

A Note from Joe



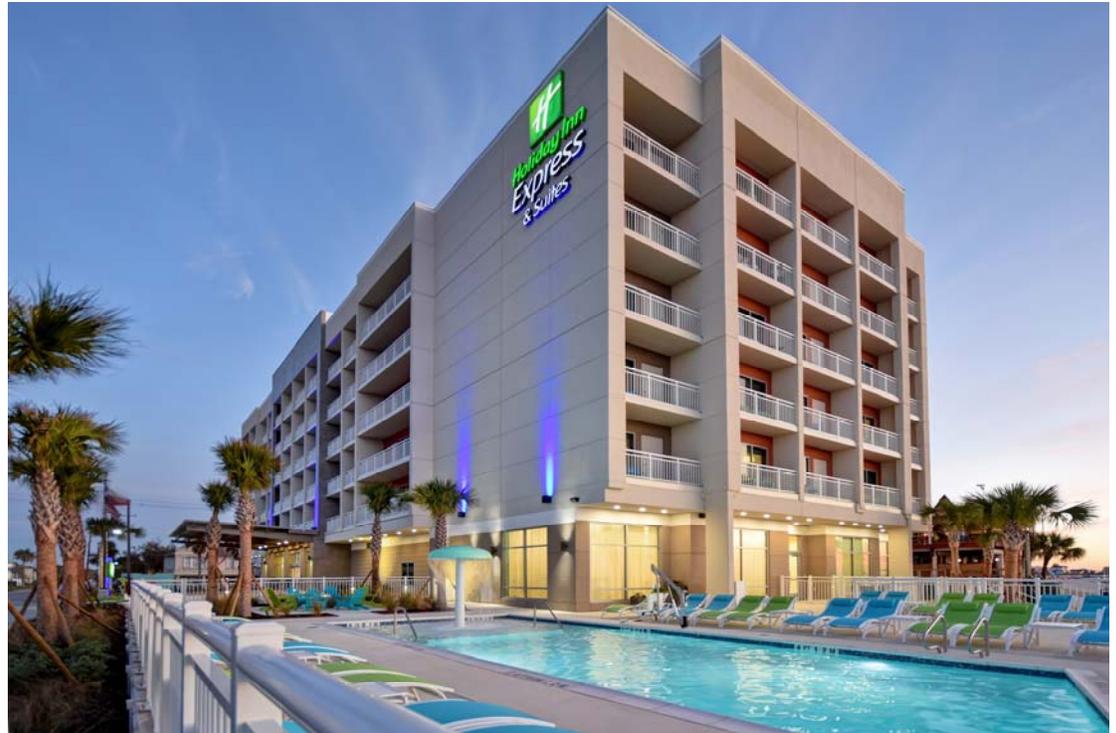
I think we can all agree that the first half of 2020 has posed some serious challenges.

First came an oil market crash that stunned Houston's local economy and then the onset of COVID-19 took the global economy into a tailspin. As our Texas Governor, Greg Abbott, scrambled to put regulations in place, we kept our heads down and kept working.

During the first COVID-19 outbreak, TMG+ never truly closed its' doors. Since the construction industry was officially considered an "essential business", we dug in and operated our company within the CDC recommendations for an office space. At the peak of COVID, we set an office rotation with our employees, limited our staff to 50% in the office at a given time, practiced social distancing and tried our hardest to keep our work stations sanitized.

Those of us who were not at the office worked remotely. Luckily, TMG+ had already implemented remote work stations for all employees. We feel confident that our team did not miss a beat. I'm proud of our employees and the way we continue to serve our teams and clients. Stay safe everyone, we are always here when you need us.

HOLIDAY INN EXPRESS - GALVESTON



Our relationship with Dennis Byrd dates back to 2012 when he began to talk about developing his land located across from the Galveston Seawall. Dennis, the owner of the local landmark "THE SPOT", had assembled property surrounding his restaurant with the vision of building a hotel.

In 2013, we performed budgeting and due diligence on several design schemes, but never found the right formula that fit with Dennis's plan.

Plans gained momentum in 2015, when Dennis partnered with American Liberty Hospitality, a successful hospitality firm and long-term client of TMG+.

Soon after, the Holiday Inn Express franchise was purchased and Mitchell Carlson Stone was engaged to provide the hotel design. The team was complete when Arch-Con was named general contractor in 2018.

The project was finished last winter but due to the COVID restrictions, the public has not yet been able to fully enjoy Galveston's newest hotel. The facility offers 134 rooms with amenities that include a fitness center, meeting space and a spacious pool deck overlooking the water.

TMG+ is very proud of this project and the long relationship with Dennis and ALH. Jon Hill and Hilda Grieshaber handled the project for TMG+.

THE EVELYN RUBENSTEIN JEWISH COMMUNITY CENTER



The Evelyn Rubenstein Jewish Community Center has long been trying to reconfigure and flood proof their facility along Braeswood Bayou in Southwest Houston. They continued to advance their plans despite being set back by two floods, a hurricane and other difficulties. We are excited to share that TMG+ was engaged this winter to serve as project manager.

Our first task was to initiate a substantial value engineering process with team members Gensler and Tellepsen.

The project has now reached the targets for project costs and design. Design development drawings were due out by the end of July and construction is scheduled to start this winter.

Planning and design efforts have resulted in a new activities building, aquatics center and a new Jewish Federation Building. Several site elements and the Weingarten building will be renovated to complement the new portions of the project.

Construction is expected to last two years.



HOUSTON DUAL BRANDS

The 14-story dual brand Holiday Inn Express/ Staybridge Suites on Houston's West Loop and the 10-story dual brand Hilton Garden Inn/Home2 Suites in Houston's medical center are both progressing well.

Both projects have celebrated "top out" and critical paths are now moving into the finishes.

These unique hotels will offer 300+ guestrooms, an outdoor pool, a large fitness center, private dining, meeting rooms with pre-function space, expansive sundry shops, guest laundry, and a large bar area. The guestrooms themselves will be highly custom for each brand and be outfitted with 55" wall mounted TVs.

Both hotels are tracking for an early finish and look to open in January and April.

GALVESTON BAY FOUNDATION



The Galveston Bay Foundation first engaged TMG+ back in 2013 to assist with due diligence during their search for land.

Since they acquired property in Kemah, TMG+ has lead the selection of the team members and the master planning of the property to include a new, state of the art, zero footprint headquarters facility on the Bay.

This year, we lead design and construction efforts to construct the future maintenance building and converted it for temporary use as the Foundation's offices. They moved into the temporary office facility earlier this year. Moving on property will better enable them to use the waterfront for teaching and attract contributors and partners.

Kirksey has performed the Master Plan and the office/maintenance facility was provided design/build by REEL Construction.

THE CENTER FOR HEARING AND SPEECH

TMG+ was recently called to serve as Project Manager for the new Center for Hearing and Speech building located near the medical center in Houston, Texas.

The new, ground up 60,000 square foot facility is designed to have 50% classroom space for children and 50% clinic space.

Design is provided by Inventure and Tellepsen is the general contractor. Brandon McKinney and Liz Lee are handling the project for TMG+.



RECENTER



The Recenter project, a five-story substance abuse recovery center in downtown Houston was recently granted certificate of occupancy and is now occupied.

The 50,573 square foot residential building offers 62 residential units and office and support space.

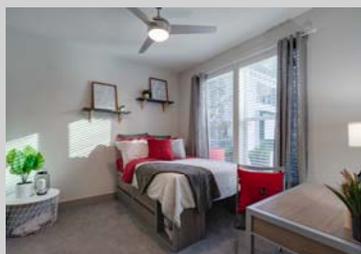
TMG+'s Jon Hill was the project manager and Leah Brannon assisted him with project coordination. Design was provided by Brave Architecture and DPR was the general contractor.

TMG+ is excited to serve as Project Manager for Mac Haik Hospitality's newest ground up hotel, the Fairfield Inn and Suites by Marriott.

Located in the Energy Corridor in Houston, Texas, the five-story, 136 room hotel features a custom ground floor design, outdoor fireplace with seating, pool deck, fitness center and many other amenities.

This is TMG's sixth project for Mac Haik and the hotel is set to open by early 2021. Future plans for the site include another hotel. Stay tuned for more development news in the near future!

THE FAIRFIELD INN & SUITES



TOWER 5040 EARLY DELIVERY & OCCUPANCY

The Mathis Group, Inc. had the pleasure of working alongside Arch-Con and Humphreys & Partners Architects on the Tower 5040 student housing project located in Houston, Texas.

Team efforts and hard work resulted in the early delivery and "heads in the beds" before the start of the collegiate 2020 fall semester.

The eight-story building has 147 fully furnished student apartments in a premium location adjacent to the University of Houston campus and close to Texas Southern University.

Tower 5040 offers resort-like amenities including a pool courtyard, clubhouse, private study rooms, open study areas, a "bark park", fire pits, pool and ping pong gaming tables, outdoor grilling stations and a demo kitchen.

Other team members included WGA, HPLA Studio, Sterling Engineering Group and Jordan & Skala. Joe Ryan Mathis and Hilda Grieshaber represented TMG+ on the project.

We congratulate WGC Calhoun LP and partners on the addition of Tower 5040 to their student housing portfolio.



MARGARITAVILLE RESORT OPENS IN TEXAS!

Sony Highroads called on TMG+ in early spring of 2019 to join the team in converting the old Del Lago / La Torretta Resort into Texas' first Margaritaville Resort.

We understood the demands of placing this \$100 million dollar investment in less than a year. Our long relationship with Sony Highroads includes work on their offices in Boca Raton, a renovation project on Post Oak and the recent Hyatt Regency / Hyatt Place in Houston's Galleria area. TMG+ was ready and anxious for the challenge.

The timing and demands of the project required extensive collaboration and efforts with a proven team. We joined Gensler, McCarthy, Jaguar Hospitality Services, Pieper Houston Electric, Watts Pool Company and other long-term colleagues to pursue a Summer 2020 opening.

The project included a 300 guestroom tower, six themed restaurants, a large water park, 32 lakeside cottages, an 80,000 square foot convention center building, fitness center, over 100 boat docks, a beachfront lagoon, golf course, mini golf, kids club and many other amenities required by the Margaritaville brand.

The project opened in May of 2020 as planned with a grand opening celebration in June.

Watch for more information on this challenging project in future publications from TMG+!



UNDERWAY



IN DESIGN & PLANNING

