



MULTIFAMILY

REES Qualifications

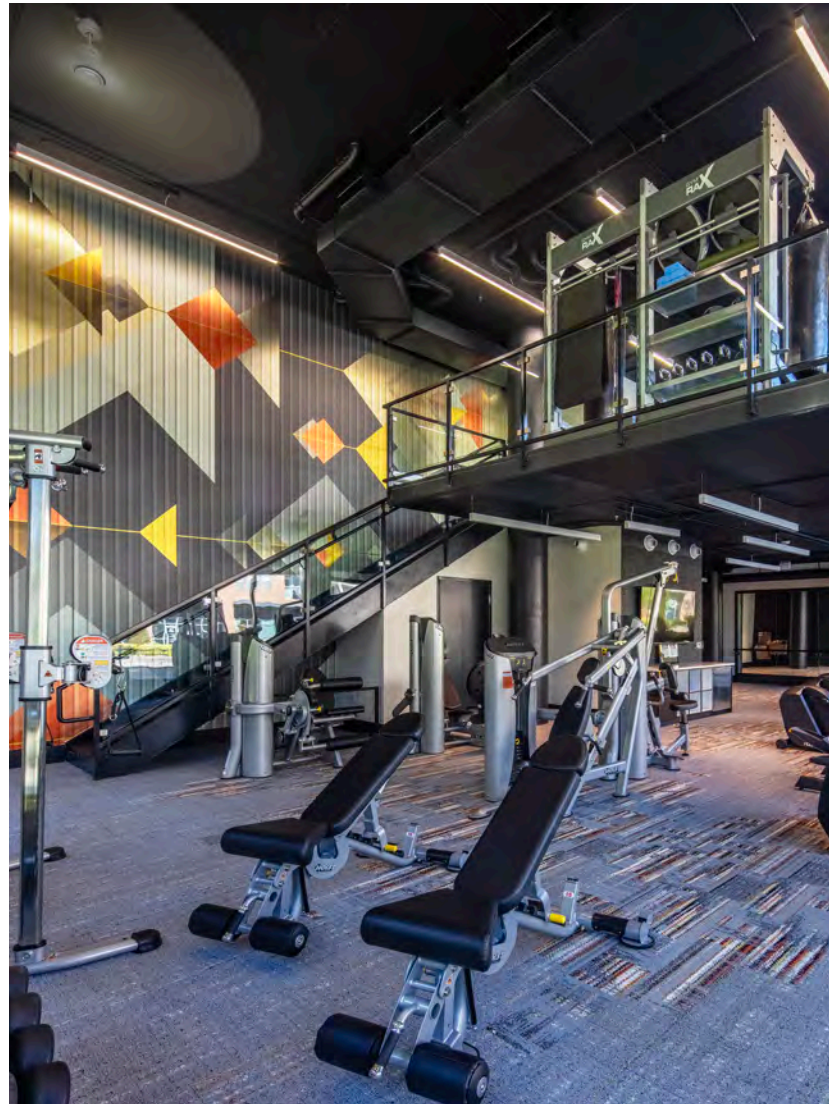


TABLE OF CONTENTS

Client First.....	1
About Us	2
Services	3
Project Experience	5
Sustainable Design.....	19
Digital Collaboration	20
Quality Control Program.....	21
Community Outreach.....	22



on page **6**





It sounds simple, “put our clients first”. But we’re shocked by stories our clients tell us of working with previous architects who didn’t listen, weren’t responsive and assigned inexperienced staff. REES is focused on your success and every facet of our process is tailored for you and your project.

WE PUT OUR CLIENTS FIRST

RELATIONSHIP

Every client has a **direct relationship with a REES Principal** who monitors the team’s performance and coaches the project team to assure that expectations are met or exceeded at all phases. Your REES Principal maintains regular contact with you and solicits feedback on our performance, constantly looking for opportunities to raise the bar.

ACCOUNTABILITY

We take ownership of our work and we engage consultants who do the same. When problems arise, we quickly and enthusiastically develop effective solutions. No diversion, no wasted energy. When you hire REES, you hire professionals who work as a team to achieve your goals and vision.

TEAM CONTINUITY

The **continuity of key team members is critical** to the success of any project. This is a key principle that never gets lost or forgotten in our process. We maintain continuity of key personnel from Programming to Planning to Design to Documentation and throughout Construction.

QUALITY ASSURANCE

Every project is assigned a Quality Control Officer who performs an independent review of the work and ensures that all checklists and procedures have been completed by the project team, including consultants. Quality is essential to the process from initial Programming through Construction and independently reviewed at each phase.

COST AND SCHEDULE CONTROLS

We **focus on Budget and Schedule planning at the earliest stages** of your project. REES tracks the team’s adherence to Budget and Schedule at all stages of design and we review and update both at team meetings. REES works closely with the Client’s General Contractor or Construction Manager to track and manage costs at all phases.

WARRANTY REVIEW

At REES, we follow up to understand building performance over time. We include an 11 month warranty review and post occupancy evaluation to assure that any deficiencies are resolved before warranties expire, but don’t expect to wait 11 months to see us again. We stay in touch!

ABOUT OUR FIRM



We are dedicated to delivering exceptional design solutions. As a mid-sized architecture, planning and interior design firm, we offer the highly specialized resources you can't get at a smaller firm and the personalized service you can't get from a big firm. We collaborate with you to deliver solutions that enrich lives and help organizations thrive.



PERSONNEL RESOURCES

We are a firm of 58 professionals. We employ 28 architects, 6 interior designers, 1 interior design intern, 14 production staff members and 9 administrative staff.

PROJECT TYPES

We work in complex markets where architecture is essential to our client's business including:

MULTIFAMILY
SENIOR LIVING
HEALTHCARE
CORPORATE COMMERCIAL

OFFICE LOCATIONS

DALLAS OFFICE

1025 North Stemmons Freeway
Suite 737
Dallas, TX 75207
Tel: 214.522.7337
dallas@rees.com

HOUSTON OFFICE

9595 Six Pines Drive
Suite 6240
The Woodlands, TX 77380
Tel: 713.988.7337
houston@rees.com

OKLAHOMA CITY OFFICE

9211 Lake Hefner Parkway
Suite 300
Oklahoma City, OK 73120
Tel: 405.942.7337
okc@rees.com

RECENT RECOGNITION

**SOLOMAN ANDREW LAYTON
AWARD FOR FIRM OF THE YEAR**
2022; AIA Central Oklahoma

**BEST IN CITY CENTER -
CAMP TRIVERA**
2021; IIDA Texas Oklahoma Chapter

**DESIGN EXCELLENCE AWARD IN
PUBLIC SERVICES - REMERGE**
2020; IIDA TX/OK

**BEST IN HOSPITALITY - WINSTAR
CONVENTION CENTER**
2020; Oklahoma Interior Design
Coalition

**BEST IN CITY CENTER HOUSTON -
HPE HEADQUARTERS**
2022; IIDA TX/OK

OUR SERVICES



ARCHITECTURE

Architecture is at the core of what we do. Our full-range architectural services include conceptual design, schematic design, design development and construction documentation. We help you define your vision and turn it into reality.

*Design-Build - REVIT - Visualization -
Value Engineering*



PLANNING

Planning is how we help define the goals for your project. We collaborate with you to determine what type of building or space you will need to meet your goals. We use exercises like visual listening and gaming to figure out the details. We also determine code circulation and financial requirements for your project.

*Master Plans - Feasibility Studies - Site Planning - Change Management -
ADA and Code Compliance - LEED and Sustainable - Design Project Planning
- Cost Control*



INTERIOR DESIGN

Interior design is how people will experience your space. Our designers create innovative spaces that are more efficient, stimulate interaction and elevate your brand.

*Interior Architecture - Workplace Strategy
Furniture, Fixture and Finish Selections
Equipment Planning and Systems Integration*



CONSTRUCTION ADMINISTRATION

Your project team will follow your project through design to the end of construction. We monitor scheduling and budget to meet your project's needs. We keep a clear line of communication with contractors and the project team to ensure proper design execution.

OUR MULTIFAMILY TEAM



ROB GENTER, AIA, RID, LEED AP - PRINCIPAL-IN-CHARGE

Rob has been with REES for more than 25 years and serves as Director of Operations for Texas. He has managed, produced and performed construction administration services across a wide variety of projects. He leverages his years of experience in multifamily and senior living to guide clients and projects from start to finish. Rob focuses on making sure our project team is meeting your needs and your project has the resources it needs to finish on time and on budget.



KELLIE SUMMERALL - BUSINESS DEVELOPMENT

Kellie loves connecting people to enable exciting new projects. In her role at REES, she helps clients assemble a tailored team of experts fit to their exact needs. She has extensive experience in architecture and interior design, particularly in the multifamily and corporate/commercial sector. Kellie loves people and connecting people for the greater good. She's committed to listening to each clients' unique needs to uncover how REES can provide exceptional, long-lasting design solutions.



CHRIS JOHNSTON CSI, CDT, CCCA - PROJECT MANAGER

Chris started his career at REES more than 30 years ago as an intern. Today, Chris serves as a Project Manager for a variety of market sectors including multifamily, senior living and corporate/commercial. He specializes in specifications and is a Certified Construction Contract Administrator, making him a valuable asset on every project. He is proud of the high level of quality he and his teams deliver and believes one of the greatest compliments is a repeat client.



JIM BESGROVE, IIDA, LEED AP - INTERIOR DESIGN LEADER

Jim possesses more than 24 years of proven experience in multifamily, hospitality, and senior living architecture and interior design. Our clients love his ability to create remarkable spaces that are both beautiful and functional. His eye for design and team player mentality allows him to work collaboratively with you to develop creative design solutions that fit your project goals. When he's not at work Jim loves to travel.



KENDALL MACON, AIA - PROJECT ARCHITECT

Kendall has more than 15 years of experience and specializes in multifamily and senior living projects. Kendall designed many types of living spaces for multifamily clients from mixed-use developments and luxury apartment complexes to town home communities. He is a problem solver who enjoys the more technical side of architecture whether it's building codes, accessibility, construction materials, fire ratings or UL assemblies.



CHRIS MUDER, AIA - SENIOR LIVING LEADER

Chris has been visiting job sites since he was young. The son of a general contractor, he was inspired early in life to pursue the A/E/C industry as a career. Now, with 15 years of experience under his proverbial tool belt, Chris brings a unique, user-focused perspective to multi-family and senior living projects. Chris is highly organized and detail-oriented, supporting projects from inception to close out.



OUR PROJECTS



Legacy on Lake Carolyn

Legacy Partners Residential Development

Irving, Texas

Legacy Partners asked REES to help design a multifamily community on a lakeside lot others had given up on. REES created a 5-story, 310-unit community that met all of Legacy's revenue requirements. REES was able to succeed where others couldn't by wrapping the apartments around a custom designed cast-in-place garage with half of the community on a podium. Proximity to the lake creates the opportunity for a myriad of amenities. The Legacy features a private dock and access to gondola water taxi services. The ground floor includes a coffee shop and fitness space designed with "museum-quality" modern style.





La Cantera at Chase Hill

Presidium

San Antonio, Texas

Presidium saw an opportunity for high-end luxury housing in northern San Antonio. REES collaborated with them to develop a nine-building, modern, Texas Hill country apartment community. The site's 30-foot slope provided many challenges for the community's design. The placement of the two-story clubhouse and leasing office on a plateau in the center of the site maximizes views of the Texas Hill country for residents and guests. A variety of outdoor seating surround an infinity pool with two jacuzzis encouraging an active and sociable environment.





The Providence

Stellar Development Company

Lubbock, Texas

The Providence is an apartment community designed for an independent, active lifestyle for seniors. This 3-story community boasts 108 units and is laid out in a large U-shape surrounding an enclosed courtyard. The courtyard features a cabana with an outdoor kitchen for community events. The community clubhouse houses management offices, great room with a kitchenette, fitness center, business center, library, media room and laundry facilities. Units feature 9-foot ceilings and walk-out balconies. REES assisted the client with the Low-Income Housing Tax Credit application process, which partially funded the community.



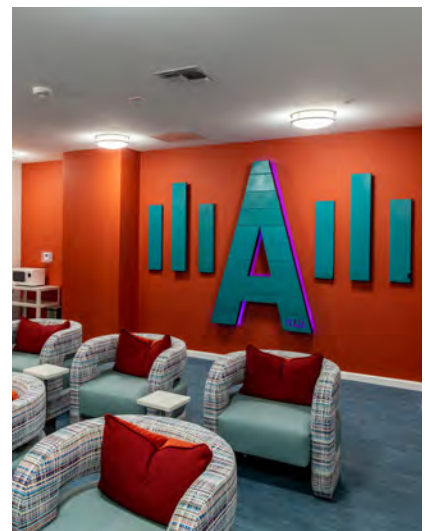


Alton Plaza at the Petroleum Building

Saigebrook Development, LLC

Longview, Texas

Originally designed in 1953, the Petroleum Building in downtown Lubbock had become an eyesore and faced potential demolition. But Saigebrook Development, along with REES, had a vision to transform it. Our team worked with the City of Longview to ensure that the restoration meets the community's need for affordable housing. The design preserves historic features like marble walls and terrazzo flooring with brass inlay. A diner and malt shop will be reimagined as a modern, but nostalgic, internet café and lounge. This project will also utilize the historic tax credit program.





Marabella Apartments

Stellar Development Company

Amarillo, Texas

Marabella Apartments is a low-income, age restricted Independent Living Community. This 4-story community boasts 101 units and is laid out in a large U-shape surrounding an enclosed courtyard. The community clubhouse features management offices, kitchen and great room, fitness center, business center, a Theater/Crafts flex space and laundry facilities. The project was funded in part by a Low Income Housing Tax Credit. REES assisted with the application process.



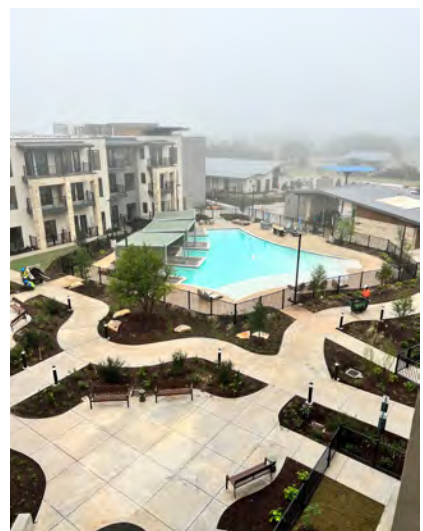


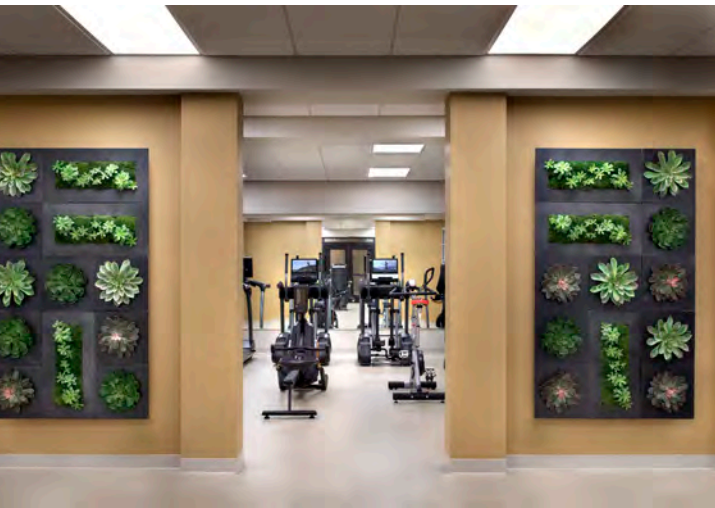
Georgetown Senior Living

Medcore Partners

Georgetown, Texas

REES was engaged to bring MedCore's vision for a flagship CCRC project in Georgetown, Texas to life. Situated on 13 acres, the luxurious resort-style community boasts 125 Independent Living apartments, 81 Assisted Living rooms and 24 Memory Care beds. It was crucial to create a campus where seniors can reinvigorate the later stages of their life and stay connected with the surrounding community. The highly-amenitized campus offers a full-service wellness center, salon, a lagoon-style pool as well as tennis and bocce ball courts to name a few. Residents also have their choice of multiple dining venues which are open to the public aiming to attract visitors.



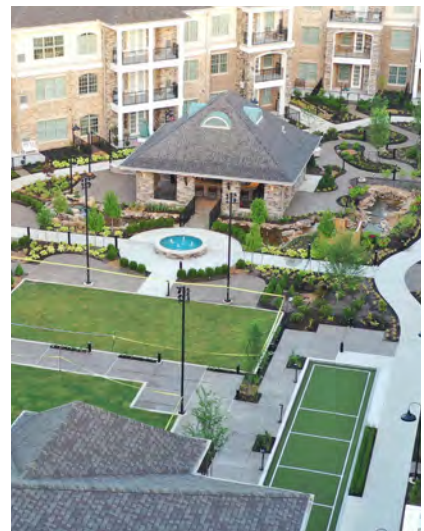


Farms at Bailey Station

Retirement Companies of America

Collierville, Tennessee

Retirement Centers of America, a non-profit organization, wanted to open a second Continuing Care Residential Community in the Memphis area to appeal to a younger, more active demographic. The independent living building includes 176 apartments with an additional 63 garden homes. REES designed the exterior in a French Country Manor style to fit with a nearby subdivision also owned by RCA. The design is focused on providing amenities including: dining locations, robust wellness facilities, indoor pool, sports bar and auditorium. In addition, a one-acre central park gives residents a place to enjoy beautiful gardens, fountains, an outdoor kitchen, fire pits, a dog park and an event lawn with stage.





Park Creek Active Adult

Summerlin Cypress

Cypress, Texas

This four-story senior living community attracts residents with the feel of a suburban town home development. No other community in the area matches the level of style and amenities provided by this development, which include covered parking and detached garages. The 126 apartments wrap around a courtyard that features a pool, deck and pergola. First floor patio and upper level balcony floor plans are available to residents. Other amenities include a large dining room, informal bistro, salon, home health office, wellness center, library, media room, game room and an arts and crafts room.





The Views at Lake Havasu

Summerlin Asset Management

Havasu, Arizona

Summerlin Asset Management wanted to provide senior living housing in the thriving destination location, Lake Havasu City. Our design team used the site's uniquely sloped topography to the community's advantage by positioning the building to offer views of Lake Havasu. Views of the lake and pool form a strong connection to nature and promotes a lively lifestyle. Lounge and wine bar spaces tailor to the client's desire for a sociable and hospitable environment. The community's proximity to Arizona State University will create a collaborative partnership between seniors and students.





Gateway to Celina Mixed Use Development

Sahara Equity
Celina, Texas

Sahara Equity asked REES to help them create a new mixed use development that will serve as the southern gateway into Celina, Texas. Rapid growth north of Dallas is turning Celina from a quiet agricultural community into a boom town and this development will provide housing, office space and retail. The 320-unit apartment community consists of 10 resident buildings built around a central promenade for quick walks to the community clubhouse, offices and retail spaces. Outdoor amenities like a pool, playground and outdoor cooking spaces further encourage activity within the development. A large monumental sculpture at the corner of the development will welcome residents and guests entering the development and Celina.

Construction Start: Spring 2023





Active Adult Community

Avenida Partners

Carrollton, Texas

Avenida Partners is an established developer who wanted to open an active adult complex within an existing master planned community. Located near a hospital and assisted living community, REES helped tailor the new complex to appeal to a younger, more active demographic. The community is situated on 10 acres and totals more than 200,000 total square feet. REES designed the community with existing medical services and area amenities in mind. The four-building, 155-unit apartment complex is paired with nearly 50 single-story duplex and triplex cottages. Designed specifically to foster active lifestyles, amenities include a wellness center, rooftop entertainment space, bistro, salon, arts room, community garden and dog park.

Opening: Fall 2023





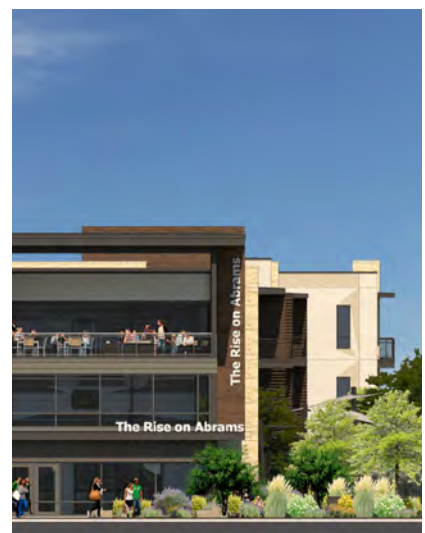
Abrams Road

Corporate Hospitality Services

Dallas, Texas

For this 400-unit multifamily concept, our team considered the question, "What is the highest and best use of the site?" With zoning limitations, we were restricted to follow a three-story height limitation. Working within a pre-defined unit density ratio, our team developed a 340,000-square-foot complex made up of two three-story, symmetrical towers which wrap around two courtyards as an active green space. A common area and pool stand between the two apartment buildings, providing a great central space for residents to interact. Our team maximized parking garages which tuck under each building, which, together with surface parking, provide 471 spaces on the site.

Construction Start: Fall 2023





Legacy at Fitzhugh

Legacy Partners Residential Development, Inc.

Dallas, Texas

Sahara Equity asked REES to help them create a new mixed use development that will serve as the southern gateway into Celina, Texas. Rapid growth north of Dallas is turning Celina from a quiet agricultural community into a boom town and this development will provide housing, office space and retail. The 320-unit apartment community consists of 10 resident buildings built around a central promenade for quick walks to the community clubhouse, offices and retail spaces. Outdoor amenities like a pool, playground and outdoor cooking spaces further encourage activity within the development. A large monumental sculpture at the corner of the development will welcome residents and guests entering the development and Celina.

Construction Start: Spring 2023





REES has a 40-year history of providing energy efficient and operationally efficient facilities with components and systems that are considered “sustainable” or “green.”



LEED CERTIFIED PROJECTS (LEFT)

Hewlett Packard Enterprise World Headquarters

Salt Lake City FBI Campus

Corpus Christi Veteran's Clinic

SUSTAINABLE DESIGN

A HOLISTIC PERSPECTIVE

Sustainability is a factor in nearly every decision our team makes. It is just good design. Our commitment to environmentally responsible design permeates our firm culture. Currently, more than two-thirds of our design and technical staff hold the LEED AP credential. All members of the REES Leadership team hold the LEED AP credential.

From Pre-Design through Construction Administration, our professionals strive to make environmentally-conscious choices. Building orientation, selection of energy efficient systems, daylighting elements, specification of finishes, water management, recycling and numerous other considerations are factored into our design and construction work plan.

Our project teams are adept at finding cost-effective or cost-neutral methods to implement sustainability into any project, large or small. Ultimately, we believe that the choices we make as designers and planners not only have a positive impact on the Earth but serve to make the built environment healthier and more productive.

We use the USGBC LEED Project Checklist as a tracking and communication tool.

While we endorse the program for LEED Certification, we recognize that some projects will not be certified for a variety of reasons. Regardless of whether our clients choose to certify or not, they want to make good decisions about energy, resources and the environment. Our team is committed to providing options for informed decisions and the delivery of high-performing design solutions.



DIGITAL COLLABORATION

HOW WE WORK

REES works with clients across the country so digital collaboration is a daily part of how we work.

EASY CONNECTIONS

When a question comes up, your project manager is just a call, text or email away. If you need to review a document or photo, any of our team members can start a quick screen share. In addition, our team is able to work remotely from home or while traveling.

DIGITAL DESIGN REVIEW

Our clients often prefer to hold design review meetings on line so their team can participate from multiple locations. We can review your project layout, interior selections and renderings virtually.

VISUALIZATION

Renderings and project walk-throughs help us communicate about the direction of the design. By having an in-house visualization team, we can rapidly update the design and show you the results. Often we'll share our REVIT model on-screen and make updates in real time during the meeting to ensure we capture your feedback.

TOOLS

Part of our initial discussions will be understanding how your team prefers to work. We then adapt our processes to fit you. If you don't have a preference, we'll recommend the following tools:

- Conference Calls and Online Meetings - Microsoft Teams
- Design Software - Autodesk REVIT
- Design Document Management - Autodesk BIM 360
- Sharing Large Files - ShareFile

DATA SECURITY

Your projects are vital to your organization and we understand the importance of keeping the related data secure. We conduct regular audits of our technology infrastructure and security. For data stored in the cloud, we've selected top tier providers with a reputation for security. We also maintain business continuity plans and back-ups of all project and business critical data.

QUALITY PROGRAM

OUR COMMITMENT TO YOU



The REES mission is to deliver exceptional design solutions in an environment that is client focused, innovative, creative and collaborative. To achieve our mission, we recognize that our work is our reputation. To hold ourselves accountable to our clients and each other, REES has created a Quality Program.

REES' QUALITY PROGRAM HAS THREE MAIN ELEMENTS:

Quality Assurance is the way we do our work. This stage of our quality process happens during the design phases of our projects. Our project managers, architects and designers each have guidelines that they use to ensure projects meet our standards.

Quality Control is the process for reviewing our work before it is delivered to clients. Every project at REES goes through our Quality Control process before final construction documents are delivered to you. This process includes a senior member of our team who hasn't been closely involved with the production of the documents, reviewing every drawing for accuracy and meeting our quality standards. Much like a proofreader for a written document, this person ensures that our documents meet our high-quality standards.

Quality Improvement is how we take lessons learned and apply them to future projects. At the end of each project our team reviews our work and identifies any areas for improvement on future projects. We then share these opportunities with the rest of the team so all of our clients benefit from our continual improvement.

Your Principal-In-Charge will check in on a monthly basis to determine your overall satisfaction. This keeps the lines of communication open and gives you a built-in opportunity to tell us how we can better meet your needs.

We will follow up with you 90 days after occupancy to make sure your project is performing as planned.



REES team members
volunteer for over

50

local and national
organizations



COMMUNITY OUTREACH

ADVOCATES FOR ACTIVE INVOLVEMENT

The REES Values encourage active participation in our communities and professions. Together, our team strives to support great causes that improve quality of life for the communities in which we practice. We lead and volunteer in multiple professional organizations, non-profit groups, and religious affiliations.

ARCHITECTURE

- American Institute of Architects
- American Society of Landscape Architects
- Commercial Real Estate Council
- Construction Specifications Institute
- International Interior Design Association
- International Facility Management Association
- Retrospect - AIA Dallas
- Natl Council of Architectural Registration Boards
- Latinos in Architecture - AIA Dallas
- Urban Land Institute

BUSINESS

- Corenet Global
- Dallas Chamber of Commerce
- Leadership Dallas & Leadership OKC
- Society for Marketing Professional Services
- Greater Oklahoma City Chamber

COMMUNITY

- Allied Arts
- Boys and Girls Club
- Dallas LIFE
- Focus on Home
- Hearts and Hammers
- Habitat for Humanity
- Oklahoma Cityscape
- SPCA of Texas
- United Way of Central Oklahoma
- World Neighbors

EDUCATION

- Boy Scouts of America
- Girl Scouts of the USA
- Junior Achievement
- Moore Public Schools - PTA
- Norman Public Schools
- Oklahoma City Children's Museum
- Oklahoma Foundation for Excellence
- University of Oklahoma
- College of Architecture
- Texas A&M College of Architecture

FAMILY

- Church on the Rock Food Distribution
- Potts Family Foundation
- St. Baldrick's Foundation
- Sunbeam Family Services

HEALTH

- Bethel Foundation
- Children's Craniofacial Association
- Make-A-Wish Foundation
- Oklahoma Blood Institute
- Oklahoma Kids Korral

SPORTS

- Moore Youth Baseball Association
- Special Olympics



CREATING PLACES YOU WANT TO BE

DALLAS

1025 North Stemmons Freeway, Suite 737
Dallas, Texas 75207
214.522.7337

HOUSTON

9595 Six Pines Dr., Suite 6240
The Woodlands, TX 77380
713.988.7337

OKLAHOMA CITY

9211 Lake Hefner Parkway, Suite 300
Oklahoma City, Oklahoma 73120
405.942.7337

rees.com