



TYSON AND BILLY  
—ARCHITECTS—

## City of Key West

Architectural Services for College Road  
Workforce Housing

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WWW.TYSONANDBILLY.COM  
23150 FASHION DRIVE, SUITE 232-R  
ESTERO, FLORIDA 33928  
LIC AA26001514

December 12, 2018

City of Key West  
Attn: City Clerk  
1300 White Street  
Key West, Florida 33040

Dear Selection Committee:

The Tyson and Billy Architects team is pleased to submit our Statement of Qualifications in response to your solicitation for the College Road workforce housing. We look forward to reviewing our qualifications with you, your staff and your Board and discussing how Tyson and Billy Architects will tailor its services to meet your specific needs.

Tyson and Billy Architects has worked with many affordable and market rate housing clients on various renovation, rehabilitation and new construction projects throughout Florida, Texas, Illinois, Oklahoma, Florida, Wisconsin, Indiana, Georgia and South Carolina. Having worked with publicly funded clients for over 50 years, we understand the importance of keeping projects on time and within budget while producing a final product that exceeds our clients expectations.

Tyson and Billy Architects has a long standing relationship with TRC Worldwide Engineering and have completed multiple affordable housing projects with them through multiple states. Tierra South Florida currently serves as a sub-consultant on a continuing contract with Monroe County Airports. Along with our expertise, our team brings local knowledge and experience. Within Monroe County, our professional staff has completed over 25 projects in the last five years. Within the City of Key West, our professional staff has completed over 15 projects including: Ocean Reef Club Airport, Post Card Inn, and several projects within Key West International Airport. We are therefore extremely familiar with local conditions as well as the quick mobilization of resources.

Our team has a proven track record of successful client collaborations on projects ranging from small renovation projects to comprehensive building programs. It is our belief that good design supports your mission, promotes achieves the optimal living standard, and facilitates interaction between residents, staff and the community. Our team engages with the full range of project participants and community stakeholders to create planning and design solutions reflective of your community and its unique values, in adherence with schedule and budget expectations.

Since Tyson and Billy Architects designed our first affordable housing project in 1964, our clients have enjoyed the results of space that we have designed with them in mind. Having a principal as the owner's main contact allows our clients to have direct access to the decision makers for the firm. Our projects are managed by a principal with the remaining staff as support to ensure expedient implementation and compliance with the owner's goals. I appreciate your time in reviewing our qualifications and we look forward to developing a lasting relationship with the City of Key West.

Sincerely,

Ronald G. Billy, Jr., NCARB, LEED AP BD+C  
President  
Tyson and Billy Architects

## Information Page

### PROJECT NAME

Architectural Services for College Road Workforce Housing

### NAME OF FIRM

Tyson and Billy Architects, P.C.

### PROJECT MANAGER CONTACT INFORMATION

Jamie Williams

Jamie@tysonandbilly.com

239-260-4699

### PERSON WITH AUTHORITY TO MAKE REPRESENTATIONS FOR THE FIRM

Ronald G. Billy, Jr. NCARB, LEED AP BD+C

President

23150 Fashion Drive

Estero, Florida 33928

239-260-4699 (Phone)

239-260-4609 (Fax)

Ron@tysonandbilly.com

## Organizational Chart

City of Key West



### Architectural Design Team Tyson and Billy Architects



Ronald G. Billy, Jr.  
Principal In Charge

Jamie Williams  
Project Manager

Jeremy Nesemeier  
Draftsman

Tim Hieb  
Draftsman

Eric Olson  
Construction Administration

### Consulting Team MEP, Structural Engineering



Robert Boellner, PE  
Managing Principal

Hakan Sucu  
Senior Electrical Engineer

Timothy Wolfe  
Senior Plumbing Engineer

Chuck Kus, PE  
Regional Director/Principal in Charge

Marcia Alvarado, PE  
Structural Project Manager

Civil  
Engineering



Allen Perez, PE  
President

Justin Henike, EI  
Project Engineer

Geotechnical  
Engineering



Raj Krishansamy, PE  
President. Principal Engineer

Francois Thomas, PE, SE  
Principal Geotechnical Engineer/Special Inspector



## Profile/Narrative of the Organization



Tyson and Billy Architects is an S-Corp and one of the oldest continuing architectural practices in the United States. We have celebrated 99 years of architectural excellence. We are a full service architectural firm with extensive experience as architects, designers and developers. Since the company inception in 1919, Tyson and Billy Architects has remained committed to a client-centered approach. We believe strongly that the relationship between a client and an architect is a partnership that strengthens the whole community.

### EXPERIENCE

Tyson and Billy Architects is committed to designing and modernizing affordable housing for our clients that is intended to enhance the community, improve neighborhoods and be a source of pride for the residents. Our company has served 64 housing authority clients across the United States since 1964.

### FORMER COMPANY NAMES

Jesse Barloga, 1919  
Barloga, Knowland, 1947  
Knowland, Smith, 1957  
Knowland, Smith, Tyson, 1970  
Smith, Tyson & Associates, Inc. 1978  
Tyson Architects, 1990  
Tyson Architects, P.C. 1997  
Tyson and Billy Architects, 1998

### LOCATIONS

Tyson and Billy Architects corporate office is located at:

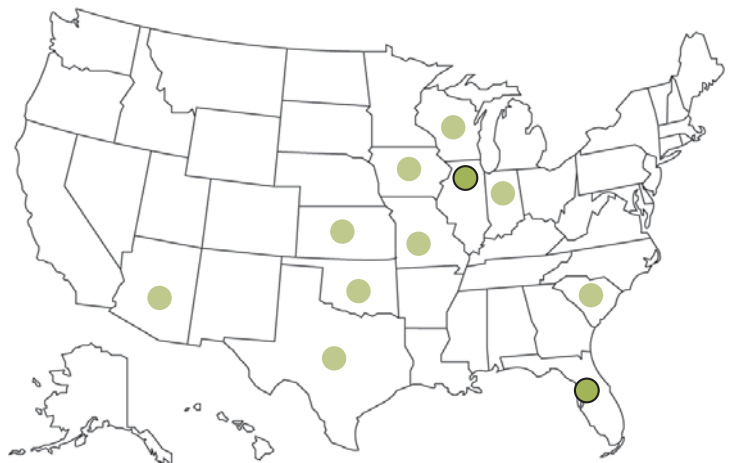
*4000 Morsay Drive, Rockford, Illinois 61107.*

#### **Branch Office**

*23150 Fashion Drive, Suite 232-R,  
Estero, Florida 33928.*

### LICENSURE

Tyson and Billy Architects is licensed to perform architectural services in the following states: Florida, Illinois, Missouri, Wisconsin, Oklahoma, Kansas, Iowa, South Carolina, Indiana, Texas and Arizona.



## Profile

TRC Worldwide Engineering, Inc. is a dynamic multi-disciplinary engineering firm headquartered in Brentwood, Tennessee. By dedicating themselves to securing talented industry professionals and maintaining partnering relationships with several preeminent organizations, TRC been at the developmental forefront for some of the nation's most unique structures. Their dedication to efficient design and cost-saving alternatives has enabled them to successfully position themselves as an attractive resource to buyers, builders and designers alike.

## Growth

**Founded in 1989** as a structural engineering firm, TRC initially provided support services to the architectural community. Initiating its acquisition strategy, TRC strengthened the firm's capabilities through the presence of Jenkins & Charland, Inc., a Florida-based structural engineering firm, and the purchase of H. Wilden & Associates, a Pennsylvania-based firm providing consulting in the Precast Concrete Industry. Since, They have strategically and successfully grown to 18 offices domestically and three internationally India and Malaysia.

TRC continues to reinforce its core structural engineering services while diversifying and expanding their services into site-civil, transportation, and MEP engineering. In 2007, TRC acquired Kracor, based out of Phoenix, Arizona and Km2 Design Group (now TRCWW MEP), based out of Springfield, Illinois.

Recently TRC Worldwide Engineering MEP, LLC, has expanded with offices in Chicago (2014), and Indianapolis, IN (2016).



March 2018

# Company Profile

## Perez Engineering & Development, Inc.

### Special points of interest:

- We have worked on numerous School District projects.
- We are based in Key West.
- We have worked with and are familiar with School District Staff.
- We have extensive local engineering experience.
- FDOT Group 3.1—Minor Highway Design Certified
- FDOT Group 10.1—Construction Engineering Inspection Certified



### Municipal Clients:

- City of Key West
- Monroe County
- Monroe County School District
- Florida Keys Aqueduct Authority
- NAS Key West



## Introduction

**Perez Engineering & Development, Inc.,** is a professional engineering consulting firm. We provided professional services in the public, industrial, military, and private sectors for more than sixteen (16) years. Based in Key West, Florida, our staff has a proven record in successfully managing and completing complex multi-discipline projects throughout the State of Florida and the Caribbean.

Our approach to project planning and management controls both capital costs and engineering fees and demonstrates our ability to meet both schedule and budget requirements. In addition to being completed on time and within budget, a successful project must be technically adequate. To ensure technical adequacy of all our work, various types of review mechanisms have been established. The result is a systematic approach to ensure the following:

- ◆ Every project meets its quality objective
- ◆ Quality is continuously improved
- ◆ Cycle time is continuously reduced
- ◆ Cost are continuously reduced

We have successfully managed and completed various types of multi-discipline contracts including continuing services contracts for municipal and state government, federal government and private industry. Our performance on past and current contracts confirms our ability to meet both schedule and budget requirements with a strong emphasis on quality.

Our professional experience is fairly diversified and encompasses the design and preparation of construction documents, permitting, and construction services for a variety of roadway and land development projects. Our engineering design experience includes hydraulic and hydrologic computer modeling of storm water management systems; the design of potable and sanitary utility systems, pump stations, paving and grading design.

We have experience with numerous federal, state, and local agencies, including FDEP, SFWMD, ACOE, EPA, and FDOT.

1010 Kennedy Drive,  
Suite 202  
Key West, Fl. 33040  
(305) 293-9440  
(305) 296-0243 Fax





## **FIRM OVERVIEW**

Tierra South Florida, Inc. (TSF) is a full-service consulting geotechnical engineering, construction materials testing and inspections engineering firm with capabilities to provide test borings, engineering analyses and reports, AutoCAD and Microstation plan sheets, laboratory soils testing, and construction materials testing. Our services also include threshold/special inspections and roofing inspection services. TSF was incorporated in the State of Florida in 2003. Our professional team has been working together since 2000 and is committed to providing quality, responsive service establishing a reputation for sound approaches and professional competence in a wide range of technically demanding areas. TSF is a certified Disadvantaged Business Enterprise (DBE) with the Florida Department of Transportation and a certified Minority Business Enterprise (MBE) with the State of Florida's Office of Supplier Diversity. Our main office is in West Palm Beach, Florida with a branch office and CMEC laboratory in Miami Lakes, Florida and a branch office in Altamonte Springs, Florida.

**West Palm Beach Main Office  
& FDOT/CMEC /USACE Laboratory**  
2765 Vista Parkway, Suite 10  
West Palm Beach, FL 33411  
Phone: (561) 687-8536  
Fax: (561) 687-8570

**Miami-Dade County Office  
& CMEC Laboratory**  
16250 NW 59<sup>th</sup> Ave., Ste 207  
Miami Lakes, Florida 33014  
Phone: (305) 557-0708



**US Army Corps  
of Engineers®**

## **SERVICES**

**Geotechnical Engineering:** TSF provides a complete range of geotechnical engineering services. Our organization helps define the construction and long-term performance risks associated with subsurface conditions. TSF will evaluate and then develop recommendations regarding both existing structures and new construction. Whether buildings, airport facilities, transportation systems, landfills, dams, or other civil and private projects, our engineers have the experience and expertise to handle the most technically demanding projects. TSF owns a large, diverse fleet of 8 drill rigs with automatic hammers (truck-mounted, track-mounted, rotary, tripod, ATV, barge/overwater) capable of drilling in challenging conditions including remote, soft, marshy, over-water, difficult access or environmentally sensitive areas. We also employ MOT (Maintenance of Traffic) certified staff to safely perform drilling services in high traffic areas. TSF's geotechnical services include:

- Laboratory testing and analysis
- Subsurface exploration
- Site preparation recommendations
- Soil reinforcement
- Expert witness testimony
- Value engineering
- Pavement evaluations and design
- Deep and shallow foundation analysis/design
- Slope stability analysis
- Corridor studies
- Sinkhole studies
- Unknown foundation studies

**Construction Materials Testing:** TSF offers materials engineering, testing and inspection services applicable to the governmental, construction and manufacturing industries. During construction, monitoring and quality control services will cover every phase of construction and all materials used. TSF owns and operates two fully equipped in-house soils, concrete, aggregate, and asphalt testing laboratories certified by Construction Materials Engineering Council (CMEC). Both TSF labs follow American Society for Testing and Materials (ASTM) and American Association of State Highway and Transportation Officials (AASHTO) standards and our West Palm Beach laboratory is also validated by Florida Department of Transportation (FDOT) and the United States Army Corp of Engineers (USACE). Our field and laboratory technicians hold industry-recognized certifications (ACI/CTQP/PCI/FPCA) for aggregates, asphalt, concrete, and earthwork testing as well as drilled shaft, augercast pile, and pile driving installation monitoring. TSF's construction materials testing and inspection services include:

- Soils/aggregates/concrete/masonry/asphalt
- Concrete testing and placement observation
- Asphalt paving monitoring
- MSE wall installation monitoring
- Drilled shaft installation monitoring
- Earthwork testing and observations
- Masonry, grout, and mortar sampling/testing
- Asphalt plant observations and monitoring
- Pre-stressed yard observations
- Pile driving installation monitoring

### OWNER

- Project Scope
- Milestones
- Ideas

- More Details Regarding Scope
- Design Budget
- Milestones
- Project Team
- Aspirations
- Review & Comment on Design Submittal

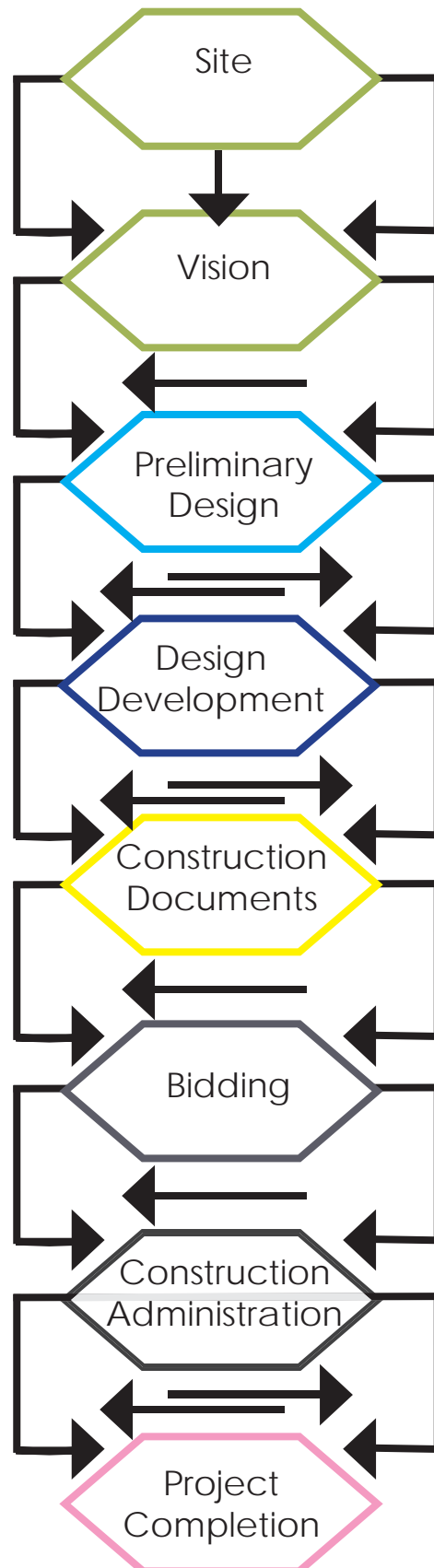
- Review Milestones
- Review Budget
- Review & Comment on Design Submittal

- Review Construction Documents & Provide Feedback
- Review Budget
- Affirm Design Vision

- Establish Bid Requirements
- Bid Opening
- Review Bids

- Issue Notice to Proceed
- Execute Construction Contracts
- Observe Construction
- Process Pay Requests
- Process Change Orders

- Review Closeout Documents
- Release Final Payments
- Take Possession of Project



### ARCHITECT/ENGINEERS

- Site Attributes
- Planning Rules
- Design Inspiration
- Planning Solutions
- Functionality
- Market Conditions

- Outline Scope of Work
- Coordination of Consultants
- Building Mass to Scale
- Opinions of Probably Construction Cost
- Review of Design Documents

- Design Revised
- Outline Specifications
- Review Testing Results & Implement
- Staging & Construction Process
- Floor Plans
- Opinion of Probably Construction Cost
- Review of Drawings from Consultants

- Finalize Plans & Specifications
- Revise Drawings Client Reviewed
- Service & Infrastructure Plans
- Overall Design Implementation
- Set Up Documents for Bidding
- Consultant Coordination

- Administer Bidding Process
- Answer Questions, Issue Addendum
- Assist in Bid Opening
- Bid Recommendation after Thorough Bid Review

- Issue Plans for Permits
- Review Contractor Submittals
- Review Process Pay Request
- Answer RFI's
- Issue Supplemental Sketches
- Monitor Construction with Field Reports

- Issue Certifications of Completion
- Review Warranty Manuals
- Issue As Built Drawings
- Project Completion Documents

## Providing Architectural Services in a Structured & Efficient Manner Example

### Housing Authority of the City of Austin

Austin, Texas

#### Project

##### Booker T. Washington Terrace

- Interior remodel of 2nd floor Neighborhood Network building and new flat roof
- New Maintenance Garage
- Interior remodel of Community Center including ADA renovations to restrooms
- Replace 400' Retaining Wall
- Repair erosion control issues
- Design to replace rotting floors and structural membranes over crawl spaces
- New shade structures at Tot Lots
- New site Lighting

##### Meadowbrook Apartments

- New sidewalks, repair erosion issues
- New site lighting
- New playground
- Design solution for broken bricks at unit doors

Contract Executed May 5, 2017

50% Construction Document Presentation June 23, 2017

100% Construction Documents Submitted to Owner July 14, 2017

Plans Approved July 21, 2017

Prebid Meeting July 31, 2017

Bid Opening August 10, 2017

Budget         \$2,293,879

Bid Results     \$2,159,078

This is a sample of the commitment we will bring to your housing authority.





## Ronald G. Billy, Jr., NCARB, LEED AP BD+C

### *Principal In Charge*

Ron brings over 25 years of experience. Along with day-to-day firm operations, Mr. Billy is responsible for ensuring that the design meets all code compliance and company drafting standards. Mr. Ron will conduct meetings, oversee the architectural field observations, and oversee the construction management process.

### **Project Experience**

**Ft. Pierce Housing Authority, Ft. Pierce, FL**  
Emil Apartments

**Punta Gorda Housing Authority, Punta Gorda, FL**  
Hope VI Estimating & Construction Observation

**Tampa Housing Authority, Tampa, FL**  
Hope VI Construction Consulting, Tampa, FL

**Ft. Myers Housing Authority, Ft. Myers, FL**  
Hope VI Construction Consulting

**Apostles Village, Brandon, FL**  
Affordable Senior Living Facility

**Central Texas Housing Consortium, Temple, TX**  
Kyle Kitchen Cabinet Replacement

**HA of the City of Austin, Austin, TX**  
Booker T. Washington & Meadowbrook RAD Conversion

**HA of Champaign County, Champaign, IL**  
Providence at Sycamore Hills & Thornberry  
Hamilton on the Park  
Manor at Prairie Crossing  
RAD Inspections

**Rock Island HA, Rock Island, IL**  
Sunset Heights RAD Conversion  
Spencer Towers Parking Lot  
Elevator Modernization  
Spencer Tower Window Replacement  
3rd & 11th Townhomes  
Cascade Gardens  
Sunset Heights Remodel

**Hope Harbor of Oklahoma City, Oklahoma City, OK**  
Affordable Senior Living Facility

### **EDUCATION**

Bachelor of Architecture in Design,  
University of Illinois at Chicago, 1992

### **CERTIFICATIONS**

Professional Architect

Illinois  
Iowa  
Wisconsin  
Missouri  
Florida  
Oklahoma  
Kansas  
Indiana  
South Carolina  
Texas  
Virginia  
Arizona

Interior Designer  
Illinois





## Jamie Williams

### *Project Manager*

Mr. Williams is an integral part of the Tyson and Billy team. He leads our office in various technologies with an emphasis in Building Information Technology. His strong background allows us to produce in-house 3-D renderings utilizing Revit.

### **Project Experience**

**Punta Gorda HA, Punta Gorda, FL**  
Cost Estimate

**Ft. Pierce Housing Authority, Ft. Pierce, FL**  
Emil Apartments

**HA of the City of Austin, Austin, TX**  
Booker T. Washington & Meadowbrook RAD Conversion

**HA of Greenville, Greenville, SC**  
Scattered Site Modernization RAD Conversion

**HA of Champaign County, Champaign, IL**  
Hamilton on the Park  
Providence at Sycamore Hills & Thornberry  
Scattered Sites RAD Conversion

**Warren County HA, Monmouth, IL**  
Kirkwood Renovation

**Rock Island HA, Rock Island, IL**  
3rd & 11th Townhomes  
Sunset Heights RAD Conversion

**Findley Place Apartments, Pittsfield, IL**  
Senior Apartments

**Athens Assisted Living Facility, Athens, IL**  
Assisted Living Facility

**The Mission at Agua Fria, Peoria, AZ**  
Senior Living & Memory Care

**Hope Harbor of Oklahoma City, Oklahoma City, OK**  
Senior Living Facility - 9% LIHTC

### **EDUCATION**

Bachelor of Science Technology  
Management  
Herzing University, Madison, WI, 2012

Associate of Science CAD Drafting  
Herzing University, Madison, WI,  
2003



## Jeremy Nesemeier

### *Draftsman*

Mr. Nesemeier is responsible for preparing detailed architectural drawings for residential and commercial construction projects. He creates architectural drawings based on building specifications, calculations and sketches. He analyzes building specifications, codes and space to create architectural design utilizing Revit and works with Project Managers to ensure that construction projects are in accordance with design specifications.

### Project Experience

**Bethel Terrace Apartments, Chicago, IL**  
High Rise Rehabilitation

**Lake County Housing Authority, Grayslake, IL**  
Brookstone & Regency at Coles Park LIHTC

**Harborview Townhomes, East Chicago, IN**  
New Construction Affordable Townhouses

**Rock Island HA, Rock Island, IL**  
3rd & 11th Townhomes

**Housing Authority of Champaign County, Champaign, IL**  
Providence at Sycamore Hills & Thornberry

**Warren County Housing Authority, Monmouth, IL**  
Lincoln Homes 9th Street Roof Replacement

**Chinatown Senior Living Facility, Chicago, IL**  
Design for New Senior Living Facility

**Birchwood Assisted Living Facility, Florence, WI**  
Design for New Assisted Living Facility

### EDUCATION

Associate of Applied Science CAD  
Drafting

Kishwaukee College, 2005

## EDUCATION

Associate of Science Drafting &  
Design Technology

High-Tech Institute, Phoenix, 1996

## Tim Hieb

*Draftsman*

Mr. Nesemeier is responsible for preparing detailed architectural drawings for residential and commercial construction projects. He creates architectural drawings based on building specifications, calculations and sketches. He analyzes building specifications, codes and space to create architectural design utilizing Revit and works with Project Managers to ensure that construction projects are in accordance with design specifications.

### Project Experience

**Bethel Terrace Apartments, Chicago, IL**  
High Rise Rehabilitation

**Lake County Housing Authority, Grayslake, IL**  
Brookstone & Regency at Coles Park LIHTC

**Bethel Terrace Apartments, Chicago, IL**  
Booker T. Washington & Meadowbrook RAD Conversion

**Country Inn & Suites, Canton, TX**  
Design of New Hotel

**Mary's Market Restaurant, Rockford, IL**  
Restaurant Renovation



## Eric Olson, LEED AP

### *Construction Administration*

Mr. Olson brings over 29 working in the architectural field. He has been involved in projects ranging from under \$10,000 to over \$100,000,000 in construction costs. Over the years his roles have included, project architect, project manager, field observer, owners representative and construction manager. Mr. Olson is based out of Windermere, Florida.

### **Project Experience**

#### **Winter Park Housing Authority, Winter Park, FL**

The Meadows Roof Replacement  
Tranquil Terrace Roof Replacement

#### **Ft. Pierce Housing Authority, Ft. Pierce, FL**

Emil Apartments

#### **Tampa Housing Authority, Tampa, FL**

JL Young Structural Repairs

#### **Prentiss Apartments, Downers Grove, IL**

Fire Remodel

#### **Batavia PSD 101, Batavia, IL**

Grace McWayne Elementary School  
Hoover-Wood Elementary School  
Life Safety Code Compliance

#### **CCSD 21, Wheeling, IL**

Booth Tarkington Elementary School Remodel  
Edgar A. Poe Elementary School Addition & Remodel  
Eugene Field Elementary School Addition & Remodel  
Henry Longfellow Elementary School Remodel  
Joyce Kilmer Elementary School Addition & Remodel  
Mark Twain Elementary School Remodel  
Riley Elementary School Addition & Remodel  
Robert Frost Elementary School Addition & Remodel  
Cooper Middle School Addition & Remodel  
Jack London Middle School Addition & Remodel  
Construction Management for Renovation, Maintenance & Addition Projects  
Facility Utilization Study  
Life Safety Code Compliance

#### **Princeton THSD 500, Princeton, IL**

Princeton High School Track Resurfacing  
Princeton High School New Tennis Courts  
Princeton High School Roof & Masonry Work  
Princeton high School Bleacher Replacement

### **EDUCATION**

Bachelor of Architecture  
University of Illinois at Chicago, 1992





**Robert A. Boellner, P.E.**  
*Managing Principal - MEP Practice*

#### **YEARS EXPERIENCE**

Total Years: 30

#### **EDUCATION**

University of Toledo - B.S. Mechanical Engineering  
General Motors Institute - Underground Studies in Mechanical Engineering

#### **PROFESSIONAL CERTIFICATIONS**

Registered Professional Engineer – IL, IN, FL, GA, KS, KY, MI, MS, NE, OH, TN, WV, WI, TX, PA, NCEES Record holder

#### **PROFESSIONAL EXPERIENCE**

If you're looking for Bob Boellner, you probably won't find him sitting at his desk. Bob's enthusiasm for developing integrated systems engineering solutions has been known to take him into mechanical and boiler rooms and above ceilings to better understand how existing systems work. He believes that this hands-on experience helps his clients receive the appropriate integrated solutions for their unique situations.

Mr. Boellner has more than 30 years of experience and presently serves as Managing Principal of the MEP Practice. His many responsibilities include determining project scope, defining budget and providing leadership to the MEP engineering group. Mr. Boellner specializes in healthcare design. He has designed over 500 healthcare projects of varying sizes, scope, and complexity in the past 25 years.

Mr. Boellner has experience in designing chilled water systems, steam boiler systems, high-efficiency hot water condensing boiler systems, and air handling systems (ranging in size/type from small packaged units, to chilled beams and water-source heat pumps, to large custom air handling units) for commercial, corporate, industrial, hospitality, higher education, and healthcare facilities, of varying sizes, scope, and complexity.

#### **PROJECT EXPERIENCE**

##### *MDHA Multi-Family Housing – Nashville, TN*

- New 51 Unit, Three-Story Apartment Building

##### *Hope Harbor – Oklahoma City, Oklahoma*

- New Three-Story, 55 Unit Independent Living Apartment Building

##### *Marion Jones Redevelopment – North Chicago, IL*

- 170 Townhouse and Apartment Unit Development
- 43 Residential Buildings plus Clubhouse
- 1, 2, 3, and 4 Bedroom Layouts

##### *Sunway Iskandar Plot M4 – Johor Baru, Malaysia*

- New High-Rise Mixed Use Development
- Residential Tower, Commercial Building with Offices and Retail

##### *Tun Razak Exchange Lifestyle Quarter, Kuala Lumpur, Malaysia*

- New High-Rise Residential Towers with Underground and Above Ground Parking

##### *Medini Iskandar – Johor Baru, Malaysia*

- High Rise Mixed Use Residential and Commercial Towers

##### *Watercrest Assisted Living- Port St. Lucie, FL*

- New 120,000 sf Assisted Living and Memory Care

##### *Signature Senior Living – Lititz, PA*

- New 69,000 s.f. Assisted Living and Memory Care Facility

##### *Signature Senior Living – Manor, PA*

- New 69,000 s.f. Assisted Living and Memory Care Facility

##### *Autumnwood Village – Tipton, IN*

- New Three (3) Story Assisted Living Facility on Hospital Campus



**Hakan Sucu**  
Senior Electrical Engineer

#### YEARS EXPERIENCE

Total Years: 20

#### EDUCATION

Istanbul Technical University, 1997 – Bachelor of Science Electrical Engineering

#### PROFESSIONAL CERTIFICATIONS

Registered Professional Engineer – Turkey, Europe

#### PROFESSIONAL EXPERIENCE

Hakan's experience includes managing project scope and managing the design process. His time out of the office is spent interfacing with the client to determine their needs and verifying existing conditions. His time in the office is spent mentoring the less experienced staff in addition to project management and design implementation.

Mr. Sucu brings expertise in all phases of electrical engineering design. He is proficient in the design of power, lighting, fire alarm, communications, life safety, and lightning protection systems for a variety of projects.

His engineering experience consists of a wide range of new building and renovation projects that include commercial, industrial, education, residential, and transportation.

#### PROJECTS EXPERIENCE

##### *Kenmore Apartments Senior Housing - Chicago IL.*

- Mr. Sucu worked as a senior electrical engineer for the final phase of the project as a quality control. Project consist of electrical lighting, power, fire alarm, and communications for the remodeled 8 story masonry building, 128 residential units senior living facility.

##### *Tack Building Residential – Madison, IL*

- *Adaptive Reuse of Historic Building*
- *49 Senior Apartments*

##### *1647 N. Milwaukee - Chicago IL.*

- Mr. Sucu worked as a senior electrical engineer designing electrical lighting, power, fire alarm, and communications. Project consist of converting 5 story, 45,000 square foot plus roof of existing loft warehouse into 36 residential unit plus retail space on the first floor.

##### *4900 W. Madison St. - Chicago, IL.*

- Mr. Sucu worked as a senior electrical engineer designing electrical lighting, power, fire alarm, and communications. Project consist of converting 3 story, plus basement of existing building into 9 residential unit.

##### *1518 119th Street - Whiting, IN.*

- Mr. Sucu worked as a senior electrical engineer designing electrical lighting, power, fire alarm, and communications. Project consist of new development of 4 story, 33,000 square foot, 24 residential unit plus retail/comercial on the first floor.



**Timothy Wolfe**  
Senior Plumbing Engineer

#### YEARS EXPERIENCE

Total Years: 14

#### EDUCATION

University of Evansville

#### PROFESSIONAL CERTIFICATIONS

Registered Professional Engineer – IL, IN, TN, NCEES Record Holder

#### PROFESSIONAL EXPERIENCE

Timothy Wolfe has a strong background in plumbing, fire protection and medical gas engineering with applications ranging from hospital replacements and expansions, state of the art medical and agricultural research labs, upper educational facilities, central utility plant designs, and facility master planning. His depth and understanding of these systems results in innovative and project-specific solutions, tailored to meet the needs of the facility and its maintenance operations. In addition to new designs, Timothy has been requested to perform studies targeting operational and code deficiencies on existing equipment and systems including medical gases, fuel oil, water purification, domestic water pressure and distribution, integrated systems controls, and pipeline system integrity.

#### PROJECTS EXPERIENCE

*Tack Building Residential – Madison, IL*

- Adaptive Reuse of Historic Building
- 49 Senior Apartments

*Hope Harbor – Oklahoma City, Oklahoma*

- New Three-Story, 55 Unit Independent Living Apartment Building

*Marion Jones Redevelopment – North Chicago, IL*

- 170 Townhouse and Apartment Unit Development
- 43 Residential Buildings plus Clubhouse
- 1, 2, 3, and 4 Bedroom Apartments Available

*Watercrest Assisted Living- Port St. Lucie, FL*

- New 120,000 sf Assisted Living and Memory Care

*Signature Senior Living – Lititz, PA*

- New 69,000 s.f. Assisted Living and Memory Care Facility

*Tun Razak Exchange Lifestyle Quarter, Kuala Lumpur, Malaysia*

- New High-Rise Residential Towers with Underground and Above Ground Parking

*Country Inn and Suites – Canton, TX*

- New Three (3) Story Hotel
- 84 Keys/Rooms with Conference Center

*Fairfield Inn – Clearwater Beach, FL*

- (3) Floors of Guest Rooms above (3) levels of parking
- 92 Keys/Rooms

#### PROFESSIONAL AFFILIATIONS

American Society of Plumbing Engineers



**Charles F. Kus, P.E.**  
Regional Director - Principal in Charge

## **PROFESSIONAL EXPERIENCE**

Mr. Kus provides overall leadership and direction to TRC Worldwide Engineering's operations in the Central and Northern Florida geographic regions and in the Texas market. With 30+ years of experience in the engineering, architecture and construction industry, Mr. Kus has been involved in a wide and varied range of development projects nationwide and internationally. He provides executive oversight for projects from the initial negotiations phase thru development, design and construction while focusing on the goal of client satisfaction. Mr. Kus provides guidance and mentoring to focus TRC's team of senior project leaders, managers, engineers and technical staff on our common goal of exceptionally meeting the needs of our clients from a quality and service standpoint.

Mr. Kus' experience includes engineering for high-rise, high-end mixed use and distribution facilities; project management and leadership for a wide variety of projects of various sizes and complexity, including education, municipal/civic and healthcare; due diligence, site investigations and project permitting; owner's representative, design-build, and CM at risk delivery systems; and regional office development and management. Mr. Kus is focused on the quality of our deliverables, timely and effective communication and client satisfaction.

## **YEARS EXPERIENCE**

Total Years Experience: 31

## **REGISTERED PROFESSIONAL ENGINEER**

Registered Professional Engineer: TX  
USGBC LEED Green Associate

## **EDUCATION**

Master of Science in Structural Engineering  
University of Illinois at Chicago, 1984

Bachelor of Science in Civil Engineering  
University of Illinois at Chicago, 1983

## **PROFESSIONAL ORGANIZATIONS**

American Society of Civil Engineers  
U.S. Green Building Council  
American Concrete Institute  
Construction Specifications Institute





**Marcia Alvarado, P.E.**  
**Structural Project Manager**

## PROFESSIONAL EXPERIENCE

Ms. Alvarado provides a unique combination of engineering and Building Information Modeling (BIM) coordination to TRC Worldwide Engineering's operations in the Florida geographic regions and throughout the United States. She has 10 years of structural engineering experience for new construction and renovation design for multiple projects around the United States and internationally. Marcia provides engineering design and BIM workflow and coordination for projects from the schematic phase thru design development, design and construction while focusing on the goal of client satisfaction. Ms. Alvarado performs structural engineering design while maintaining a high level of awareness to the multidiscipline coordination required to minimize issues during construction through BIM technology.

Marcia's expertise includes new structural steel, concrete, masonry, and foundation design for multistory structures, including antiterrorism/force protection (AT/FP) and progressive collapse design. Her expertise includes higher education and federal and aviation markets which expand to various mixed-use type buildings throughout the country. Marcia also has engineering experience in structural design for restoration, construction and forensic engineering investigations and structural analysis for existing buildings for seismic, wind, and AT/FP blast resistance and progressive collapse upgrades, including National Technical Reviews for various FEMA programs.

## YEARS EXPERIENCE

Total Years of Experience: 10

## REGISTERED PROFESSIONAL ENGINEER

|          |           |
|----------|-----------|
| New York | PE 090682 |
| Florida  | PE 71423  |

## EDUCATION

Master of Science in Civil/Structural Engineering  
University of South Florida, 2009

Bachelor of Science in Civil/ Structural Engineering  
Florida Institute of Technology, 2004

## PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers American  
Institute of Steel Construction  
Society of Military Engineers  
ACE Mentoring of Greater Tampa Bay – Board/VP

## PROFESSIONAL EXPERIENCE

Mr. Raj Krishnasamy, P.E., President and Principal Engineer of Tierra South Florida, Inc. (TSF), is a Florida State registered Geotechnical Engineer with over 31 years of experience. Mr. Krishnasamy oversees the geotechnical engineering, construction materials testing, and inspection services operations. His experience consists of successfully completing over 3,500 public and private projects. He serves as Project Manager for continuing contracts with over 20 Florida public agencies. He has a history of repeatedly retaining those contracts through successful, cost-effective and prompt execution of each task order. Mr. Krishnasamy's daily involvement with the in-house and field operations of the construction and geotechnical services departments provides him the "hands-on" experience and knowledge of current construction codes and construction practices throughout the State of Florida. Mr. Krishnasamy and his highly experienced team focus on providing the client with a consistently accurate, cost-effective quality product that is delivered on time and within budget.

## RELEVANT PROJECT EXPERIENCE

- Two-Story Residence, Boynton Beach, Florida
- Two-Story Residence, Jupiter, Florida
- Two-Story CBS Structure, Miami Beach, Florida
- Two-Story CBS Structure, North Palm Beach, Florida
- One-Story Residence, West Palm Beach, Florida
- One-Story Single-Family Residence, West Palm Beach, Florida
- One-Story Residence, Jupiter, Florida
- One-Story Residence, West Palm Beach, Florida
- Single-Family Residence, Jupiter, Florida
- Single-Family Residence, Lake Worth, Florida
- One-Story Residence, Palm Beach, Florida
- Single-Family Residences, Riviera Beach, Florida
- Single-Family Residence, Palm Beach Gardens, Florida
- Two to Three Story Townhomes, West Palm Beach, Florida
- North County Library, Palm Beach Gardens, Florida
- North County Governmental Center Safety Wall, Palm Beach Gardens, Florida
- Saint Ignatius Parish Center, Palm Beach Gardens, Florida
- PBG Veterinary Specialty Hospital, Palm Beach Gardens, Florida
- Els Center for Excellence, Jupiter, Florida
- Palm Beach County Courthouse Renovations, Belle Glade, Florida
- City of Greenacres - Community Center Expansion, Palm Beach County, Florida
- Belle Glade Library and Civic Center, Palm Beach County, Florida
- Operations Center and Buildings 6 & 8, West Palm Beach, Florida
- Library Annex, West Palm Beach, Florida
- Palm Beach County Convention Center Parking Garage, West Palm Beach, Florida
- PBSO Vehicle Shelter at 3350 Gun Club Road, West Palm Beach, Florida
- Public Works Facility, 2391 Avenue L, City of Riviera Beach, Florida
- PBSO District 4 Substation, Palm Beach County, Florida
- PBSO Head Quarters, Palm Beach County, Florida
- South Shore Community Park, Village of Wellington, Florida
- Green Briar Park, Village of Wellington, Florida
- Linton Fire Station, Boca Raton, Florida

## RAJ KRISHNASAMY, P.E.

**PRESIDENT, PRINCIPAL ENGINEER**  
**31 Years of Experience**



## EDUCATION

MS in Geotechnical Engineering,  
University of Memphis 1995

BS in Civil Engineering, Christian  
Brothers University 1987

Diploma/1984/Electronic  
Engineering, Malaysian Air Force  
Institute

## PROFESSIONAL ORGANIZATION AND REGISTRATION

Professional Engineer: Florida,  
53567

Certified OSHA Supervisor

Certified Environmental Consultant

## PROFESSIONAL EXPERIENCE

Mr. Thomas has 25 years of experience in geotechnical engineering, construction materials testing and inspection services, managing numerous projects involving subsurface investigation, laboratory testing programs and evaluating construction activities throughout South Florida. He has extensive experience in deep and shallow foundation systems, soil stabilization methods, grouting, and pavement sections evaluation. He has been involved in construction monitoring and supervision for private and government facilities and has been involved in construction/foundation installation for park, airport, commercial, municipal, healthcare, retail and school facilities. Mr. Thomas has monitored the construction of numerous civil and structural designs involving earthwork, concrete, masonry and asphalt operations. Mr. Thomas has overseen services including inspection of asphalt plant supplier, density tests, LBR/CBR/FBR tests, inspection and asphalt testing, miscellaneous concrete tests, earthwork monitoring/testing, witnessing of asphalt core drilling and delivery to plant, etc. He is committed to completing projects on time and within budget, with a proven record of flexible scheduling through night/weekend shifts and on occasions 24 hour shifts as needed.

## RELEVANT PROJECT EXPERIENCE

- Two-Story Residence, Boynton Beach, Florida
- Two-Story Residence, Jupiter, Florida
- Two-Story CBS Structure, Miami Beach, Florida
- Two-Story CBS Structure, North Palm Beach, Florida
- One-Story Residence, West Palm Beach, Florida
- One-Story Single-Family Residence, West Palm Beach, Florida
- One-Story Residence, Jupiter, Florida
- One-Story Residence, West Palm Beach, Florida
- Single-Family Residence, Jupiter, Florida
- Single-Family Residence, Lake Worth, Florida
- One-Story Residence, Palm Beach, Florida
- Single-Family Residences, Riviera Beach, Florida
- Single-Family Residence, Palm Beach Gardens, Florida
- North County Library, Palm Beach Gardens, Florida
- North County Governmental Center Safety Wall, Palm Beach Gardens, Florida
- Saint Ignatius Parish Center, Palm Beach Gardens, Florida
- PBG Veterinary Specialty Hospital, Palm Beach Gardens, Florida
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- Palm Beach County Courthouse Renovations, Belle Glade, Florida
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- PBSO Vehicle Shelter at 3350 Gun Club Road, West Palm Beach, Florida
- PBSO District 4 Substation, Palm Beach County, Florida
- PBSO Head Quarters, Palm Beach County, Florida
- Linton Fire Station, Boca Raton, Florida

## FRANCOIS THOMAS, P.E., S.I.

**PRINCIPAL GEOTECHNICAL  
ENGINEER, SPECIAL INSPECTOR**  
**25 Years of Experience**



## EDUCATION

MS in Geotechnical Engineering,  
University of Alabama, 1993

BS in Civil Engineering, University  
of Alabama, 1991

## PROFESSIONAL ORGANIZATION AND REGISTRATION

Professional Engineer: Florida,  
56381

Special Inspector 7021399

Certified Masonry Inspector

Certified Troxler Operator

Radiation Safety Officer

## Tyson and Billy Architects Housing Authority Experience

Tyson and Billy Architects has been working with HUD/Housing Authorities since 1964. We have worked with over 50 housing authorities on over 350 projects. We have also completed over 30 HUD 202 projects, over 45 HUD 811 projects and provided Construction Observation Services for Housing and Urban Development from 1992-2007.

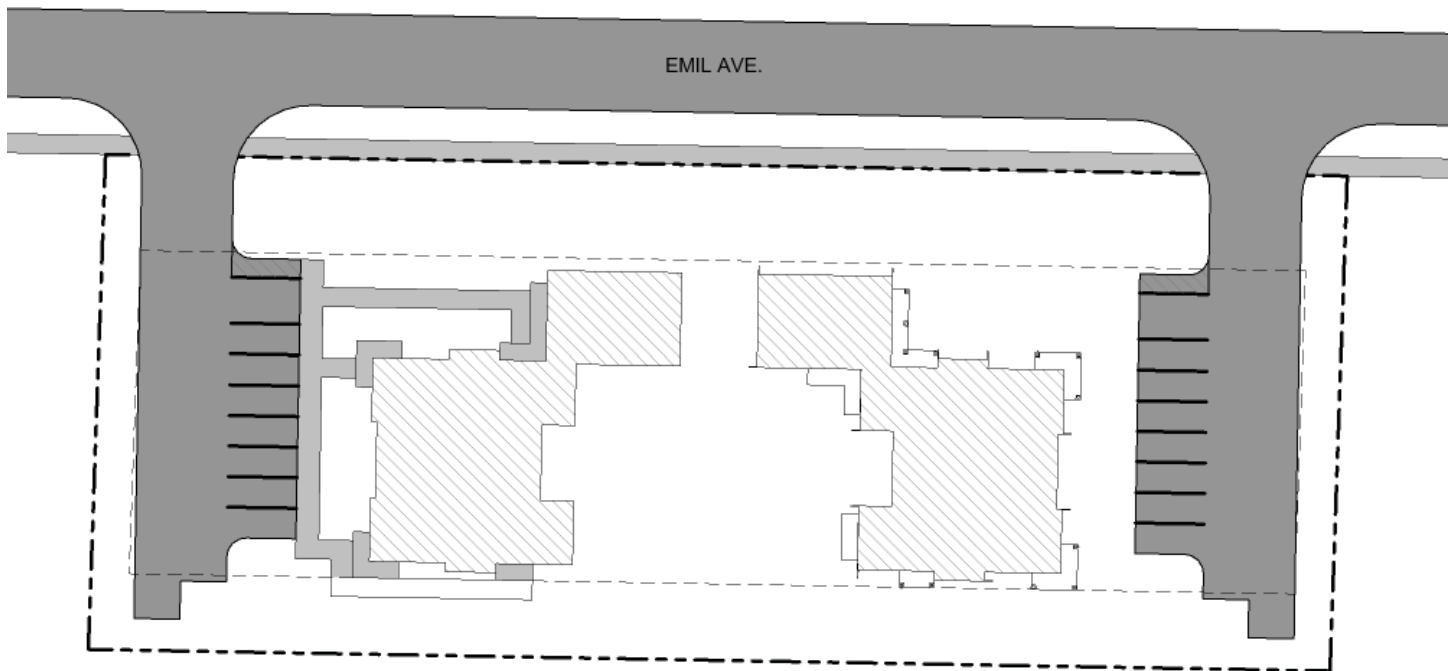
- Aurora Housing Authority, Aurora, IL
- Baraboo Housing Authority, WI
- Beloit County Housing Authority, Beloit, WI
- Belton Housing Authority, Belton, TX
- Bloomer Housing Authority, Bloomer, WI
- Boone County Housing Authority, Capron, IL
- Bureau County Housing Authority, Princeton, IL
- Canton Housing Authority, Canton, IL
- Chilton Housing Authority, Chilton, WI
- Christian County Housing Authority, Pana, IL
- Cole County Housing Authority, Charleston, IL
- Danville Housing Authority, Danville, IL
- DeKalb County Housing Authority, DeKalb, IL
- East St. Louis Housing Authority, East St. Louis, IL
- Elizabeth Housing Authority, Elizabeth, IL
- **Fort Pierce Housing Authority, Fort Pierce, FL**
- Fort Worth Housing Solutions, Fort Worth, TX
- Fulton County Housing Authority, Atlanta, GA
- Green Bay Housing Authority, Green Bay, WI
- Greenville Housing Authority, Greenville, SC
- Grundy County Housing Authority, Morris, IL
- Housing Authority of the City of Austin, Austin, TX
- Housing Authority of the City of Brownsville, Brownsville, TX
- Housing Authority of Champaign County, Champaign, IL
- Housing Authority of the City of Elgin, Elgin, IL
- Housing Authority of the City of Freeport, Freeport, IL
- **Housing Authority of the City of Ft. Myers, Ft. Myers, FL**
- Housing Authority of Ford County, Gibson City, IL
- Housing Authority of Henry County, Kewanee, IL
- Housing Authority of Shawnee, Shawnee, OK
- Houston Housing Authority, Houston, TX
- Jacksonville Housing Authority, Jacksonville, IL
- Janesville Housing Authority, Janesville, WI
- JoDaviess County Housing Authority, East Dubuque, IL
- Joliet Public Housing Authority, Joliet, IL
- Kankakee Housing Authority, Kankakee, IL
- Lake County Housing Authority, Grayslake, IL
- **Lake Wales Housing Authority, Lake Wales, FL**
- LaSalle County Housing Authority, Ottawa, IL
- Lee County Housing Authority, Dixon, IL
- Livingston County Housing Authority, Pontiac, IL
- Marion County Housing Authority, Marion, IL
- Monona Housing Authority, Monona, WI
- North Chicago Housing Authority, North Chicago, IL
- OshKosh Housing Authority, OshKosh, WI
- Peoria Housing Authority, Peoria, IL
- **Punta Gorda Housing Authority, Punta Gorda, FL**
- Rhinelander Housing Authority, Rhinelander, WI
- Rock Island Housing Authority, Rock Island, IL
- Rockford Public Housing Authority, Rockford, IL
- San Antonio Housing Authority, San Antonio, TX
- Sheboygan Housing Authority, Sheboygan, WI
- **St. Petersburg Housing Authority, St. Petersburg, FL**
- **Tampa Housing Authority, Tampa, FL**
- Temple Housing Authority, Temple, TX
- Vermillion County Housing Authority, Rossville, IL
- Warren County Housing Authority, Monmouth, IL
- Wausau Housing Authority, Wausau, WI
- Whiteside County Housing Authority, Rock Falls, IL
- Winnebago County Housing Authority, Rockford, IL
- **Winter Park Housing Authority, Winter Park, FL**
- Woodstock Housing Authority, Woodstock, IL





## Emil Apartments

Fort Pierce, Florida



### Name

Emil Apartments

### Location

Fort Pierce, Florida

### Owner

Fort Pierce Housing Inc.

### Reference

Andrea Kochnaowsky

Executive Director

Fort Pierce Housing Authority

511 Orange Avenue

Fort Pierce, Florida 34950

### Completion Date

July 2019

### Cost

\$950,000-\$1,200,000

Tyson and Billy Architects was selected to design new housing units for Fort Pierce Housing Inc. on an infill lot. The design includes two buildings containing five units each for a total of ten units. There are eight three bedroom units and two are two bedroom units. The building was designed to keep the one story portion of the building closest to the road to match the single story single family homes of the neighborhood. The two story portions are site layout creates an interior courtyard.

## Apostles Village

Brandon, Florida



### Apostles Village

Brandon, Florida

#### Name

Apostles Village

#### Location

525 E. Sadie Street  
Brandon, Florida 33510

#### Construction Cost

\$8 Million

This fifty-five (55) unit independent elderly living facility is Lutheran Services of Florida's first project funded under the HUD section 202 program. The facility consists of one bedroom units in an "L" shaped building. One of the challenges for this project was complying with zoning restrictions and a compromise with neighboring properties. The height restrictions were different for the adjoining properties which dictated the two story and three story heights. Another challenge to the design was the protection of the Grand Oak trees on the site. The building was designed around these trees including the parking areas. Other amenities of the building include a large community room, sun room, offices, and laundry facilities.

## Brookstone and Regency at Coles Park

North Chicago, Illinois



### Regency at Cole Park & Brookstone at Cole Park

North Chicago, Illinois

#### Name

Regency& Brookstone at Coles Park

#### Location

North Chicago, Illinois

#### Owner

Lake County Housing Authority

#### Reference

Torian Priestly, Executive Vice President

Benoit Group

6780 Roswell Road, C

Atlanta, GA 30328

678-514-5900

#### Completion Date

December 2018

#### Construction Cost

\$34 Million

Tyson and Billy Architects designed Regency at Cole Park a 50 unit senior living facility and Brookstone at Cole Park, 170 unit multi family mixed housing townhomes and a community building for the Lake County Housing Authority. Regency at Cole Park and Brookstone at Cole Park will replace the Marion Jones Townhomes which were built in 1961 and had reached the end of their useful life.

The new complex will consist of 28 buildings in a campus setting and the community building will house a computer lab, fitness center, community kitchen, recreation area and activity space for children. Twenty two of the units will be accessible units, five will serve as sensory impaired units and twenty two units will be adaptable units. Each unit will have a washer and dryer and Energy Star-rated dishwasher.



## Providence at Sycamore Hills & Thornberry

Champaign, Illinois



### Providence at Sycamore Hills and Thornberry

Champaign, Illinois

**Name**

Providence at Sycamore Hills & Thornberry

**Location**

Champaign, Illinois

**Owner**

Housing Authority of Champaign County

**Reference**

John Dailey, Engineering Services Coordinator

Housing Authority of Champaign County

205 W. Park Ave.

Champaign, IL 61820

217-378-7100 ext. 5013

**Completion Date**

July 2016

**Construction Cost**

\$28.8 Million

Tyson and Billy Architects designed Providence at Sycamore Hills and Thornberry new facilities consisting of 160 units and 92 units for a total of 252 one, two, three and four bedroom units. The facilities are a combination of townhouses and apartment units that meet LEED New Homes certification. The facilities were also designed with accessible units. The facilities also include two clubhouses featuring computer labs, a fitness center and kitchenette with a large community room, tot lots and walking paths. These projects were funded with LIHTC and HUD insured mortgages and was a joint venture with the Housing Authority of Champaign County and private developers.

## Hamilton on the Park

Urbana, Illinois



## Hamilton on the Park

Urbana, Illinois

### Owner

Housing Authority of Champaign County

### Reference

John Dailey, Engineering Services Coordinator

Housing Authority of Champaign County

205 W. Park Ave.

Champaign, IL 61820

217-378-7100 ext. 5013

### Completion Date

2013

### Construction Cost

\$5.4 Million

Tyson and Billy Architects developed Dunbar Court, a 60-year old 26-unit public housing complex. The redevelopment provides 36 rental units consisting of newly constructed energy efficient one- and two-story townhomes and a community building. The development is a mixed income development, providing a mix of both public housing and low income units. To increase the density of the site and stay within the community architectural style and exterior aesthetics, we have designed 36 town home rental units that consist of newly constructed one and two story 1,2, and 3 bedroom units. The floor plans include 1 BD / 1 BA (Accessible units), 2 BR/2BA, and 3BR/3BA units. Since the new site is small we looked to develop an underground detention system to collect any and all rainwater from the impervious surface parking lot. Additional items included in the overall construction were: brick veneers, hardi-board siding, energy efficient windows, low voc carpeting and painting, energy star appliances and lighting, wood cabinets, community building and exterior landscaping.



## Cascade Gardens

Rock Island, Illinois



### Cascade Gardens

Rock Island, Illinois

#### Owner

Rock Island Housing Authority

#### Reference

Barb Tobin

227 21st Street

Rock Island, Illinois 61202

#### Completion Date

2011

#### Construction Cost

\$13 Million

Tyson and Billy Architects and its partners developed seventy mixed units of special needs housing located on 9.5 acres. The design separated the industrial from the single family homes and includes a two story thirty-three (33) unit single bedroom unit apartment building. This building also houses a large community center that accommodates the entire development.

A playground was provided next to the main building. The community center includes the management offices, computer center, assembly room with kitchenette and laundry facilities. The project incorporates townhomes that have a mix of one, two, and three bedroom units. Every unit is designated for low income individuals and families with a person that has a disability. The entire development was designed to meet accessible requirements in compliance with the Fair Housing Act. Funded through LIHTC & Housing Authority Loan on Capital Funds

The apartments were designed to meet special needs including wheelchair access, ramps, wider doorways, lower cabinets and roll-in showers. The facility provides high-quality affordable housing, offers independence, accessibility and visibility and a means of delivering the services and the support required for persons with disabilities to become empowered, contributing members of the community.

## Watercrest Assisted Living and Memory Care

Port St. Lucie, FL



This new Assisted Living in Port St. Lucie, FL is a multi-story, low-rise facility comprised of assisted living and memory care resident rooms, a kitchen, multiple dining rooms, recreation and common spaces and an outdoor swimming pool. The structure is a combination of wood framing and masonry.

The main lobby, kitchen, dining and common activity rooms are located on the ground level, along with the Memory Care and some Assisted Living resident rooms. The pool is also located outside of the Assisted Living rooms on this level. The second and third levels are comprised of the remaining Assisted Living resident rooms.

The resident rooms will be conditioned by means of vertical PTAC (VTAC) units mounted on the outside wall.

- Outside air will be introduced into the rooms thru the VTAC units
- Air will be exhausted from the rooms through the toilet rooms

The common spaces (Lobbies, dining, offices, community rooms, etc.) will be conditioned by means of packaged rooftop air handling units.

- One DX Rooftop Units (RTU) will serve each thermostatic zone.
- The outside air will be introduced thru the RTU and an airside economizer will be incorporated into the units.

The kitchen will be conditioned by means of a dedicated packaged RTU.

- Kitchen hoods will be exhausted by means of dedicated upblast rooftop exhaust fans.
- A dedicated Makeup Air Unit will precondition the air required for the kitchen hoods.

Main utility power will be provided by a pad mounted transformer located on the site.

LED lighting will be utilized in the public and common areas.

High efficiency domestic water heaters will provide recirculating hot water to the resident rooms, kitchen and laundry.

### Design

|                      |                                    |
|----------------------|------------------------------------|
| Architect:           | D2 Architecture                    |
| MEP Engineer:        | TRC Worldwide Engineering MEP, LLC |
| Structural Engineer: | TRC Worldwide Engineering, Inc.    |
| Size:                | 111,600 s.f.                       |

## References

### Fort Pierce Housing Inc.

511 Orange Avenue • Fort Pierce, FL 34950  
(772) 461-8556 • Andrea Kochnaowsky  
2017-Present

We are providing architectural design for new housing units on an infill lot. The design includes two buildings, each with five units for a total of ten apartment units. The buildings were designed to match the single family homes in the surrounding neighborhood.

### Anchor Housing Development

136 Davit Drive • North Palm Beach, FL 33408  
(815) 540-4733 • Dan Tonnesen, President  
dtonnesen@anchor-group.org  
1996-Present

We have worked with Anchor Housing Development on multiple renovation and new construction projects throughout Illinois, Wisconsin and Oklahoma for families, special needs and independent senior communities that range from single family homes to upscale, affordable living communities for seniors 55 and older.

### The Benoit Group

6780 Roswell Road, C • Atlanta, GA 30328  
(678) 514-5900 • Torian Priestly, Executive Vice President  
2011-Present

We have been working with the Benoit Group on LIHTC projects since 2011. These projects include; Hamilton on the Park, a 36 unit townhome development located in Urbana. Providence at Sycamore Hills and Thornberry, a 252 unit apartment and townhome two site development was designed to utilize LEED principals. We are currently in construction for Brookstone & Regency at Coles Park, a 220 unit development consisting of 170 multi-family and 50 senior apartments.

### The Greenville Housing Authority

122 Edinburgh Court • Greenville, SC 29607  
(864) 467-4250 • Wanda Gardener, Deputy Director of Modernization & Development  
Indefinite Services Contract • wanda@tgha.net  
2013-Present

Our projects for the Greenville Housing Authority have included; RAD PNA for Scattered Sites, Capital Fund Improvements for the scattered sites, Demo and Disposition for the Brookhaven and Westview Homes.

### The Housing Authority of Champaign County

205 West Park Avenue • Champaign IL 61820  
(217) 531-3083 • John Dailey, Engineering Services Coordinator  
Indefinite Services Contract • john@hacc.net  
2009-Present

Throughout our contract we have assisted the housing authority with new construction, RAD PNA, renovations, roofing projects, etc. Some of our projects have included; Oscar Steer ADA Apartment remodel, Oscar Steer Apartments kitchen remodel, Washington Square exterior remodel, Skelton Place exterior weatherization, PNA update, among others.

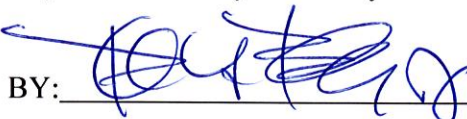
**ANTI-KICKBACK AFFIDAVIT**

STATE OF FLORIDA    Illinois

SS:

COUNTY OF MONROE    Winnebago

I the undersigned hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

BY: 

sworn and prescribed before me this 10<sup>th</sup> day of December 2018

NOTARY PUBLIC, State of Florida    Illinois

My commission expires: 12/02/2021





**NON-COLLUSION AFFIDAVIT**

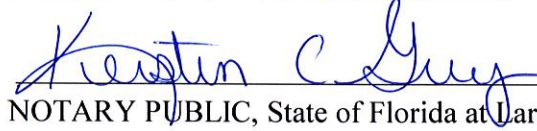
STATE OF FLORIDA                    )   Illinois  
  : SS  
COUNTY OF MONROE                )   Winnebago

I, the undersigned hereby declares that the only persons or parties interested in this Proposal are those named herein, that this Proposal is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Proposal is made without any connection or collusion with any person submitting another Proposal on this Contract.

By: 

Sworn and subscribed before me this

10<sup>th</sup> day of December, 2018.

  
NOTARY PUBLIC, State of Florida at Large Illinois

My Commission Expires: 12/02/2021





**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A)**  
**FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS,

1. This sworn statement is submitted to The City of Key West

by

Ronald G. Billy, Jr. President

for

(print individual's name and title) Tyson and Billy Architects, P.C.

(print name of entity submitting sworn statement)

whose business address is 23150 Fashion Drive, Estero, Florida 33928

and (if applicable) its Federal Employer Identification Number (FEIN) is

36-4122945

(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement):

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
  - a. A predecessor or successor of a person convicted of a public entity crime: or

- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).
- X Neither the entity submitting this sworn statement, or any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July, 1989.


\_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.

\_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR THE CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.



(SIGNATURE)



(DATE)

STATE OF Illinois

COUNTY OF Winnebago

PERSONALLY APPEARED BEFORE ME, the undersigned authority

Ronald G. Billy, Jr. who, after first being sworn by me,  
(name of individual)

affixed his/her signature in the space provided above on this

10<sup>th</sup> day of December, 2018



NOTARY PUBLIC

My commission expires: 12/02/2021





**EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT**

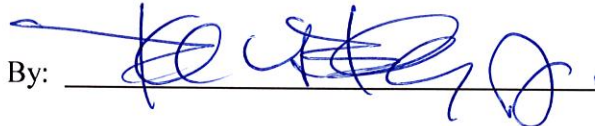
STATE OF Illinois )

: SS

COUNTY OF Winnebago )

I, the undersigned hereby duly sworn, depose and say that the firm of Tyson and Billy Architects, P.C.

provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

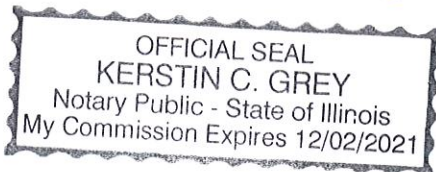
By: 

Sworn and subscribed before me this 10<sup>th</sup> day of December 2018.

NOTARY PUBLIC, State of Illinois at Large

My Commission Expires: 12/02/2021





**CONE OF SILENCE AFFIDAVIT**

**Pursuant to City of Key West Code of Ordinances Section 2-773 (attached below)**

STATE OF Illinois )  
 : SS  
COUNTY OF Winnebago )

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of  
Tyson and Billy Architects, P.C. have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached).  
Sworn and subscribed before me this

10<sup>th</sup> day of December, 2019.



  
NOTARY PUBLIC, State of Illinois at Large

My Commission Expires: 12/02/2021





**Sec. 2-773. Cone of Silence.**

- (a) *Definitions.* For purposes of this section, reference to one gender shall include the other, use of the plural shall include the singular, and use of the singular shall include the plural. The following definitions apply unless the context in which the word or phrase is used requires a different definition:
- (1) *Competitive solicitation* means a formal process by the City of Key West relating to the acquisition of goods or services, which process is intended to provide an equal and open opportunity to qualified persons and entities to be selected to provide the goods or services. Competitive solicitation shall include request for proposals ("RFP"), request for qualifications ("RFQ"), request for letters of interest ("RFLI"), invitation to bid ("ITB") or any other advertised solicitation.
  - (2) *Cone of silence* means a period of time during which there is a prohibition on communication regarding a particular competitive solicitation.
  - (3) *Evaluation or selection committee* means a group of persons appointed or designated by the city to evaluate, rank, select, or make a recommendation regarding a vendor or the vendor's response to the competitive solicitation. A member of such a committee shall be deemed a city official for the purposes of subsection (c) below.
  - (4) *Vendor* means a person or entity that has entered into or that desires to enter into a contract with the City of Key West or that seeks an award from the city to provide goods, perform a service, render an opinion or advice, or make a recommendation related to a competitive solicitation for compensation or other consideration.
  - (5) *Vendor's representative* means an owner, individual, employee, partner, officer, or member of the board of directors of a vendor, or a consultant, lobbyist, or actual or potential subcontractor or sub-consultant who acts at the behest of a vendor in communicating regarding a competitive solicitation.
- (b) *Prohibited communications.* A cone of silence shall be in effect during the course of a competitive solicitation and prohibit:
- (1) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the city's administrative staff including, but not limited to, the city manager and his or her staff;
  - (2) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the mayor, city commissioners, or their respective staff;
  - (3) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and any member of a city

- evaluation and/or selection committee therefore; and
- (4) Any communication regarding a particular competitive solicitation between the mayor, city commissioners, or their respective staff, and a member of a city evaluation and/or selection committee therefore.
- (c) *Permitted communications.* Notwithstanding the foregoing, nothing contained herein shall prohibit:
- (1) Communication between members of the public who are not vendors or a vendor's representative and any city employee, official or member of the city commission;
  - (2) Communications in writing at any time with any city employee, official or member of the city commission, unless specifically prohibited by the applicable competitive solicitation.
    - (A) However, any written communication must be filed with the city clerk.  
Any city employee, official or member of the city commission receiving or making any written communication must immediately file it with the city clerk.
    - (B) The city clerk shall include all written communication as part of the agenda item when publishing information related to a particular competitive solicitation;
  - (3) Oral communications at duly noticed pre-bid conferences;
  - (4) Oral presentations before publicly noticed evaluation and/or selection committees;
  - (5) Contract discussions during any duly noticed public meeting;
  - (6) Public presentations made to the city commission or advisory body thereof during any duly noticed public meeting;
  - (7) Contract negotiations with city staff following the award of a competitive solicitation by the city commission; or
  - (8) Purchases exempt from the competitive process pursuant to [section 2-797](#) of these Code of Ordinances;
- (d) *Procedure.*
- (1) The cone of silence shall be imposed upon each competitive solicitation at the time of public notice of such solicitation as provided by [section 2-826](#) of this Code. Public notice of the cone of silence shall be included in the notice of the competitive solicitation. The city manager shall issue a written notice of the release of each competitive solicitation to the affected departments, with a copy thereof to each commission member, and shall include in any public solicitation for goods and services a statement disclosing the requirements of this ordinance.
  - (2) The cone of silence shall terminate at the time the city commission or other authorized body makes final award or gives final approval of a contract, rejects all bids or responses to the competitive solicitation, or takes other action



which ends the competitive solicitation.

- (3) Any city employee, official or member of the city commission that is approached concerning a competitive solicitation while the cone of silence is in effect shall notify such individual of the prohibitions contained in this section. While the cone of silence is in effect, any city employee, official or member of the city commission who is the recipient of any oral communication by a potential vendor or vendor's representative in violation of this section shall create a written record of the event. The record shall indicate the date of such communication, the persons with whom such communication occurred, and a general summation of the communication.

(e) *Violations/penalties and procedures.*

- (1) A sworn complaint alleging a violation of this ordinance may be filed with the city attorney's office. In each such instance, an initial investigation shall be performed to determine the existence of a violation. If a violation is found to exist, the penalties and process shall be as provided in section 1-15 of this Code.
- (2) In addition to the penalties described herein and otherwise provided by law, a violation of this ordinance shall render the competitive solicitation void at the discretion of the city commission.
- (3) Any person who violates a provision of this section shall be prohibited from serving on a City of Key West advisory board, evaluation and/or selection committee.
- (4) In addition to any other penalty provided by law, violation of any provision of this ordinance by a City of Key West employee shall subject said employee to disciplinary action up to and including dismissal.
- (5) If a vendor is determined to have violated the provisions of this section on two more occasions it shall constitute evidence under City Code section 2-834 that the vendor is not properly qualified to carry out the obligations or to complete the work contemplated by any new competitive solicitation. The city's purchasing agent shall also commence any available debarment from city work proceeding that may be available upon a finding of two or more violations by a vendor of this section. (*Ord. No. 13-11, § 1, 6-18-2013*)