



# Bart Morey

PROJECT MANAGEMENT | HOUSTON

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## EDUCATION AND QUALIFICATIONS

B.S. CIVIL ENGINEERING,  
RICE UNIVERSITY

MASTERS OF CIVIL  
ENGINEERING, RICE  
UNIVERSITY

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## BUSINESS AND EDUCATIONAL BACKGROUND

Bart Morey earned a Bachelor and Masters Degrees in Civil Engineering from Rice University in Houston, Texas. Since earning his graduate degree in 1980 he has worked as a Project Manager on projects across the United States. Bart is unusual in that he has worked for both the contractor and the owner on projects throughout his career, thus, resulting in a unique perspective and skill set that few people have. During his tenure as a Project Manager for a General Contractor, Bart has been directly responsible for approximately 6,500,000 square feet of commercial projects totaling over \$355 million. While working on the Owner's side he has directed some \$170 million worth of projects encompassing over 2,800,000 square feet.

Bart's success is based on result oriented management and supervision. Understanding the design and construction process from the different parties' perspectives translates into savings in time and money for the end user. Working with Owners and Tenants has afforded him a truly unique viewpoint of the essential requirements to the project and the ability to translate that vision into quantitative results.

Bart has learned through his career that adherence to certain fundamentals is the key to guaranteeing a smooth construction process and expedited close-out. Managing the preconstruction stage of a project requires a comprehensive understanding of the goals at hand.

Close administration and analysis of the bid process is essential to delivering projects on schedule, under budget, and with no surprises. Consultants need to commit to a timely delivery schedule and their product has to meet clearly defined stages of development. Furthermore, Contractors need to have a clear understanding of what is expected of them. Bart has learned that adherence to these fundamentals is the key to a successful project.

We look forward to applying Bart Morey's project management skills to your advantage.

## AREA OF EXPERTISE

His range of experience covers a wide spectrum of project types including:

- High Rise Commercial
  - Ground Up Construction
  - Hazardous Material Abatement
  - Renovation
  - Medical
- High Rise Residential
- High Density Wood Frame Residential
- Base Building Retail
- Office Warehouse
- Hospitality

Mr. Morey's clients include Methodist Hospital, Texaco, Shell Oil, Hines, MetLife, McCord Development, Interfin Corporation, Baker & Hostetler, Baylor College of Medicine, and Arnold White & Durkee.

## REPRESENTATIVE CLIENTS AND PROJECTS

### **Talisman Energy, The Woodlands, Texas**

Tenant improvements of over 260,000 net rentable square feet of Class 'A' office space in The Woodlands, Texas. The project was completed in 5 different phases and major components included, demountable partitions (DIRTT), furniture, voice and data cabling, security, multiple server rooms with seamless connectivity, audio visual, interconnecting stair, lobby and bistro areas, and locker/shower facilities at an average cost of approximately \$135/sf.

### **Twin Eagle Resource Management, Houston, Texas**

Installation of a 50,000 sf energy trading facility on the west side of Houston. Coordination of the tenant improvements with the design and construction of the base building 2-story tilt-wall structure. Trading area incorporated an open ceiling concept with high finish executive areas. Project included installation of two 300kw natural gas generators on the roof.

### **Dress for Success Houston, Houston, Texas**

Development, design, procurement and construction of a 20,000 square foot retail, warehouse and office facility to accommodate the economic independence of Houston women and to help them thrive in work and in life. Components included a 2-story steel structure with curtain wall, masonry and stucco façade. Features included retail store facilities, warehouse storage for inventory, child development center, staff offices, conference and meeting rooms and a terrace area convertible to future expansion space.

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**The Women's Home, Houston, Texas**

Development and construction of an 88 unit, 3 story apartment complex with interior courtyard and community building. Project involved public funding from Housing and Urban Development, Harris County, and the City of Houston with Section 43 and Davis Bacon Act requirements. The structure was poured in place concrete foundations with wood frame construction and cementitious board façade. Individual units were approximately 600 square feet with bedroom kitchen and dining/living area. The project achieved LEED Silver certification.

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**Towson Promenade, Baltimore, Maryland**

A 379-unit wood frame apartment complex with internal 688 space precast garage. Features include 11,000+sf amenity area, three internal courtyards complete with pool, outdoor grills, fireplaces, extensive landscaping and significant hardscape. The site was approximately 5.3 acres with over 5 acres of building. Unique issues included over 70' of elevation drop from one end of the site to the other and a 30,000+sf underground storm water retention vault. The amenity area includes extensive high-end finishes with an emphasis on audiovisual components. Standard units include exposed spiral duct, granite/marble counter tops, SS appliances, engineered wood floors, stone pavers, and 10 foot ceiling heights.

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**Domain Brewers Hill, Baltimore, Maryland**

Demolition of an existing 80-year-old warehouse storage facility. A 180-unit apartment building in a densely urban environment. Project consists of two levels of below and at grade poured in place concrete parking garage with four levels of wood frame above, two internal courtyards, 4,000+sf amenity area, and all masonry facade. Standard units similar to Towson Promenade above.

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**River Oaks Country Club Kitchen, Ballroom, and MEP Upgrade, River Oaks, Houston, Texas**

Renovation and expansion of ROCC including complete new kitchen, ballroom expansion, locker room upgrade and complete MEP upgrade in an operating facility.

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**Baker & Hostetler, L.L.P. Renovation & Expansion of Levels 20, 21, & 22, Central Business District, Houston, Texas**

Renovation and expansion of a three-floor law firm in Wells Fargo Plaza. Project components included a state of the art audiovisual conferencing facility, interconnecting stair, premium architectural millwork, voice & data cabling, and security system upgrades. All work done under fully occupied conditions.

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**One City Centre Central Plant Renovation, Central Business District, Houston, Texas**

Complete renovation of the central plant for a 600,000 sf office building. Components affected included three 1200 ton chillers, fifteen variable frequency drives for building air handling units, variable frequency drives for the chilled water pumps, replacement of AHU coil sections, and the complete upgrade of existing direct digital controls and energy management system.

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**Renovation of Office Towers, The Galleria, Houston, Texas**

Renovation of Post Oak Tower, Galleria Financial Center, and 2700 Post Oak Boulevard for the new Owner of the Galleria. Projects included the addition of street entry and lobby, replacement of existing exterior glass, elevator modernization, analysis of existing building systems and recommendation of corrective scope, and tenant improvements. Also successfully completed approximately 120,000 sf of new or renovated office space.

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**One City Centre Façade Replacement, Central Business District, Houston, Texas**

Complete removal of existing marble façade and installation of new granite panels in a totally occupied building,

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**One City Centre Tower Renovation, Central Business District, Houston, Texas**

Complete demolition and abatement of twenty-two and one half floors (500,000 sf). Installation of new Variable Air Volume distribution system introducing eight new interior zones to the floors. New sprinklers to satisfy NFPA and ceiling grid. Complete renovation of restrooms to full ADA compliance and Class 'A' finishes. Upgrade of the existing fire alarm system to current codes. Renovation of the ground floor lobby introducing new marble flooring and sheetrock reveal ceilings. Elevator modernization including current code compliance and cab finish upgrades. Introduction of a new Energy Management System to control the VAV system and existing chiller upgrade.

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**One City Centre Garage, Central Business District, Houston, Texas**

Abatement and demolition of existing bank lobby. Structure consisted of seven and one half levels of poured in place, post tensioned slabs with structural steel enclosure at adjoining elevator shafts. Exterior skin comprised of plaster overlay on CMU block framing a double perforated metal panel system. Installation of emergency power system to satisfy requirements of new building systems.

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**One and Two Shell Plaza, Central Business District, Houston, Texas**

Complete demolition, abatement, and system upgrades of office space while Shell Oil Company occupied the building. Core systems which were modernized included elevators, stair pressurization, outside air, life safety, fire protection, and electrical distribution.

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