

Proposal for Architectural Design and Interior Design Services

COWORKING SUITES

Aimbridge Hospitality

Plano, Texas





March 22, 2022

Chris W. Barnes
John E. Orfield
R. Andrew Bennett
Donald R. Powell

8070 Park Lane
Suite 300
Dallas, Texas 75231
Tel 972.701.9000
www.bokapowell.com

architecture
interiors
planning
graphics
strategy

Mandy Fults
Stream Realty Partners
2001 Ross Ave., Suite 400
Dallas, Texas 75201
Via Email: mandy.fults@streamrealty.com

**Re: Proposal for Architecture & Interior Design Services for Coworking Suites
Aimbridge Hospitality in Plano, Texas**

Dear Ms. Fults

Thank you for inviting BOKA Powell to provide this Architectural and Interior Design proposal for a coworking offering at the Aimbridge Hospitality Global Headquarters in Plano, Texas.

As you know, this building was designed for Cawley Partners by the BOKA Powell architecture team. Aimbridge Hospitality also engaged BOKA Powell to provide Interior Design to create a new Aimbridge Hospitality HQ within the space. It is always a privilege and a pleasure to provide our services over the life of our projects.

We have included fees for MEP Engineering and Audio/Visual Consultancy as requested in the RFP, as well as an estimate for Structural Engineering services should they be deemed necessary. We are pleased to provide consultant qualifications and a breakdown of their proposed fees upon request.

If you should have any questions regarding this proposal, our team or our qualifications, please do not hesitate to contact us directly. Thank you for your consideration, and we look forward to working with you on this exciting opportunity.

Sincerely,

John Orfield, LEED AP
Principal in Charge, Partner

William B. Krabacher, AIA, NCARB
Senior Project Manager, Senior Associate

Dallas
Fort Worth
Austin
Denver

FIRM PROFILE

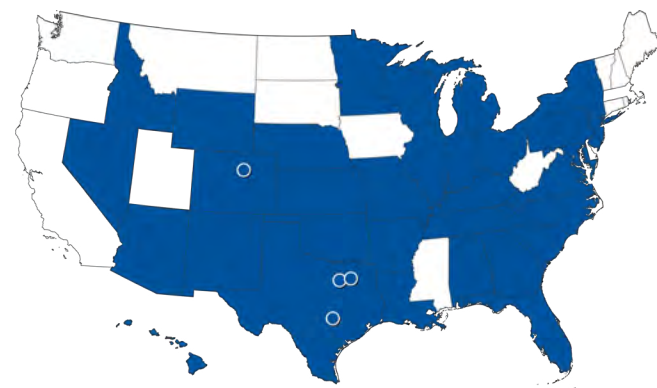
PROJECT TEAM

COMPANY INFORMATION
<p>Company Name and Address BOKA Powell, LLC, is a Texas Limited Liability Company with headquarters located at:</p> <p>8070 Park Lane, Suite 300 Dallas, Texas 75231 Tel 972.701.9000</p>
<p>Main products/services</p> <ul style="list-style-type: none"> Architecture Interiors Planning Graphics Strategy
<p>Main market/customers</p> <ul style="list-style-type: none"> Office Corporate Campus Workplace Interiors Hospitality Performing Arts Student Housing/Higher Ed Multifamily Residential Aviation Healthcare/MOB
<p>Years in Business 45</p>

CONTACT INFORMATION
<p>John Orfield, LEED AP Partner, Principal in Charge jorfield@bokapowell.com 972-701-9000</p>
<p>William B. Krabacher, AIA, NCARB Senior Project Manager wkrabacher@bokapowell.com 214-536-1812</p>

OPERATING LOCATIONS

BOKA Powell maintains licenses in 32 states and has offices in Dallas, Fort Worth, and Austin, Texas, and Denver, Colorado. Each office is designed to be full-service to support ongoing projects in its geographic market, but collectively, we operate under a “Single Firm, Multiple Office” philosophy where resources are allocated as needed to bolster team strength as projects demand. The leadership and day-to-day management of each project remains consistent.



FIRM HISTORY

Founded in 1976, BOKA Powell has delivered thousands of projects across the country for wide range of markets including hospitality, higher education, multifamily residential, mixed-use, healthcare, and aviation. Our commercial office experience ranges from large-scale, multi-tenant developments to build-to-suit corporate campuses uniquely customized to reflect the values and culture of the client. We have designed more than 50M SF of commercial office space, and provided interior design services for more than 150M SF of workplace interiors. Many, many of these projects include employee dining and meeting facilities.

BOKA Powell is led by four owners: Don Powell, AIA, NCARB, Chris Barnes, AIA, NCARB, John Orfield, RA, LEED AP, and R. Andrew Bennett, AIA. We are a full-service architecture, interiors, planning, and design practice spanning a wide range of project types, and specializing in complex project design and documentation. Our approach centers on open collaboration, developing and applying innovative best practices, and maintaining principal-level involvement throughout a project. With decision makers at the table working closely with the development team, GC, and local stakeholders, we offer remarkable certainty of outcome—especially on large, complex projects—regardless of location.



PROJECT TEAM



John Orfield
RA, LEED AP
Principal in Charge

A graduate of Columbia University with a Master of Science in Architecture and Building Design, John Orfield is both product and proponent of the collaborative style that BOKA Powell exemplifies. John enjoys exploring the kinship between architecture, film, and dance – art forms he sees as related in their portrayal of human experience moving through space and time. He has sought out collaborative environments or created them on the spot in design firms and universities from New York to Indianapolis to Mexico City. John considers every project a partnership, not only between the architect and the client, but also with the site itself. He sees this contextual approach as one reason why there is no recognizable BOKA Powell “style” — only spaces that benefit their surroundings as the result of a very intentional design process.

EDUCATION

Master of Architecture
Columbia University
New York, New York
Bachelor of Architecture
Rice University
Houston, Texas

CREDENTIALS

Registered Architect, State of Texas
No. 11164
LEED Accredited Professional

PROJECT TEAM



Jessica Rosales
RID, NCIDQ, LEED AP ID + C
Senior Interior Designer

Jessica’s designs span the globe — from private residences in East Texas to luxury hotels in Dubai, UAE, and casinos and resorts in Macau, China. As a senior interior designer, Jessica draws on her years of design experience and a wide range of global influences to create spaces that attract, inspire, and rejuvenate. Jessica creates comfortable, engaging workplace environments that benefit from her hospitality-driven approach. Jessica is active throughout the project cycle, from concept and schematic design, through finish selection and FF&E, during documentation, and as part of the construction administration team, working through contractor RFIs and assisting with furniture delivery, installation and punch.

EDUCATION

Bachelor of Science - Interior Design
University of Texas at Arlington
Arlington, Texas

CREDENTIALS

Registered Interior Designer, State of Texas
No. 11611
LEED Accredited Professional
National Council of Interior Design Qualifications (NCIDQ)

REPRESENTATIVE PROJECTS

- Aimbridge Hospitality - Plano, Texas
- Perot Family Turtle Creek Offices - Dallas, Texas
- 1920 McKinney - Dallas, Texas
- 3400 at Cityline - Richardson, Texas
- Domain I - Austin, Texas
- JW Marriott Houston - Houston, Texas
- Sofitel Hotel - Dubai, UAE
- St. Regis Hotel - Macau, China
- Medici Development Partners - Southlake, Texas



William B. Krabacher
AIA, NCARB
Senior Project Manager

Project Architect, Planner, Specifier, Construction Administrator, Project Manager...Bill has worked in the A/E/C industry for more than forty years and has mastered nearly every area of responsibility within the design process. He is an exceptional leader and mentor. Bill’s breadth of his knowledge is relied upon as a resource by the entire BOKA Powell team, and he is always generous with his wisdom and his humor.

EDUCATION

Bachelor of Science, Architecture
Ohio State University College of Engineering
Columbus, Ohio

CREDENTIALS

Registered Architect, State of Texas
No. 10979
Registered Architect, State of Ohio
No. 8938
National Council of Architectural Registration Board
No. 3245

REPRESENTATIVE PROJECTS

- Domain Office Building Phase I- Austin, Texas
- Domain Office Building Phase III - Austin, Texas
- Domain Office Building Phase IV- Austin, Texas
- The Soto - San Antonio, Texas
- 1214 West 6th - Austin, Texas
- Block 21 W Hotel & Residences - Austin, Texas



Hailey Boyd
IIDA
Design Professional / Project Coordinator

Hailey has been passionate about design since childhood. She loves interior design because it is an industry that provides endless opportunities for her to learn and build on her skills, both personally and professionally. She loves being able to collaborate with her team and see designs come to life through her and her clients’ visions. Hailey’s believes the best architecture/interior design can connect with people in a community in a way that makes a cultural impact. She is proficient in Revit and Sketchup. Since joining the firm in 2021 Hailey’s exceptional design skills have distinguished her as a key part of BOKA Powell’s interior design team

EDUCATION

Bachelor of Interior Design
University of Oklahoma
Norman, Oklahoma

CREDENTIALS

International Interior Design Association (IIDA)

REPRESENTATIVE PROJECTS

- The Link at Uptown - Dallas, Texas
- Christus Health - Irving, Texas
- Alcon Experience Center - Fort Worth, Texas
- Alcon Tower A Renovation - Fort Worth, Texas
- Lake Vista 7 - Fort Worth, Texas
- Fort Worth Future City Hall - Fort Worth, Texas
- Trellix Headquarters - Plano, Texas

PROJECT TEAM



Thomas Stastney

AIA
Senior Construction Administrator

Thomas has a strong quality assurance and contract administration background with experience in architecture, construction and structural engineering. With nearly 40 years in the industry, Thomas' experience spans a wide range of project types, including commercial office buildings, healthcare facilities, hospitality destinations and athletic/entertainment venues.

EDUCATION
Technical Collegiate
Architecture / Construction
Volne, Czechoslovakia
Rayerson Institute
Construction Management
Toronto, Canada

CREDENTIALS
Registered Architect, State of Texas,
No. 14792

- REPRESENTATIVE PROJECTS**
- HQ 53 / Aimbridge Hospitality - Plano, Texas
 - Victory Commons I - Dallas, Texas
 - Perot Family Turtle Creek Offices - Dallas, Texas
 - Fourteen545 - Addison, Texas
 - Fourteen555 - Addison, Texas
 - Galleria North I & II - Dallas, Texas
 - Dallas Omni Convention Center Hotel - Dallas, Texas
 - W Hotel & Residences Austin - Austin, Texas
 - Mercedes-Benz Financial Services - Fort Worth, Texas





CLIENT

Hillwood

SERVICES PROVIDED

Architect of Record
Architectural Design
Interior Design

PROJECT SIZE

175,000 SF

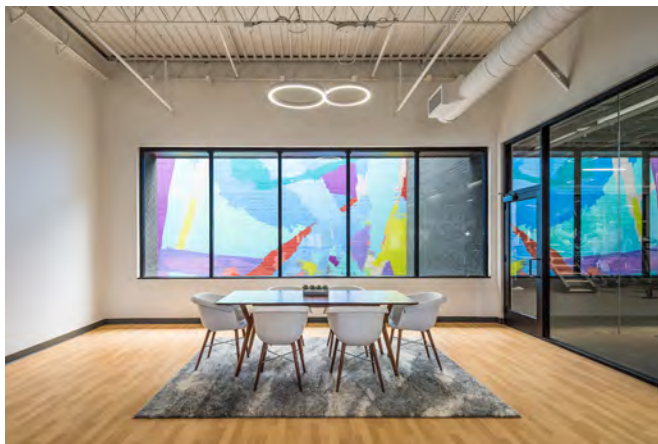
CONSTRUCTION COST

\$103,000,000

OWNER REFERENCE

Walt Zartman
Senior Vice President
walt.zartman@hillwood.com

Hillwood and the Perot Family engaged BOKA Powell and Seattle-based Mithun to shape a legacy headquarters on a six-acre site along Dallas' scenic Turtle Creek. The three-story office building houses the Perot Family's offices, as well as operations for various divisions of Hillwood. Three levels of parking sit below the office buildings. Campus amenities include a cafe, fitness facility and conference space. The headquarters property runs parallel to the Katy Trail, a popular recreation path through the heart of the city, and features a connection for employees to access the trail and passersby to rest in a new plaza.



CLIENT

Regent Properties
Transwestern

SERVICES PROVIDED

Masterplanning
Architectural Design
Interior Design
Visualization

PROJECT SIZE

85 Acres
Five Existing Buildings

OWNER REFERENCE

Henry Terech
Senior VP, Construction Management
hterech@regentproperties.com

Regent Properties engaged BOKA Powell to create a master plan for transforming the former Texas Instruments facility in Plano, Texas into a multi-tenant office park. The TI complex was built more than 30 years earlier and was designed to be extraordinarily secure to safeguard the company's defense, information technology, and software development interests operating within. After TI sold its defense business to Raytheon in 1997, Raytheon continued to lease space at this hardened facility through 2013.

The original TI site was comprised of five buildings and surface parking and was surrounded by 16 acres of undeveloped land. It had an insular arrangement, with buildings linked by sterile, enclosed corridors. The site had no deliberate landscaping or outdoor programming.

The designers' approach was to open up the formerly secure buildings, adding glass and creating portals that organize the campus to facilitate users' understanding of circulation throughout. Dynamic workspaces, a fitness facility, and extensive outdoor amenities elevate Legacy Central as a campus that appeals to a wide range of tenants. The LC Kitchen Food Hall includes 4 distinctly different food offerings. The dining room is supplemented by an outdoor patio covered by adjustable louvers.





CLIENT
KE Andrews

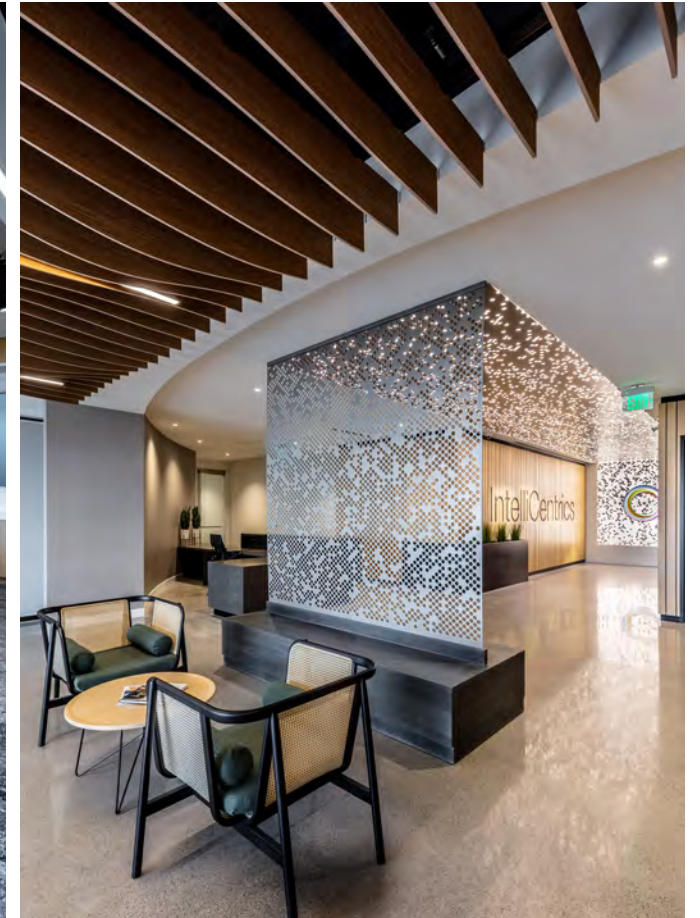
SERVICES PROVIDED
Masterplanning
Architectural Design
Interior Design

PROJECT SIZE
80,000 SF

OWNER REFERENCE
Kevin Lloyd, CPA
Director of Special Projects
klloyd@keatax.com

KE Andrews engaged BOKA Powell to design a next-generation headquarters office building for the 40 year-old family-owned tax advisory firm. BOKA Powell assisted with a master planning and zoning change process prior to initiating design activity for the 80,000 square foot headquarters, located along Ridge Road in Rockwall, Texas. The Texas Modern-style building rises four stories on a dramatically sloping, heavily-wooded site, which overlooks Lake Ray Hubbard and drops 40 feet from the road to the center of the site. Terraces at each level provide unobstructed views of the lake. A large south-facing glass atrium lobby fronts on Ridge Road, welcoming clients and visitors. The ground level, partially embedded in the slope and spanning roughly 20,000 square feet, is a communal break room for the company's staff. Outside, in keeping with the company's commitment to sports and an outdoor lifestyle, an archery setup and other activities are available for a competitive break from work.





Influenced by the Chinese elements of wood, fire, earth, metal, and water, IntelliCentrics' new headquarters blends natural materials, sculptural lighting features, and curved forms to evoke a sense of balance, harmony, and wellness. IntelliCentrics' vision is to build "a community of professionals, patients, their families and facilities, working together to achieve a safe and secure healthcare experience." The company's name and logo are derived from "intelligence" and the notion of "concentric circles" forming a supportive network. In plan, the 31,331 square-foot headquarters is organized around a series of circles that radiate like ripples. An infinite circulation loop anchors the space and guides users on a journey beginning at the elevator lobby and arrival experience — complete with coffee bar and lounge area— and flowing into a flexible training room and board room, open and private offices, conference and huddle spaces, and an expansive, naturally illuminated break room. Ceiling details and contrasting flooring material, including stained concrete, carpet, and tile, reinforce the circular

pattern. Throughout, users connect with the natural elements wood, fire, earth, metal, and water through an approach called biophilic design. The extensive use of warm wood tones and reclaimed timber, stone, plant materials, and living walls has been found to trigger a psychological and physiological response that reduces stress, lowers blood pressure, and improves one's sense of well-being. Democracy of daylight is achieved by locating hard wall offices toward the core of the building, as well as through passive strategies like open-to-structure ceilings in open office areas that infuse daylight into the core of the building. An infinity-shaped flexible furniture solution outlines a collaboration zone that connects two sides of the open office area. On the opposite side of the office, cove lighting traces a curved seating area that opens onto an executive bar area outside the C-Suite offices. IntelliCentrics' space encompasses the entire top floor of Lakeside Center, a new 120,000 SF commercial office building in Flower Mound, Texas, also designed by BOKA Powell.

CLIENT

IntelliCentrics

SERVICES PROVIDED

Interior Design
Workplace Strategy

PROJECT SIZE

31,331 SF

OWNER REFERENCE

Chris Frantz
Senior Project Manager
chris.frantz@am.jll.com





CLIENT
Caliber Collision

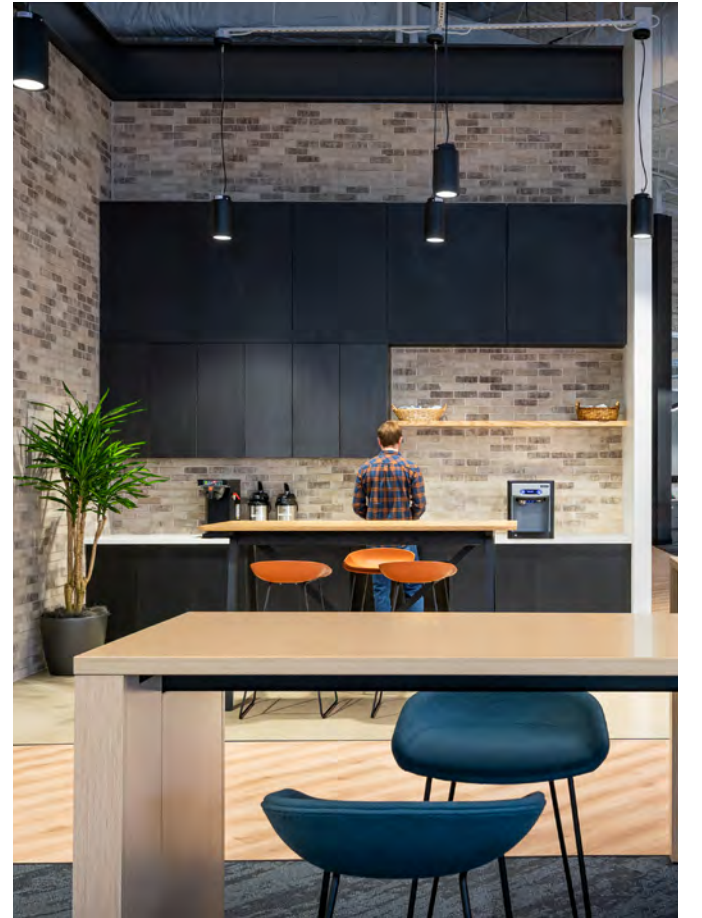
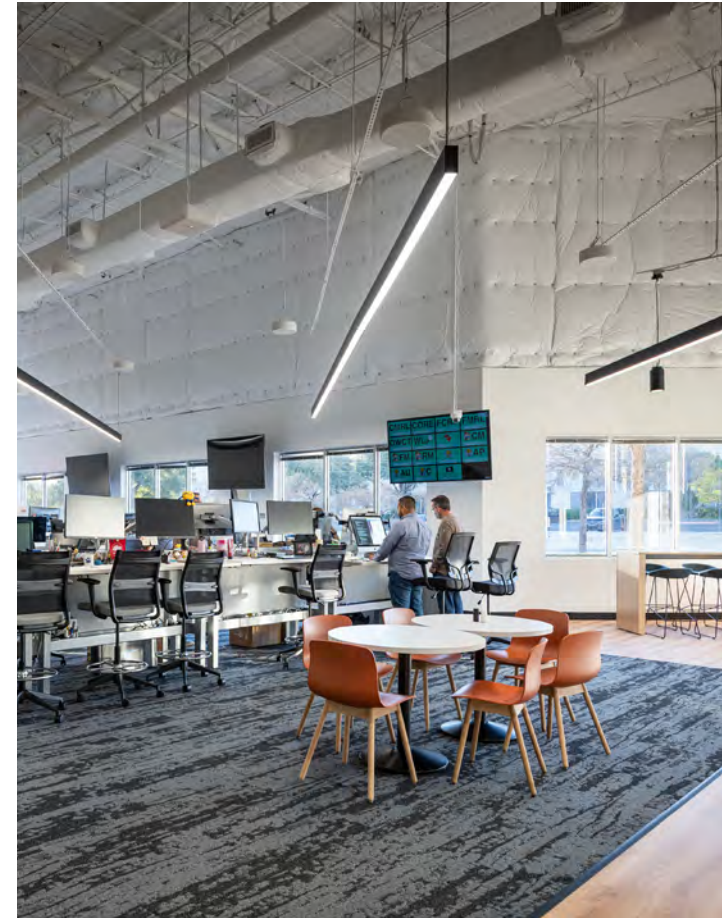
SERVICES PROVIDED
Interior Design
Visualization

PROJECT SIZE
80,000 SF

CONSTRUCTION COST
\$7,738,365
\$154.76/SF

CONTACT
Greg Nichols
Chief Admin Officer
469.388.3601

BOKA Powell was selected for the remodeling of the interior space of the Caliber Collision office in Lewisville, Texas. The single tenant building that Caliber Collision occupies encompasses 80,000 SF and 2 levels with 40,000 SF per floor; the original interior space was completed in 2005. The auto body repair company thoughtfully conceived a vision for their renovated office based on car motifs. Caliber Collision wants all departments to come together, yet maintain their own identity, in the same way distinct car parts come together to create one machine. The intersecting spaces are designed to force positive "collisions" between employees to energize the workspace and encourage the exchange of ideas. The new office space reflects the company's commitment to fostering a family-oriented work environment and "restoring the rhythm of life," Caliber Collision's slogan.



CLIENT
Core Logic Austin

SERVICES PROVIDED
Interior Design
Space Planning
Visualization
Branding & Graphics

PROJECT SIZE
60,000 SF

CONSTRUCTION COST
\$96.00/SF

CONTACT
Matthew Johnson
Sr. Leader, Facilities Management
817.699.2585

After completion of their Dallas Headquarters, CoreLogic engaged BOKA Powell to provide interior design services for several of their offices throughout the United States, from Greensboro, North Carolina to Milwaukee, Wisconsin. Most recently, their Austin Texas location was completed. This clever adaptive re-use of an existing warehouse allowed for a unique aesthetic with 25 foot exposed ceilings. By arranging walls of various heights, acoustical separation zones were created, giving way to a centralized breakroom all while maintaining an effective space plan that allowed for natural light to penetrate throughout. This new office environment provides access to several lounge areas, collaboration zones and an outdoor terrace.



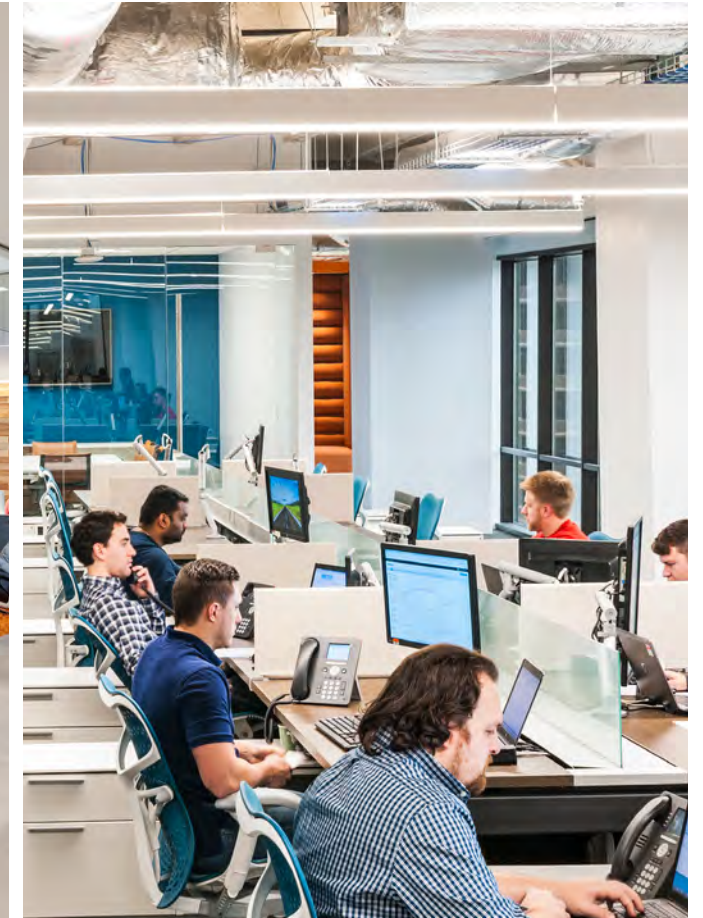
CLIENT
Southwest Airlines

SERVICES PROVIDED
Masterplanning
Architectural Design
Interior Design

PROJECT SIZE
425,512 SF

OWNER REFERENCE
Robert Dorsey
Director of Facilities
Robert.Dorsey@wnco.com

The six-story \$67M Wings office building, encompassing 425,512 SF, accommodates a broad range of business functions. Large dining and meeting spaces on the ground floor support the office building and Flight Training Center users. On upper floors, open office areas are configured to conform to Southwest's universal office plan standards. Culture Centers on each floor provide fun, collaborative environments for Employees to meet and socialize. Each includes a theme supported by environmental graphics and brand integration designed by Studio Blue Square, BOKA Powell's graphics division, in concert with Southwest's Culture Team. The Culture Centers include a wide range of displays, including company artifacts and new graphics created with Southwest Airlines photographs and other key brand assets. Outside, the unique ribbon window design is a hallmark of Southwest's corporate campus architecture, which has been carried through to the Wings office building.



CLIENT
Omnitracs

SERVICES PROVIDED
Interior Design

PROJECT SIZE
106,612 SF

OWNER REFERENCE
Jordan Copland
CFO
jcopland@omnitracs.com

Set on four and a half floors, Omnitracs' sophisticated 106,612 square foot office at 717 N. Harwood houses over 500 employees. The space tells a powerful story of the company's journey, and celebrates its new location in downtown Dallas. Designers sought to design a creative space that is sophisticated, timeless and supports collaboration. When entering the space, visitors will immediately see a sculptural monumental stair connecting the 13th and 14th floors. Beyond, a weathered steel-clad reception desk sits in front of a layered, natural wood wall. The space incorporates mix of refined and raw elements for a "business meets industrial" theme. Industrial metals, polished concrete floors and unfinished ceilings in the workspaces are softened by natural wood accents." Each level features a similar floor plan, creating continuity, with gathering spaces in the center and coffee bars that serve as touchdown spaces for staff. Open workstations, lounge spaces, huddle rooms and ubiquitous marker boards encourage teamwork. "The Pit Stop," an expansive dedicated lounge space, is divided into three main areas: ping pong and pool table, break room ("The Filling Station") with high-top bar and picnic tables, and a collaborative lounge with soft seating and wall-mounted racks for bike storage. Employees may store their bikes during the day, or may borrow company-provided bikes.



BOKA Powell

barnes + orfield + bennett + powell
www.bokapowell.com

DALLAS

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