. Whether providing Design-Build, Construction Management, General Contracting, Site Selection or Project Development, we will always maintain our focus of exceeding client expectations in all phases of the project. We take pride in doing business "The Jacob White Way."

We specialize in design-build projects that hit the ground running and deliver your building 10% to 20% sooner than conventional construction methods. With Green building technologies we can reduce consumption of water, electricity, and waste while improving efficiency, air quality and overall building value.

### **Scope of Services:**

**Projects** – Aviation, Banking, Government, Green Buildings, Healthcare, Interiors

### **Design-Build**

We specialize in design-build projects that hit the ground running and deliver your building 10% to 20% sooner than conventional construction methods.

Our client base tells us that better than 85% of our business is repeat customers, and we are very protective and proud of that fact. The simple truth is, "If you don't do it right the first time, you won't get invited back again." Many of our clients have been inviting us back year after year.

The team members of Jacob White Construction evaluate themselves regularly to find out how to do the job safer, more efficiently, faster, and with less cost. This effort keeps our people in tune with the objectives of the various projects we do and creates a strong loyalty factor.

All good constructors look at themselves to determine what their strong points are and how to do a better job. We think we understand why we have achieved such strong partnerships with our customers. We listen to them. That's "The Jacob White Way."

### **Green Buildings**

With soaring energy costs, industries are revolutionizing the ways they do business. Why pay more for expendable energy over a period of years? With green building technologies we can reduce consumption of water, electricity, and waste while improving in aspects such as efficiency, air quality and overall building value. Green buildings are certainly the wave of the future, and just one of the ways Jacob White is helping defeat constantly rising energy cost. The negative effects on the environment are reduced greatly through green technology and allow for a stronger, healthier, and more viable community.

Green technologies:

**Boost Employee Productivity. Enhance Health and Well-Being. Reduce Liability. Create Value for Tenants. Increase Property Value. Benefit Your Community.**

# Construction Services

**LCS Constructors, Inc.**  
**Marc Scott / Dane McKittrick**  
**11410 Brittmoore Park Dr.**  
**Houston, TX 77041**  
**713.934.7174**  
**[dmckitrick@lcslab.com](mailto:dmckitrick@lcslab.com)**     **[www.lcslab.com](http://www.lcslab.com)**

General Contractors dedicated to Laboratories and Technical Facilities

## **Scope of Services:**

### **CONSULTING**

When your project begins, you may require the help of a consultant on such critical factors as site selection, development timeline and construction issues. Whether your laboratory is a stand-alone facility, or included as part of a much larger project, it is important to consider the special requirements for laboratories and technical facilities as early in the project as possible. LCS provides critical support and/or guidance in these cases. Because a laboratory is inherently a dangerous workplace, safety in a laboratory is always of paramount importance. The LCS design group places safety of the occupants in the forefront of every effort and the group is extremely well versed in all applicable codes, guidelines and lab 'best practices' that contribute to making a lab a safe place to work.

### **DESIGN**

The LCS Design Department works with owner's representatives, project engineers, and architects in determining the appropriate scope of work required for the unique needs of each user group in a laboratory or technical facility. The LCS Design Workshop focuses specifically on the functional requirements and business processes of each client with the end result being a customized AutoCAD drawing in schematic form for the proposed facility. LCS' experience with the construction of laboratories and other complex facilities allows for continual value engineering throughout the design process and the development of an accurate project cost estimate after basic schematic programming has been completed.

### **CONSTRUCTION**

- New construction
- Laboratory relocations
- Remodel / Removation
- Interior build out / Tenant improvements
- Portable / Temporary laboratory building
- Environmental Rooms
- Cleanrooms

### **FACILITY SUPPORT**

Proper maintenance is essential to the safety of your laboratory environment, and protects your investment over the long term by preventing corrosive chemicals from damaging expensive equipment and furniture. OSHA Standard 29 CFR 1910.1450 requires a Chemicals Hygiene Plan (CHP) for all laboratory facilities, including a performance certification of the fume hood system. LCS can provide this certification for you. LCS offers a complete maintenance program, including preventative maintenance, for fume hood exhaust systems; our comprehensive, three-step program will ensure your fume hood systems operate, and will continue to operate, at recommended performance levels.

### **DESIGN-BUILD**

Design-Build is many times the preferred project delivery method for designing and constructing technical facilities. The complexities of these jobs benefit from a team approach throughout the design phase. In addition, constant value engineering and project cost development are a continuous part of this process. LCS can serve as either the lead member of a design build team-or work as a team member with your architect or engineer. Either way the facility owner benefits from a team that is 100% focused on the development of a design that meets their needs and is within their budget.

# Construction Services

**Structura Inc.**

**Jarrad Coulter**

**5201 Mitchelldale St., Suite A-1**

**Houston, TX 77092**

**713.512.5207**

**[jcoulter@structurainc.com](mailto:jcoulter@structurainc.com)**    **[www.structurainc.com](http://www.structurainc.com)**

Structura was founded by a group of highly trained construction professionals on the principles of true collaboration, flexibility, mindful innovation and commitment. Everyone at our company shares the common goal of reinventing construction through our practices of putting on the owner's shoes, holding ourselves strictly accountable, and being able to turn on a dime. Structura excels at technically challenging, time sensitive projects in which we can form a collaborative team with the owners and design professionals to flush out the best value possible for our clients in the shortest time frame. Because of this, the vast majority of our projects come from repeat business and word-of-mouth referrals.

Structura's track record of outstanding project performance speaks for itself, but we are happy when prospective clients wish to speak with former customers, as we feel that our work is only as good as the clients' level of satisfaction.

## **Services:**

### **Preconstruction**

The long-term success of any construction project depends on good preconstruction planning. If our preconstruction professionals are brought in on the design phase, they can provide constructability analysis, cost modeling for various building systems, budgeting, materials and methods selection analysis, life cycle costing and scheduling estimates. If the drawings are construction-ready, we provide estimating services, along with scheduling, value engineering, equipment review and coordination, construction staging and site management.

Getting the right information in the planning stage of a project can result in long-term savings, both in construction costs and maintenance expenses.

### **Self-Performed Work**

Structura is different from most general contractors in Texas in that we are builders, not just brokers of construction services. As a self-performing general contractor, we use our own labor force to accomplish certain critical path components on a project, such as framing and drywall, concrete work and carpentry. Because our expert laborers are on the job, we can more easily set the schedule for the job, as well as maintaining the highest level of construction quality and jobsite safety. Our trade partners follow our good example, and the client reaps the rewards.

### **Design/Build**

The Design/Build project delivery process benefits all team members. Project schedules are decreased, changes and mid-project 'surprises' are minimized or eliminated and the Owner has more control over results of the project.

Structura promotes a cohesive team approach; whether by contract or by desire to work in a collaborative environment, we at Structura will come to the table as a team member putting on the owners' shoes and working with the design team to develop a the most potential for the client's dollars. Structura's design/build team recognizes that the success of design/build projects depends on the implementation of an integrated team – of owner, designer and contractor – to establish common goals and objectives from the onset of the project.

### **LEED**

As a part of our commitment to the world our children will inherit, Structura has LEED accredited professionals in our executive, project management and superintendent ranks. We are members of the US Green Building Council, Balcones Chapter, and have experience with green building preconstruction services, building LEED certified projects, and providing the documentation necessary to attain or maintain a building's LEED status.

# City Contact Information



City of Clear Lake Shores

**Ronnie Richards**

1006 South Shore Drive  
Clear Lake Shores, TX 77565  
[slandwer@kw.com](mailto:slandwer@kw.com)  
[www.clearlakeshores-tx.gov](http://www.clearlakeshores-tx.gov)  
281.705.7733  
Fax: 281.538.3330

City of Dickinson

**Julie Johnston**

City Administrator  
4403 State Highway 3  
Dickinson, TX 77539  
[johnston@ci.dickinson.tx.us](mailto:johnston@ci.dickinson.tx.us)  
[www.ci.dickinson.tx.us](http://www.ci.dickinson.tx.us)  
281.337.6204  
Fax: 281.337.6190

City of El Lago

**Brad Emel**

Mayor  
98 Lakeshore drive  
El Lago, TX 77586  
[bemel@comcast.com](mailto:bemel@comcast.com)  
[www.ellago-tx.com](http://www.ellago-tx.com)  
281.326.1951  
Fax: 281.326.0165

City of Friendswood

**Karen L. Capps, CEcD**

Econ. Dev. Coordinator  
910 So. Friendswood Dr.  
Friendswood, TX 77546-4656  
[kcapps@ci.friendswood.tx.us](mailto:kcapps@ci.friendswood.tx.us)  
[www.ci.friendswood.tx.us](http://www.ci.friendswood.tx.us)  
281.996.3250  
Fax: 281.482.3722

City of Houston

**Tim Douglass**

Deputy Director, Econ. Dev.  
611 Walker – 10<sup>th</sup> Floor  
Houston, TX 77002  
[tim.douglass@cityofhouston.net](mailto:tim.douglass@cityofhouston.net)  
[www.houstontx.gov](http://www.houstontx.gov)  
713.837.9857  
Fax: 713.837.9566

City of Kemah

**Bill Kerber**

City Administrator  
1401 Hwy. 146  
Kemah, TX 77565  
[rkerber@kemah-tx.com](mailto:rkerber@kemah-tx.com)  
[www.kemah.net/KCDC](http://www.kemah.net/KCDC)  
281.538.8241 Fax: 281.334.6583

City of La Porte

**Stacey Osborne**

Econ. Dev. Coordinator  
P.O. Box 1115  
La Porte, TX 77572-1115  
[osbornes@laportetx.gov](mailto:osbornes@laportetx.gov)  
[www.laportetx.gov](http://www.laportetx.gov)  
281.470.5017 Fax: 281.842.1259

City of League City

**Doug Frazier, CED, CCE**

Econ. Dev. Coordinator  
305 E. Main  
League City, TX 77573  
[doug.frazier@leaguecity.com](mailto:doug.frazier@leaguecity.com)  
[www.leaguecityedc.com](http://www.leaguecityedc.com)  
281.554.1036 Fax: 281.554.1369

City of Nassau Bay

**Chris Reed**

City Manager  
18100 Upper Bay Road, Ste. 200  
Nassau Bay, TX 77058  
[chris.reed@nassaubay.com](mailto:chris.reed@nassaubay.com)  
[www.nassaubay.com](http://www.nassaubay.com)  
281.333.4211 Fax: 281.333.2301

City of Pasadena

**Paul Davis**

Econ. Dev. Administrator  
1211 E. Southmore Ave.  
Pasadena, TX 77502  
[pdavis@ci.pasadena.tx.us](mailto:pdavis@ci.pasadena.tx.us)  
[www.ci.pasadena.tx.us](http://www.ci.pasadena.tx.us)  
713.475.4827 Fax: 713.475.2221

City of Seabrook

**Teresa Vazquez-Evans**

Econ. Dev. Director  
1700 First Street  
Seabrook, TX 77586  
[Tvazquez-evans@ci.seabrook.tx.us](mailto:Tvazquez-evans@ci.seabrook.tx.us)  
[www.ci.seabrook.tx.us](http://www.ci.seabrook.tx.us)  
281.291.5730 Fax: 281.291.5690

City of Taylor Lake Village

**Natalie O'Neill**

Mayor  
500 Kirby  
Taylor Lake Village, TX 77586  
[mayor@tlv-tx.us](mailto:mayor@tlv-tx.us)  
[www.taylorlakevillage.us](http://www.taylorlakevillage.us)  
281.326.2843 Fax: 281.326.5456

City of Webster

**Dr. Betsy Giusto**

Director of Econ. Dev.  
101 Pennsylvania  
Webster, TX 77598  
[bgiusto@cityofwebster.com](mailto:bgiusto@cityofwebster.com)  
[www.cityofwebster.com](http://www.cityofwebster.com)  
281.316.4116 Fax: 281.332.5834