



HOOVER PROPERTY BY THOMAS, LLC

# USCIS

UNITED STATES CITIZENSHIP AND IMMIGRATION SERVICES

DEJONEN GROUP/BERANDBER/TAMPA

1.29.14



St. Thomas  
U.S. V.I.





Factor 1: Development  
Team and Key Personnel  
Experience

Factor 2: Facility  
Design

Factor 3: Site Layout  
and Design

Factor 4: Financial  
Information

# Factor 1

## Development Team and Key Personnel Experience





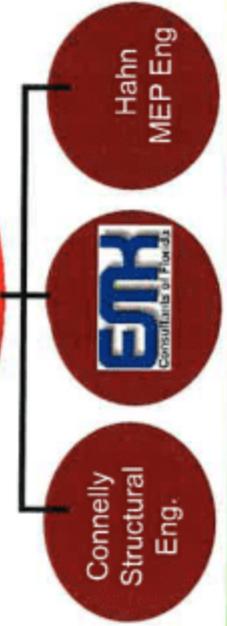
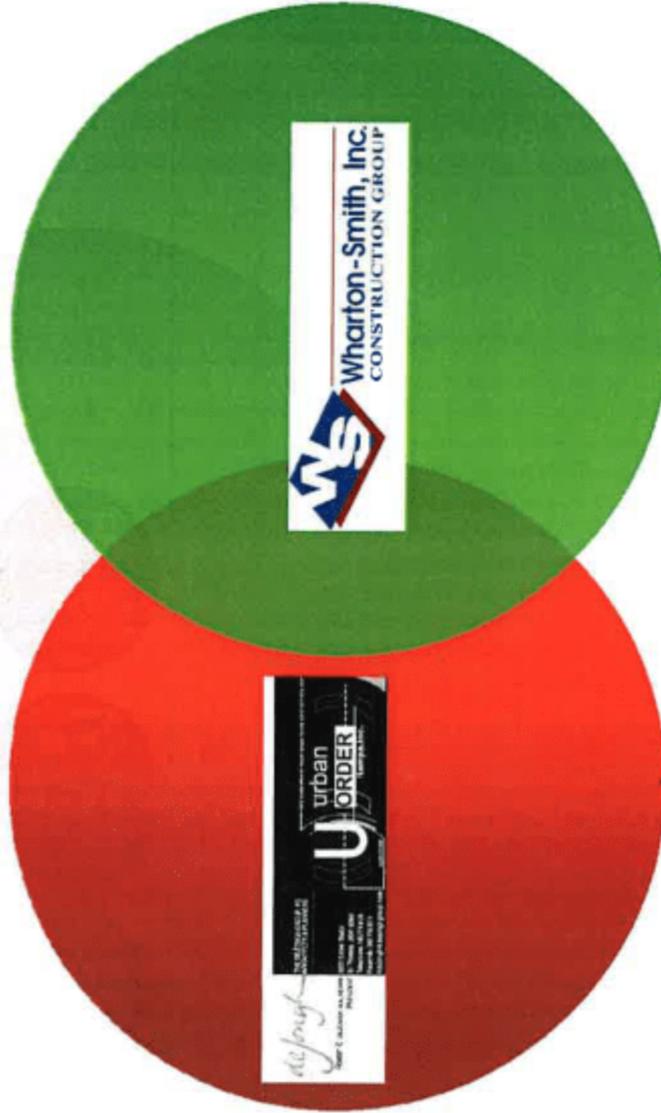
Factor 1: Development Team and Key Personnel Experience

Factor 2: Facility Design

Factor 3: Site Layout and Design

Factor 4: Financial Information

### 1. St. Thomas - Project Team





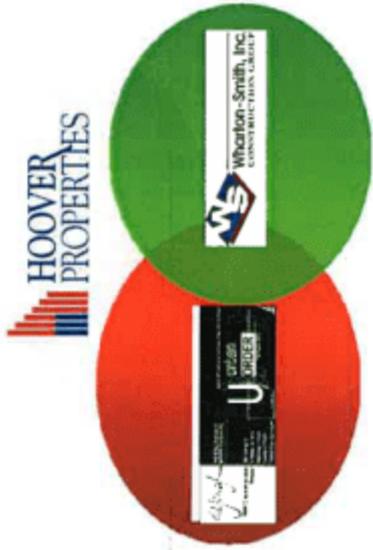
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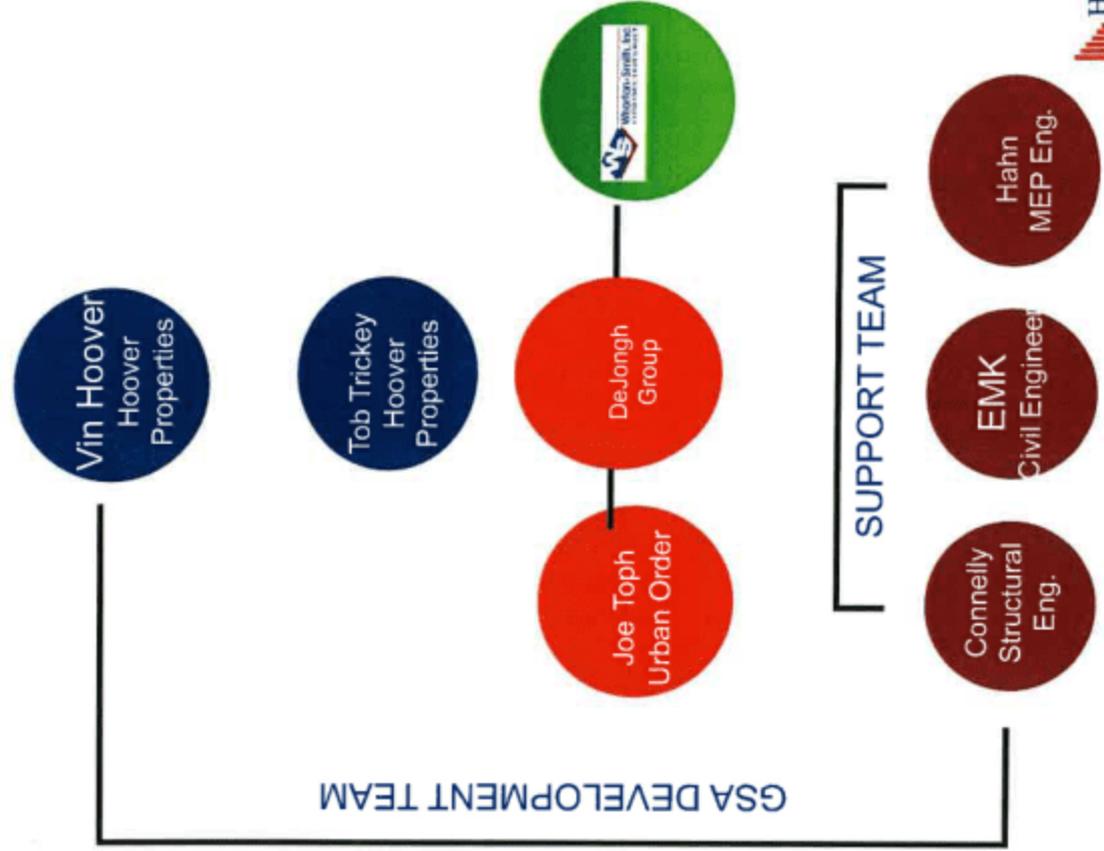
### 1. St. Thomas - Project Team



**VIN HOOVER**  
Developer



- President - Hoover Properties
- 26 GSA projects
- 3 GSA sole source
- 2 GSA projects in development





# Project List

Hoover Properties (the combination of Vin & Toni Hoover Property Management, LLC and Wild Hog Construction, LLC) is a development, construction, and property management firm based in Tampa, Florida. Over the past twenty-five years, Vin Hoover has developed twenty-nine single-tenant properties for various agencies of the U.S. Government across the Southeast and Mountain regions. Vin Hoover has developed properties for the GSA on the "Sole Source Negotiations" basis.

Hoover Properties has successfully developed twenty-nine projects in a wide range of government agencies. Specializing in the construction of built-to-suit properties for various agencies of the U.S. Government, including Immigrations & Customs Enforcement, Customs & Border Protection, Federal Bureau of Investigations, and the Social Security Administration.

Select projects for various entities of the U.S. Government include:

<u>U.S. GOVERNMENT AGENCY</u>	<u>LOCATION</u>	<u>SIZE (SQ FT)</u>	<u>PROJECT COST*</u>	<u>COMPLETED</u>
Office of Disability Adjudication and Review	Middlesboro, KY	19,200	\$ 4,000,000	Current
Immigration & Customs Enforcement and Customs & Border Protection	Tavernier, FL	10,200	\$ 4,400,000	Current
Customs & Border Protection	Cape Canaveral, FL	15,000	\$ 4,000,000	2012
Federal Bureau of Investigation	Johnson City, TN	10,100	\$ 3,800,000	2012
Office of Disability Adjudication and Review (SSA)	Hazard, KY	2,000	\$ 400,000	2012
Immigration & Custom Enforcement	Stuart, FL	13,000	\$ 3,500,000	2011
Mine Safety and Health Administration	Hazard, KY	9,000	\$ 2,000,000	2011
Social Security Administration	Cocoa, FL	6,200	\$ 1,500,000	2010
Drug Enforcement Agency	London, KY	10,000	\$ 2,500,000	2003
Quick Response Team Facility (ICE)	Carey/Raleigh, NC	10,000	\$ 575,000	2000
Social Security Administration	Bessemer, AL	6,000	\$ 475,000	2000
Social Security Administration	Decatur, AL	6,000	\$ 400,000	2000
Consular Center (U.S. Department of State)	Williamsburg, KY	20,000	\$ 750,000	1999
Social Security Administration	Meridian, MS	4,000	\$ 475,000	1999
Social Security Administration	Somerset, KY	5,000	\$ 1,250,000	1998
Datatrak Call Center (INS)	Corbin, KY	6,000	\$ 750,000	1998
Social Security Administration	Florence, KY	7,500	\$ 600,000	1998
Social Security Administration	Brookhaven, MS	5,000	\$ 425,000	1998
Immigration & Naturalization	Corbin, KY	35,000	\$ 6,000,000	1997
TECO Energy/Gatliff Coal	Corbin, KY	10,000	\$ 2,000,000	1997
United States Post Office	Somerset, KY	7,500	\$ 1,100,000	1997
United States Post Office	Stearns, KY	5,000	\$ 475,000	1997
United States Post Office	Campbellsville, KY	2,500	\$ 320,000	1997
INS Call Center	Barbourville, KY	15,000	\$ 750,000	1996
Federal Circuit Judge Office	London, KY	4,000	\$ 500,000	1995
Office of Hearings and Appeals (SSA)	Middlesboro, KY	10,000	\$ 1,500,000	1993
Mine Safety and Health Administration	Hazard, KY	6,000	\$ 600,000	1992
Veterans Affairs	Tampa, FL	5,000	\$ 275,000	1989
Social Security Administration	Middlesboro, KY	6,000	\$ 750,000	1989
Internal Revenue Service	Corbin, KY	2,000	\$ 175,000	1985

\* Project cost a completion, not adjusted for inflation



# Representative Projects

## Office of Disability Adjudication & Review and Social Security Administration

101 Tech Park Drive  
Middlesboro, KY 40965

Size: 19,200 Square Feet  
Est. Project Cost: \$ 4,000,000  
Est. Completion: 2013



## Immigration & Customs Enforcement and Customs & Border Protection

91605 Overseas Highway  
Tavernier, FL 33070

Size: 10,200 Square Feet  
Est. Project Cost: \$ 4,400,000  
Est. Completion: 2013



## Customs & Border Protection

200 George J. King Boulevard  
Cape Canaveral, FL 32920

Size: 15,000 Square Feet  
Project Cost: \$ 4,000,000  
Completed: 2012





# Representative Projects

## Federal Bureau of Investigation

2620 Knob Creek Road  
Johnson City, TN 37604

Size: 10,100 Square Feet  
Cost: \$ 3,800,000  
Completed: 2012



## Immigration & Customs Enforcement

3500 Southeast Commerce Avenue  
Stuart, FL 34997

Size: 13,000 Square Feet  
Cost: \$ 3,500,000  
Completed: 2011



## Mine Safety & Health Administration

145 Reynolds Lane  
Hazard, KY 41701

Size: 9,000 Square Feet  
Cost: \$ 2,000,000  
Completed: 2011





# Representative Projects

## **Office of Disability Adjudication and Review (SSA)**

**825 High Street  
Hazard, KY 41701**

**Size: 2,000 Square Feet  
Cost: \$ 400,000  
Completed: 2012**



## **Social Security Administration**

**310 Canaveral Groves  
Cocoa, FL 32926**

**Size: 6,200 Square Feet  
Cost: \$ 1,500,000  
Completed: 2010**



## **Drug Enforcement Agency**

**150 Hal Rodgers Drive  
London, KY 40744**

**Size: 10,000 Square Feet  
Cost: \$ 2,500,000  
Completed: 2003**





# Representative Projects

## Social Security Administration

3975 South Highway 27  
Somerset, KY 42501

Size: 5,000 Square Feet  
Cost: \$ 1,250,000  
Completed: 1998



## Datatrak Call Center (INS)

263 Allison Boulevard  
Corbin, KY 40701

Size: 6,000 Square Feet  
Cost: \$ 750,000  
Completed: 1998



## Immigrations & Naturalization (U.S. Department of Justice)

203 Allison Boulevard  
Corbin, KY 40701

Size: 35,000 Square Feet  
Cost: \$ 6,000,000  
Completed: 1997



# Representative Projects

## **TECO Energy/Gatliff Coal**

**200 Allison Boulevard  
Corbin, KY 40701**

**Size: 10,000 Square Feet  
Cost: \$ 2,000,000  
Completed: 1997**



## **Federal Circuit Judge Office**

**London, KY**

**Size: 4,000 Square Feet  
Cost: \$ 500,000  
Completed: 1995**



## **Office of Hearings & Appeals**

**3504 West 35th Street  
Middlesboro, KY 40965**

**Size: 10,000 Square Feet  
Cost: \$ 1,500,000  
Completed: 1993**





# Representative Projects

## Mine Safety & Health Administration

Hazard, KY

Size: 6,000 Square Feet  
Cost: \$ 600,000  
Completed: 1992



## Social Security Administration

117 West Lothbury Avenue  
Middlesboro, KY 40965

Size: 6,000 Square Feet  
Cost: \$ 750,000  
Completed: 1989





Factor 1: Development Team and Key Personnel Experience

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### 1. St. Thomas- Project Team

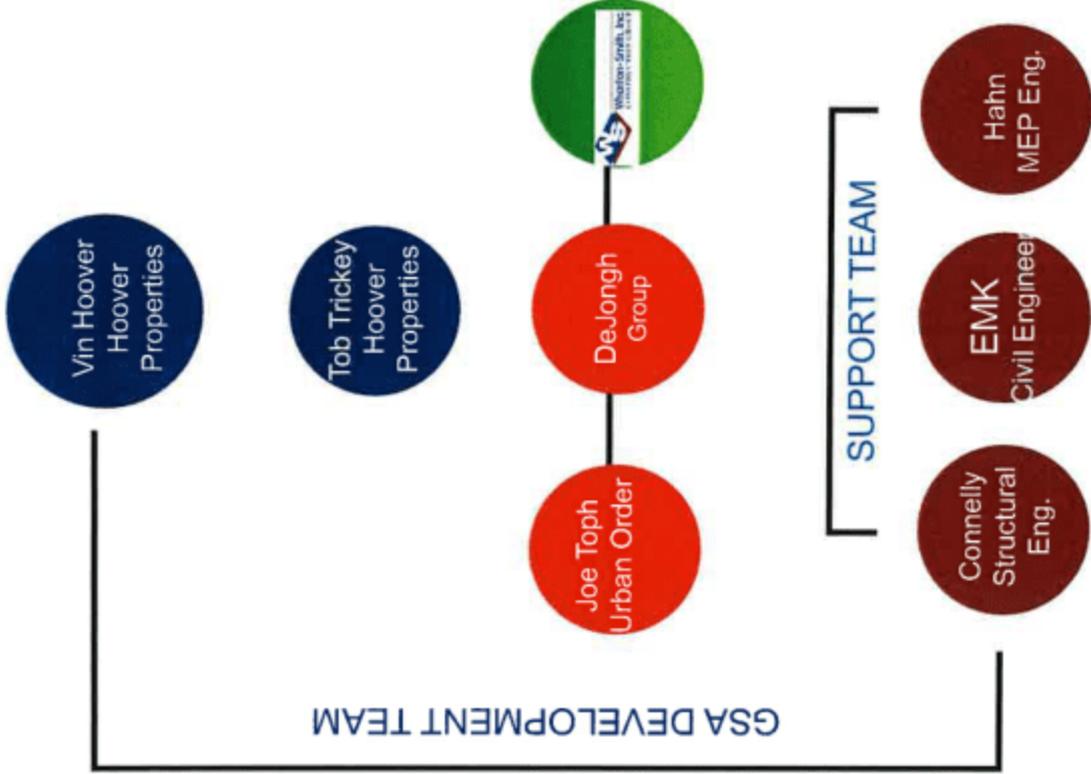


**TOB TRICKEY**  
Developer



- CFO - Hoover Properties
- 11 GSA Awards in the past 4 years
- Fortune 1000 Companies – Past CFO
- Masters of Accountancy
- CPA & ASA-Business Valuation

### GSA DEVELOPMENT TEAM





Factor 1: Development Team and Key Personnel Experience

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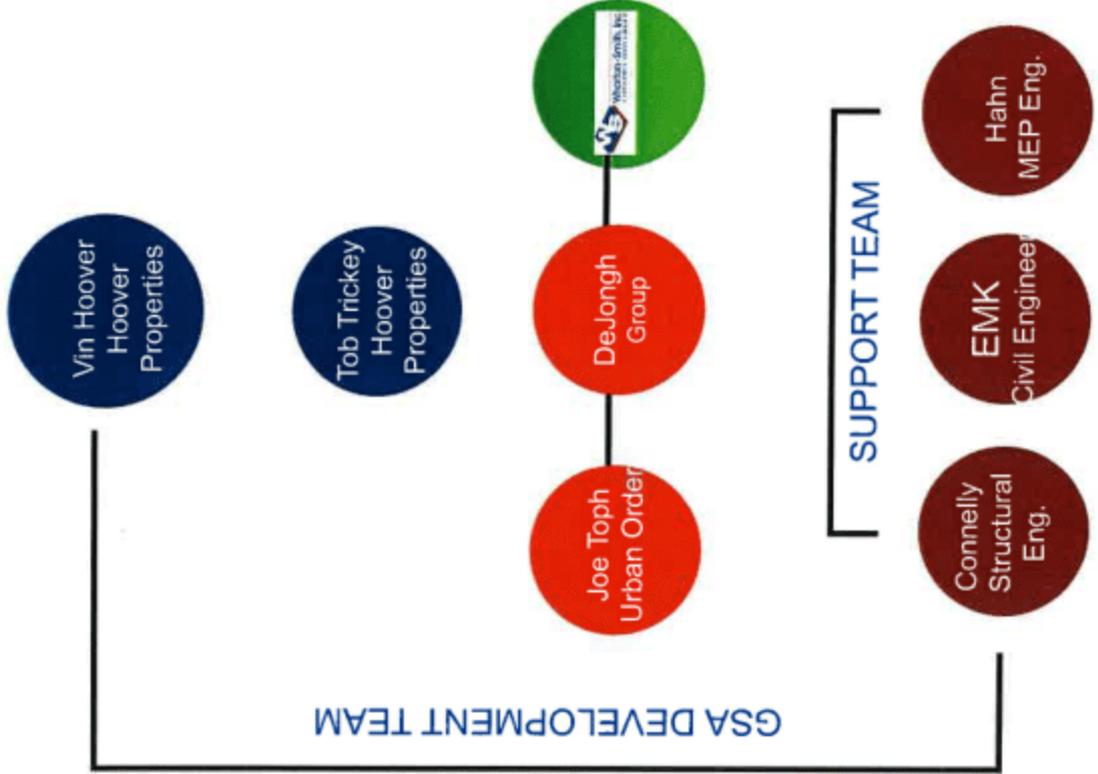
### 1. St. Thomas - Project Team



**JOE TOPH**  
Architect



- President - Urban Order
- 22 years - Hoover/GSA projects
- 8 GSA Veterans' Admin projects
- Adjunct Professor, USF



# URBANoORDER,inc.

Tampa



**UR'BAN** (ur'ban), adj.- belonging to the city or town; refined, polished or pertaining to a city; suave.

**OR'DER** (or'der), n.- regular arrangement; any methodical or established succession or harmonious relation; method; system.



**a**rchitecture that is appropriate to place is of considerable civic and cultural importance. Buildings communicate the essence of their place and time and it

is no accident that cities with thoughtful, appropriate architecture are superior to those that do not.

This is particularly true in a climate as explicit and superb as Florida's as buildings in sunny, sub-tropical climates should be very different in character than those in cold, wintery places. Sub-tropical environments make very specific architectural demands.

**URBANoORDER's** work is a retort to this fundamental architectural philosophy and celebrates the opportunity to acknowledge Florida's exceptional sub-tropical climate, culture, plantlife and lifestyle.



Our work reduces the building's vocabulary to the essential, utilizes simple, geometric shapes, appropriate materials (concrete, glass, stucco, tile and block), large, protected openings (overhangs, awnings, shutters and louvers), light colors (with bold tropical accents), conditioned/transitional indoor/outdoor spaces (porticos, loggias, terraces) and landscaping that is an integral part of the total design.

The goal at **U/O** is to meet our clients needs, budget, aspirations, **and** contribute to neighborhood, city and state.

**Key personnel:**

**JOSEPH M.L. TOPH**

**ARCHITECT**  
**URBANoRDER, INC.**  
1985-present

State of Florida Registered Architect [REDACTED]

National Council of Architectural Registration  
Boards # 42,156

**ADJUNCT PROFESSOR**  
Masters of Architecture Program- University of  
South Florida  
1990-1991  
2006- 2009

**EDUCATION**  
Masters of Arts in Architecture, 1980, The  
University of Florida  
Bachelor of Arts in Design, 1977, The University  
of Florida

**Personal:**  
Born at Tampa General Hospital in 1954  
Grew up in Tampa attending the same schools as  
both parents

**EMPLOYMENT HISTORY**  
The Design Advocates, Inc, Tampa  
Intern, project architect, PARTNER  
1980-1987  
  
Fleischman Garcia Architects, Tampa  
intern  
summer 1979

**MEMBERSHIPS**

Barrio Latino Commission (Mayoral Appointment)  
1987-1991 Chairman 1990  
Downtown Tampa Plan Advisory Board, City of  
Tampa, 1987  
Advisory Committee, Kennedy Boulevard Plan,  
Hillsborough County  
City/County Planning Commission 1988-1989  
Super Bowl landscape committee  
Fall Design Conference, American Institute of  
Architects  
Florida Central Chapter, chairman 1987  
Mayor's Advisory Committee of Bayshore  
Boulevard 1987-1988  
Co-chairman, Historic Tampa/Hillsborough  
County Preservation Board/  
American Institute of Architects Bayshore  
Boulevard Committee 1984-1986

**AWARDS**

Two (2) Certificates of Merit, American Institute  
of Architects  
Miami Herald Design Award  
National Home Builders  
Hillsborough County Planning Commission  
Miscellaneous other architectural and land  
planning design awards

**Guest Speaker**  
University of South Florida  
Hillsborough County/City County Planning  
Commission  
Metropolitan Planning Organization  
International Association of Corporate Real  
Estate Executives  
Tampa City Council

Westshore Alliance  
The Tampa Museum of Art  
Clearwater Central Council  
Clearwater Chamber of Commerce  
Exchange Club of Tampa  
various other civic groups

Guest Architectural Critic  
University of Florida  
University of South Florida  
Harvard Graduate School of Design  
American Builders Conference

Presenter of the GUY TOPH AWARD– yearly  
trophy to the outstanding Hillsborough County  
high school football student/athlete (est. 1939)

Travel experience: United States, Canada,  
Mexico, Europe, Asia, Australia, New Zealand,  
The Caribbean and South America

## Partial list of projects/clients

### Veterans

### Administration

#### projects:

Compensation and Pensions  
Pharmacy  
Rehabilitation Center  
Dermatology  
Polk County Center  
Day Treatment Center  
Audiology

### Restaurants:

Carmines Restaurant, Ybor City  
Chavez Restaurant, Hyde Park Village  
Cactus Club, Hyde Park Village  
Breezes, Hyatt Regency Hotel  
Tampa City Center  
Cascades, Hyatt Regency Hotel  
Tampa City Center  
Klub Rokko Pizzeria, Brandon  
LeBordeaux Restaurant/Jazz Club, Hyde Park  
Frankie's Patio Bar & Grill, Ybor City  
Moock's Restaurant  
Selena's Restaurant/Jazz Club, Hyde Park Village  
rg's North, Northdale  
rg's City Center, Downtown Tampa  
Johnny Ryans Steak House, Downtown Tampa  
Bella Trattoria, Hyde Park  
Key Lime Café, Clearwater  
Food Court, Tampa City Center  
Frost Bites, Ellington  
Starbucks Coffee, Westshore Blvd.  
Starbucks Coffee, South Howard Avenue  
Starbucks Coffee, Jacksonville  
Starbucks Coffee, Sarasota  
Starbucks Coffee, Venice  
Starbucks Coffee, Hidden River, Tampa  
Starbucks Coffee, Orlando  
Starbucks Coffee, St. Pete Beach

Starbucks Coffee, Oldsmar  
J. Ryan's on the Grill, Lakewood Ranch, Sarasota  
J. Ryan's on the Grill, Howard Avenue, Tampa  
Sports Shack, Tampa  
Wines by Morrell, Ybor City

### Commercial projects:

Robinson and Wood Law firm, Las Vegas  
Hacienda Yacht Harbor Marina and Club, Placida, Fla.  
Olsen Office Building, Southby Partnership  
Hotel, Southby Partnership, Sarasota  
Stuart S. Golding Company, Clearwater  
W Brothers, Bella Vista condo, Sarasota  
High Point Development, Seybold Condo, Tampa  
First Southern Development, Sarasota  
Leiter Group, Peoria, Ill.  
LIST, Tampa  
Christopher Properties, McDill Lofts, Tampa  
Tahitian Inn, Tampa  
Audubon Group, NYC  
Siversten Development, Sarasota  
FAMU, college of Pharmacy  
Gemini Real Estate Advisors, Orlando  
AUSEC/CHENEY Advertising GROUP, Hyde Park  
AUSEC/CHENEY, Downtown Tampa  
ARCHITECTURAL AWNINGS  
LEE ARNOLD AND ASSOCIATES, Clearwater  
Beach Place, Longboat Key  
Beach Place office building,  
Johnson Development, Tampa  
Buccaneer Inn, Longboat Key  
BTS DEVELOPMENT OF Tampa  
Gerry Bobier, Tampa

CHI CHI RODRIGUEZ YOUTH FOUNDATION/ GOLF CLUB, Clearwater  
COMPANION TECHNOLOGIES OF FLORIDA  
DAGASA office building, Tampa  
DOLLAR RENT A CAR, HOLIDAY & TOUR DIVISION, Orlando  
SCAMP AUTO RENTAL, Tampa  
Eldorado, Englewood  
ESCOBAR, GOMEZ and RAMAREZ, Tampa  
Fidelity Investments, Tampa  
FORBES DEVELOPMENT  
FERMAN MOTOR CARS, Tampa  
FOWLER, WHITE, GILLEN, BOGGS, VILLAREAL & BANKER, ■■■  
GENERAL SERVICES ADMINISTRATION, Tampa  
GENERAL SERVICES ADMINISTRATION, Atlanta  
GRAND SLAM TENNIS CLUB  
HILL, WARD & HENDERSON, downtown Tampa  
Holiday Law Office, Sarasota  
WILLIAM HOWE PROPERTIES, Miami  
INTECORE/CHUCK MOORE, NYC  
Johnson Residential, Tampa  
Johnson Development office building, Tampa  
Longboat Harbor Towers  
MIKEN CORPORATION, Tampa  
NANCY MURPHY, INC.  
NORTHWOOD PLAZA, Clearwater  
PARADISE POOLS, Tampa  
PEDIATRIC MEDICAL CENTER, Tampa  
PROJECT RETURN  
PROPERTY ASSET MANAGEMENT  
QUAIL RIDGE GOLF AND COUNTRY CLUB  
RB Catering, Sarasota  
RAMADA INN, Bush Gardens, Tampa  
REALITY MAINTENANCE CORPORATION  
THE RICE COMPANY  
SBE Law Group, Tampa

SANDPIPER APARTMENTS,  
Orlando  
STANDER PROPERTIES  
SUNLAKE APARTMENTS, Brandon  
SUNSHINE BMW/VOLVO, Tarpon  
Springs  
Swann Townhouses, Tampa  
Palace of Florence, Davis Islands  
Wisconsin Duplexes  
TAMPA BAY VITREO/RETINAL  
ASSOCIATES, St. Petersburg  
THE UNIVERSITY OF TAMPA  
SOHO Collection, H/D  
Development  
St. John's Day School  
TIME OUT SPORTS BAR  
VERMILLION CONDOMINIUM,  
Miami  
VRS REALITY SERVICES, FLORIDA,  
INC., Tampa  
Westshore office/retail building  
WINDEMERE CONSTRUCTION  
880 MANDALAY CONDOMINIUM,  
Clearwater

## Residential

Hoover , Tampa  
Hollister, Tampa  
Buffington, Tampa  
Chadhry/Davis, Tampa  
Coulter, Philadelphia, Pa.  
Matt Leiter, Peoria, Ill.  
Engleman, Tampa  
Heiss, Tampa  
Allen, Tampa  
Bill Ezell, Tampa  
AGIA, Dr. RAYMOND & SUSAN  
Allen residence, Boca Grande  
ALAYON, James, Cheval  
ALBANO, BOB & WENDY  
Amado, DAGASA  
AUSEC, LANCE  
AJ/Carry Woods, Davis Islands  
BADEN, CHRIS & LAURA,  
Bradenton  
Bavol, Walter, Sarasota  
BERNARD, GREG  
BERNDT, TOM & JULIE  
Brown, Bird Key  
BOSEK, DR. VOYTEK & HELENA,  
Tampa Palms  
Buckwalter, Sarasota  
BTS DEVELOPMENT of Tampa  
CAPPALITTI, Ross  
CAVE, JAN, Belaire  
CAVALLINI, DR. LEO & ISABEL

CAVELL, DR. GORDON &  
CORINNE, Largo  
Scott Congress, Sanibel, Florida  
CORCORAN, DR. JOSEPH, Siesta  
Key  
CORCORAN, Jane, Siesta Key  
CRAWFORD, ROD  
CUNNINGHAM, Josie, Siesta Key  
CUTLER, Dane  
DEWEY, WAYNE & VICKY  
DESCHLER, Doug  
DIMANDIS, JOHN & LIZ, Davis  
Islands  
DINSMORE, David  
Douglas, Brad  
Douglas, John and Betsy, St.  
Petersburg  
Dowdy, Osprey  
Ewing, Longboat Key  
Falco, Sarasota  
FRANKLAND, Fred  
Fountain House, DAGASA  
FUQUA DEVELOPMENT  
GABLER, JAY  
GABLER, JAY AND SUZANNE  
GABLER, JOHN & LISA  
GOODMAN, ARNOLD & MERLE  
Cooper, Brad  
GLADFELTER, LESLIE & VAN  
HICKY, J.B. & BONNIE  
HILL, WARD & HERDERSON,  
ATTORNEYS  
HUGHES, DON  
IAVARONE, CARMINE, Tampa  
Iavarone, Carmine, beach house,  
St. Pete Beach  
IRELAND, JANE ANN  
JENNIS, DAVE and LAURIE  
JOHNSON, Dennis, Davis Island  
JURADO, KURT  
KALAMARAS, Jimmy  
KIRCHEN, RICHARD  
Klein, Longboat Key  
LAND, Barbra, Port Tampa  
LAMPHIER, JOSEPH AND  
DEBORAH, Beach Park  
La VIELLE, Rob  
KIRSCHMAN HOUSE  
KOFFMAN HOUSE  
MALALUANA, AL & CHARLENE,  
Davis Islands  
MARTIN, LESS  
Martinique, DAGASA  
MASTOMAK, TUULA  
MCCLIMANS, MICK & JANE  
McGOWEN, LARUA & STEVE  
Meeker, Dan  
Messer, Sarasota

MILLER, STEVE  
MOORE, JOHN & SALATHA, Davis  
Islands  
NASH, LINDA & MICHAEL, Davis  
Islands  
NELSON, MIKE  
OFFENBACH, Russ and Maxine  
OHLSEN, BILL & WENDY  
OTERO, KEN  
PELTZ, GLEN & KAY  
Reed, Joe, St. Petersburg  
RICHARDSON, CHARLES  
RUSSO, Joseph  
San Miguel, DAGASA  
SANDERSON, John, Cheval  
SHIELDS, DOUG AND VICKI  
SHIMBURG, JOHN AND LIZ  
SHIMBURG, Kathy and Andy  
SMITH, Pete, Palmia Ceia  
SMITH, DR. DONALD, Davis  
Islands  
Scott Strady  
STOLTZING, WILLIAM  
SUNCHASE APARTMENTS, Temple  
Terrace  
Talley, Orlando  
TAPP, TIM & KITTY, Chival  
Tingle, Sarasota  
TOLRUD, JEFF  
TOOMEY, JOHN  
TRAUTENBURG, DR. JOEL  
WEISS, ARTHOR  
Wolf Residence, Sarasota  
WOODARD, DR LAURIE, Davis  
Islands  
Woodward, Dan, Tampa  
WOODWARD, Dan and Marlo,  
Winter Park  
WORTMAN, JIM, Temple Terrace  
WU, DAVID

## Partial list of projects

### prior to U/o

MANATEE MEDICAL ARTS  
BUILDING, Bradenton  
Ben H. Hammet  
17,000 sq.ft. medical office  
building  
SEAPORT VILLAGE RETIREMENT  
CENTER, Bradenton  
250 unit retirement center with  
13,000 sq.ft clubhouse  
VANDERBUILT BEACH VILLAS,  
Naples, Beachwalk  
The Radnor Corporation  
258 patio  
houses and garden apartments

THE RESERVE AT COLONY BEACH  
RESORT, Longboat Key  
Michael Saunders and Co.  
14 high-end waterfront  
townhouses and 84 condo units  
MIXED-USE MARKETPLACE,  
Oranjestad, Aruba  
Bob Swain  
65,000 sq.ft. waterfront  
marketplace and marina  
BAYSHORE BOULEVARD  
TOWNHOUSES, Tampa- Adeste  
Healey Development Co.  
15 high-end townhouses  
BAYVIEW OFFICE BUILDING  
RENOVATION, Ft. Lauderdale  
Unicorp America Co.  
\$ 2,000,000 exterior renovation  
PARKSHORE BEACH HIGH-RISE,  
Naples  
The Lutgert Co.  
30 story high-end beachfront  
condominium  
NEOPOLITIAN WAY SHOPPING  
CENTER, Naples  
The Lutgert Co.  
98,000 sq. ft. urban shopping  
area  
TAMPA CITY CENTER FOOD  
COURT, Tampa  
Northwest Mutual Life Insurance  
Company  
8,000 sq.ft. food court  
LINVILLE RIDGE, North Carolina  
The Lutgert Co.  
22 detached golfcourse units  
HIDDEN RIVER Land Plan, Tampa  
Moore/Taggart Properties  
4.8 million sq.ft. mixed-use  
development  
BARDMOORE COUNTRY CLUB  
Phase II

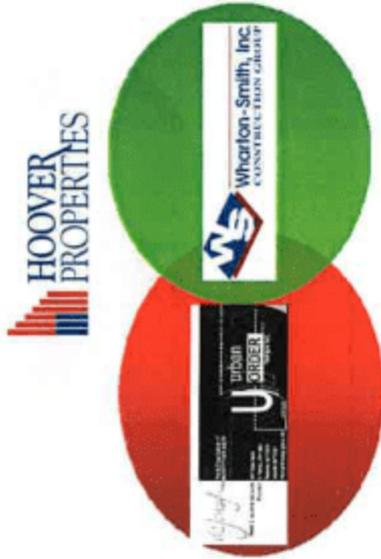
Richard Ferrell  
golf clubhouse/proshop, pool,  
entry and three housing types  
REEVES IMPORT MOTOR CAR,  
Tampa  
showroom/display and service  
area  
VILLAGE ON BAYSHORE, Tampa  
Tom Dasso  
3 story mixed-use project with  
commercial, apartments and  
townhouses  
US HOME LIFE CARE FACILITY,  
Pasco County  
US Home  
250 units with 30,000 clubhouse  
TALL PINES, Pasco County  
American Management, Corp.  
golf/clubhouse  
LAKE JOSEPHINE LAND-USE PLAN,  
Broward County  
750 units with commercial  
LAKE ELLEN LANDINGS, Tampa  
Healy Development Co.  
15 high-end lakefront  
townhouses  
YBOR CITY MIXED-USE PROJECT  
Calmark Communities  
60 residential units, 40,000 sq.ft.  
commercial over parking  
BRADENTON FINANCIAL CENTER  
Wilbur Boyd Corporation  
200,000 sq.ft. 12 story office  
building  
PERICO ISLAND, Bradenton  
Wilbur Boyd Corporation  
88 acre PUD with 147 patio  
houses, 173 townhouses, 75,000  
sq. ft. commercial and clubhouse  
BAYSHORE SQUARE, Tampa  
HMT Enterprises

large scale, mixed-use  
development with 30 story condo  
tower and 22 story, 200,000  
sq.ft. office tower  
THE TERRACES, Naples  
The Lutgert Company  
22 story, 216 unit beachfront  
condominium  
THE VINEYARDS, Naples  
2000 acre PUD with 7000 units  
and 3 golf courses  
RIVERBAY, Bradenton  
The Wilbur Boyd Corp.  
466 acre PUD with 130 high-end  
single family houses, 520 multi-  
family houses, an 18 hole  
championship golf course and  
large clubhouse with west houses  
RIVERBEND AT INDIAN RIVER,  
Stuart, Fla. 91 units  
THE COURTYARDS, Tampa, 37  
townhouse units  
TOMOKA HEIGHTS, Indigo Lakes,  
112 units 2 and 3 plex units  
THE TROPICS, Naples, 33  
beachfront units  
TRACT 20, Baton Rouge, La, 42  
zero lot line  
TIMBER OAKS, Pasco County, 216  
units  
TALL PINES, Pasco County, 385  
units  
BRIGANTINE VILLAGE, Hilton Head  
Island, 110 units  
PORT SANIBEL, Ft. Myers, 126  
high rise units  
THE ARBORS, Bardmoor, 31 zero  
lot line units  
THE SHOALS, Seminole, 47  
detached units  
Beachwalk, Naples, 150 patio  
homes



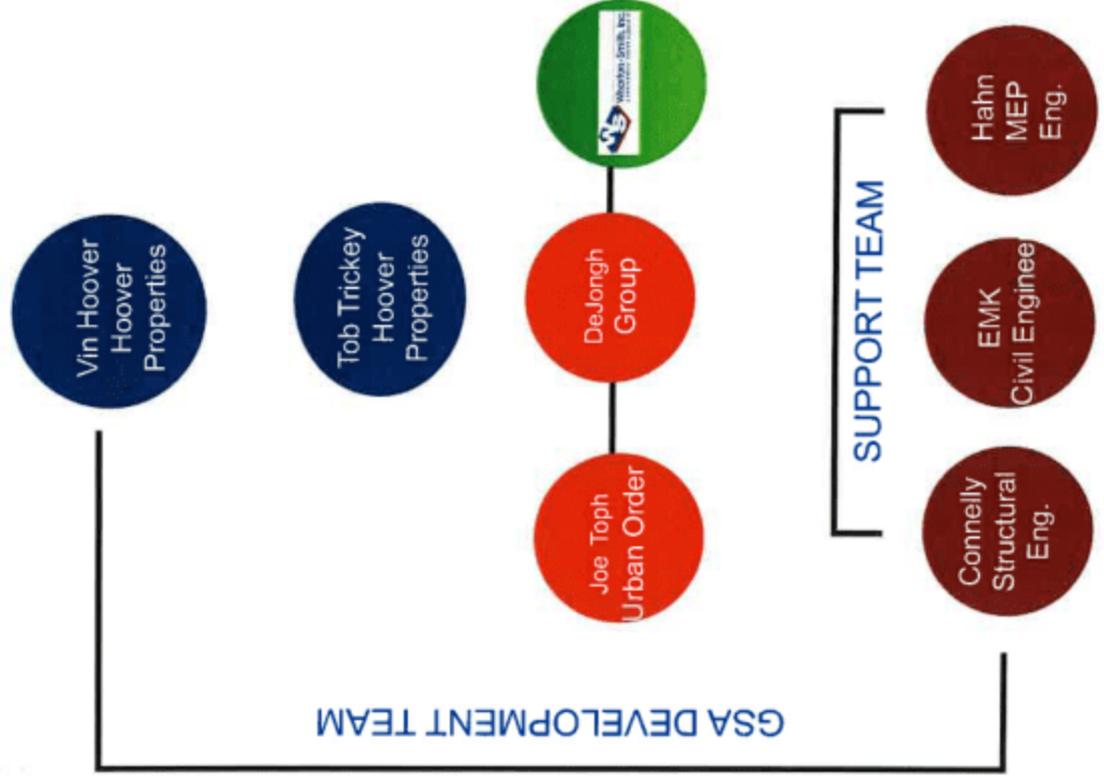
- Factor 1: Development Team and Key Personnel Experience
- Factor 2: Facility Design
- Factor 3: Site Layout and Design
- Factor 4: Financial Information

### 1. St. Thomas - Project Team



**TATIANA WHITE**  
Renderings

- Production Mgr - Urban Order
- Computer drafting, 3D modeling
- Pontificia Universidad Javeriana, Bogota, Columbia



# Tatiana White

4898 Marsh Field Road, Sarasota, Florida 34235

## Education

- 2008 - MCC Manatee Community College  
Under graduate program – NAAB accreditation
- 1998 - Xavier University (Pontificia Universidad  
Javeriana)  
Santa fe de Bogotá, Colombia - Degree in  
Architecture

## Summary

- NCARB - IDP / Production Manager / Project  
Manager.  
Computer Skills:
  - Revit Architecture: 4 years of 3D Modeling.  
Schematic design thru construction documents.
- AutoCAD & Architectural Desktop: 10 years of 3D  
Modeling. Schematic design thru construction  
documents.
- Photoshop, PowerPoint, and MS Office: 10 years of  
experience for project presentations

## Skills:

- Interior design: Designed 1996 Mexican-Colombian  
Pavilion (exposition fair) and Party cakes by Iris  
(commercial space)
  - Website & Graphic design: Designed  
www.projectprojects.net & graphic materials for  
various clients.
  - Personal Qualities: Creative and passionate.  
Professional team player with solid communication  
and  
leadership skills. Hard working, responsible,  
ambitious and highly capable.
  - Currently applying for American Citizenship.
    - Languages: English and Spanish.

## Experience

- 2006-Present. Project Projects Inc. (Sarasota,  
Florida): Owner
  - Design and drafting of residential and commercial  
projects.
  - 3D Modeling and rendering, project presentations  
and construction documents.
  - Revit implementation. Coordinating and improving  
production process.
  - Featured projects: (Designed) 2063 Sunway Ave –  
Business: 15,000sf (study model), The Brentwood –  
Residential Single family: 4,000sf, The Tuscan -  
Residential Single family: 6,500sf, The Duplex -  
Residential  
Multifamily: 5,000sf.
  - Featured projects: (Drafted) Veterans Administration  
Clinic – Business 11,500sf, Ogilvie residence –  
Residential Single family: 4,500sf
- 2001-2006. Urban Order Inc. (Sarasota, Florida):  
Internship / Production Manager
  - Residential and commercial design development. 3D  
Modeling and project presentations.

- Coordination of work of design team and  
consultants. Construction document production.
- CAD implementation. Standards and data control,  
programming procedures, and staff training
- Featured projects: (Drafted) The Seybold Flats –  
Residential Multifamily: 34,000sf.  
(www.theseybold.com),  
Hacienda del Mar – Residential Multifamily: 8  
buildings of 43,000sf ea. (www.hacienda-del-  
mar.com), The List office – Business: 17,000sf,  
Gecko's restaurant – Business: 6,000sf, Starbuck's  
coffee – Business: 4,600sf. 1997-1999. Energia  
Integral Andina (Bogotá, Colombia): Drafting /  
Production & Project Manager
- Design development and construction documents of  
telecommunication network projects.
  - CAD implementation. Developed computerized-  
based access to all drawings and staff training.
  - Prepare specifications, materials and equipment.  
Estimate costs and construction administration
    - Organize client and team meetings.

- 1996-1997. Administrative Department of City  
Planning (Bogotá, Colombia): Drafting
- Urban renewal project. Master plan for Bogotá street  
network development. Drafting and working drawings.



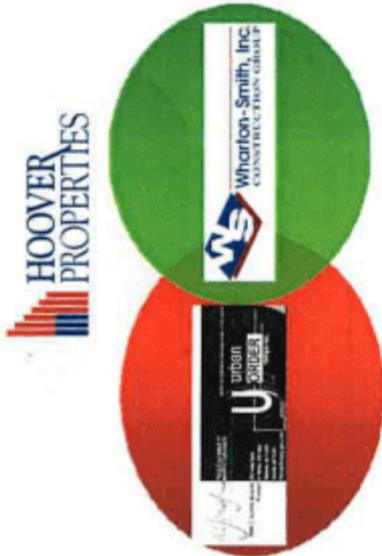
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### 1. St. Thomas - Project Team

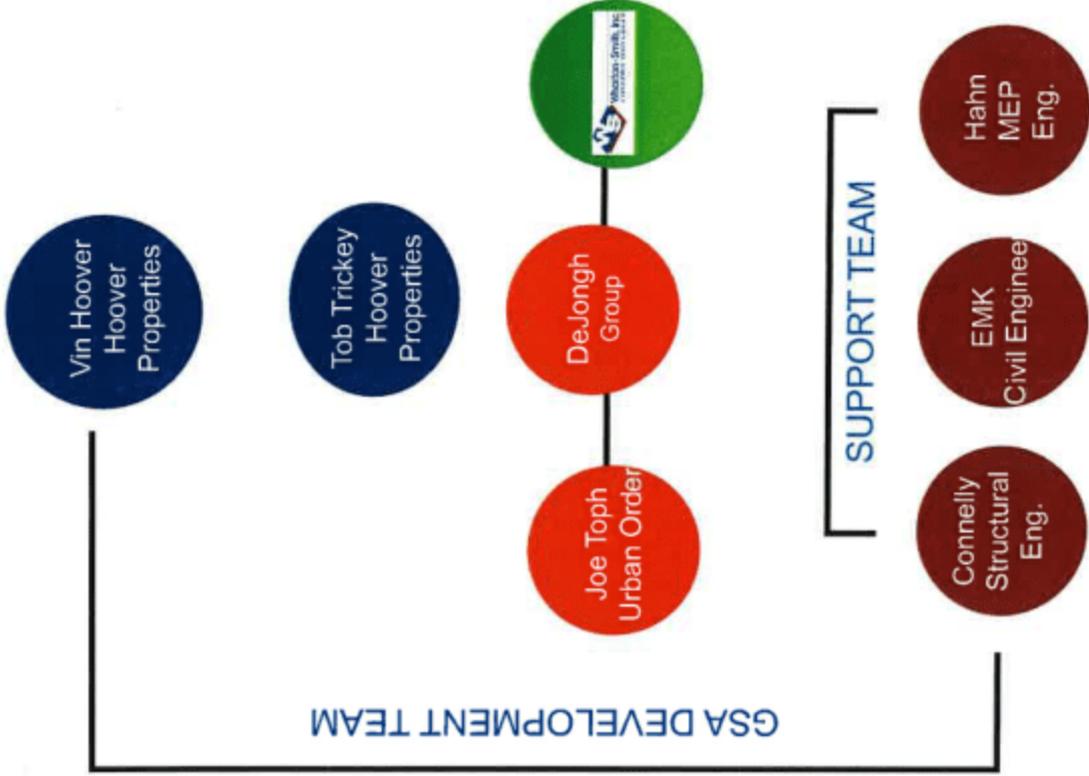


**Robert DeJongh**  
Architect



- Howard University, Architecture and Planning
- American Institute of Architects, President of V.I. Chapter, 5 terms
- St. Thomas/St. John Chamber of Commerce, Past President
- TLC Beatrice International Co., Served on Board of Directors 17 years

### GSA DEVELOPMENT TEAM



### SUPPORT TEAM



# Robert C. DeJongh

**ROBERT C. DEJONGH, AIA, NCARB**, founded *The deJongh Group, Architects and Planners* in 1973. Educated at the Howard University School of Architecture and Planning, he was a top design student and received several design awards. These included the architectural school's *Gold Medal for Design*, and the *Nathan Wyeth Award*, from the Washington, DC Chapter of the American Institute of Architects, before graduating in 1971.

After practicing in Washington, DC, Mr. deJongh returned to his home, St. Thomas, where his firm was established, in 1973. He continues today as the Principal for design, project development, and management of the firm. His expertise in the areas of planning, design and development gives him solid credentials as a design architect and planner. His broad background, involvement and design and master-planning experience on a wide variety of private, corporate, municipal and institutional projects, have provided him with a level of wisdom, foresight, expertise and understanding of the design process which has been beneficial to the Firm's many clients and projects in the Caribbean and across the Mainland, USA..

Under the leadership of Robert deJongh, AIA, The deJongh Group, PC, has designed many significant projects such as All Saints Cathedral Reconstruction, Sts Peter and Paul Catholic cathedral Restoration, UVI's Sports and Fitness Center, Commerce & Business Park master plans, sports complex and airport master plans, government centers, jails, courthouses, university buildings, community centers, academic centers, museums and centers for the arts, homes, and many historic preservation projects. These have earned several awards for the firm. Several of the firm's projects were recently exhibited at The Institute for Research on the African Diaspora in the Americas and Caribbean (IRADAC) at CUNY, in New York.

Robert deJongh has served on numerous professional, civic, community and business boards. A corporate member of the American Institute of Architects he served as President of the VI Chapter for five terms, and is the incoming President for 2014-2015. Robert is a member of AIA National documents committee, a ten-year appointment for which he is very proud. He also served as President of the St. Thomas/St. John Chamber of Commerce. A member of the Corporate Board of Directors of the TLC Beatrice International Company for 17 years have afforded him extraordinary insight and Fortune 500 and multi-national level business experience.

He is a registered architect in the U.S. Virgin Islands (1971), District of Columbia (1971), and the state of Georgia (1991), with qualifications certified by the National Council of Architectural Registration Boards (NCARB).



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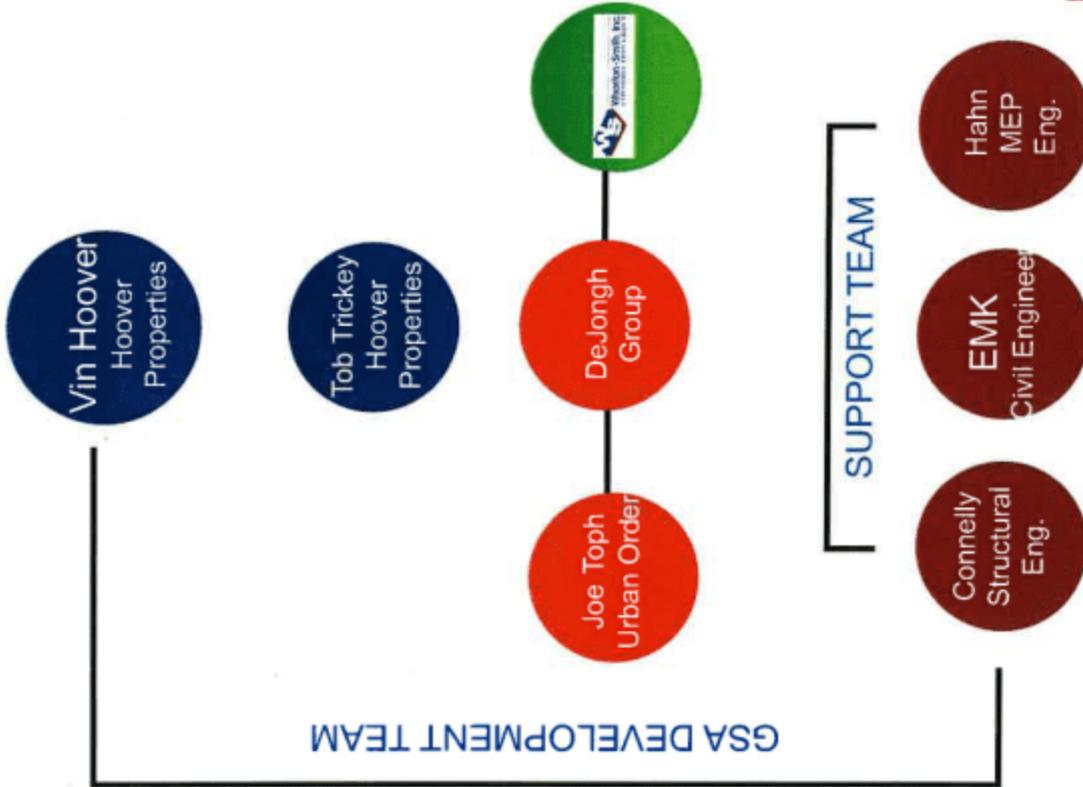
### 1. St. Thomas - Project Team



**MICHAEL HAHN**  
MEP Engineer & LEED



- President - Hahn Engineering
- LEED Consultant
- MEP Engineer





Factor 1: Development Team and Key Personnel Experience

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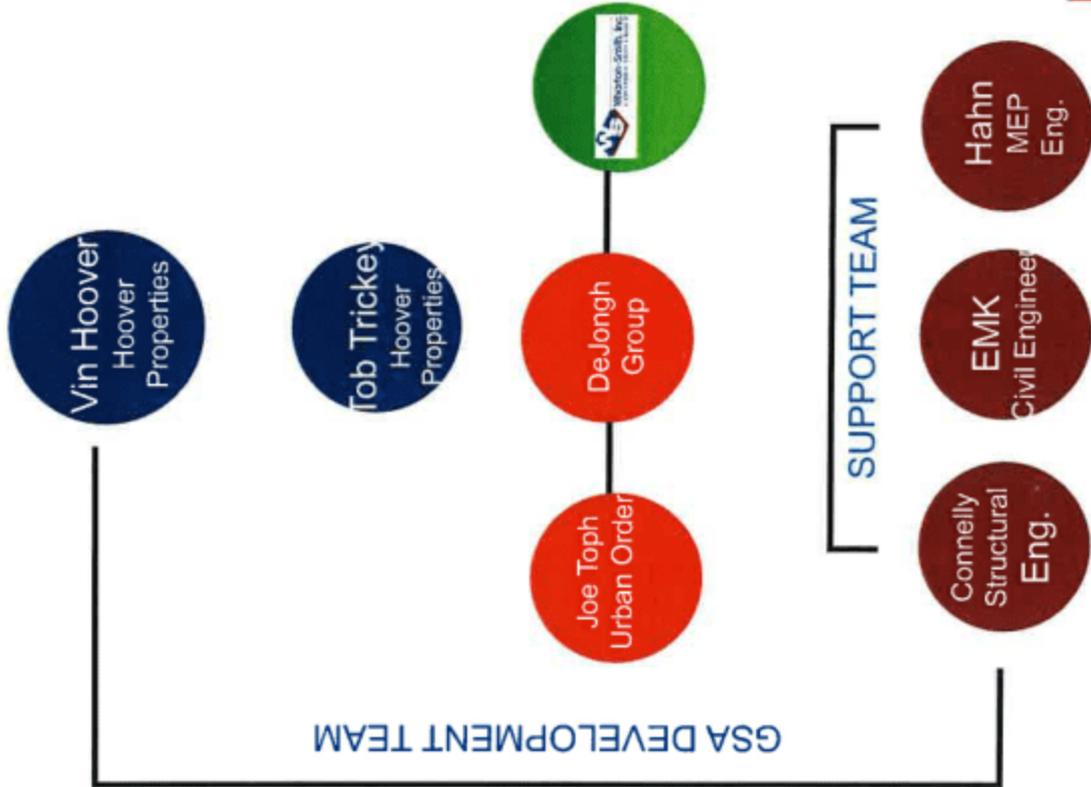
### 1. St. Thomas - Project Team



**ROBIN KENDALL**  
Civil Engineer



- Sr Project Manager - EMK
- 5 year history
- 2 current GSA projects





Connelly  
Structural  
Eng.

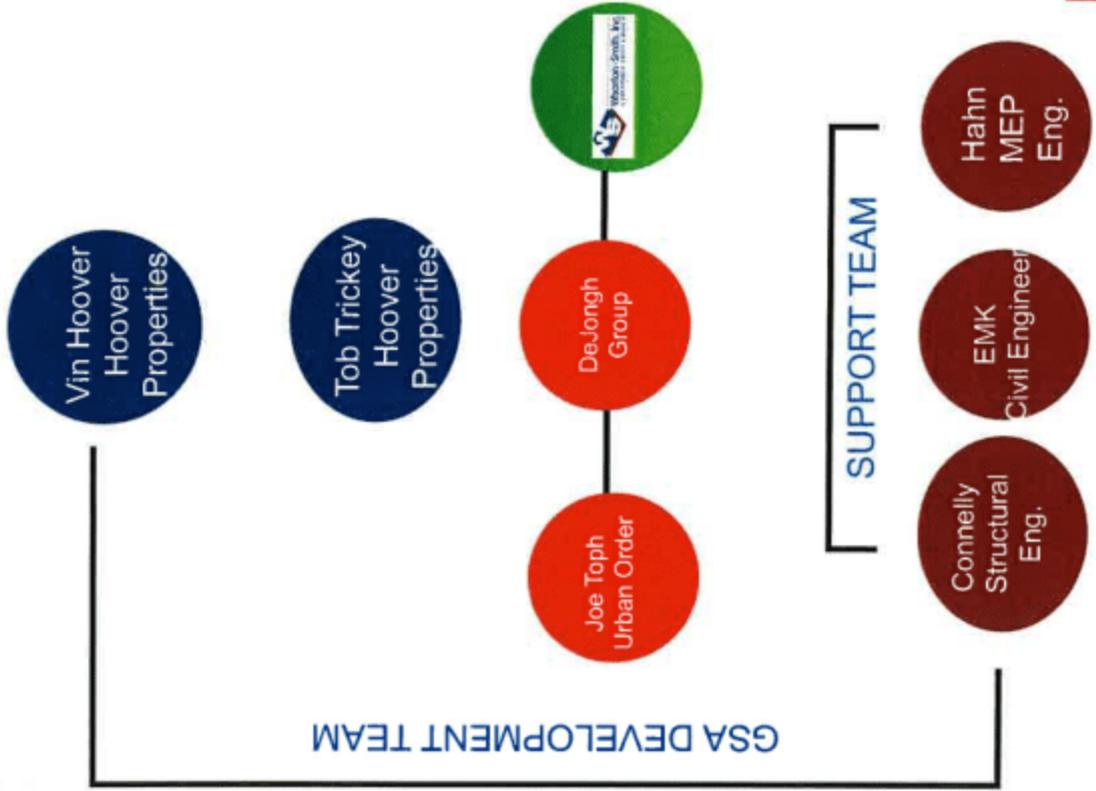
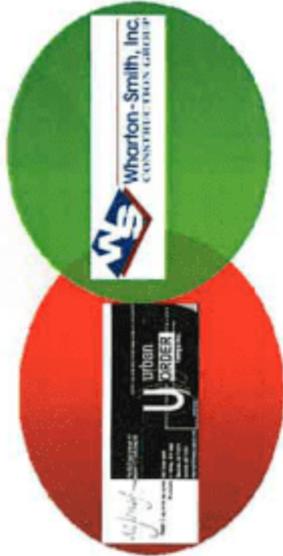
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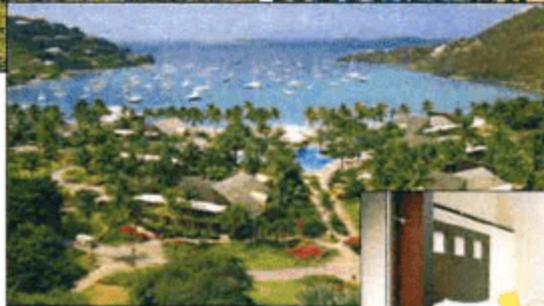
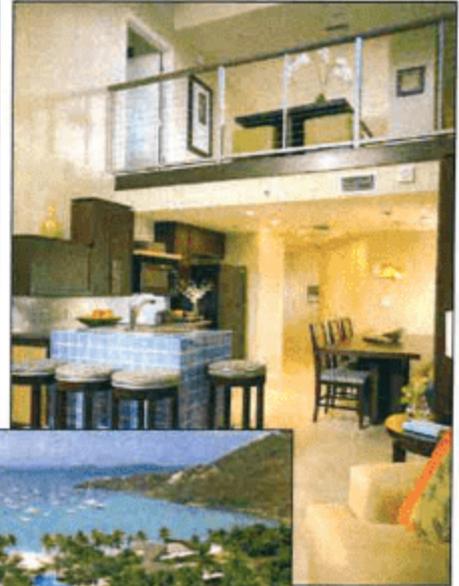
## 1. St. Thomas - Project Team



**David Hayes**  
Vice President/Principal-in-Charge

- Rollins College, Florida
- Economics with Business
- College of Engineering, University of Florida
- Electrical Engineering
- Certified General Contractor, FL
- Certified General Contractor, US Virgin Islands
- Certified Underground Utility Contractor

*Westin St. John Resort  
Starwood Vacation Properties*



**LOCATION**  
St. John, United States Virgin Islands

**ARCHITECT**  
L2 Studios

**DESCRIPTION**  
Wharton-Smith provided Construction Management services on this project in the US Virgin Islands. Wharton-Smith was awarded this project under unique circumstances, as the original Upper Hillside Villas Conversion project began on rocky grounds. Originally under a contract with a different construction manager, it quickly ran into many challenges. Because of Wharton-Smith's strong reputation in the construction industry, Starwood Vacation Ownership contacted our firm to take over this project. We gladly accepted taking on the struggling project and bringing it to a completion for many to enjoy. Wharton-Smith met the challenges at hand with the enthusiasm, integrity, and dedication needed to fulfill our client's goals. WSI's leadership, focus, and a strong work ethic helped put the project back on course. The project had critical deadlines for guest arrival, as well as very challenging logistics aspects to getting craftsmen and materials on this small island.

The Westin St. John Resort & Villas - Upper Hillside Villas Conversion Phase I project consisted of the complete conversion of 334,932 s.f. of building area that spanned across four existing buildings, into 54 luxurious time share villas. The project is set in the beautiful, yet environmentally sensitive, Caribbean island of St. John, USVI. The new and existing villas were stripped to their basic structural elements. Outdated and inadequate, the plumbing, electrical and fire protection systems were completely replaced with new piping, wire, and switchgear, as well as a new 100,000 gallon fire protection cistern. Handicap egress was gained with the addition of new elevator structures and walkways. Completely new finishes, both interior and exterior, throughout the project display a quality that is "second to none" throughout the Caribbean. In addition, Wharton-Smith self-performed all the structural and outside envelope aspects of the project.

**CONSTRUCTION COST**  
\$48 million

*St. Croix WWTP and  
St. Thomas WWTP Upgrades  
Government of the US Virgin Islands*



*St. Thomas Wastewater Treatment Facility at Redpointe*



*St. Croix Wastewater Treatment Facility Upgrade*

**LOCATION**

St. Croix, US Virgin Islands  
St. Thomas, US Virgin Islands

**ENGINEER**

VWNA Caribbean

**DESCRIPTION**

Wharton-Smith provided General Contracting services on the construction of two (2) state-of-the-art sequencing batch reactor WWTP's, one on each island. The project scope included influent screening, reinforced concrete process structures (SBR), administration offices and operator control buildings.

**CONSTRUCTION COST**

\$34 million

## Atlantis Resort Phases 2 & 3: Aquatic Systems and Water Features

*Kerzner International Development, LTD / Sun Int'l, LTD*



### LOCATION

Atlantis Resort  
Paradise Island, Nassau, Bahamas

### ARCHITECT

EDSA / Cloward and Associates

### DESCRIPTION

Wharton-Smith, Inc. provided the mechanical and site utility construction for the Atlantis Hotel/Resort on Paradise Island in the Bahamas.

Phase II scope of work included: Design and Construction services on water features, which included the pools, spas, fountains, aquariums, and aquatic park, and the world's largest (2.5 million U.S. gallon) outdoor aquarium; storm, sanitary, reuse and potable water utilities in support of the 1200-room hotel and 35-acre resort, construction of mechanical systems, including storm water and Cistern system, for the vehicular traffic tunnel, construction of a Health Spa and Fitness Center that is patterned after one's found in Europe, including mud baths, salt water hydrotherapy pool, fitness equipment, and decorative fountains.

The Phase III scope of work includes: mechanical and electrical systems for the Dolphin Encounter, the site water park including lazy river, pools and aquariums; the Hotel water features including fountains, spas, pools, and aquariums.

### CONSTRUCTION COST

Over \$32 million aggregate

*Cayman Islands Wastewater  
Treatment Works  
Water Authority - Cayman*



**LOCATION**

Grand Cayman Island

**ENGINEER**

GlobalTech Consultants, Inc.

**DESCRIPTION**

Wharton-Smith provided General Contracting services on the construction of a state-of-the-art sequencing batch reactor WWTP. The Plant capacity was initially built for 2.5 MGD, but is expandable to 10 MGD. The project scope includes headworks with grit removal equipment, reinforced concrete SBR structure and effluent disposal by injection wells. The project also includes administrative offices, mechanical equipment building, laboratory, and operator control buildings.

**CONSTRUCTION COST**

\$17.2 million

## Diageo USVI Rum Facility St. Croix, U.S. Virgin Islands



### LOCATION

St. Croix, U.S. Virgin Islands

### ENGINEER

Veolia North America

### DESCRIPTION

Wharton-Smith is providing construction services of the residuals treatment systems for this rum production plant, which will support Diageo USVI's Captain Morgan Rum Distillery on St. Croix. The rum facility plant is located in the western half of the 25-acre building site at the St. Croix Renaissance Industrial Park. The rum facility process will take by-products from the distillation process and turn them into clean water and biogas for green energy. This process enables Diageo to recycle water, provide a clean source of energy to its distillery, and create a rich fertilizer that can be used by public / private organizations.

### CONSTRUCTION COST

\$2 million