



EDUCATION

- **Iowa State University**, B.S., Civil Engineering, 1996

LICENSES & CREDENTIALS

- Professional Engineer (Texas) #91109

CERTIFICATIONS

- LEED AP

MEMBERSHIPS

- Austin Contractors & Engineers Association (ACEA), Board Member, Past President
- Commercial Real Estate Women (CREW), President-Elect

Ms. Paisley has 25+ years of experience in the Central Texas design and construction industry specializing in private sector development that provides public utility, road, drainage, and water quality infrastructure.

Ms. Paisley is adept with all aspects of project management including client interaction, contracts, billing, coordination of project teams and sub-consultants, and overseeing technical staff. Ms. Paisley is proficient in many aspects of project development, including entitlement support, street and utility design, grading, drainage, and water quality best management practices. Ms. Paisley is experienced in generating construction documents, feasibility studies, cost estimates, and contract documents.

- ◆ Acts as an extension to client’s team, working in their best interests and within governing entities guidelines.
- ◆ Sees project as an integrated whole, anticipating and proactively resolving issues.
- ◆ Communication style, both written and verbal, fits the audience. Friendly and easily approachable by clients and staff.
- ◆ Solid background in both project management and design for single & multi-family residential, commercial sites, public roadway, and utility projects for both traditional design-then-build and design-build construction.

RELEVANT EXPERIENCE

MUNICIPAL UTILITIES

Austin Clean Water Program: Barton Creek Lift Station Relief Tunnel, Section 2 Austin, Texas

Ms. Paisley served as Project Manager coordinating several subconsultants for the design of 3400lf of 96-inch subterranean tunnel with 33-inch gravity wastewater line, including a temporary lift station. The project was part of an EPA mandated sanitary system update under the umbrella of the Austin Clean Water Program. The upstream end was a specialized manhole dropping flows to a depth of 20-feet to 60-feet. The downstream end included a 25-foot diameter lift station capable of removal and insertion of the tunnel boring machine (TBM). Permitting was expedited to which allowed the project to be constructed with Section 1. (2004-2006)

The Hollows: W/WW Master Plan Feasibility, Centex Destination Properties Jonestown, Texas

Ms. Paisley served as Project Manager for feasibility studies of both water and wastewater to serve the Jonestown portion of The Hollows development. A portion of Jonestown is on the southwest side of Devil’s Cove on Lake Travis and is effectively cut-off from Jonestown. Water and Wastewater feasibility studies were created to determine the location of an onsite wastewater treatment and drip fields, as well as a 12” water main. Both systems considered crossing under the cove to provide service. The studies included multiple options for each system and cost-estimates. (2006-2007)



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Steiner Ranch: Wastewater and Raw Water Systems, Taylor Morrison

Austin, Texas

Ms. Paisley was the project manager overseeing the design of Lift Station and dual 8" force main along Quinlan Park Road to serve the master-planned community. Additionally, the design required a temporary raw water intake and lift station to provide supplemental water to the lift station until enough of the subdivision was built-out to support the system independently. (2002)

TRANSPORTATION

Founders Park Road & RR 12, Meritage/City of Dripping Springs/TxDOT

Dripping Springs, Texas

Ms. Paisley served as Sr. Project Manager for reconstruction of Founders Park Road, a local park road, which needed to be widened and extended to accommodate new development in the area. The original road was completely reconstructed as a 2-lane 36ft wide collector and TxDOT improvements to add turn lanes to RR 12, drainage improvements, and a waterline extension. The city also requested upgrades to the drainage to alleviate upstream flooding. Dripping Springs Water Supply expanded the waterline and upgraded to a 6" line. Design scope included assisting with TxDOT permitting, separate sets of plans for the City of Dripping Springs and TxDOT, construction traffic routing, and construction oversight. (2018-2020)

26th Street Reconstruction, City of Cedar Rapids

Cedar Rapids, Iowa

Ms. Paisley served as Project Manager overseeing the design to convert approximately 1-mile of 2-lane gravel road to a concrete paved roadway with an integrated drainage system. Project intent was to spur development of an area zoned for industrial use. Cross-section was designed to be contained within the existing Right-of-Way with a profile suitable for the future traffic patterns. (2014-2015)

Edgewood Road Overlay, City of Cedar Rapids

Cedar Rapids, Iowa

Ms. Paisley served as Project Manager and Design Engineer for an overlay along a busy section of Edgewood Road. Project included concrete panel replacement for sections of concrete failure and 4-inch asphalt overlay for a portion of this high-volume portion road between Johnson Avenue and Avenue E. The project was a part of the Cedar Rapids Local Option Sales Tax dedicated to repair of local roads. The project is along a busy commercial block and coordination for construction staging to minimize impact on businesses was a major factor. (2013-2014)

Mississippi River Trail Connection, Iowa DOT & City of Clinton

Clinton, Iowa

Ms. Paisley served as Project Manager for the design of an urban portion of the Mississippi River Trail through downtown Clinton. The project was partially located in DOT Right-of-Way and was required to meet DOT Trail design standards to the extent possible. Key design elements included narrowing a section of existing roadway, improvements to a railway crossing, and removing existing parking in areas where the trail could not be integrated into the existing sidewalk. (2013-2015)

Hays County Bond 2003 Program: Wimberly Bypass

Hays County, Texas:

Ms. Paisley served as Project Manager for the preliminary design for a 2-mile divided highway to serve as a bypass of rural Wimberly, Texas from RR12 to FM3237. Project included the roadway alignment, plan for water quality best management practices, and minimizing encroachment in endangered bird habitat. (2003)



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Quinlan Park Phases 3&4, Taylor Morrison

Steiner Ranch, Austin, Texas

Ms. Paisley served as Project Manager for the design and construction of an expansion of Quinlan Park Road from 2-lane to divided 4-lane. Project included widening roadway, drainage improvements, and additional of sidewalks. (2001)

Steiner Ranch Boulevard, Taylor Morrison

Steiner Ranch, Austin, Texas

Ms. Paisley served as Project Manager for design and construction of a 6,000LF private boulevard with gated entry, 30ft retaining walls, roundabout intersections, and utilities within ROW to serve 600 future single-family residences.

DRAINAGE / WATER QUALITY

The Hollows: Water Quality, Centex Destination Properties

Lago Vista & Jonestown, TX

Ms. Paisley served as Project Manager for Phases 1, 2 and 3, Creating a Master Plan and construction documents for permanent best management practices to meet LCRA non-point source pollution requirements. Typical design includes Bioretention, Extended Detention, and Retention/Reirrigation Ponds in conjunction with filter strips and grassy swales. (2005-2008)

WonderWorld Drive, TxDOT/San Marcos joint project

San Marcos, Texas:

Ms. Paisley was team lead for the design of the drainage system and water quality ponds to treat a 4-mile extension of Wonder World Drive located over the Edward's Aquifer. (2002)

RESIDENTIAL

Kingsbury, Blue Dog Development

Guadalupe County, Texas

Ms. Paisley serves as Sr. Project Manager for this 60-acre single-family subdivision with extensive FEMA floodplain. The site will be served by Crystal Clear Water and OSSF. The site will have extensive fill and will require a LOMR. (2021-current)

Davy Crockett Condo, Wright Equity

Dripping Springs, Texas

Ms. Paisley served as project manager for this gated 40-acre single-family condo site. The site is partially in the ETJ of Austin with 5-acres in the Village of Bear Creek. The units will be served by West Travis County PUA for water and individual OSSF. Additionally, because of the large building footprint requirements, each unit will also have individual detention and water quality. (2022)

Lot One Lake Aire, Silver Springs

Taylor, Texas

Ms. Paisley provided preliminary layouts and entitlements for a 5-acre infill site intended to be developed as duplexes. Site was illegally subdivided and required coordination with owner of other half of the lot which was an overseas Japanese investment company.



Big Sky Ranch, Meritage Homes

Dripping Springs, Texas

Ms. Paisley served as Sr. Project Manager for a team on this 200-acre single-family subdivision with a mix of alley-loaded homes on small lots and traditional front-loaded homes. The site was land-locked and required both on-site and significant off-site improvements. Design scope included assisting with entitlements such as development agreements, preliminary plat, multiple plats and construction plans with construction oversight. A key element includes working closely with the City and Dripping Springs Water Supply Corporation to provide innovative solutions to regional utility infrastructure demands. (2017-2021)

La Cima, Natural Development – Ph 2

San Marcos, Texas

Project consisted of a 50-acre single-family subdivision with a mix of 40,50, & 60ft lots. The site had multiple karst features and was subject to the Edwards Aquifer Zone requirements. Additionally the site was adjacent to a floodplain and required an emergency only access drive acting as a secondary crossing of a tributary crossing of Purgatory Creek. Design scope included SCS, WPAP, and coordination with the city requiring encroachment into the floodplain, multiple plats and construction plans with construction oversight. (2018-2021)

The Hollows: Subdivision, Centex Destination Properties

Lago Vista & Jonestown, TX

Ms. Paisley served as Project Manager for the development of this 1400-acre master planned community, including amenity center, multiple condominiums sites, and single-family homesites. Included in the design were streets, drainage, utilities, and a comprehensive water quality plan including rain gardens, bioretention, retention/reirrigation, and infiltration trenches. Water and wastewater services are provided by two separate cities. (2006-2009)

Single Family Construction Plans:

- Phase 2 Preliminary Plan – Lago Vista
- Phase 2 Preliminary Plan – Jonestown
- Northshore, Phase 3 - 39 single-family residential estate lots
- Northshore, Phase 2 Casitas - single-family residential cabin lots

Site Plans

- Northshore, Phase 2 Villas - condominium sites for HillTop & Marina
- Phase 2A Villas – five separate condominium sites
- Trailhead Village – three condominium sites and with a central amenity center

The Hollows: Performa, Centex Destination Properties

Lago Vista & Jonestown, TX

Ms. Paisley served as Project Manager for the Performa of this 1400-acre master planned community. Project consisted of generating cost estimates and evaluation of location for spine roads, generate preliminary profiles to address potential bridge locations, utility layouts including potential locations for wastewater treatment, lift stations, and water tanks. (2004)



Steiner Ranch: Subdivision, Taylor Morrison

Austin, Texas

Ms. Paisley served as Project Manager for the development of this 1200-acre master planned community. The project included multiple sections with preliminary plats, final plats, construction documents and construction oversight. (2002-2004)

Single-family Subdivisions

- Steiner Ranch, Section 6 - 330-acre site with 260 sf residential lots – permitted as 6 phases.
- Steiner Ranch, Section 8 - 216-acre site with 202 sf residential lots – permitted as 4 phases.
- Steiner Ranch, Section 9 - 155-acre site with 318 sf residential lots – permitted as 4 phases.

Various Single Family Subdivisions

Austin, Texas and Surrounding Areas

- Bertram 60 – Engineering and Platting for a 60-ac tract near Bertram and within both Burnet and Williamson Counties.
- Flat Creek Subdivision – Engineering and Platting for a 38-acre site near Johnson City.
- Serene Hills – Revised Preliminary Plan – Documentation and permitting for a major revision to the preliminary plan. Included re-evaluation of drainage and water quality, revised preliminary profiling of roadways and utilities, and updated cost estimates. Permitting and construction oversight for a 2,000 linear foot wastewater force main and raw water main located in City Right-of-Way.
- Cypress Creek – Review of previous design for an 8-acre planned unit development (PUD) in rural Woodcreek, Texas. Included revised layout and grading modifications as requested by owner.
- Avery Ranch East – Preliminary Plan for a 200-lot single-family subdivision with water quality and detention ponds.
- Avery Ranch West – Preliminary Plan - Preliminary design for 150-acre multi-phase single-family development.
- Mount Larson, Phase D - Design of 28-lot subdivision consisting of one-acre+ lots on extremely steep slopes with drainage detention provided by multiple basins.
- ParkWest @ Circle C – Phase 2 - Design of a 28-acre subdivision site with 188 single-family residential units
- Cedar Park – Sections 7 & 8 – Design of approximately 60 single-family residential lots
- Blanco River Village – Design of alley-loaded dense subdivision in San Marcos.

Various Condominiums / Multifamily

Austin, Texas and Surrounding Areas

- Tuscan Village, Legend Communities - An age restricted condominium community in Lakeway with PUD zoning, including detached single and multi-unit condos, amenity center with commercial use to serve the residents, public library, and medical office facilities.
- Villas at Flintrock – Section 2 – Design of 8.5-acre condominium site with extensive walls and a large wet pond. Utility coordination was critical as there was an conflict in the pond area with a major underground electric line that was not on the utility provider’s map.
- Fairfield Residential – multiple sites in Austin Area - Site design for apartments housing including utilities and a water quality pond.



COMMERCIAL

Liberty Hill Dirt & Recycling, Wise Development

Ms. Paisley serves as Project Manager for TCEQ compliance for this recycling facility site. The site was in violation for improper municipal waste handling in the form of burning brush with improper materials. TCEQ requirements involve Financial Assurance, NOI, maintenance plan with record keeping of materials on hand and a SWPPP. Record keeping will include drone surveys on a quarterly basis and will be ongoing. (Current)

El Garagista, El Garagista LLC

Blanco, Texas

Ms. Paisley serves as Project Manager for this 1-acre site that is being renovated as a high-end garage with bungalows. An existing home and auxiliary building will be demolished, and fire access added. (2022-Current)

Rancho Cass Amigos Glamping, Rancho Moonrise

Manor, Texas

Ms. Paisley serves as Project Manager for this glamping site in the 5-mile ETJ of Austin. Development includes tiny-houses, glamping tents, and RV camping. All of the existing structures have been renovated as amenities for campers and also serve as a wedding venue. (2022-Current)

Jarrell Multifamily, Jarrell 314

Williamson County, Texas

Ms. Paisley is acting as project manager for this 18-acre site for 400-multifamily units. The site will connect to a wastewater interceptor currently under design by the City of Jarrell. Water may be provided via onsite water wells or an 8-in water extension to a future Schwentner water line. The scope of services includes support for entitlements, design for onsite and offsite utilities, parking lots, Fire access, and a detention pond. (2022-current)

Various Commercial

Austin, Texas and Surrounding Areas

- Lake Travis Development – Waterline to serve a restaurant with Fire Flows, Permitted by WC&ID #17.
- Wild Springs – On call services to evaluate various sites for manufactured housing in Central Texas.
- Webberville Correction and Feasibility – 3 building location was redesigned to remove bank pull-through and then evaluated for fast food.
- Ben’s Workshop – Design-Build in Austin – Urban redevelopment of a 1-acre site in the Capital Corridor for use as a BMW automotive repair workshop. The owner paid a fee-in-lieu for water quality but included onsite underground detention.
- AT&T – Tennyson in Austin – Redevelopment of an existing facility including an amended plat to allow AT&T to sell a portion of the property.
- AT&T Mobility Lab in San Antonio - Site plan to accommodate a new high-tech facility for product development.
- Extended Stay America – Southwest Parkway - Hotel site including utilities and a water quality pond with on-site re-irrigation.
- Extended Stay America – 6th & Guadalupe - Hotel site in downtown Austin including tie-in to existing city infrastructure.
- Tutortime Childcare - 1-acre site plan with utilities and water quality pond



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EDUCATION

LISD Elementary School #11

Austin, Texas

Ms. Paisley was Project Manager for the extension of office roadways and utilities to serve a new elementary school in the Steiner Ranch Subdivision. (2002)

San Marcos Consolidated School District 2004 Bond Package

San Marcos, Texas

- San Marcos High School - Feasibility studies on multiple sites, Preliminary design of McCarty Lane Extension and widening of CR266.
- Elementary Schools & Bus Barn Facility - Feasibility studies on multiple sites.