



CITY OF HOUSTON
HCD Purchasing Unit 3200

PO NUMBER MUST APPEAR ON ALL PAYMENT AND
DELIVERY CORRESPONDENCE

PURCHASE ORDER

Vendor Address
Vendor Address Number 120464
ASAKURA ROBINSON COMPANY LLC
2500 SUMMER STREET SUITE 3228
HOUSTON TX 77007
USA

Mail Invoice to
COH HOUSING & COMMUNITY DEV
FINANCIAL SERVICES SEC, ACCT PAY
PO Box 1562
HOUSTON TX 77251-1562

Information
Purchase Order Number/Date 4500359879-0 / 11/24/2021
CoH Vendor Number 120464
Page 1 of 1
Buyer's Name Syed Taqvi 460
Buyer's Telephone Number 832-394-6306
Buyer's Fax Number
Buyer's E-mail Address syed.taqvi@houstontx.gov

**CONFIRM RECEIPT AND ACCEPTANCE OF PURCHASE ORDER
TO BUYER'S E-MAIL ADDRESS**

Shipping Address HOUSING & COMMUNITY DEVELOPMENT
PROCUREMENT SERVICES
2100 TRAVIS, 9TH FLOOR
HOUSTON TX 77002
USA

Terms of payment : Pay net 30 w/o deduction Currency USD

Shipping Terms FOB(Free on board) /DESTINATION

Your person responsible: HAYLEY PALLISTER

Item	Quantity	UM	Material # / Description	Unit Cost	Extended Cost
10	1.00	AU	91863 HOUSING CONSULTING Consultant Services	49,853.00 / AU	49,853.00
	Gross Price		49,853.00 USD	1.000	49,853.00
			Expected value of unplanned services: 49,853.00		
Delivery Date: 06/30/2022					
Total ****					USD 49,853.00

The Terms and Conditions specified on <http://purchasing.houstontx.gov> will apply.

I hereby certify a certificate of the necessity of this expenditure is on file in this department.

I hereby certify that the expenditure for the above goods has been duly authorized and appropriated and that sufficient funds are available to liquidate same.

[Signature] Mayor *[Signature]* Chief Procurement Officer *[Signature]* Controller



PROCUREMENT REQUEST FORM



Note: The Procurement Request form is to solicit quotes through an informal (Small Purchase) bid process for purchasing transactions \$100,000 or less using Federal Funds (2 CFR 200.318) and \$3,000 to 49,0000 using non-Federal funds (COH AP 5-8, Executive Order 1.14).

Signature of this document is still required.

*** Required Fields [must be completed]**

Description of Purchase *	Consultant Services	HCDD Division: *	Commercial
Deadline Date of Request: *	10/04/2021	Purchase Type: *	Service Under <
Requester Name: *	Rupa Sen	Created:	10/26/2021
Requester Phone Number: *	4-6217		

Brief Description of Scope of Work for Goods/Services:

The City of Houston Housing and Community Development Department seeks a consultant to provide support for its Single and Multi-Family Division for its development program with respect to acquisition of land on an as-needed, hourly basis. The total fee available for these services will not exceed \$[50,00.00].

Funding Source(s): FUND - DR 17 Harvey Single Family

Note: Please allow a minimum of three (3) days for bid responses.

FINANCE USE ONLY	PROCUREMENT USE ONLY
Fund Number: 5030	Status: Pending
Funding Source: DR-2017	Purchase Order No#:
Cost Center: 3200030002	Name of Vendor:
G/L Account: 520110	Date Processed:
Business Area: 3200	Date Received:
Internal Order: BI3200077-19	Total Amount: Under 50K
BFY: FY-2022	Procurement Staff:
Grant: 32000077-2019	Priority:
Funds Reservation:	Notify Department: Procurement
Funds Approval Mgr: Mary Owens	Notify Department: Finance

Justification of Need for Goods/Services

The City of Houston Housing and Community Development Department seeks a consultant to provide support for its Single and Multi-Family Division for its development program with respect to acquisition

Procurement Notes:

Requestors Signature: Date: DocuSigned by: Gerard Miles 10/26/2021 6F96C280BAF54EF...	Supervising Manager (Purchase under \$5,000) Manager: Date: DocuSigned by: Ray Miller 10/26/2021 87732B5AD09F455...
Buyer's Signature: Date: DocuSigned by: Syed Tariqi 11/1/2021 61E864372754371...	Funds Approval Signature: Date: DocuSigned by: Mary Owens 11/3/2021 5F0B3CA4C0E46F...
Procurement DPU Signature: Date: DocuSigned by: Tywana, Rhone 11/3/2021 A3F8AADA2C804F9...	(Purchase over \$5,000) CFO Signature Date: DocuSigned by: Temika Jones 10/26/2021 B976A7ECCDD04F8...
(Purchase over \$5,000) Assistant or Deputy Director: Date: DocuSigned by: Derek Sellers 10/26/2021 451A6916CB00416...	Director Signature (Only Consultant Services) Director or Designee: Date: DocuSigned by: Keith W. Byrnam 10/26/2021 6FAD067638E0490...

Attachments

[Click here to attach a file](#)





City of Houston Finance-Strategic Procurement Division

Professional Services Justification

General Information	Date: November 16. 21
Department: Housing and Community Development	Phone No. 832/394/6247
Contact Name: Rupa Sen	Email: Rupa.Sen@houstontx.gov

Vendor Information	Requisition No.
Name: Asakura Robinson - Alexandra Miller	Purchase Order No.
Address: 2500 Summer Street, Suite2500 Houston, TX 77007	Contract No.

Description. Please provide a description of the goods or services required, the duration or frequency of the requirement, and where will the services or goods be delivered. Please also identify the **annual** cost of this good or service.

Services of a land scape and design architect company is required to provide value for acquisition of land for Single and Multi-Family to provide schematic drawings, cost of construction of homes that is required for the approval process from the General Land Office.

Annual cost – Not to exceed \$50, 000.00 approx. – to be delivered at 2100 Travis, Houston TX 77002

Explanation: Why is this product or service the only one that would satisfy the requirement(s)?

The selection of Asakura Robinson is based on previous design and land scape experience. The Company has provided and developed several plans to meet HCDD's deadline to include:

- Developed preliminary site plans to include up to 220 single family townhomes with units ranging from 3 bedrooms/2 baths to 4 bedrooms/2 baths.
- Developed preliminary utility and stormwater management plan.
- Developed preliminary opinion of probable construction cost for total development costs, including for site development and housing construction, and
- Developed proposed timeline for design and construction

In addition, the Company has a team that provides a "Full Service" which includes a component for "noise mitigation consultant" for various services that HCDD must provide to the General Land Office (GLO) to obtain approval for the funding process. The Company is also well versed on time, history, and knowledge of the city's procedures. Asakura Robinson has vast knowledge of Chapter 42, City Ordinances, Federal environmental procedure and Cities Walkability amongst other matters.

Due Diligence. Describe the due diligence performed that led to the conclusion that this service provider offers the best value to the city.

Asakura Robinson has successfully delivered several complex products to the City on a very tight timeline. The Company has shown great communication skills and is a local DBE - Houston Urban Design. In addition, the Company has provided many cost estimates for the number of requests that the GLO has requested HCDD to provide as well as construction costs. The team includes world class Urban Planners, Architects and Designers who have provided endless information that has helped HCDD to deliver complex products and meet benchmarks.

Department Recommendation	
Requestor: <i>Rupa Sen</i>	Date: 11/17/2021
Assistant Director: <i>Rupa Sen</i>	Date: 11/17/2021

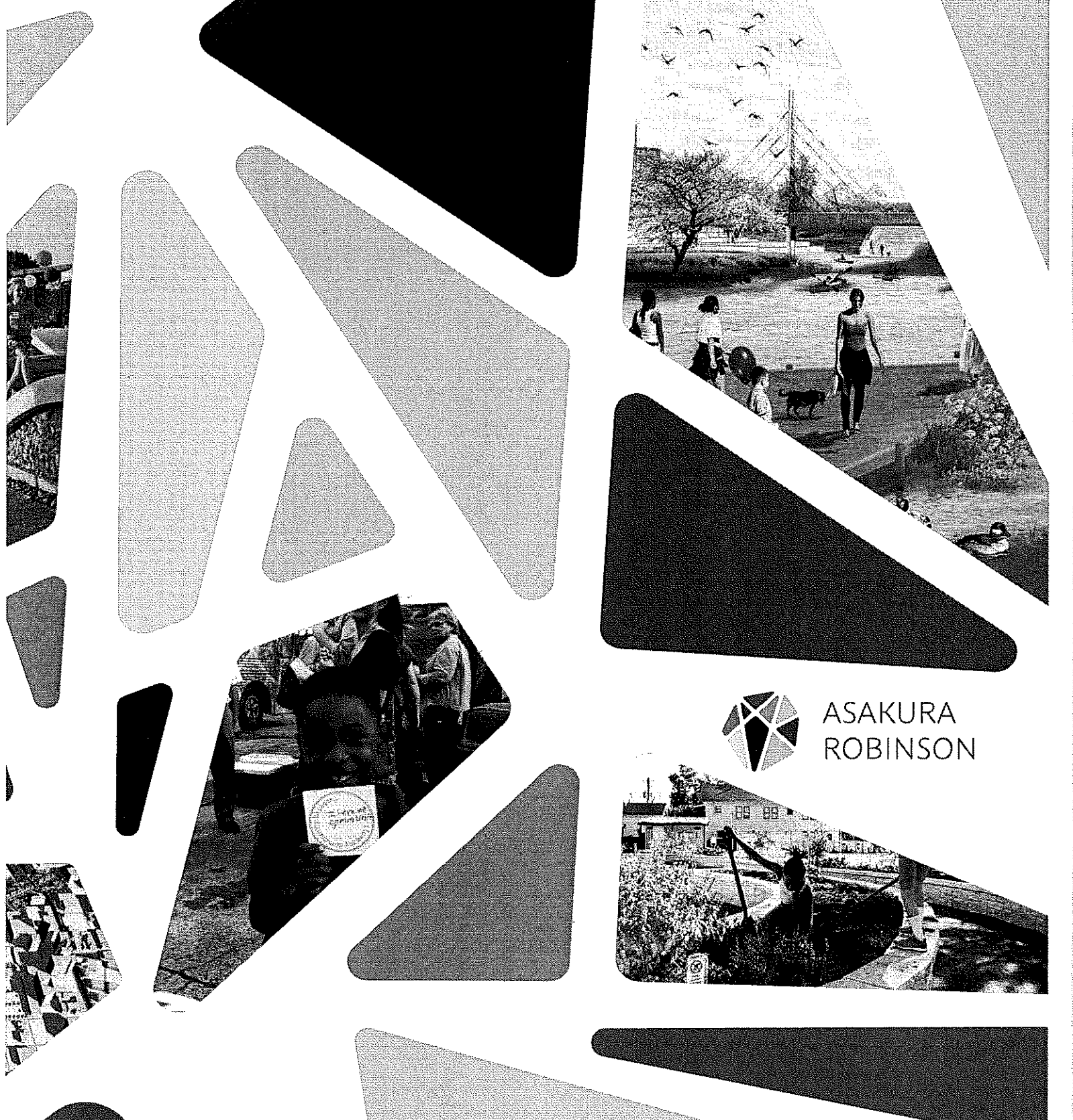
Chief Procurement Officer's Approval	
Signature: <i>Jerry Adams</i>	Date: 11/22/2021

Entity Registration
Core Data
Business Information
Entity Types
Financial Information
Points of Contact
Assertions
Reps and Certs
Exclusions
Responsibility / Qualification

ASAKURA ROBINSON COMPANY LLC

DUNS Unique Entity ID 152080219	<i>Registration Status</i> Active	<i>Expiration Date</i> Jan 26, 2022
SAM Unique Entity ID M23BDJ3YZSJ5	<i>Purpose of Registration</i> All Awards	
<i>CAGE/NCAGE</i> 8AGR1		
<i>Physical Address</i> 2500 Summer ST STE 3228 Houston, Texas 77007-3387, United States	<i>Mailing Address</i> 2500 Summer ST STE 3228 Houston, Texas 77007-3387, United States	
*The DUNS number is currently the official Unique Entity ID		

Version Current Record ▼



ASAKURA
ROBINSON

In accordance with this invitation to Bid and subject to all terms and conditions thereof we quote as follows

COMMUNITY DESIGN PLAN

CITY OF HOUSTON
NOVEMBER 15, 2021

This page has been intentionally left blank.

2500 Summer Street Suite 2500
Houston, TX 77007
Planning | Urban Design | Landscape Architecture
P: (713) 337-5830
W: asakurarobinson.com



ASAKURA
ROBINSON

COVER LETTER

Dear Evaluation Committee,

Thank you for the opportunity to submit a bid on this impactful project for the City of Houston's Housing and Community Development Department (HCDD). In accordance with this Invitation to Bid and subject to all terms and conditions thereof we quote as follows. Asakura Robinson is a DBE landscape architecture, urban planning, and urban design firm based in Houston. We have successfully assisted the City of Houston and Houston Land Bank with similar efforts in the past, and we hope to have the opportunity to help the City create new housing opportunities on additional sites.

Based on our past experience working with HCDD on similar efforts, we have assembled a highly qualified team for this bid. Our subconsultants include:

SLR Consulting, an experienced environmental consultant with qualified acoustical engineers who can perform noise assessments and assist in developing noise mitigation strategies on an as-needed basis

[bc]workshop, a non-profit community design center with experienced architects who have designed a variety of affordable single-family housing typologies for use in the City of Houston

Walter P Moore, a highly-qualified engineering firm who can provide civil engineering expertise that may be required for the design process

All subconsultants' resumes and experience for key staff are included in this bid response. The same team of consultants assisted Asakura Robinson to deliver the Hardy Yards preliminary design project to the City of Houston and Houston Land Bank earlier in 2021; this work successfully enabled the City to clear the site acquisition with the GLO.

The attached cost proposal for this bid assumes that the City will need close to the total fee described in the bid document in order to successfully perform the work, which we understand is to be performed on an as-needed basis.

Thank you for the opportunity to submit a proposal for this project. We hope to be able to assist the City to accomplish this important mission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Miller', written over a horizontal line.

Alexandra Miller, AICP

Managing Principal | Asakura Robinson

IMPORTANT – READ CAREFULLY BEFORE SUBMITTING BID

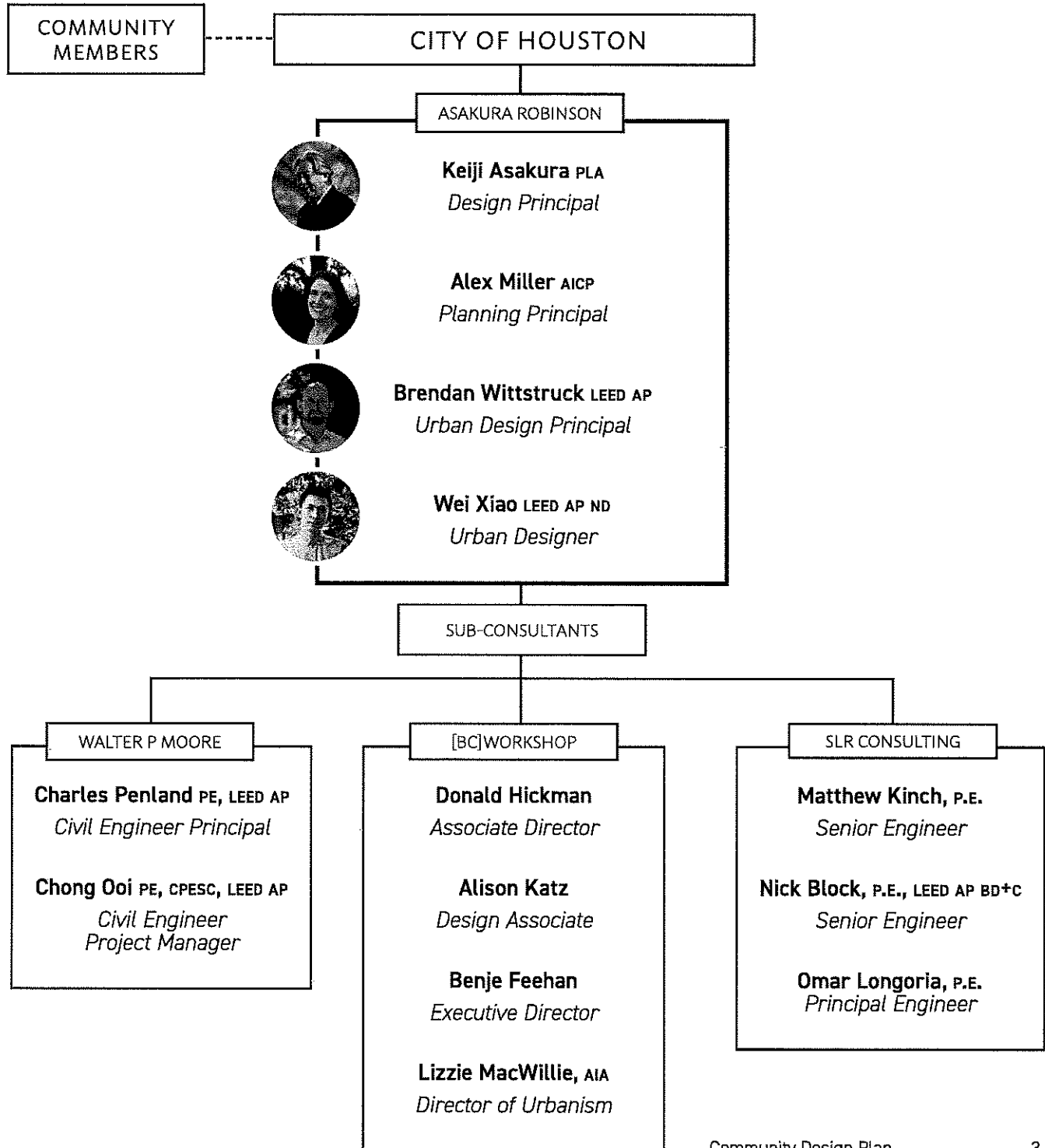
GENERAL CONDITIONS OF BIDDING FOR INFORMAL BIDS

1. All bids should be made on this form. Bids made on other forms will not be considered unless statement to this effect is included: "In accordance with this Invitation to Bid and subject to all terms and conditions thereof we quote as follows."
2. By submission of bid, the bidder certifies that the merchandise to be furnished will not infringe any valid patent or trademark, and the successful bidder will at his/her own expense defend any and all actions of suits charging such infringement and will save the City of Houston harmless in case of any such infringement.
3. Where a brand or trade name appears in the specifications, it is understood that the brand or trade name referred to, or its approved equal shall be furnished. If, however, the bidder proposes similar but not identical items, he/she must furnish full particulars. If no mention is made of any exceptions, it is assumed that he is bidding on the article specified and not an approved equal and he/she will be required to deliver the exact article specified.
4. Bidder shall submit with his/her bid descriptive literature of equipment or supplies, which he/she proposes to furnish, if such articles are of a different manufacturer than those specified herein. Should the description furnished in such literature differ from the specifications submitted by the City, and no mention is made to the contrary, it shall be construed to mean that such bidder proposes to furnish equipment or supplies in accordance with such description and not in accordance with the City's specifications, and his bid will be evaluated accordingly.
5. Samples of items shall be furnished, if requested by the City, without charge, and if not destroyed, shall, upon request, be returned at the bidder's expense.
6. Time of proposed delivery should be stated in number of calendar days. General terms such as "stock", "immediately", and "as soon as possible", may be cause for rejection.
7. Prices should be itemized. The City of Houston reserves the right to award by item or by total bid.
8. In case of discrepancy between the unit price and the extension, the unit price shall govern.
9. The City of Houston reserves the right to reject any or all bids or parts of bids.
10. NOTE: The City of Houston is exempt from all Federal Excise Taxes. DO NOT include these taxes in your bid price or invoice. Taxable items must be so designated and the City will supply Contractor with Tax Exemption Certificate, properly executed. However, if the bidder believes that certain taxes are properly payable by the City of Houston, he may list such taxes separately in each case directly below the respective item bid price.
11. All bids are F.O.B. Destination unless stated otherwise by the City on the bid document.
12. Pricing submitted will be irrevocable for ninety (90) days.
13. Mail all invoices in triplicate to the City of Houston INVOICE TO address noted on the purchase order.
14. Payment is due thirty (30) days after the City has approved the invoice or after the City has accepted the goods/services, whichever occurs later.
15. If unable to bid, please sign and return the NO BID SHEET, advising reason for not submitting quotation.
16. Submission or attachment of QUOTATION FORMS containing terms and/or conditions is not acceptable and can result in your bid being determined as non-responsive.
17. The General Conditions of Bidding defined herein shall be a part of this bid.

TEAM ORGANIZATION & QUALIFICATIONS

Asakura Robinson has always taken pride in cultivating both internal and consultant teams made up of interdisciplinary people, with many diverse lived experiences, technical backgrounds, and ways of thinking. Our team includes world-class landscape architects, urban planners, urban designers,

engineers and community advocates who strive day-in and day-out to create more equitable and resilient places. Asakura Robinson, together with our team of local experts at Walter P Moore, [bc]workshop, and SLR Consulting, are confident we can create an implementable, community design plan.





KEIJI ASAKURA, FASLA, PLA, CLARB

Founding Principal

DESIGN PRINCIPAL

As Founding Principal of Asakura Robinson, Keiji Asakura holds over 40 years of visionary leadership and experience in urban design, landscape architecture, and community planning that is mission-driven, holistic, and context-sensitive. His work carefully balances beauty with function, resulting in plans and designs that draw off rich historic and cultural context and offer enhanced mobility, resilience, community health, and social interaction. In his highly regarded practice, he has extensive experience with sustainable design, low-impact development, and resilience planning and has championed the use of green infrastructure and high-performance landscape design in virtually all aspects of the public realm.

SELECT EXPERIENCE

HOUSING

St. Elizabeth Affordable Housing, *Houston, TX*
Harrisburg Mixed Use, New Hope Housing, *Houston, TX*
Sakowitz SRO Apartments, New Hope Housing, *Houston, TX*^{GA}
Canal St. SRO Apartments, New Hope Housing, *Houston, TX*^G
Perry St. SRO Apartments, New Hope Housing, *Houston, TX*^G
Rittenhouse SRO Apartments, New Hope Housing, *Houston, TX*^G
Kelly Village Community Park, Houston Housing Authority, *Houston, TX*
Canal Street Workforce Housing, *Houston, TX*
Mens Center, *Houston, TX*
Nubic Square, *Houston, TX*
CCPPI Opportunities and Residence Building, *Houston, TX*

URBAN DESIGN

Magnolia Transit Center ReDesign, *Houston, TX*
Fort Smith Woonerf, *Houston, TX*
Southern Downtown/CBD Public Realm Plan, *Houston, TX*

RETAIL / MIXED-USE

Century Square Mixed-Use, *College Station, TX*
Buffalo Heights Mixed-Use, *Houston, TX*
Artist Alley Streetscape Redesign, *Houston, TX*^A
Highland Village Master Plan, *Houston, TX*
Hunky Dory Restaurant Landscape, *Houston, TX*^G
Weights + Measures Landscape Plan, *Houston, TX*^G
WAVE Mixed-Use, *Houston, TX*
Grisby Square, *Houston, TX*
The Strand Livable Community Initiative, Phases 1&2 Streetscape Improvements & Pedestrian Enhancement, *Galveston, TX*
City View Terrace Mixed Use Concept, *Houston, TX*

PARK DESIGN

MD Anderson Prairie & Healing Garden, *Houston, TX*^{AG}
Park at Palm Center, *Houston, TX*
Mandell Park, *Houston, TX*^{GA}

A Award Winning / G Green infrastructure

EDUCATION

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

CERTIFICATIONS

Professional Landscape Architect, *TX (#1170) MN (#55256)*
Council of Landscape Architectural Registration Board, *CLARB (#893)*
Applied Fluvial Geomorphology, *Wildland Hydrology*
Pedestrian Safety Action Plan, *US Federal Highway Administration*

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects, *National & Texas Chapter*
Botanic Garden of Houston *Advisory Council*
Houston Wilderness, *Advisory Board Member*
Rice Design Alliance Cite Magazine, *Editorial Committee*
Scenic Houston Board *Member*
Urban Land Institute, *Houston Chapter*

AWARDS & RECOGNITION

President's Call to Service Award, *Keep America Beautiful*
Outstanding Professional Award, *Houston Asian Chamber of Commerce*
Distinguished Member Award, *ASLA Texas Chapter*
Keep Houston Beautiful/Mayor's Proud Partner Distinguished Service Award
Community Service Award, *ASLA Texas Chapter*



ALEXANDRA MILLER, AICP



Managing Principal

PLANNING PRINCIPAL

Alex Miller is a Managing Principal who leads Asakura Robinson's economic and community development sector. She specializes in community revitalization and economic development and works with clients and stakeholders to create economic policies, programs, and projects that benefit communities socially and environmentally. Her work focuses on economic and social empowerment of communities that help residents shape their own urban environments. She has extensive experience in community and land-use planning, real estate development, planning for vacancy reduction, and strategic planning for public agencies.

Her portfolio includes affordable housing strategies, career pathways studies, revitalization plans, commercial corridor analyses, and other projects designed to ensure that all populations realize opportunity within changing environments.

SELECT EXPERIENCE

HOUSING & COMMUNITY DEVELOPMENT

- Harris County Housing Plan, *Houston, TX*
- Mobile GIS and Market Analysis, *Mobile, AL*
- Rockford Housing Market and Needs Assessment, *Rockford, IL*
- Housing NOLA Transit-Oriented Development Implementation Plan, *New Orleans, LA*
- Pittsburgh Vacant Lot Tool Kit, *Pittsburgh, PA*^A
- Austin Strategic Housing Blueprint Implementation, *Austin, TX*^A
- Detroit Landscape Design and Process Standards, *Detroit, MI*
- SoulY Austin District Visioning, Planning & Design, *Austin, TX*^A
- New Orleans Alignment of Public Incentives for Strategic Outcomes, *New Orleans, LA*
- E. Buffalo Bayou Real Estate Plan, *Houston, TX*
- Fifth Ward TIRZ Expansion Project, *Houston, TX*
- Southeast Houston Arts Initiative, *Houston, TX*

SMALL AREA PLANNING

- Galveston 2039 Vision Plan, *Galveston, TX*^A
- South Central Waterfront Vision Framework, *Austin, TX*^{A, G}
- Plan Downtown, *Houston, TX*
- Westchase Livable Centers Study, *Houston, TX*^A
- Jefferson Parish Comprehensive Plan Update, *Jefferson Parish, LA*
- Historic Walker Lake District Revitalization Plan, *St. Louis Park, MN*
- Lafreniere Park Small Area Plan, *Metairie, LA*
- Plank Road Corridor Master Plan, *Baton Rouge, LA*
- Deer Springs District Livable Centers Study, *Las Vegas, NV*
- Fifth Ward/ Buffalo Bayou/ East End Livable Centers, *Houston, TX*
- Connect Communities Gulfton/ Sharpstown Needs Assessment, *Houston, TX*^A
- Homewood Comprehensive Community Plan, *Pittsburgh, PA*

^A Award Winning / ^G Green Infrastructure

EDUCATION

Master of Urban Planning - with distinction, *Harvard University, Graduate School of Design*

Bachelor of Arts, Anthropology - Summa cum laude, *Northwestern University*

CERTIFICATIONS

American Institute of Certified Planners (#29853)

PROFESSIONAL AFFILIATIONS

American Planning Association, National & Louisiana Chapter

Sub-Affiliations: *Planners' Advocacy Network, Housing & Community Development Division, Economic Development Division, Hazard Mitigation & Disaster Recovery Planning Division*

Alliance for Affordable Energy, *President*

RECENT TEACHING/SPEAKING ENGAGEMENTS

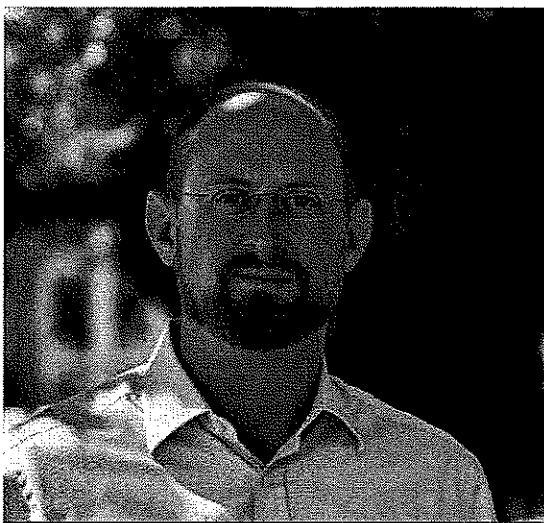
2018 Instructor for Applied Urban Economics, *Tulane University*
Master of Sustainable Real Estate Design

2018 APA Minnesota Conference, "Create and Preserve Thriving, Affordable Commercial Corridors"

2018 APA National Conference, "Tackling Affordable Housing at Multiple Scales"

PUBLICATIONS + RESEARCH

2018 With New Opportunity Zones, A Tool for Change Brings Questions. With Luis Guajardo. *Kinder Institute*



BRENDAN WITTSTRUCK, LEED AP



Principal

URBAN DESIGN PRINCIPAL

Brendan leads the firm's urban design practice, working at multiple scales to enrich public spaces through streetscape design, placemaking, and master planning. He contributes regularly to the firm's planning and landscape design work, both through the Urban Design studio and as a project manager providing design and construction administration services for a variety of public and public-facing landscape architecture projects. Within the Austin office, he provides design leadership, sensitivity toward site context and history, and professional experience in sustainable design and LEED.

His work experience spans architecture, urban design, and landscape architecture, including tenures with Farr Associates in Chicago, paterhn in St. Louis, Kinney & Associates Architects in Austin and the sustainability non-profit Center for Maximum Potential Building Systems.

EDUCATION

Master of Architecture, Master of Urban Design, Master of Construction Management, with Honors, *Washington University, St. Louis*

Bachelor of Arts, Fine Arts, *Davidson College*

CERTIFICATIONS

Leed Accredited Professional

PROFESSIONAL AFFILIATIONS

Evolve Austin Partners, Board of Directors, 2016-present

Reconnect Austin, Board of Directors, 2015-present

North Central I-35 Neighborhood Coalition 2, Secretary 2013-14, Chair 2014-15, Acting Chair

Center for Austin's Future
ATXelerator Inaugural Class, 2016

Austin Design Week, Board Member, 2017

Upper Boggy Creek Neighborhood Plan Contact Team, 2015-19; Secretary, 2017-19

SPEAKING/TEACHING ENGAGEMENTS

2018 Panelist, "*Best Practices and Innovations in Greenways and Open Green Space*"; CNU 27.Louisville

2016 Speaker, "*The Forest in the Trees*"; AIA-Austin Summer Conference

2015 Panelist, "*Technology for the 21st Century Planner*"; APA Texas Chapter Conference

2019 Guest Critic, UT School of Architecture, Landscape Architecture Program

EXPERIENCE

URBAN DESIGN & PLANNING

Brush Square Master Plan, *Austin, TX*^A

Emma S. Barrientos Mexican American Cultural Center Master Plan, *Austin, TX*

Congress Avenue Urban Design Initiative, *Austin, TX*

South Central Waterfront Vision Framework Plan, *Austin, TX*^A

Little Walnut Creek Greenbelt Community Master Plan, *Austin, TX*^A

Corridor Program Office
Placemaking Opportunities Reports, *Austin, TX*

METRO Burnett Transit Center
Urban Design Recommendations Report, *Houston, TX*

METRO Hillcroft Transit Center
Urban Design Recommendations, *Houston, TX*

METRO Magnolia Park Transit Center Concept Plan & Universal Access Study, *Houston, TX*

User's Guide to Walkable Places & Transit-Oriented Development, *Houston, TX*^A

HOUSING & COMMUNITY DEVELOPMENT

St. Louis Land Bank Assessment, *St. Louis, MO*

LANDSCAPE ARCHITECTURE: HOUSING

Zilker Studios, *Austin, TX*

51 East, *Austin, TX*

Presidio Station Condominiums, *Austin, TX*

LANDSCAPE ARCHITECTURE: PARKS & OPEN SPACE

Brush Square Phase 1, *Austin, TX*^o

Govalle Neighborhood Pool, *Austin, TX*^o

Little Stacy Neighborhood Park, *Austin, TX*

LANDSCAPE ARCHITECTURE: CIVIC & INSTITUTIONAL

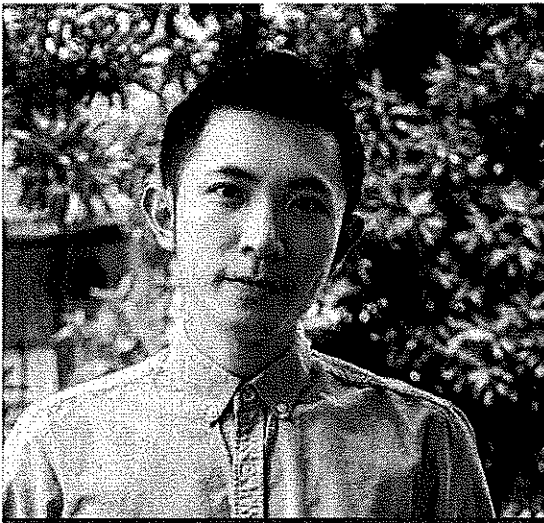
Austin Bergstrom International Airport Parking Garage & Administrative Building, *Austin, TX*

University of Texas at Austin Red River Realignment, *Austin, TX*^G

Austin State Hospital, *Austin, TX*

Texas A&M University West Campus Food Hall, *College Station, TX*

A Award Winning / G Green Infrastructure



ASAKURA
ROBINSON

WEI XIAO, LEED AP ND

Senior Urban Designer

URBAN DESIGNER

Wei is a Senior Urban Designer with a passion for understanding urban vitality through different cultural lenses. He specializes in urban design, streetscape design, graphic design, and placemaking/placekeeping projects. Wei has held leadership role on a variety of projects including Houston vision 2020 competition, local and international tactical urbanism competitions, vision zero action plan graphic design, and uptown corridor streetscape design.

Apart from urban design, Wei also contributes to planning and landscape architecture studio projects. He is actively involved with community outreach and helped the community with multiple tactical urbanism design and implementations. Furthering his efforts in urban design, Wei is a member of AIA Houston Urban Design committee and works with members to rethink resilient urban solutions and push actions forward. His leading work "Bridging the Future" was selected as the winner of AIA Houston "Complete the Community" urban design competition in 2018.

EXPERIENCE

URBAN DESIGN

Magnolia Transit Center, *Houston, TX*

West Bellfort Transit Center, *Houston, TX*

Hillcroft Transit Center, *Houston, TX*

Richfield Master Plan, *Houston, TX*

Congress Avenue Urban Design Initiative, *Austin, TX*

Lower Washington Avenue Pattern Book, *Houston, TX*

Houston-Galveston Area Council Trail-Oriented Development Visioning, *Houston, TX*

Washington Avenue and Houston Avenue Streetscape Design, *Houston, TX*

SMALL AREA PLANNING

Montrose Livable Centers Study, *Houston, TX*

Plan Downtown, *Houston, TX*

Westchase District Livable Centers Study, *Houston, TX* ^A

Connect Communities Gulfton/Sharpstown Needs Assessment, *Houston, TX* ^A

TRANSPORTATION PLANNING

Houston Southeast Mobility Plan, *Houston, TX*

Tyler Active Transportation Plan, *Tyler, TX*

Longview Pedestrian & Bicycle Master Plan, *Longview, TX*

ULI Safe Crossings, *Houston, TX*

Pasadena Safe Routes to School, *Pasadena, TX*

PARK DESIGN

Precinct 1 Trail Enhancement, *Houston, TX*

EDUCATION

UH Greek Monument Design, *Houston, TX*

GRAPHIC DESIGN

Walkable Places, *Houston, TX* ^A

Vision Zero Action Plan, *Houston, TX*

^A Award Winning

EDUCATION

Master of Science, Urban Design, *University of Texas at Austin*

Bachelor of Engineering in Urban Planning, *Hebei University of Engineering*

CERTIFICATIONS

LEED Advanced Professional, *USGBC*

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Houston Urban Design Committee

AIA Houston Housing Tour

American Planning Association,
Texas Chapter

RECENT SPEAKING / TEACHING ENGAGEMENTS

2017 Austin Design Week, Tactical Urbanism, Wayfinding station speaker

AWARDS & RECOGNITION

2018 American Institute of Architects "Complete the Community" Tactical Urbanism Design Competition and Demonstration Project, *Houston, TX*

MEMBERSHIPS/ COMMUNITY INVOLVEMENT

"Transforming Cochran" tactical urbanism event, *Houston, TX*

AIA Housing Tour, *Houston, TX*



Charles Penland, PE, LEED AP

Managing Principal / Civil Engineering Principal in Charge
40 Years with Walter P Moore

Charles Penland has more than 40 years of experience in civil engineering design and project management. His experience includes serving as project manager on complex building site plans and campus plans, with emphasis on cost control, sustainability, and master planning. He joined Walter P Moore in 1980 and has served as project manager on residential, governmental, healthcare, recreational, educational, and industrial development projects.

Education

Bachelor of Science, Civil Engineering,
 Colorado State University, 1975

Registrations

Licensed Professional Engineer
 Texas 48434
 Illinois 062-038925

Additional Certifications

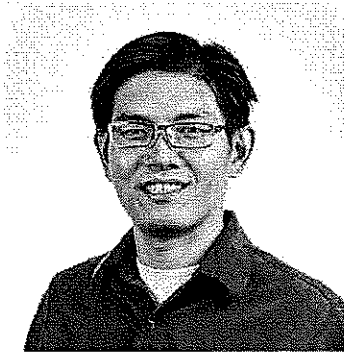
LEED Accredited Professional

Affiliations

American Council of Engineering
 Companies
 Houston Council of Engineering
 Companies
 Greater Houston Partnership

Relevant Project Experience

- **Star of Hope Cornerstone Community Women & Family Development Center**, Houston, TX
 Walter P Moore provided civil and traffic engineering for the 48-acre campus of the new Star of Hope Mission. Facilities include transitional housing facilities, a chapel, kitchen, daycare, and community center.
- **South Mayde Creek Apartments**, Houston, TX
 Walter P Moore provided civil and traffic engineering for the 287,000 SF apartment building, 62 townhomes, parking garage, and administration and service building. The development was coordinated with the adjacent development (15375 Memorial) for shared water, wastewater, stormwater, and driveways. The project included the extension of South Mayde Drive, conversion of a stream into detention, abandonment and rerouting of a 54-inch storm sewer, and various site development.
- **Tradition at Buffalo Speedway**, Houston, TX
 Walter P Moore provided civil and traffic engineering for a new upscale senior living facility on 8 acres. The five-story building includes 315 apartments. The apartments are divided into Independent Living, Assisted Living, and Memory Care. The site includes landscaped courtyards with water features, a heated pool, fitness center, amenities center, dog park, kitchen, dining, 24 hour medical and maintenance staff and ambulance, private buses, and bus parking.
- **Market Square Tower Apartments**, Houston, TX
 Market Square Tower is a 40-story luxury apartment in Downtown. Soaring to a height of 500 feet, the tower offers commanding views of the skyline and surrounding areas on all sides. The highest occupied level of the tower includes an amenity deck and pool. The pool cantilevers over the tower edge by 8 ft, and the side walls and bottom of the pool are completely transparent and constructed out of curved acrylic panels.
- **Mid Main Mixed Use**, Houston, TX
 Walter P Moore provided civil and traffic engineering for this transit-oriented mixed-use development that includes apartments, shops, restaurants, and a 775-car parking garage. Accessible via the METRORail Ensemble/Houston Community College rail stop, the facility is located in Midtown across the street from MATCH, the Midtown Arts and Theatre Center Houston, another Walter P Moore project. Both developments share the parking garage.
- **One Park Place**, Houston, TX
 Walter P Moore provided civil and traffic engineering and parking consulting services for this luxury high-rise apartment that overlooks Discovery Green park in Downtown. One Park Place includes a 37-story apartment building; 30,000 SF of retail space; and a seven-story, 320,000 SF parking garage.
- **SEARCH Homeless Services Employment Services and Care Hub**, Houston, TX
 Walter P Moore provided civil and traffic engineering for the new SEARCH Homeless Services building, providing offices and engagement areas for homeless individuals and families. The space features a chapel, multiple training rooms, collaborative workspaces, administrative offices, and an open-air terrace. The facility will aid approximately 50 to 60 people every day and will have 65 employees working on-site.



Chong Ooi, PE, CPESC, LEED AP

Senior Associate / Civil Engineering Project Manager
7 Years with Walter P Moore

Chong Ooi has more than 16 years of civil engineering experience. He has provided project management and design for residential, commercial, educational, and recreational site development projects. His experience also includes renovation and expansion projects.

Education

Master of Science, Civil Engineering,
University of Arkansas, 2008

Bachelor of Science, Civil Engineering,
University of Arkansas, 2002

Registrations

Licensed Professional Engineer

Texas 122946

Arkansas 13435

Additional Certifications

Certified Professional in Erosion and
Sedimentation Control 4093

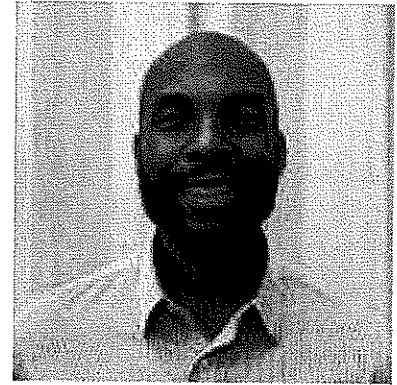
Leadership in Energy and Environmental
Design 10414763

Relevant Project Experience

- **Star of Hope Cornerstone Community Women & Family Development Center**, Houston, TX
Walter P Moore provided civil and traffic engineering for the 48-acre campus of the new Star of Hope Mission. Facilities include transitional housing facilities, a chapel, kitchen, daycare, and community center.
- **Eighteen 25 Apartment Building**, Houston, TX
Walter P Moore provided civil and traffic engineering for the new apartment and townhouse development. Located in Downtown Houston at 1825 San Jacinto Street, the development has a total of 242 units, ranging in size from 525 to 1680 SF.
- **Center for Pursuit Headquarters**, Houston, TX
Walter P Moore provided civil and traffic engineering for the new neighborhood center. The East End Business & Employment Center is the first facility on the 8-acre site. The facility will provide resources for lower income individuals. The project includes a 90,000 SF, four-story facility with an 80-space surface parking lot.
- **SEARCH Homeless Services Employment Services and Care Hub**, Houston, TX
Walter P Moore provided civil and traffic engineering for the new SEARCH Homeless Services building, providing offices and engagement areas for homeless individuals and families. The space features a chapel, multiple training rooms, collaborative workspaces, administrative offices, and an open-air terrace. The facility will aid approximately 50 to 60 people every day and will have 65 employees working on-site.
- **SEARCH House of Tiny Treasures**, Houston, TX
Walter P Moore provided civil and traffic engineering for this daycare and preschool facility operated by the SEARCH Homeless Services organization. It will provide child care and educational services for the children of homeless individuals and families. The primary focus is childcare for pre-school age children while their parents attend classes and begin working.
- **M-K-T Mixed Use Development**, Houston, TX
Walter P Moore provided civil and traffic engineering for the trail-oriented mixed-use redevelopment of an industrial site located in the Houston Heights District, at the northeast corner of North Shepherd Drive and West 6th Street. Named after the Missouri-Kansas-Texas railroad line, M-K-T offers retail, food, and leisure in a landscaped environment located on the MKT Heights Hike and Bike Trail. The civil engineering scope of work included site planning, grading, site utilities, detention, drainage, and removal and replacement of the existing pavement and utilities.
- **Lockton Place**, Houston, TX
Walter P Moore provided civil and traffic engineering for the new Class A, eight-story, 190,300 SF office tower and 715 car parking garage. Walter P Moore provided underground detention underneath the driveway to maximize space on the property.



Donald Hickman
Associate Director



Donald Hickman, AIA, NCARB is an Associate Director at buildingcommunityWORKSHOP. Based in Houston, he supports [bc]'s design efforts in its three offices and manages work in the Houston office.

Originally from Detroit, MI, Donald has spent his entire professional career in Houston, Texas. He has served as a technical design professional and marketing graphic designer at HOK. He also served as a Project Architect and Designer at Stantec. His career experience includes the construction documentation of corporate high-rises and campuses, as well as the design development of a STEM library, a medical examiner's facility, and a middle school. It was his passion for small-scale design and providing architectural services to those in greater need of them that led him to a career with [bc].

EDUCATION

University of Michigan, Bachelor of Science, Architecture, 2009

University of Illinois, Master of Architecture, 2013

CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

American Institute of Architects
NCARB # 94087

PRACTICE

buildingcommunityWORKSHOP, Associate Director, 2019
Stantec, Project Architect, 2017-2019
HOK, Design Professional, 2013-2017

SELECT PROJECTS

MICASITA - Brownsville, TX, 2020 - present
Samano Apartment Building - Brownsville, TX, 2020 - present
Houston Area Urban CDC Affordable Housing Catalog - Houston, TX, 2020
Liberty Elementary School STEM Library - Liberty, TX*
Medical Examiner Facility - Rosenberg, TX*
Landrum Middle School - Houston, TX*
Surface Water Treatment Plant - Pearland, TX*

*work completed while employed with Stantec in Houston, TX



Alison Katz
Design Associate



Alison Katz is a Design Associate at buildingcommunityWORKSHOP. She supports the organization's design efforts from the Houston office.

In 2018 Alison was a bcINTERN in the Houston office where she found her passion for housing while working on the Houston RAPIDO Prototype. This interest continued in Pittsburgh where Alison worked with organizations including the Urban Design Build Studio and AIAS's Freedom By Design to complete public interest design projects and research while finishing her Bachelor of Architecture at Carnegie Mellon University.

PRACTICE

buildingcommunityWORKSHOP, Design Associate - 2021-present
AIAS Freedom By Design National FBD Advisory Committee, Co-Chair - 2018-2020
Urban Design Build Studio, Research Designer - 2018-2019
AIAS Freedom By Design Carnegie Mellon Chapter, Founder and Director - 2016-2019
buildingcommunityWORKSHOP, bcINTERN - 2018
Fukui Architects, Summer Architectural Intern - 2016-2017

PROJECTS

Samano Apartment Building, Brownsville, TX - 2021
Miramar Hotel, Dallas, TX - 2021
Al Lipscomb Housing Project, Dallas, TX - 2021
Harvey Yards, Houston, TX - 2021
Temporary Housing Study, Houston, TX - 2021
HAUCDC Bland St. Development, Houston, TX - 2021
East Dallas Christian Church, Dallas, TX - 2021
RE_CON 01+02, Pittsburgh, PA - 2018-2019*
RAPIDO ADU Project, Houston, TX - 2018
RAPIDO Houston Prototype, Houston, TX - 2018
FBD: Weatherization Kit Project, Director + Development Manager - 2017-2020*
[bc] Hurricane Harvey Disaster Recovery Community Engagement, Volunteer - 2018

PUBLISHED WORKS

Zoning Adventures: A Home Addition Paper Chase, Illustrator - 2020
Rachel Carson Ecovillage Cohousing Study, Researcher - 2020
ArchiteXX Exhibition: NOW WHAT?! Advocacy, Activism, And Alliances In American Architecture Since 1968, Writer + Photographer - 2018

*Work completed while at the Urban Design Build Studio

EDUCATION

Carnegie Mellon University,
Bachelor of Architecture, 2020

PROFESSIONAL AFFILIATIONS

American Institute of Architects - Associate
National Organization of Minority Architects - Member
Association for Community Design - Member

SERVICE

AIAS Alumni Mentor - 2020-2021
AIAS Freedom By Design National FBD Advisory Committee, Co-Chair - 2018-2020
AIAS Freedom By Design Carnegie Mellon Chapter, Founder and Director - 2016-2019



Benje Feehan
Executive Director



Benje Feehan, Architect, NCARB is Executive Director of buildingcommunityWORKSHOP. From 2007 to 2015 he was a key member of [bc], leading significant initiatives promoting public interest design across Texas. Benje is responsible for leading the organization into its next season of design justice through community engagement. Originally from New Zealand, Benje is an artist, architect and educator, holding both undergraduate and graduate degrees in architecture. His work focuses on the union of creative practices and social justice. Benje was recently selected to represent New Zealand artists at the International Auckland Art Fair and invited to join the Cambridge Arts Association in Boston. He continues to seek beauty and truth through making.

PRACTICE

buildingcommunityWORKSHOP, Executive Director 2019 - Present
Ignite Architects, Associate Director 2016 - 2019
The University of Auckland, School of Architecture, Masters Thesis Supervisor & Invited Critic 2017 - 2019
Lawrence Technological University, College of Architecture & Design, Adjunct Professor 2016 - 2018
EST-11 Architects, Senior Architect 2015 - 2016
bcWORKSHOP, Associate Director 2008 - 2015
Feehan Ventures LLC, Owner 1998 - 2008

SELECT PROJECTS

MiCASITA, National Affordable Housing Initiative, 2020-present
Casitas Lantana, Brownsville, TX, 2019-2021
Samano Apartment Building, Brownsville, TX, 2020-present
Casitas Azúcar, Brownsville, TX, 2019
Northcote Modular Apartments, Auckland, New Zealand*, 2018-2019
Air Fields M2-M3, Hobsonville, New Zealand*, 2018-2019
The Remarkables Residences: Queenstown, New Zealand*, 2016-2019
HfOP: Auckland, New Zealand*, 2016-2019
2 Boxes + Hill, Kapiti, New Zealand**, 2018-2019
The Cottages at Hickory Crossing, Dallas, TX, 2012-2016
Congo Street Initiative Residence, Dallas, TX, 2008-2011
Congo Street Green Infrastructure, Dallas, TX, 2011
Gurley Seniors Residence, Dallas, TX, 2012
La Hacienda Community, Harlingen, TX, 2012-2015
DR2, Disaster Recovery Housing, Houston, TX, 2015-2016
Rapido, Disaster Recovery Housing, Rio Grande Valley, TX, 2012-present
Belden Trail: Brownsville, TX, 2013
3313 Beall St Residence: Dallas, TX, 2014

*work completed while working at Ignite Architects

**work completed through private commission

EDUCATION

Lawrence Technological University, Masters of Architecture, 2014

University of Texas at Arlington, Bachelor of Architecture, 2009

CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

LEED AP
Registered Architect, NCARB
TX # 83056



Lizzie MacWillie, AIA
Director of Urbanism



Lizzie MacWillie, AIA is Director of Urbanism at [bc], where she oversees work in the Dallas office, as well as urban design work throughout the three offices. Lizzie brings to the team critical design and community engagement experience, including managing [bc]'s multi-year creative placemaking initiative, Activating Vacancy, and leading [bc]'s role in planning projects like the Dallas Cultural Plan and Smart Growth for Dallas.

Prior to joining [bc] in her current role, Lizzie was a part of OMA/AMO in Rotterdam, NL, as an editor of "Elements of Architecture" by Rem Koolhaas, and a Senior Associate at scalarArchitecture, in New York.

CERTIFICATIONS & PROFESSIONAL AFFILIATIONS

LEED AP

AIA

PRACTICE

buildingcommunityWORKSHOP, Director - 2014-present

Office for Metropolitan Architecture, Editor - 2013-2014

scalarArchitecture, Senior Associate - 2007-2010

SELECT PROJECTS

Medium Density Housing Studio at UTA, Dallas, TX - 2021 - present

Community Park at Fair Park, Dallas, TX - 2020 - present

Affordable Housing Study, Dallas, TX - 2020 - present

American Roundtable, Brownsville, TX - 2020 - 2021

DISD Equity in Bond Planning, Dallas, TX - 2020

PlaceSetting at Pegasus Plaza, Dallas, TX - 2019 - present

Freedman's Town Stories, Dallas, TX - 2018 - present

Citizens Institute on Rural Design - 2018 - 2020

El Sonido Del Agua, Edinburg, TX - 2018 - 2019

Pro Neighborhoods Equity Plans, Dallas, TX - 2018 - 2019

Trinity Park Conservancy, Dallas, TX - 2018-2019

Dallas Cultural Plan, Dallas, TX - 2017-2018

Smart Growth for Dallas, Dallas, TX - 2016-2018

Activating Vacancy: Downtown Dallas, Dallas, TX - 2017

Activating Vacancy Rural Creative Placemaking Initiative, National - 2017

Crossing the Street - Creative Placemaking, Washington DC - 2016

Little Free Libraries/Libros Libres, Dallas, TX - 2015-2017

EDUCATION

Harvard University, Master of Architecture and Urban Design, 2013

Harvard University, Master of Design Studies: Art, Design, and the Public Domain, 2013

Carnegie Mellon University, Bachelor of Architecture, 2007

MATTHEW S. KINCH, P.E.
Senior Engineer

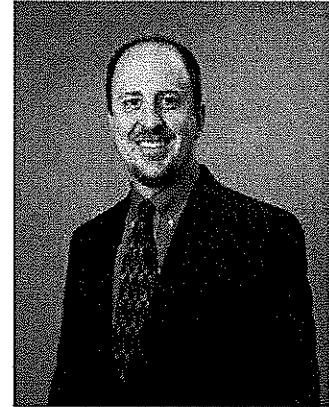


Mr. Matt Kinch has over 25 years of experience as an acoustical consultant specializing in multi-family projects, industrial noise control, mechanical noise control, environmental noise control, employee noise exposure, interior room acoustics, sound system design, and acoustical modeling for clients throughout the US and the world.

Mr. Kinch has extensive experience with environmental noise surveys and related analyses, noise predictions, noise contours, and development of noise mitigation designs as needed to meet local, state, and federal noise limits.

Select Project Experience

- **Market Square Tower Multi-Family Building, Houston, Texas.** Provided acoustical code compliance consulting, mechanical noise & vibration recommendations, project management, and construction administration services for this 40-story luxury apartment project in downtown Houston.
- **Kirby Collection Multi-Family & Office, Houston Texas.** Provided acoustical code compliance consulting, mechanical noise & vibration recommendations, project management, and construction administration services for this multi-use 25-story luxury apartment in midtown which includes 13-story office, and 2-story retail multi-use project in midtown.
- **Franklin Student Housing, Eugene, Oregon.** Provided environmental and acoustical code compliance consulting, mechanical noise & vibration recommendations, project management, and construction administration services for this 12-story student housing apartment project near the University of Oregon.
- **Concho Commons Student Housing, San Marcos, Texas.** Provided acoustical code compliance consulting, mechanical noise & vibration recommendations, and project management services for this 14-story multi-family student housing apartment project near Texas State University.
- **Streetlights Multi-Family Complex - The Carter, Houston, Texas.** Provided preconstruction sound survey, room acoustics, mechanical noise control, sound isolation, field testing of assemblies, and construction administration for this 300+ unit multi-family luxury apartment complex.



EDUCATION

- B.S., Mechanical Engineering, Iowa State University, Ames, Iowa, 1993

AREAS OF EXPERTISE

- Multi-Family Apartments / Condos
- Architectural Acoustics
- Environmental Noise
- Industrial Noise

TECHNICAL REGISTRATIONS

- Professional Engineer, #92227
- Texas State Board of Registration for Professional Engineers
- Professional Engineer, #71842PE
- Oregon State Board of Examiners for Engineering & Land Surveying

ADDITIONAL TRAINING & CERTIFICATIONS

- IADC Rig Pass with Safe Gulf & Safe Land Training

Memberships & Associations

- Acoustical Society of America
- Institute of Noise Control Engineering

Nick A. Block, P.E., LEED AP BD+C
Senior Engineer



Mr. Block has over 12 years of experience in architectural and industrial acoustics regarding speech privacy, sound masking systems, audio-visual design, exterior noise control, reverberation control, field measurements, data processing, acoustical prediction modeling, constructing computer noise models to determine sound propagation, and generating reports.

In the Architectural field he has been instrumental in the completion of numerous projects including multi-family, schools, higher education and several renovation/addition projects.

In the oil and gas field his experience for various projects include field measurements, assessments of oil and gas industry noise at residential areas, data processing, and reports.



EDUCATION

- Bachelor of Science in Acoustical Engineering, Purdue University, 2009

AREAS OF EXPERTISE

- Speech Privacy
- LEED Acoustics
- Acoustical prediction modeling
- Sound Propagation
- Computer Noise Modeling
- Reverberation Control
- Sound Masking Systems
- Audio-Visual Design

TECHNICAL REGISTRATIONS

- Professional Engineer, Oregon, #88298PE
- LEED AP Building Design + Construction, #10703403

Select Project Experience

- **Olympic & Hill Apartments, Los Angeles, California.** Mixed use development (luxury apartments) in entertainment district near Staples Center. Services provided: Sound isolation, 3D computer noise model, exterior shell recommendations to reduce interior noise level.
- **BLVD Place, Houston, Texas.** Mixed use development (luxury apartments) near entertainment district. Services provided: Sound isolation, 3D computer noise model, mechanical noise control, exterior shell recommendations to reduce interior noise level.
- **La Colombe d'Or, Houston, Texas.** High rise luxury apartment complex in new multi-use development. Services provided: Sound isolation, 3D computer noise model, mechanical noise control, exterior shell recommendations to reduce interior noise level.
- **Pier 4 Apartments, Boston, Massachusetts.** Mixed use development (luxury apartments) at Boston Harbor. Services provided: Environmental noise study, exterior shell recommendations to reduce interior noise level.

Memberships & Associations

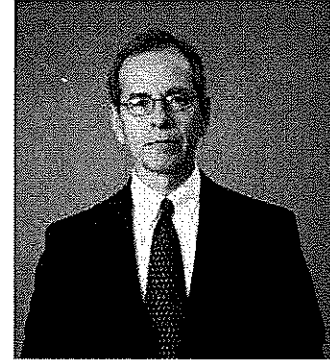
- Member, Acoustical Society of America
- Founding member and former Chair of the Purdue University Student Chapter of the Acoustical Society of America.
- Founding member and former Vice Chair of the Purdue University Student Chapter of the Audio Engineering Society.

OMAR C. LONGORIA, P.E.
Principal Engineer



Omar Longoria has over 39 years of experience as an acoustical engineer specializing in architectural projects. He is in constant demand for his expertise in room and building acoustics, mechanical equipment noise and vibration control. He is highly respected for his comprehensive experience with noise and vibration measurements, noise modeling, and noise control designs.

He prepares technical reports, specifications sections, and drawings as required. He ensures a timely response to project schedules and he produces specific design recommendations that are feasible and cost effective.



Select Project Experience

- **Design Collective – EastSide Bond (EastSide III), Pittsburg, PA.** New construction revitalizing mixed-use T.O.D. located at the renovated East Liberty transit stop. The Mosites Company located the 50,000sf of retail, 350 apartments, & 12,000sf of amenity space on the final parcel of a decade-long 3-phase development. 570 space garage was built into the site's slope, with 3 bridge-linked podium buildings on top, reconnecting the street grid and site lines.
- **Design Collective – PerSei Pike & Rose (Mid Pike 12), Rockville, MD.** Two new construction, urban design mixed-use residential buildings totaling 542,000 square feet in Rockville, Maryland. Persei is a four-story wood frame building featuring 167 units above a retail podium with below-grade parking.
- **Kirksey – Kirby Collection, Houston TX.** This two-tower development includes 90,000 sf of retail / restaurant space, 191,000 sf of office space, 312,000 sf of residential space including lofts, and a parking structure.
- **Hanover West Gray, Houston, Texas.** 300+ unit multi-family apartment complex in the heart of the Montrose area. Room acoustics, mechanical noise control, sound isolation, field testing of assemblies, and construction administration.
- **Hanover West University, Houston, Texas.** 300+ unit multi-family apartment complex. Pre-construction sound survey, room acoustics, mechanical noise control, sound isolation, field testing of assemblies, and construction administration.

EDUCATION

- M.B.A., University of Houston, Texas 1977
- B.S., Electrical Engineering, Rice University, Houston, TX 1975

AREAS OF EXPERTISE

- Architectural Acoustics
- Mechanical Noise Control
- Sound Isolation

TECHNICAL REGISTRATIONS

- Professional Engineer, #57775
- Texas State Board of Professional Engineers.

YEARS OF EXPERIENCE

- 39

YEARS WITH FIRM

- 27 Total

CITY OF RESIDENCE

- Houston

Memberships & Associations

- Acoustical Society of America
- Institute of Noise Control Engineering

HOUSTON LAND BANK

Hardy Yards Extension Preliminary Site Design

May 2021 - July 2021 | Houston, TX

REFERENCE

Rupa Sen
(832) 394-6217
Rupa.Sen@houstontx.gov

SERVICES PROVIDED

Landscape Architecture
Urban Design

PROJECT SIZE

10 acres

KEY PERSONNEL

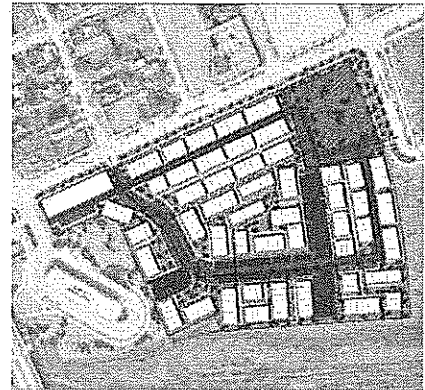
Keiji Asakura
Alex Miller
Brendan Wittstruck
Wei Xiao

A preliminary site design for a 10.697 acre parcel with residential, commercial, and open space development.

The Hardy Yards site is located at 850 Burnett Street in the Near Northside neighborhood of Houston, TX. The preliminary site design includes 219 residential units in a townhome configuration, as well as two 2,800 square foot buildings for future commercial development. These homes would increase the housing supply in the Near Northside and assist people who lost their homes during Hurricane Harvey.

The heart of this preliminary design is the creation of an "urban village" that has internal open spaces which function much like courtyards for many of the residential units. These

internal open spaces could be shared by surrounding unit groups as gathering spaces to create strong connections for the community. The design also includes a 0.97 acre neighborhood park on the Northeast corner that is open to residents of the development and the public. The connections to the Burnett Transit Center and existing sidewalk are also made to increase the accessibility.



ASAKURA
ROBINSON

HARRIS COUNTY

Harris County Housing Plan

October 2019 - ongoing | Houston, TX



REFERENCE

Luis Guajardo
(713) 348-4471
luisguajardo@rice.edu

SERVICES PROVIDED

Urban Planning
Affordable Housing
Public Engagement

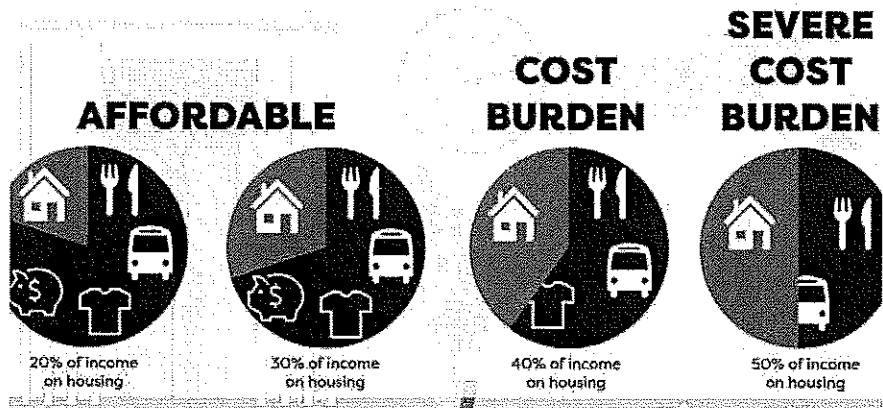
KEY PERSONNEL

Alexandra Miller

A study examining affordability and the needs surrounding housing in Harris County through a data driven community engagement process.

In collaboration with The Kinder Institute for Urban Research at Rice University, Asakura Robinson is conducting housing research for Harris County that includes a Market Demand and Absorption Study, along with strategies and recommendations, for a 10-year planning horizon. The study examines the home types and costs that are not represented in Harris County communities. The County has a reputation for housing affordability, but studies show that this affordability is disappearing. There are more renters than homeowners in the County, and they're spending more than the recommended 30% of their income on housing, classifying them as cost burdened.

Asakura Robinson is providing our affordable housing expertise, as well as leading community engagement, which, due to COVID-19 restrictions, is being conducted virtually. The team assisted in creating a survey for Harris County residents illustrating housing needs, as well as an interactive Prezi presentation that presents several hypothetical family narratives that demonstrate the different trade-offs and values people have when looking for housing. The Prezi includes families and individuals varying in race, socioeconomic status and age, and shows participants what affordable housing can look like.



OLD SIXTH WARD REDEVELOPMENT AUTHORITY

Washington Ave Pattern Book

April 2016 - August 2017 | Houston, TX



REFERENCE

Claude Anello
(713) 652-2525
claude.anello@gmail.com

SERVICES PROVIDED

Planning
Urban Design

KEY PERSONNEL

Brendan Wittstruck
Wei Xiao

REPORT LINK

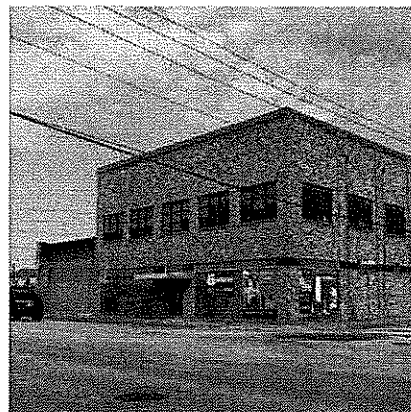
[Link](#)

The Washington Avenue Streetscape and Design Guidelines provides guidance for the public realm and private development along the major commercial corridor of one of Houston's major historic districts.

Over the previous decades, the Washington Avenue Corridor has undergone significant change. In the period since the completion of the Washington Avenue Livable Centers Plan in 2012, at which time much of the stretch of Washington between Houston and Sawyer Streets was vacant, a number of new restaurants, bars, and retail have opened their doors within previously unused buildings, and significant new development is planned. Lower Washington is emerging as a key retail and restaurant corridor with a unique historic building stock, however, the public realm remains intermittent and sparse in its ability to provide an experience that encourages livability and walkability.

The Lower Washington Avenue Streetscape and Design Guidelines provides design guidance for the public realm and private development along the major commercial corridor of one of Houston's major historic districts.

The Guidelines build upon previous planning efforts and seeks to improve walkability, district branding and the overall visual quality of the corridor. For private developers, the Guidelines will provide clarity with regards to public realm reimbursements and provide a framework for development that protects the community and their investments.



ASAKURA
ROBINSON

COST PROPOSAL

Project Task	Asakura Robinson		[bc]workshop		Walter P Moore		SLR Consulting		Total
	HR	FEE	HR	FEE	HR	FEE	HR	FEE	FEE
Task 1: Support for acquisition for single and multi-family tracts and development preliminary schematic design processes for selected sites	67	\$10,210	16	\$1,540	14	\$2,745	19	\$4,195	\$18,690
Task 2: Development of floor plans for single-family homes of a variety of typologies	6	\$1,252	36	\$3,355	-	-	11	\$2,390	\$6,997
Task 3: Development of site plans	47	\$6,692	-	-	-	-	8	\$1,670	\$8,362
Task 4: Development of cost estimates	24	\$3,221	-	-	22	\$3,560	-	-	\$6,781
Task 5: Additional support needed to gain project approval for projects funded by the U.S. Department of Housing and Urban Development (HUD) and the Texas General Land Office (GLO)	21	\$2,978	13	\$1,365	6	\$1,100	17	\$3,580	\$9,023
Grand Total									\$49,853

HOURLY RATE TABLES



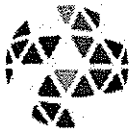
ASAKURA
ROBINSON

Exhibit "A"
HOURLY RATE SCHEDULE
(updated 10/04/2021)

1.0	HOURLY RATES	2021 Rates
	Founding Principal	\$ 250.00
	Managing Principal	\$ 234.00
	Principal	\$ 181.00
	Senior Designer	\$ 149.00
	Senior Planner	\$ 126.00
	Associate Designer	\$ 110.00
	Associate Planner	\$116.00
	Marketing Manager	\$126.00
	Marketing Associate	\$99.00
	Marketing Coordinator	\$89.00
	Designer	\$ 101.00
	Planner	\$ 87.00
	Accounting Associate	\$ 92.00
	HR Assistant	\$77.00
	Intern	\$ 64.00



[bc]workshop	
Executive Director	\$180
Director	\$160
Associate Director	\$125
Senior Design Manager - Architect	\$120
Design Manager	\$85
Associate	\$65



**walter
p moore**

Schedule RC1

BILLING RATE SCHEDULE

Infrastructure Group

2021 Standard

<u>Category</u>	<u>Rate</u>
Senior Principal/Managing Principal	\$ 310.00
Principal	\$ 260.00
Chief Hydrologist.....	\$ 225.00
Managing Director.....	\$ 225.00
Team Director	\$ 220.00
Senior Project Manager	\$ 225.00
Project Manager.....	\$ 175.00
Senior Engineer	\$ 180.00
Engineer.....	\$ 145.00
Graduate Engineer	\$ 125.00
Senior Transportation Planner	\$ 175.00
Transportation Planner.....	\$ 145.00
Graduate Transportation Planner	\$ 110.00
Senior Graphic Designer	\$ 125.00
Senior GIS Specialist	\$ 170.00
GIS Specialist.....	\$ 140.00
Senior Hydrologist.....	\$ 160.00
Hydrologist.....	\$ 120.00
Senior Designer	\$ 175.00
Designer.....	\$ 125.00
BIM Manager	\$ 175.00
CAD Manager	\$ 165.00
Senior CAD Technician.....	\$ 130.00
CAD Technician	\$ 95.00
Senior Field Representative	\$ 140.00
Field Representative.....	\$ 120.00
Engineering Intern.....	\$ 70.00
Project Accountant.....	\$ 125.00
Senior Administrative Assistant	\$ 125.00
Administrative Assistant	\$ 95.00

Notes:

1. These billing rates are effective January 1, 2021 through December 31, 2021.
2. Rates after December 31, 2021 may be adjusted by 4% annually.



2021 RATE SCHEDULES – ACOUSTICAL SERVICES

<u>PROFESSIONAL SERVICES</u>	<u>Hourly Rate</u>
Principal (Engineer, Scientist, Consultant)	\$265.00
Senior (Engineer, Scientist, Consultant)	\$240.00
Associate (Engineer, Scientist, Consultant)	\$220.00
Project (Engineer, Scientist, Consultant)	\$200.00
Staff (Engineer, Scientist, Consultant)	\$185.00
Senior Technician	\$165.00
Technician	\$140.00
Staff Technician	\$120.00
Project Coordinator	\$100.00
Staff Assistant	\$70.00

<u>OTHER DIRECT CHARGES</u>	<u>Rate</u>
Vehicle Mileage	IRS Standard Rate
Equipment Usage Fees	By Schedule, Below
Subcontractors, Vendors, and other Expenses	Actual Cost + 12%

<u>EQUIPMENT RATE SCHEDULE</u>	<u>Rate \$/DAY</u>
Type 1 Sound Level Meter/Analyzer	\$100
Type 2 Sound Level Meter	\$50
Sound Intensity Testing	\$140
Multi-Channel Data Acquisition System	\$500
TEF/Smaart Room Acoustics Testing	\$150
Sound System/Noise Source	\$75
Tapping Machine	\$250
Weather Monitoring Systems	\$50
High-temperature Microphone Probe	\$100
Pipe Noise Measurement System	\$100
SoundPLAN, CadnaA Environmental Modeling Software	\$100/project
CATT, EASE Room Modeling Software	\$100/project



CONTACT

2500 Summer Street, Suite 3228, Houston, TX 77007

ALEX MILLER, POINT OF CONTACT

(224) 619-4400 | alexandra@asakurarobinson.com



**ASAKURA
ROBINSON**

Scope of Work

The City of Houston Housing and Community Development Department seeks a consultant to provide support for its Single and Multi-Family Division for its development program with respect to acquisition of land on an as-needed, hourly basis. The total fee available for these services will not exceed \$[50,00.00].

Elements of the as-needed work may include, but are not limited, to the following:

- Support for acquisition for Single and Multi-Family tracts and Development preliminary schematic design processes for selected sites
- Development of floor plans for single-family homes of a variety of typologies
- Development of site plans
- Development of cost estimates
- Additional support needed to gain project approval for projects funded by the U.S. Department of Housing and Urban Development (HUD) and the Texas General Land Office (GLO)