

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
- Other Services
- City Economic Development Representatives



Marketing, Feasibility and Economic Studies

CDS Market Research

Kent Dussair

1001 South Dairy Ashford, Suite 450

Houston, TX 77077 281.582.0855

kdussair@cdsmr.com 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

kmarsh@marshdarcypartners.com

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

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

Kevin Venable, Business Development Manager

281.534.5509 cell: 281.455.6752 kvenable@amocofcu.org

2300 Texas Avenue

Texas City, TX 77592

Loan types considered:

Consumer lending

Capital Bank - Pasadena

Paul Maaz, President and CEO

10304 I-10 East

Houston, TX 77229 713.675.2341 paul@capitalbanktx.com

Ken E. Unfried, Market President – Pasadena

6101 Fairmont Parkway

Pasadena, TX 77505 713.586.4876 ken@capitalbanktx.com

Note: Full service bank.

Maximum loan amount: \$4 million

Commercial Finance Options

Comerica Bank

Mark Simmons
713.507.7501
16211 Space Center Blvd.
Houston, TX 77062
mark.simmons@banksterling.com

Frost Bank

Ernie Jurica, Sr Vice President
234 West NASA Parkway
Webster, TX 77598 713.388.1340 ernest.jurica@frostbank.com
Note: Services provided: banking, investments, insurance

Gulf Coast Educators Federal Credit Union

Jamieson Mackay
5953 Fairmont Parkway
Pasadena, TX 77505 281.487.9333 direct: 832.327.8171
jmackay@gcefcu.org
www.gcefcu.org

Icon Bank of Texas, N.A.

Jim Stewart, Bay Area Market President
16610 Hwy 3
Webster, TX 77598 281.517.2461 jstewart@iconbanktx.com
Ralph Kramer, Sr. Vice President 281.517.2466 rkramer@iconbanktx.com
Matt Broughton, Vice President 281.517.2465 mbroughton@iconbanktx.com

Loan types considered: SBA Loans, Mini-Perm, Construction, Business Loans, Acquisitions, Development, Refinance, Equipment, Bridge Loans, Second Lien Mortgages, Notes Purchased, Investment Properties.

Maximum loan amount: \$4,300,000.

Commercial Finance Options

JP Morgan Chase Bank

Rob Stein, Division Manager – Foreign Multinational Group

707 Travis Street, TX2 N397

Houston, TX 77002 713.216.6829 713.823.1254 rob.stein@chase.com

Brad Hughes

707 Travis Street, 7th Floor - North Bldg.

Houston, TX 77002 713.216.4130 brad.hughes@chase.com

Loan types considered: SBA loans, Mini-Perm, Permanent, Construction, Business loans, Acquisition, Refinance, Equip. Financing & Leasing
Mezzanine, Bridge Loans, Second Lien Mortgages, Forward Commitments, Joint Ventures, Nonrecourse, Asset Based

Minimum and maximum loan amounts: \$1,000,000 to \$500,000,000

JSC Federal Credit Union

Michael Brown, President

P.O. Box 58346

Houston, TX 77258

281.488.7070

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

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 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

Regions Bank

William Taylor, Vice President, Business Banking

2051 W. Main; League City, TX 77573

281.332.7570 william.taylor@regions.com

Deborah Devine, Senior Vice President, South Houston Consumer Sales Manager

306 E. Parkwood Avenue; Friendswood, TX 77546

281.996.1801 cell: 281.797.9095 deborah.devine@regions.com

Loan types considered:

Primarily owner occupied real estate, operating lines of credit and equipment loans --- SBA Loan • Small Balance • Mini-Perm • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Mezzanine • Bridge Loans • Second Lien Mortgages • Forward Commitments • Joint Ventures • Nonrecourse • Asset Based

Minimum and maximum loan amounts: Up to \$500,000 consumer and business – contact Deborah Devine; \$500,000 to \$10,000,000+, contact William Taylor.

Commercial Finance Options

Texas Capital Bank

Guy Miller, Vice President – Commercial Banking

One Riverway, Suite 2100; Houston, TX 77056

832.308.7017 cell: 713.530.1268 guy.miller@texascapitalbank.com

Loan types considered:

Minimum and maximum loan amounts:

Texas Citizens Bank, NA

Michael L. Cornett, President

713.948.5706 cell: 281.734.0831 mike@texascitizensbank.com

Gary Pool, Vice President - Relationship Manager

713.948.5765 cell: 832.782-2580 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

Chad Disch, Market President

713.943.6978 cell: 713.894.7216 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

Kay Henley, Senior Business Relationship Manager

9821 Broadway Street

Pearland, TX 77584-8493

713.383.1605

Kay.henley@wellsfargo.com

Loan types considered:

SBA Loan • Factoring • Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Practice financing for physicians • Revolving lines of credit • Owner/ non owner occupied real estate • Working capital • Asset Based

Minimum and maximum loan amounts: \$100,000- \$10,000,000

Whitney Bank Houston

Randy Gartz, Commercial Market President

4265 San Felipe, Suite 200

Houston, TX 77027

713.951.7127 cell:P 832.423.8202

rgartz@whitneybank.com

Loan types considered:

Manufacturing, distribution & service within energy services, chemical, petrochemical, and maritime. ---- Permanent • Construction • Business Loans • Acquisition • Development • Refinance • Equipment Financing & Leasing • Joint Ventures

Minimum and maximum loan amounts: \$25,000 to \$40,000,000; up to \$150,000,000 in a group setting, not including syndicated facilities.

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 swhynot.alliancecommercial.com

www.alliancecommecial.com

Commercial Broker

Developer / Investor

Apartment Realty Advisors

David Wylie

675 Bering, Suite 500

Houston, TX 77057

713.425.5418

wylie@arausa.com

www.arausa.com

Commercial Broker

Commercial Real Estate

Colliers International

Gary Mabray/ Mike Taetz

1233 West Loop South, Suite 900

Houston, TX 77027

713.222.2111

gary.mabray@colliers.com mike.taetz@colliers.com

www.colliers.com

Commercial Broker

Coventry Development Corporation - Houston

Darryl Jones

720.279.2581

djones@coventrydevelopment.com

Developer

Real Estate Services – Commercial Brokers & Developers

Cypress Bay / Marina Bay Village / Beacon Island

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

Developer
Residential Real Estate
Commercial Real Estate

Falcon Group

Richard Anderson / Jack Moss / Arnold Tauch
5225 Katy Freeway, Suite 530
Houston, TX 77007
713.861.8850
randerson@falcongroup.com jmoss@falcongroup.com atauch@falcongroup.com
www.falcongroup.com

Developer / Investor
Commercial & Multi-family Real Estate

Global ICS

Gerry Albright
10201 Bay Area Blvd.
Pasadena, TX 77507
281.291.8688
gpa0515@yahoo.com
www.globalics.net

Developer

Griffin Partners

Fred B. Griffin
5151 San Felipe, Suite 1300
Houston, TX 77056
713.622.7714
fgriffin@griffinpartners.com
www.griffinpartners.com

Developer / Investor
Commercial Broker

Real Estate Services – Commercial Brokers & Developers

HDG Mansur Investment Services, Inc.

Mark Susemichel
10 West Market Street, Suite 1200
Indianapolis, IN 46204
317.655.7700
msusemichel@hdgmansur.com
www.hdgmansur.com

Investor

J. A. Billipp Company

Andy Billipp / Mark Witte
6925 Portwest Dr., Suite 130
Houston, TX 77024
713.426.5000
abillipp@jabillipp.com mwitte@jabillipp.com pbillipp@jabillipp.com
www.jabillipp.com

Developer / Investor
Commercial & Industrial
Build-to-suit

J Holt Properties, LLC

Jeanette Holt
10904 Scarsdale #350-313
Houston, TX 77089
281.991.9800
jeanette@jholtproperties.com
www.jholtproperties.com

Commercial Broker
Developer / Investor

Legacy Port Partners, LLC

Aubrey Haines
2951 Marina Bay Drive, #130-531
League City, TX 77573
512.964.5525
ahaines@msn.com
www.legacyportpartners.com

Developer

Real Estate Services – Commercial Brokers & Developers

Parfinco TX, LLC

Chris Kindel

281.282.9199 chris.kindel@colliers.com

Ace Schlameus

713.222.2111 cell: 832.524.6073 ace.schlameus@colliers.com

16055 Space Center Blvd., Suite 245

Houston, TX 77062

Investor

Commercial Broker

Pinnacle Alliance Fund, Inc.

Marlin Williford

6108 Brittmore

Houston, TX 77041

713.944.2224

mwilliford@pinnaclealliancefund.com

www.pinnaclealliancefund.com

Commercial Broker

Developer

investor

PM Realty Group

Wade Bowlin

1000 Main Street, Suite 2400

Houston, TX 77002

713.209.5753

wbowlin@pmrg.com

www.pmrg.com

Commercial Broker

Port of Houston Authority

R. D. Tanner, Real Estate Director

P.O. Box 2562

Houston, TX 77252

713.670.2679

rdtanner@poha.com

www.poha.com

Commercial Broker

Developer

Real Estate Services – Commercial Brokers & Developers

Space Center Land Development

Kevin Munz
11500 Space Center Blvd.
Houston, TX 77059
281.481-3463
kevin@kscminc.com; kevin@cullenshouston.com

Developer

Studley, Inc.

W. Derrell Curry
333 Clay Street, Suite 3700
Houston, TX 77002
713.237.5507
dcurry@studley.com
www.studley.com

Tenant Representation Services

Transwestern

Doug Little
1900 W. Loop South, Ste.1300
Houston, Tx 77027
713.272.1284
doug.little@transwestern.net
www.transwestern.net

Commercial Broker
Developer

Twenty Twenty Properties, Inc.

John L. Cole
1560 W. Bay Area Boulevard, Suite 190
Friendswood, TX 77546
281.280.9313
johnlcole@2020prop.com
www.2020prop.com

Developer / Investor
Property Management

Real Estate Services – Commercial Brokers & Developers

United Equities, Inc.

Buster Freedman / Doug Freedman

4545 Bissonnet, Suite 100

Bellaire, TX 77401

713.772.6262

bfreedman@unitedequities.com

dfreedman@unitedequities.com

www.unitedequities.com

Developer / Investor

Commercial Broker

U. S. Development

Stuart Berg

9590 New Decade Drive

Pasadena, TX 77507

281.291.9167

sberg@us-dev.com

Developer

West Oak Development

Maria Morales

P.O. Box 936

League City, TX 77574

281.338.0472

Westoakdevelopment@yahoo.com

Commercial Broker

Developer

Wile Interests

Randy Wile

1811 Bering Drive, Suite 140

Houston, TX 77057

713.337.3350

randy@wileinterests.com

www.wileinterests.com

Developer / Investor

Build-to-suit

Commercial Broker

Real Estate-Title Services

StarTex Title

Yvonne Grayson

1400 NASA Parkway

Houston, TX 77058

281.333.2887

Yvonne.grayson@startextitle.com

www.startextitle.com

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 simonurbanic@comcast.net

www.relocateclearlake.com

Residential Real Estate

CLC Properties

John Wilkins

P.O. Box 580454

Nassau Bay, TX 77258

281.326.7007

sjohnwilkins@aol.com

Residential Real Estate

Coldwell Banker United Realtors

Marilyn Burt

1001 Pineloch, Suite 100

Houston, TX 77062

281.488.3383

mburt@cbunited.com

www.cbunited.com

Residential Real Estate

Commercial Broker

Cypress Bay / Beacon Island

Nick or Teresa Scotto

104 Twin Oaks Blvd., Suite 100

Kemah, TX 77565

(281) 334-2323 ext. 101

teresa@rdventures.com

Residential Real Estate

Real Estate Services - Residential

Houston Association of Realtors

Rene Galvan
3693 Southwest Freeway
Houston, TX 77027
713.629.1900
rene.galvan@har.com
www.har.com

Residential Real Estate
Commercial Real Estate

Voyager at the Space Center apartments

181801 Point Lookout Drive
Houston, TX 77058
281.333.5000
www.voyageratspacecenter.com

Residential Real Estate

Real Estate Law

Barlow Jones, L.L.P

Joe Barlow

17225 El Camino Real, Suite 400

Houston, TX 77058

281 488.8440

jbarlow@barlowjoneslaw.com www.barlowjoneslaw.com

Crinion Davis & Richardson, LLP

Gregory Crinion

17040 El Camino Real, Ste 200

Houston, TX 77058

gcrinion@cdrlegal.com

www.cdrlegal.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 www.greerherz.com

Gregg & Gregg, P. C.

Dick H. Gregg, Jr.

16055 Space Center Boulevard, Suite 150

Houston, TX 77062

dgreggj@gregg-gregg.com www.gregg-gregg.com

Real Estate Law

Juist, Fabio & Ward, P. C.

David R. Juist

17629 El Camino Real, Suite 405

Houston, TX 77058

drj@juistpc.com www.juistpc.com

Mills Shirley L. L. P.

Chris Cahill

2228 Mechanic Street, Suite 400

Galveston, TX 77550

409.763.2341

ccahill@millsshirley.com www.millsshirley.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

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

Environmental Services

Terracon Consultants, Inc.

Noosha Smith

551 Link Road, Suite F

League City, TX 77573

281.557.2900

www.terracon.com

Services

Geotechnical

- Subsurface exploration and testing
- Foundation analysis and design
- In-situ testing and performance monitoring
- Earth structures, slopes and retention systems
- Soil stabilization and ground improvement
- Groundwater control
- Pavement design and subgrade evaluation

Environmental

- Site assessments and investigations
- Remedial design and implementation
- Brownfield and site redevelopment
- Natural Resources, HEPA and wetlands Delineation
- Cultural Resources
- Environmental management systems
- Solid waste planning and design

Construction Materials

- On-site observation and monitoring
- Construction quality control and quality assurance programs
- Consulting for construction material selection, compatibility and acceptability
- Design and review of concrete, grout and asphaltic concrete mixes
- Structural steel nondestructive testing

Facilities

- Property Condition Assessments
- Forensic Investigations
- Roof / Waterproofing Consulting
- MEP Consulting
- Foundation / Structural Consulting
- Pavement Consulting
- Construction Administration

Engineering 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 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

Engineering Services

Paul Engineering Inc.

Dennis Paul

626 ½ Barringer Lane

Webster, TX 77598

Phone: 281-280-9972

dpaul@paulengineering.com **www.paulengineering.com**

Services:

- Structural Engineering-Services include Windstorm Certification, Steel Design, Design of Concrete, wood and masonry structures, provide foundation or crack studies of structures, design of high wind structures.
- Civil Engineering- Design of multitude of structures with range from Waste Water plants, lift stations, to storm drains. In addition, Paul Engineering has experience in designing concrete, asphalt and unprepared roadways and other paving projects.
- Mechanical , Electrical & Plumbing Engineering- They have experience in design of multitude of building mechanical, electrical and plumbing structures. They also have experience in design of MEP systems for restaurants and commercial structures.

Architectural Services

Joiner Partnership

Carl Joiner

700 Rockmead Drive

Suite 265

Kingwood, Texas 77339

Phone: 281.359.6401

carlj@joinerpartnership.com

www.joinerpartnership.com

Joiner Partnership, Inc. (JPI) has been in business for over 35 years during which we have completed over 1,000 built projects in the Gulf Coast region.

JPI has produced over 1000 projects spanning from educational, medical institutions, fire prevention facilities, government facilities, office buildings and religious structures. Educational facilities now make up approximately 50% of our business. Medical 5%, Municipal - 25%, Governmental - 10%, Other - 10%. Our firm is dedicated to good quality services and we have an excellent track record for repeat business.

JPI's clients require more than just architecture and interior design. At JPI, we make it our business to know what it takes to build good investments and we design accordingly, We do all we can for our clients. JPI is committed to excellence in the built environment. We approach each project with an attitude of quality service from the design phase through the completion of construction. Our ability to coordinate all aspects of the business of architecture and interior design make us valuable to you. We have the expertise to take you through the overwhelming event of creating an environment.

What we do

Joiner Partnership, Inc. (Joiner) provides comprehensive architecture, planning, and interior design services, from schematic building design through construction administration and dedicated warranty-phase assistance. Additional professional services include master planning, programming, facility condition assessments, project cost estimating, and 3-D digital project renderings & animations.

Joiner has a strong reputation of doing "whatever it takes" to ensure a successful project. We do this by attentively listening and responding to our clients' needs. In all projects, whether renovations or new construction, we give attention to detail and maintain our commitment to excellence.

Clientele

We primarily serve clients in the public sector, including school districts, institutions of higher education, fire & police departments & municipalities. Our work in the private sector is also expanding, with clientele in commercial real estate development & retail industries.

Award Winning Professional Services

Architecture • Planning • District master planning • Interior design • Landscape design • Bond issue assistance • Feasibility studies • Bid phase assistance • Cost Estimating • Project cost control • Educational Specifications • Facilities/needs assessments • 3D schematic visualization • Construction administration • LEED certification • Inspections • Warranty follow up

Construction Services

D. E. Harvey Builders

Tim Sommer LEED AP

3630 Westchase

Houston, TX 77042

713.783.8710

tsommer@harveybuilders.com www.harveybuilders.com

Preconstruction Services- Founded as a developer based contractor, we have honed our preconstruction services throughout the 52 year history of our firm. This means that in addition to the construction knowledge of each of our professionals, we have a series of tools that help manage the preconstruction process. Our project managers and project executives will be present at each of your design meetings to provide that immediate feedback, as well as to provide information that allows the end user to make decisions based on both subjective and objective information. Additionally, our deliverables during preconstruction will include the Schematic and Design Development Phase and Construction Document Phase.

Construction Services- In addition to overall project management and supervision, the following services will be provided by Harvey during the construction phase of the project: Scheduling and Phasing, Project Logistics, Project Control, Cost Control, Permits and Fees, Inspections and Safety, Control of Shop Drawings and Submittals, Maintenance of Site Documents, Project Accounting, Project Close-Out, Warranty.

Project Delivery- The primary characteristics of Harvey's project management style are:

"Vendor" vs. "Agent" - Traditionally contractors have been viewed as "vendors" and this is based on the assumption that all contractors are alike; that construction services are something that can be purchased "off the shelf." Instead, we view our firm as an "agent," acting on the owner's behalf and developing a trusting relationship through identifying the owner's goals, pre-assigning quality personnel who fit the project type and providing a "wholistic" interpretation of documents.

Company Structure - Many contractors use a separate estimating staff. We do not. Our firm prefers "single point accountability" for each project. That is, the project executive is your ultimate contact from the estimating stage to close-out.

"Result-oriented" Goals - We want to establish relationships with every other member of the project "Team" - that is, we want the building owner, architect, and other consultants to recommend Harvey and ask for us again. To that end, our goals both in the home office and the jobsite emphasize communication, flexibility, attention to detail, and organization.

CM at Risk - Many of Harvey's large-scale projects have been delivered via CM at Risk. This delivery method has become more common in recent years, particularly with university projects. It is a process we welcome and that works hand-in-hand with our overall management philosophy.

Design-Build - Our relationships with the best architects, engineers, and consultants in the country, along with our team approach to problem solving, makes design/build an attractive project delivery method for us. Our single point of contract delivery is well suited for design/build as those individuals directing the design team understand the impact of the decisions they are making when the project progresses from design to build.

BIM - Harvey is a leader in integrating Building Information Modeling (BIM) into our construction process. Our team has coordinated Revit, 3D CADD, and Navis software to deliver higher quality buildings to our clients by solving problems and coordinating conflicts long before materials and workmen show up on-site. With over \$500M in completed projects utilizing BIM technology, we not only have the experience to lead the process, but we also possess unique systems to deliver building operations platforms for our clients to put the coordinated BIM model to work over the life of the building.

Construction Services

Gilbane Building Company

Bob Walcott

1131 Lamar Street, Suite 1170

Houston, TX 77010

713.209.1873

rwalcott@gilbaneco.com

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 Glenn Bratcher

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Houston, TX 77057

713.952.7000

wwilsonjr@welcomegroup.com; gbratcher@welcomegroup.com

www.welcomegroup.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

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:

Construction Services

Jamail & Smith Construction

Jim Jamail / Greg Harrington

16875 Diana Lane

Houston, TX 77058

281-461-7075

jimjamail@jamailsmith.com gharrington@jamailsmith.com

www.jamailsmith.com

Established in 1982, Jamail & Smith Construction has been a major part of the construction industry for nearly 30 years throughout the State of Texas. Our firm began constructing shopping centers and retail facilities in 1982 and continues to serve many of those same clients today. With our flexibility and responsiveness, we were able to take on a large amount of work following and helping the citizens of Harris County recover from Hurricane Alicia in 1983 and continued to perform mostly public sector work through the 1980s. In 1992, we added facility maintenance and repair as a specialty, as well as the semiconductor industry. Today, we specialize in **Job Order Contracting (JOC), New Building Construction** and **Design Build**.

Job Order Contracting (JOC) - Today, Jamail & Smith Construction is the most capable Job Ordering Contractor in Texas. As a growing industry method to procure construction services, JOC is a competitively bid, firm-fixed price, indefinite quantity contract that allows our clients to issue a series of work orders without having to bid each project. Our JOC client roster includes rural and urban school districts, purchasing cooperatives and public institutions, as well as County, State and Federal Government entities.

Design Build - Under a single, Design Build agreement, Jamail & Smith Construction provides both the conceptual and detailed design, regulatory requirements and construction services you need for turnkey success. This complete construction process - from initial planning, design and scheduling through final completion - enables the owner and Jamail & Smith Construction's team of Architects, Engineers and Contractors to work together from the beginning to meet specifications while controlling costs. This process eliminates third party expenses and allows clients to begin construction while the design phase is still in progress, saving time and money. It also creates the best collaborative environment for the owner to benefit from the knowledge and experience of a highly qualified group of design and construction professionals focused on "project success" from the very beginning.

Specialty Healthcare Facility Construction - Jamail & Smith Construction is uniquely qualified to plan, manage and complete your healthcare facility project with complete confidence. Our extensive experience in constructing specialty healthcare facilities ensures that you will get the best possible building, on-time and within your budget. The Jamail & Smith Construction Healthcare Team, lead by our Vice President of Healthcare, Darrell Smith, P.E., has over 10 years of experience constructing specialty healthcare facilities and has delivered over 100 occupied and unoccupied projects including: assisted living, skilled nursing, memory care and senior independent living facilities, as well as research and medical office buildings.

Construction Management Services - Construction Management and Construction Management at Risk have proven to be extremely useful delivery methods for certain projects. Through Construction Management, Jamail & Smith directs implementation of preconstruction, construction and post construction phases of the project. Due to our long history of successful projects, our clients trust our ability to execute the highest quality of work while minimizing setbacks.

Construction Services

KDW, Ltd.

Jill Kingham

5858 Westheimer, Suite 150

Houston, Texas 77057

713.541.5070

jill.kingham@kdwltd.com

www.kdwltd.com

Kingham Dalton Wilson, Ltd. (KDW) is headquartered in Houston, Texas. We serve both domestic and international clients that want to expand, revamp or build new industrial, commercial or retail facilities.

Services:

•Design-Build Construction

KDW's main project delivery method is Design/Build. This option allows you to hire us, under a single contract, to design and construct the entire project! Our turnkey approach is structured to minimize your risk. It reduces the schedule and, in most cases, saves you money. As the Designer & Builder, KDW is your single point of contact—from start to finish.

• Real Estate Development

•Conceptual Planning and Design Process

•Commercial Construction Management

Construction management is at the core of KDW's expertise. Carefully orchestrating each aspect of your project from start to finish, this management process involves systematic collaboration, precision scheduling and seamless communication. When integrated with your defined scope of work, these factors allow the KDW team to deliver your project on time, with assured quality. In addition, it allows us to avoid the reactive management processes that lead to wasted time and inflated budgets.

•Commercial Construction Project Management

•Special Commercial Construction & Development Projects Division (SPD)

For special commercial construction and development projects, consult KDW's Special Projects Division (KDW SPD). KDW SPD provides the same expertise and high level of service that KDW provides—only on a smaller scale—for industrial, commercial, office and retail businesses as well as re-models and additions. We are your single source for a construction solution to any type or size of project.

•Commercial Construction Budget Services

Construction Services

LCS Constructors, Inc.
Marc Scott / Melanie Dunlap
11410 Brittmoore Park Dr.
Houston, TX 77041
713.934.7174
melanie@lcslab.com **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

Sage Commercial Group

Gary B. Bielat

12727 Featherwood Drive

Suite 128

Houston, Texas 77034

Phone: 281.922.7777

gary@sagecommercialgroup.com www.sagecommercialgroup.com

Sage Commercial Group boasts more than 25 years of commercial construction experience. With a passion for the industry, we deliver innovative construction solutions and outstanding customer service to a diverse range of clients who demand exacting performance.

Details that we see as critical for project success:

- We achieve quality construction through experience, communication and the flexibility to handle necessary changes quickly and cost effectively.
- Our project managers leverage their expertise in performing due diligence and preliminary project budgeting, provide as many “value-added ideas” as possible to every client’s project, regardless of size.
- We are a team that provides consistent and proactive management by firmly directing the labor forces, material deliveries and the subcontractors on each and every project

Services:

- With an eye for perfection, we offer a full range of planning, budgeting, quality related evaluations and construction services.
- Tenant improvements-We implement tenant improvements on our completed projects as well as projects not built by us, at the request of the tenant.
- Facility maintenance- We will perform facility maintenance on our finished projects and offer this service to current and prospective clients.
- Financial Institution Construction
- Restaurant Construction
- Retail Construction

Construction Services

UE Contractors

Anthony Clay, LEED AP

4545 Bissonnet, Suite 100

Bellaire, TX 77401

713-772-6262

aclay@unitedequities.com <http://www.unitedequities.com>

At UE Contractors, client satisfaction is our number one priority. Based in Bellaire, Texas, we are a privately owned company with over twelve years of commercial construction experience in everything from ground up projects to interior remodels. We are available to assist our clients through each step of the construction process beginning with the design phase to choosing interior finishes. Our mission is to provide our clients with creative and cost effective solutions to their needs.

We specialize in the following services:

- **Ground Up Construction**
We will coordinate all the details of your project from plans, permitting, site work and building construction to deliver your project on time.
- **Remodels**
A remodel is a great way to give your building or shopping center a fresh look by adding a new exterior elevation, new sign band and fascia.
- **Tenant Finish Outs**
We can build out any unfinished space or remodel an existing space to better suit your changing needs.

UE Contractors began as a construction service for new and existing tenants of United Equities, Inc., but as the company has grown we have added to our services. Our services now include interior build outs, remodels, and ground up construction. No project is too large or too small for UE Contractors.

Construction Services

Warwick Construction

Tony Annan / Walt Watzinger

365 FM 1959

Houston, TX 77034

832-448-7000

tony@warwickconstruction.com; walt@warwickconstruction.com

www.warwickconstruction.com

Our portfolio reflects a diverse construction background with specialties in the following areas:

RETAIL

- Ground up new construction
- Tenant improvements/remodeling

COMMERCIAL

- New construction
- Office buildouts/remodeling
- Medical offices & facilities

RESTAURANTS

- Casual dining
- Fast food

DESIGN BUILD SERVICES

Through our partnerships with quality architects and engineers, we provide planning, design, and construction services under one agreement. We will create a customized project plan for our clients based on their design, schedule and project financing.

IN-HOUSE CARPENTRY CREWS

Warwick Construction, Inc. employs a group of highly skilled, customer oriented carpenters with extensive experience in all phases of retail and commercial construction including:

- Carpentry/Fixturing
- Emergency Response
- Maintenance
- Small construction projects
- Hurricane preparation and repairs
- Demolition
- Remodeling

Other Services

Office Furniture

- **Vesco Business Products**

425 N. 10th Street – La Porte, TX 77571 – www.vescolp.com - (281) 842-1877

Carpet & Flooring

- **My Flooring AMERICA**

16800 Texas Avenue – Webster, TX 77598 – www.myflooringamerica.com - 281.338.1345

Mortgage

- **PrimeLending A PlainsCapital Company**

18333 Egret Bay Blvd., Suite 111 – Houston, TX 77058 – www.LO.Primelending.com – 832.536.3388

Staffing

- **Express Employment Professionals**

211 East Parkwood #210 – Friendswood, TX 77546 – www.expresspros.com – 281.648.4200

- **Meador Staffing Services, Inc.**

722 “A” Fairmont Parkway – Pasadena, TX 77504 – www.meador.com – 713.941.0616

Signs

- **Fast Signs – Clear Lake**

563 West Bay Area Blvd. – Webster, TX 77598 – www.fastsigns.com/257 - 281.338.6800

- **Minuteman Press – Bay Area**

1040 Hercules Ave. – Houston, TX 77058 – www.clearlake.minutemanpress.com

Training

- **Houston Area Safety Council**

1211 West NASA Parkway - Webster, TX 77598 - www.hacsc.com - 281.476.9900

Other Services

Insurance

- **Brady, Chapman, Holland and Associates**
10055 West Bank - Houston, TX 77040 - www.BCH-insurance.com – 713.688.1500
- **Dean & Draper Insurance Agency, LP**
3131 West Alabama, 4th Floor - Houston, TX 77098 - www.deandraper.com – 713.586.4393
- **MaximGroup**
18050 Saturn Lane, Suite 200 - Houston, TX 77058 - www.maximblue.com - 281.337.2516
- **Thrivent Financial**
17450 El Camino Real - Houston, TX 77058 - www.thrivent.com - 281.461.6200

Copiers / Printers

- **Digitex Corporation**
322 East Main - League City, TX 77573 - www.Digitexcorp.com - 281.526.0176

Drug Testing

- **Interactive Medical Connections, Inc.**
700 Gemini Avenue, Suite 110 – Houston, TX – 77058 – www.imc2health.com – 281.486.4434

Utilities / Telephone

- **AT&T**
7406 Almeda Genoa Road - Houston, TX 77075 - www.att.com - 713.987.9356
- **CenterPoint Energy**
P.O. Box 1700 - Houston, TX 77251-1700 - www.CenterPointEnergy.com - 713.207.3433
- **Gulf Coast Waste Disposal Authority**
910 Bay Area Boulevard - Houston, TX 77058 - www.gcwda.com - 281) 488-4115
- **TXU Energy**
2603 Augusta Dr., Suite 300 - Houston, TX 77057 - www.txu.com - 713.953.5607

City Contact Information



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City of Dickinson

Julie Johnston

City Administrator

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City of El Lago

Robert White

Mayor

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City of Friendswood

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City of Houston

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832-393-0937

City of Kemah

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City Administrator

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City of La Porte

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City of League City

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City of Nassau Bay

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City of Seabrook

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City of Taylor Lake Village

Jon Powell

Mayor

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City of Webster

Dr. Betsy Giusto

Director of Econ. Dev.

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