



HUD & HOUSING AUTHORITY EXPERIENCE

RELEVANT PROJECTS

O&S Associates provides the following projects as evidence of our firm’s relevant experience.

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FIRM PROFILE



Founded in 1996, O&S Associates, Inc. is a full-service architectural and engineering consulting and design firm. O&S is a Professional Corporation with more than 50 professional and technical personnel operating out of our eight offices located in: NJ, NY, PA, IL, OH, DC, FL, and Mumbai, India. O&S is a Minority Business Enterprise (MBE).

O&S has provided assessment and restoration services on more than

1,500 parking projects. In addition to being a national specialist in parking structure restoration and design, our overall restoration services include façade law inspections, roofing, plazas and building envelopes, windows and public spaces. O&S also provides MEP services including HVAC assessments, design and restoration, fire protection, fire alarm and sprinkler systems, lighting, elevators, back-up power system, security and access controls, waterproofing, energy studies and retro-commissioning, paving and site civil restoration. Over the past 5 years, we have provided construction support services in the volume of more than \$80M per year.

The firm's principals and key personnel have over 25 years of specialized experience preparing property condition and facade/exterior assessment reports, conducting energy management audits, providing oversight of construction bidding, construction management, document preparation and serving as expert witnesses.

We pride ourselves on delivering dependable project planning, no matter what the task. Our firm is made of seasoned professionals who advocate on behalf of our clients with their best interests in mind. All of our employees have demonstrated their ability to meet deadlines and produce high-quality deliverables. As a result, O&S enjoys an extensive record of delivering our projects within budget and on schedule.

O&S's commitment to excellence is magnified through our management approach to projects. Independent peer reviews are performed by the Principal-in-Charge to ensure efficiency, economy and durability in meeting with the various program requirements. He safeguards the necessary manpower for the efficient, cost effective and successful completion of the various projects. The Principal-in-Charge also reviews all draft and final documents, reports, drawings and recommendations before they are delivered to the client.

O&S provides sustainable design on all our projects. We maintain LEED Accredited Professionals as an effort to show our commitment to "Green" design. Some of our clients include local, state and federal government agencies; schools, universities, industrial and institutional clients; parking authorities, healthcare, developers, office properties and attorneys.

EEO Employer



PARKING STRUCTURE DESIGN

- Prime Design
- Structural Engineering
- Architecture
- MEP/FP

CONSULTING

- Parking Alternatives Analysis
- Traffic Engineering
- Wayfinding/Pedestrian Travel
- Parking Access
- Site Analysis
- Financial Analysis
- Functional Design
- Revenue Control

RESTORATION

- Structural Investigations
- Conditional Appraisals
- Construction Documents
- Roofing
- Facades
- Seismic Retrofit
- Due Diligence
- Upgrades
- Windows

STRUCTURAL ENGINEERING/ ARCHITECTURE

- New Construction
- Apartment Transition
- Parks
- Renovations
- Schools

ELECTRICAL/MECHANICAL ENGINEERING

- HVAC
- Fire Alarm & Sprinkler
- Elevator Consulting
- Retrocommissioning
- Benchmarking
- Oil/Gas Conversions
- Water Distribution
- Security & Access Controls
- Energy Audits
- Lighting Design
- Sub-metering
- Co-generation
- Back-Up Power
- Daylighting
- Solar Energy
- Softening Water

INTERIOR DESIGN

- Lobbies
- Mailrooms

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WASHINGTON, DC

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Springfield, VA 22150

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CHICAGO

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Chicago, IL 60602

FLORIDA

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Suite 1700
Fort Lauderdale, FL 33301

*Corporate Headquarters

RELEVANT PROJECTS

New York City Housing Authority – New York, NY

In 2014, the New York City Housing Authority (NYCHA) engaged O&S for a second time to provide architectural, engineering and construction services for a 5-year IDIQ contract. O&S had already provided design and construction services for more than 300 NYCHA buildings. Our first Task Order was to provide comprehensive structural evaluations of the facades, windows, and roofing of 80 buildings and then recommend required repairs, estimate construction costs, produce specifications and construction drawings and provide construction administration. O&S also filed all required documents with the NYC Department of Buildings (DOB). Project funding was provided by the Department of Housing and Urban Development (HUD) and thus was subject to very strict A/E and construction requirements. It was also highly time-sensitive and O&S was immediately responsive to any changes or revisions that were required to complete the project.



For our second Task Order, O&S was engaged to perform Local Law 11 Inspections for 220 buildings throughout New York. New York City law requires that all buildings over 6 stories be inspected by an A/E professional every 5 years. Our services included a complete visual inspection of the entire façade and roofs of these buildings including a close-up inspection using a suspended scaffold (swing-stage). We also provided repair designs, cost estimates, and construction drawings and specifications to rectify unsafe structural conditions.

Special Features: The scope of work for this contract was extremely large with many buildings requiring service concurrently. The design schedule was compressed to meet HUD funding and bond requirements. The initial 90% set, including the multidisciplinary design for more than \$125M, was performed in just 3 months. 220 building inspections subject to NYC Local Law 11 were completed in 12 months. In order to manage the huge volume of work successfully, O&S developed and implemented new and more efficient inspection, design, and quality control procedures. NYCHA staggered the schedule for inspection, design, and construction of each development, so we utilized multiple teams to meet the deliverable schedule.

NYCHA: 300 Buildings in 63 Developments across 16 Task Orders since 2011

344 East 28 th St.	Grampion Houses	Rangel Houses	Garvey Houses	South Beach Houses
Baychester Houses	Harlem River II	Taft Rehab Program	Hope Gardens	General Charles Berry Houses
Boulevard Houses	Holmes Towers	Robbins Plaza	Kingsborough Houses	Mariners Harbor
Independence Towers	Isaacs Houses	Robinson	Kingsborough Houses Extension	New Lane Area
Linden Houses	Jefferson Houses	St. Nicholas Houses	Palmetto Gardens	Richmond Terrace
Murphy Houses	King Towers	Taft Houses	Reid Apartment	West Brighton
Williams Plaza	Lehman Village	UPACA	Roosevelt I Houses	President John Adams
Wise Towers	Lexington Houses	Wagner Houses	Rutland Towers	East 152 nd /Courtland
Carver Houses	Manhattanville Rehab	White Houses	Stuyvesant Gardens	Rev. Brown Houses
Clinton Houses	Metro North Plaza Building	Wilson Houses	Sumner Houses	Glenmore Plaza
Dyckman Houses	Morris Park Senior Citizens Home	303 Vernon Avenue	Tompkins Houses	Louis Heaton Pink Houses
East River Houses	Park Ave.- East 122 nd ,123 rd Streets	Albany Houses	Bedford-Stuyvesant Rehab	Brown Houses

110 West End Avenue/Lincoln Amsterdam House – New York, NY

This Mitchell-Lama co-op wanted to repair and renovate their plaza, which needed to serve both the residents need for green space and privacy, and the occasional public use of the space. The project included a plaza/green roof area that was deeded for public access to be shared with the neighborhood’s artistic community since there is an outdoor stage that occasionally drew crowds. The cooperative residents wanted to be able to provide inviting areas in the plaza that felt private and secure while maintaining flexible public seating areas when needed. The total cost was about \$1.4M.



Dayton Beach Park no.1, – 5 Building Electrical Resiliency, Restroom Renovations & Emergency Power

Residents at this middle-income, HUD cooperative in the Rockaway Beach area became concerned with the condition of the buildings due to loose concrete falling from the balconies. O&S Associates, Inc. (O&S) was hired to conduct a Conditional Assessment/Engineering Study for the building and design development and construction documents as well as manage bidding and construction services.

A number of structural repairs were deemed necessary including floor spall repairs, railing pocket repairs, railing connection repairs, concrete slab edge and spandrel repairs, flashing repairs, and other masonry or structural concrete repairs. Also, due to damage sustained during Superstorm Sandy replacements of all the roofs were necessary.

Dayton Beach Park was concerned about the resiliency of their 5 buildings, which include 2 boiler plants, that were severely impacted during Superstorm Sandy. The work primarily focused on adding resiliency to the electrical systems for all 5 buildings. The work also includes hardening to the doors and walls of the boiler rooms, providing sewer back-flow prevention, high capacity sump pumps, and other measures to help deal with storm related surcharges.

This project included the following services:

- Electrical Resiliency
- Exterior Wall Repairs
- Balcony Waterproofing & Railing Replacements
- Air Conditioner Sleeve & Louver Replacements
- Window and Patio Door Replacement
- Corridor, Lobby Fire Protection & Alarm
- Corridor, Lobby Ventilation & Air Conditioning
- Corridor, Common Area Lighting & Renewals
- Elevator Renewals
- Paving, Sidewalks, & Drainage Repairs
- New Service and Maintenance Yards
- Convert Pool to Park & Sprinkler Garden

O&S provided Architectural, HVAC, Plumbing, Fire Protection and Electrical services for the renovation of restrooms in the community and storage spaces in 4 of the Dayton Beach Park buildings. This included a condition assessment, construction documents, bidding services and construction administration.



Newark Housing Authority Engineering Assessment, Newark, NJ

O&S Associates, Inc. (O&S) provided an Engineering Assessment of the Geraldine GiGi Foushee Towers in Newark, NJ for the Newark Housing Authority. The study included and assessment of the roof, windows, and HVAC equipment. Some of the problems facing this property included water infiltration and energy loss. O&S developed a repair program which included the replacement of the roof and all windows. O&S performed a condition assessment, provided cost estimation and created plans and specifications for the restoration of the roof and windows.



Concourse Village – Bronx, NY

Concourse Village is one of the largest HUD housing communities consisting of 1,883 homes. It contains six 25-story high rises, a community center, a recreation deck and plaza, parking, and other amenities. O&S Associates, Inc. (O&S) has worked with this important South Bronx community since 2009. O&S completed the NYC FISP (Local Law 11) inspections of the high-rise buildings, and was also instrumental in the structural rehabilitation and overall renewal of the parking structure, plaza and recreation deck. O&S also provided services for the roofs, MEP/ HVAC systems, and interiors of the community.

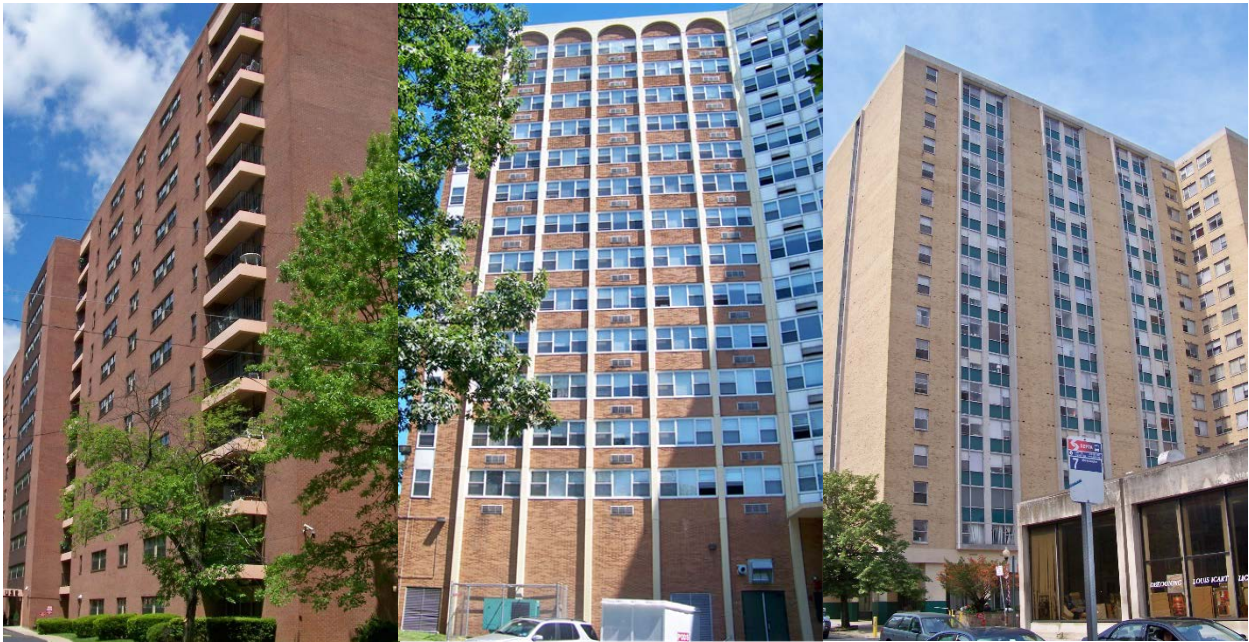


Co-op City Garages – Bronx, NY



Co-op City, located in the Baychester section of the Bronx, is the largest cooperative housing development in the world with 15,372 residential units, in 35 high rise buildings and seven clusters of townhouses. O&S was selected by the owners at Co-op City to provide consulting engineering for structural repairs and waterproofing, elevators, and mechanical upgrades for two parking structures at the apartment complex. O&S provided an analysis, along with construction documents, bidding services, and construction services. The analysis included structural inspection, structural analysis, repair programming, value engineering, and quantity and cost estimating. The construction value of this project was \$8.5M.

Four Freedoms House, Sidney Hillman Apartments, Phillip Murray House – Philadelphia, PA



O&S Associates, Inc. was retained by Prudent Properties to perform the inspections required by Philadelphia’s Property Maintenance Code 304.1 on three of their Philadelphia high-rises. The three properties inspected by O&S spanned a total of 43 stories.

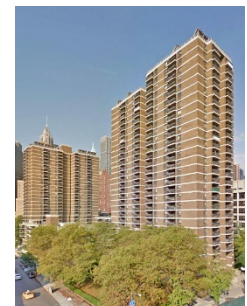
Since these inspections were a new requirement in Philadelphia many companies like Prudent Properties were unsure what to expect. O&S was transparent from the beginning with the Client, and provided a detailed understanding of what to anticipate. The costliest part of the inspections is the retention of a swing-stage (suspended scaffolding) contractor. O&S has developed a working relationship with some of the contractors in Philadelphia, which only benefits our clients.

Inspections of the Four Freedoms House, Phillip Murray House, and Sydney Hillman Apartments were completed and the reports were filed with the City on behalf of Prudent Properties. O&S also developed repair plans for Prudent, and offered cost-saving, long-term solutions to some of the issues discovered during the inspections.

The repairs to the buildings were funded by HUD. O&S also provided construction services for this project. The estimated cost of construction for the three buildings totaled to about \$6 M and the repairs were spread out over a five-year period.

[Southbridge Towers \(299 Pearl Street\) – New York, NY](#)

O&S Associates, Inc. provided an Engineering Assessment of the HUD development at 299 Pearl Street in New York City. The project included a review of the exterior walls and roof in relation to Local Law 11 of New York. The assessment also included a review of some of the MEP equipment as it related to the structural integrity of the exterior of the garage. The total cost for the assessment including reimbursables was \$15K.



80 Gold Street Engineering Assessment – New York, NY

O&S Associates, Inc. provided an Engineering Assessment of the parking garage located at 80 Gold Street in New York City. The project included a review of the exterior walls and roof in relation to Local Law 11 of New York. The assessment also included a review of some of the MEP equipment as it related to the structural integrity of the exterior of the garage. The total cost for the assessment including reimbursables was \$13K. The development is a HUD development.



East Midtown Plaza – New York, NY

East Midtown Plaza is a cooperative and has 748 units from studio units to 4 bedroom units. It is comprised of 6 different buildings (3 high rise and 3 low rise buildings) and is located between 1st and 2nd Ave and 23rd and 25th street in New York City. It is part of the Mitchell-Lama program which provides affordable housing to middle income families.

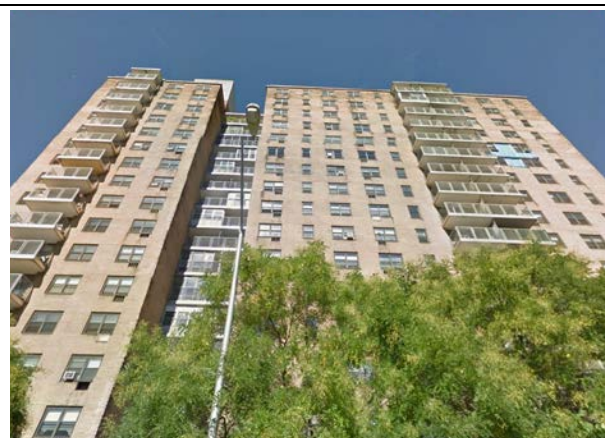
As per the request of The Board of Directors, O&S developed Design Drawings, Specifications and Bid Documents for the Engineering Services related to the structural rehabilitation and waterproofing of the Garage Entrance ramp and the exterior plaza waterproofing repairs area over the store of the East Midtowns Plaza Apartments.



Clayton Apartments – New York, NY

The 161 unit Mitchell-Lama residential housing cooperative hired O&S Associates, Inc. (O&S) to design, bid and provide construction management for a 10-year repair program.

The extensive program includes façade and exterior wall, MEP, and interior repairs. The project also includes the conversion of a vacant doctor's office into a new fitness center. Other interior elements to be repaired are the corridor doors and handrails, installation of ADA complaint ramps in the lobby, renovation of the lobby finishes, renovation of community rooms and low flow shower heads and faucets in the residential units.



O&S will replace the old roofing system, penthouse roof water tank, and all fans and curbs. The main chimney above the roof will be rebuilt and relined it with stainless steel. We will replace defective windows and recaulk windows and door frames and air condition sleeves. The total cost of construction is \$1.8M

STAFF QUALIFICATIONS

Project Staff

O&S Associates, Inc. (O&S) employs highly distinguished members of the engineering and architectural consulting industry to handle projects of any size or complexity. We are proficient in structural and operational systems, current material technologies, testing and design standards, project costs, and construction methods. Our staff is knowledgeable of marketplace trends, regulatory agency mandates and can respond to the specific needs of specialty contractors. Our project staff are as follows:

Principal-in-Charge

V.P. Samy, P.E. is the Founder and Principal of O&S Associates and will be in charge of all services provided for this project. Mr. Samy has over 35 years of engineering experience and has performed exterior wall restoration projects for the duration of his career.

William Payne (Vice President) has been with the company since 1999 and opened the firms Philadelphia and NYC office and is also a Senior Project Manager having completed more than 450 restoration projects in the past 15 years. Mr. Payne has been recognized as an expert in three states, and serves as a project executive for important projects.

Suchi Jayasena, PE (Principal) is a senior engineer and project manager with O&S Associates and is the Director of Operations for structural repairs. Mr. Jayasena has 20 years of experience in civil and structural engineering including the design of high-rises, stadiums, schools, and other important structures.

Timothy Webb, RA (Principal) is a Principal of the firm since 2014 and will be the primary representative for this project and will be responsible for coordinating and conducting all services for this project. Mr. Webb has specialized in the assessment and restoration of structures, building envelopes, plazas, and other facilities for more than 16 years. Mr. Webb manages the operations of the New York City office.

Prabhu Perumalsamy, P.E., CWI (Principal) is a professional engineer and Certified Welding Inspector with six years' experience in design, construction, restoration and field supervision for commercial, public and residential structures. Mr. Perumalsamy has provided construction administration services for restoration projects up to \$5 million. His experience includes cost estimation, bidding services, reviewing shop drawings, approving requests for payment, and performing field inspections for compliance with the contract documents.

Senior Project Managers/ Department Heads

Andy Wilson, PE (Philadelphia Director of Operations) has more than 15 years' experience with the assessment and repair design for many types of buildings, and is registered in several states, earned Masters in Structural Engineering, and is a qualified expert in forensics, litigation, windows and building envelopes.

Larry Church, PE (Senior Associate) has more than 30 years' experience, particularly in precast concrete, parking, and restoration. Mr. Church was just nominated as a Fellow to ACI, is an expert in several states (IL, MI, NJ) and has contributed with editorial power to many industry standards including Parking Garage Maintenance Manual, The Dimensions of Parking, Parking Structures Recommended Practice for Design & Construction

Tariq Wasti A.I.A. (Director of Architecture) is a senior architect with more than 20 years' experience, with notable award winning LEED projects in many states and internationally. Mr. Wasti is licensed in 10 states, and has provided a diverse range of projects from residences to the Metropolitan Museum of Art renovations, and National Conference center in Dublin. Mr. Wasti worked on the first LEED Platinum office building in Washington DC. Mr. Wasti will provide and all architectural services for this project including code review and product selections.

John Deng, PhD, PE (Chief Structural Engineer) has more than 10 years' experience in structural design and will provide all structural services for this project including evaluation of wind and lateral loads. Mr. Deng is our company's senior structural engineer and is also a project manager with the firm since 2014.

Jason Borden, PE (Senior Project Manager) has more than 15 years' experience and will provide all structural services for this project including evaluation of wind and lateral loads. Mr. Borden is our company's senior structural engineer and restoration project manager with the firm since 2010.

David Brown, P.E. CIPE, CPD, BEAP, CPMP (Director of MEP/FP) has more than 25 years' experience, is licensed in 4 states, and is a certified energy manager. Mr. Brown will be in-charge of review of plumbing, electrical and ventilation systems of the project. Mr. Brown is a specialist in boilers, fire protection, HVAC, and energy studies, and is an ASHRAE certified Building Energy Assessment Professional.

Mathew Sieff, R.A. (Senior Parking Architect) is a registered professional with nearly 20 years of experience including 10 years of exterior wall restoration experience.

Thet Paw Tun (Project Architect/Expeditior) is a degreed Architect with 8 years of experience and 5 years of exterior wall restoration experience. Mr. Tun is also a NYC DOB Expeditior (Class 2 code and zoning representative).

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