

**ASSOCIATES**  
ENGINEERS & ARCHITECTS

[www.oandsassociates.com](http://www.oandsassociates.com)

# BAYONNE HOUSING AUTHORITY REQUEST FOR QUALIFICATIONS TO PERFORM AS-NEEDED ARCHITECTURAL/ ENGINEERING SERVICES

Architecture  
Structural  
MEP/FP  
Restoration  
Parking

Exterior Envelope  
Energy  
Studies  
Expert Witness  
Regulatory & Compliance



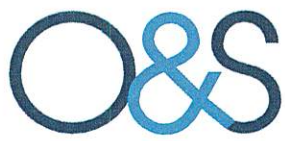
**COPY**

Submitted On:  
May 13, 2025

Submitted By:  
O&S Associates, Inc.  
145 Main Street  
Hackensack, NJ 07601  
Tel: (201) 488-7144  
Fax: (732) 868-1778

Submitted To:  
Housing Authority of the City of  
Bayonne  
549 Avenue A, Bayonne, NJ  
07002  
Attn: John T. Mahon  
Executive Director





**ASSOCIATES**  
ENGINEERS & ARCHITECTS

John T. Mahon  
Executive Director  
Housing Authority of the City of Bayonne  
549 Avenue A, Bayonne, NJ 07002

May 7, 2025

Dear Mr. Mahon,

O&S Associates, Inc. (O&S) would like to thank you for the opportunity to present the Housing Authority of the City of Bayonne (Housing Authority) with our experience and qualifications in architectural and engineering services. We can provide site planning; building upgrades and modernization; structural, mechanical, boiler repair/replacement, generator repair/replacement, electrical and civil engineering; construction contract administration; schematic design/preliminary study/survey phase; design development phase; bidding, construction and contract document phase; bidding and award phase; construction phase; and post completion/warranty phase.

A core group of our services include façades law inspections, roofing, windows, plazas and public spaces, HVAC assessments and design, lighting design, paving, site civil restoration, building envelopes, energy studies, retro-commissioning, and fire protection. We have provided engineering services to both public and private entities around the country for structures including residential buildings, office parks, schools, hospitals, airports, industrial buildings, shopping centers, and warehouses.

In summary, O&S Associates has the experienced personnel, demonstrated prior experience, and the capability to provide a full range of high-quality services expected by the Housing Authority of the City of Bayonne. Should you have any questions regarding the contents of our proposal or require additional information, please do not hesitate to reach out to us at [ypsamy@oandsassociates.com](mailto:ypsamy@oandsassociates.com).

Respectfully,

O&S Associates, Inc. – Engineers & Architects

A handwritten signature in blue ink, appearing to read 'Venkitasamy'.

Venkitasamy Perumalsamy – President

145 Main Street  
Second Floor  
Hackensack, NJ 07601

New York  
New Jersey  
Pennsylvania

Ohio  
Washington DC  
Florida





**ASSOCIATES**  
ENGINEERS & ARCHITECTS

Form of Qualification Proposal  
Section 1

Profile of Firm Form  
Section 2

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Section 3

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Section 4

Client Information  
Section 5

SF330s  
Section 6

Subcontractor/Joint Venture Information  
Section 7

Other Information (Optional Item)  
Section 8





# Form of Qualification Proposal Section 1



### FORM OF PROPOSAL (Attachment A)

(This Form must be fully completed and placed in proposal submittal.)

**Instructions:** Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an "X," where provided, to verify that the referenced completed form or information has been included within the "hard copy" proposal submittal submitted by the proposer. Also, complete the Section 3 Statement and the Proposer's Statement as noted below:

<input checked="" type="checkbox"/> ITEM INCLUDED	SUBMITTAL ITEMS (Three copies of each proposal, including one with original signatures)
<input checked="" type="checkbox"/>	Form of Proposal (Attachment A)
<input checked="" type="checkbox"/>	Form HUD-5369-G
<input checked="" type="checkbox"/>	Profile of Firm Form (Attachment C)
<input checked="" type="checkbox"/>	Proposed Services (Including SF330)
<input checked="" type="checkbox"/>	Managerial Capacity/Financial Viability
<input checked="" type="checkbox"/>	Client Information
<input checked="" type="checkbox"/>	Equal Employment Opportunity Statement
<input checked="" type="checkbox"/>	Subcontractor/Joint Venture Information (Optional)
<input checked="" type="checkbox"/>	Section 3 Business Preference Documentation
<input checked="" type="checkbox"/>	Other Information (Optional)

#### SECTION 3 STATEMENT

Are you claiming a Section 3 business preference? YES ☐ or NO ☒. If "YES," pursuant to the Section 3 portion within the Conditions and Specifications, and pursuant to the documentation justifying such submitted, which priority are you claiming? \_\_\_\_\_.

#### PROPOSER'S STATEMENT

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this proposal submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if the HA discovers that any information entered herein to be false, that shall entitle the HA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the proposal submittal, and by entering and submitting the costs where provided, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFQ as issued by the HA in hard copy, including executing the contract. Pursuant to all RFQ Documents, this Form of Proposal, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply the HA with the services described herein to this RFQ.

  
Signature

5/7/2025  
Date

Venkitasamy Perumalsamy O&S Associates, Inc.  
Printed Name Company





## Profile of Firm Form Section 2



**PROFILE OF FIRM FORM**  
(Attachment C)

(This Form must be fully completed and placed proposal submittal.)

- (1) Prime X Sub-contractor \_\_\_\_\_ (This form must be completed by and for each).
- (2) Name of Firm: O&S Associates, Inc. Telephone: 201-488-7144 Fax: 732-868-1778
- (3) Street Address, City, State, Zip: 145 Main Street, Hackensack, NJ 07601
- (4) Please attached a brief biography/resume of the company, including the following information:  
(a) Year Firm Established; (b) Year Firm Established in [JURISDICTION]; (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).
- (5) Identify Principals/Partners in Firm (submit under Tab No. 5 a brief professional resume for each):

NAME	TITLE	% OF OWNERSHIP
Venkitasamy Perumalsamy	President	65%
Prabhu Perumalsamy	Principal	20%
Suchith Jayasena	Principal	5%
Timothy Webb	Principal	5%
Andy Wilson	Principal	5%

- (6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 5 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE
VP Samy, PE	Principal-in-Charge
Suchi Jayasena, PE	Project Manager
John Deng, PhD, PE	Senior Structural Engineer
David Lubkin, PE	Structural Engineer
Tariq Wasti, RA	Senior Architect
Michael Chung, RA	Project Architect
Ari Golden, PE	Senior FP Engineer
Steve Gnappagasam, PE	Senior Electrical Engineer
Galina Mitrofanova, EIT	Director of Plumbing & Fire Protection

REQUEST FOR QUALIFICATIONS (RFQ)

Architectural/Engineering Services

(7) Proposer Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

☒ Caucasian American (Male) 10 %  
☐ Public-Held Corporation \_\_\_\_\_ %  
☐ Government Agency \_\_\_\_\_ %  
☐ Non-Profit Organization \_\_\_\_\_ %

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

☐ Resident-Owned\* \_\_\_\_\_ %  
☐ African American \_\_\_\_\_ %  
☐ \*\*Native American \_\_\_\_\_ %  
☐ Hispanic American \_\_\_\_\_ %  
☐ Asian/Pacific American \_\_\_\_\_ %  
☐ Hasidic Jew \_\_\_\_\_ %  
☒ Asian/Indian American 90 %

☐ Woman-Owned (MBE) \_\_\_\_\_ %  
☐ Woman-Owned (Caucasian) \_\_\_\_\_ %  
☐ Disabled Veteran \_\_\_\_\_ %  
☐ Other (Specify): \_\_\_\_\_ %

WMBE Certification Number: \_\_\_\_\_

Certified by (Agency): \_\_\_\_\_

(NOTE: A CERTIFICATION/NUMBER NOT REQUIRED TO PROPOSE - ENTER IF AVAILABLE)

Perumalsamy  
Signature

5/7/2025  
Date

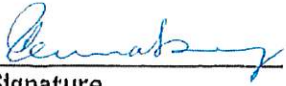
Venkitasamy Perumalsamy O&S Associates, Inc.  
Printed Name Company

**PROFILE OF FIRM FORM  
(Attachment C)**

(This Form must be fully completed and placed proposal submittal.)

- (8) Federal Tax ID No.: 22-3429552
- (9) [APPROPRIATE JURISDICTION] Business License No.: 1119281
- (10) State of NJ License Type and No.: Business Registration Certificate, 1119281
- (11) Worker's Compensation Insurance Carrier: Phoenix Insurance Group, Inc.  
Policy No.: 13WECAJ4FG3 Expiration Date: 1/1/2026
- (12) General Liability Insurance Carrier: Phoenix Insurance Group, Inc.  
Policy No. 13SBAAB9698 Expiration Date: 1/1/2026
- (13) Professional Liability Insurance Carrier: Acrisure NJ Partners Insurance Services, LLC  
Policy No. PROVAE-0000281-00 Expiration Date: 4/26/2026
- (14) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of NJ, or any local government agency within or without the State of NJ? Yes ☐ No ☒  
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (15) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes ☐ No ☒  
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (16) Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said proposer entity has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other proposer, to fix overhead, profit or cost element of said proposal price, or that of any other proposer or to secure any advantage against the HA or any person interested in the proposed contract; and that all statements in said proposal are true.

- (17) Verification Statement: The undersigned proposer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HA discovers that any information entered herein is false, that shall entitle the HA to not consider nor make award or to cancel any award with the undersigned party.

  
Signature

5/7/2025  
Date

Venkitasamy Perumalsamy  
Printed Name

O&S Associates, Inc.  
Company



# Proposed Services Section 3





Founded in 1996 in the State of New York, O&S Associates, Inc. is a full-service architectural and engineering consulting and design firm. O&S is a Professional Corporation with over 110 professional and technical personnel operating out of our six offices located in NJ, PA, NY, OH, DC, and FL. O&S performs architectural and engineering design and construction administration services on over 200 projects per year with an aggregate construction value of over \$150 million. In our history, we have successfully completed more than 2,000 structural restoration and waterproofing projects. We have also performed design and restoration services on over 1,000 concrete structures.

O&S has more than 15 years of experience in the multi-family residential building design and construction and rehabilitation field, providing knowledge of rental housing construction, design, redevelopment, and associated issues. We also possess more than 15 years of experience working with public housing and other affordable housing projects. O&S has had ample experience in the electrical upgrades, boilers, roof replacement, windows, façades, balconies, lobbies, corridors, fitness centers, bathrooms and kitchens, flooring, furnaces, fire protection, and parking structures.



### **Multi-Disciplinary**

Structural, Architectural, Mechanical, Electrical, Plumbing, HVAC & Civil



### **Satisfied Clients**

Serviced Over 2,200 Clients of Both Private and Public Sectors



### **Industry Leading Execution**

Performs A/E Services on Over 200 Projects Per Year with Construction Value Over \$300 million



### **Specialized Experience**

Unparalleled parking design services since our founding in 1996



### **Environmentally Friendly**

Green solutions for a sustainable future. O&S leads the way in eco-friendly innovation



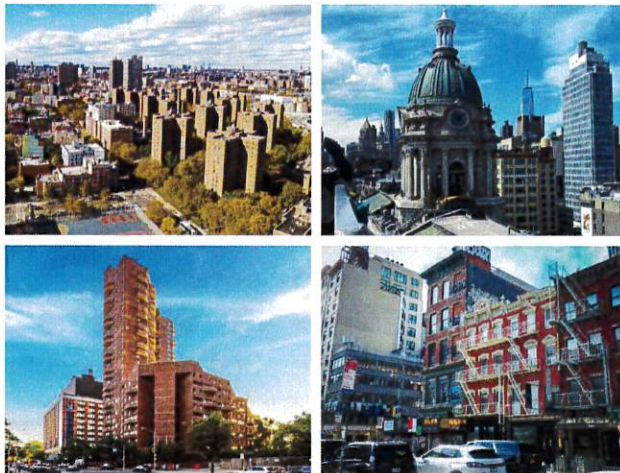
### **Proven Reputation**

"Their diligence, energy, and consistency as our project engineer also made them a standout, so we recommend them very highly."



## KNOWLEDGE OF HUD'S GENERAL CONDITIONS & EXPERIENCE

O&S has worked at many properties Housing Authority facilities, along with buildings that are either HUD-financed or regulated, including Housing Authorities and Mitchell-Lama Developments. We have therefore become very proficient at following HUD Modernization Standards. In the past 15 years, we have provided Professional A/E services at the following properties utilizing HUD Modernization Standards:

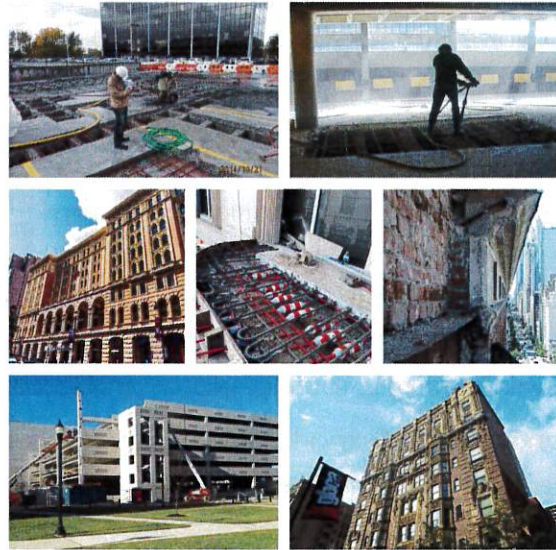


- Atlantic City Housing Authority – Inlet Tower and Shore Park High Rise Concrete Repairs
- Phillipsburg Housing Authority – John F. O'Donnell Building Elevator Upgrades
- Asbury Park Housing Authority – Asbury Park Village, Washington Village, Lincoln Village, Comstock Court, Lumley Homes, and Boston Way Village
- Hialeah Housing Authority – Hialeah, FL
- Newark Housing Authority – Geraldine "GiGi" Foushee Towers Restoration – Newark, NJ
- Elizabeth Housing Authority – Farley Towers Senior Housing Complex – Elizabeth, NJ
- Hightstown Housing Authority – Hightstown Homes Retirement Home Boiler Replacement – Hightstown, NJ
- Nyack Housing Authority – Security Updates – Nyack, NY
- New York City Housing Authority IDIQ – New York City, NY, Facade repairs on 90 residential buildings that include 6,067 apartments
- HUD-Financed Dayton Beach Park Cooperative Restoration Program – Rockaway Beach, NY
- HUD-Financed Nagel House Apartments – Condition Assessment & Restoration Program – New York, NY
- HUD-Financed Mitchell-Lama Cooperative – Clayton Apartments – Restoration Program – New York, NY
- Hialeah Housing Authority – Hialeah, FL



## ENGINEERING

We plan and create dependable structural services that meet all of today's standards. The O&S industry-leading professional engineering staff is proficient in structural and operational systems, current material technologies, testing and design standards, project costs, and construction methods. Our staff is effectually knowledgeable of marketplace trends, regulatory agency mandates, and specialty contractors. Structural engineering services include structural condition assessments, inspections, construction cost estimating, third party reviews, design criteria development, value engineering, constructability reviews, repairs, rehabilitation, vertical expansion, durability consulting, and construction management.



Our MEP Group has continuously and successfully been involved in numerous Call-In Contracts providing MEP engineering design and construction support services on an "as required" basis. These contracts covered a wide variety of projects associated with upgrading, renovation and/or new installation of MEP systems. One of the strengths of this group lies in its knowledge of and experience with the varied and constantly changing MEP systems and equipment available in today's market and the great variety of their application.

O&S has extensive proven experience in designing and managing large-scale projects for structures including residential buildings, office parks, schools, hospitals, airports, industrial buildings, shopping centers, and warehouses. O&S has continually demonstrated experience in Call-In Contracts for engineering design, construction management and support services for new projects, rehabilitation, and restoration projects for various commercial, institutional, transportation, and educational facilities.

## ARCHITECTURE

O&S is a motivated group of industry professionals and support personnel committed to architectural solutions that exceed the expectations of our clients. Our goal is to deliver outstanding design, planning concepts, and solutions through the creative unification of human need, environmental stewardship, and value. Our design solutions result from a collaborative process that encourages multi-disciplinary professional

teams to research alternatives, share knowledge and imagine new ways to solve the challenges of our built environment. O&S has provided renovations and rehabilitation of existing structures and facilities on over 2,000 projects. In addition to being a national specialist in architectural restoration and design, our overall restoration services include façade law inspections, roofing, plazas and building envelopes, windows, and public spaces.



What sets O&S apart from our competition is that we have built our reputation through dedication to our clients and a commitment to their project's success. We are proud of the fact that a large percentage of our work is generated from satisfied, repeated, and referral clients. At O&S, we work to blend local design standards with green building practices. O&S strives for excellence in solution design creativity, commitment to our client, and a balance of cost savings with desired design elements. No matter the size of the project, we approach each project with equal levels of commitment and professionalism.

When providing our restoration design and project administration services, our staff of engineers helps to ensure that our restoration projects remain on schedule and on budget throughout the course of the project. Our staff works to limit the inconvenience and potential loss of revenues caused by partial closures of a facility and offers the most effective and safest approach to phasing each project.

Our design team members maintain a vast array of expertise and experience, offering a diverse skillset to our clients. Thus, O&S has become synonymous with functional, innovative, sustainable, and cost-effective solutions that provide great value for our clients. O&S's architects and engineers work collaboratively with our clients to define the goals and financial objectives of each project to develop facilities that exceed the expectations of our clients.

## SUSTAINABILITY

O&S has long maintained a strong reputation for our sustainability and resiliency expertise which is focused on adapting the natural and built world to a changing climate. We are leaders in the fields of sustainability and climate change resiliency, working with government agencies and private property owners to guide future development and to protect and enhance existing assets and resources utilizing our

comprehensive engineering, ecology, survey, and construction administration services. Our staff includes LEED (Leadership in Energy and Environmental Design) Certified professionals. Over the last two decades through our extensive involvement in regional sustainability and resiliency projects, each of our service departments has had relevant and successful experience managing similarly scoped contracts.

## QUALITY CONTROL PROGRAM

The success of a project is highly dependent on the quality control of all deliverables, exercised during each phase of a project. O&S's standard procedure for quality control will be used as follows:

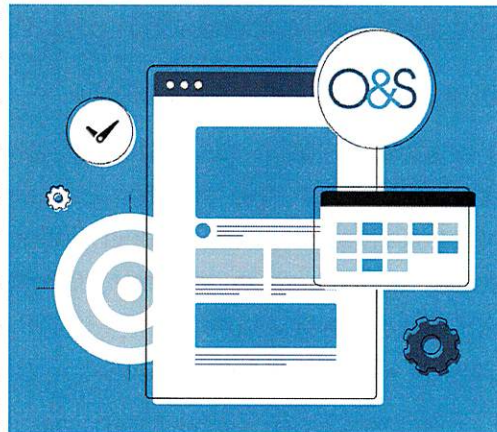


- Written scope of work for a project will be distributed to the Housing Authority and after approval, it will be issued internally to all key personnel by the Project Manager. Any revision to the scope of work, after the Housing Authority approval, will also be distributed in similar fashion.
- Constant communications and exchange of information will be maintained with the Housing Authority through issuance of progress prints at frequent intervals.
- All calculations will be checked by an engineer and also reviewed by the Project Manager for assurance of compliance with the latest project scope and concepts.
- All deliverables will be checked in detail, item by item including all notes and references. Each deliverable will then be reviewed by the Project Manager for its quality, completeness and conformance to the latest scope of work and any special agreements made with the Housing Authority.
- For the purpose of control, after a drawing or report has been issued for construction bid, any change thereafter will be clearly noted on the drawing revision box and the area of change circled in back for quick identification. The Housing Authority standard procedure for drawing revisions will be strictly adhered to.
- All design work will be reviewed at the job site by the Engineer in detail to avoid any interference to prevent extras during construction.
- All drawings and specifications on this project will be reviewed for constructability by the Project Manager, a Senior Construction Engineer and the Principal-in-Charge before a 100% submission to the Housing Authority. The purpose of this review will be to assess the feasibility of construction including access to the job site, interruption

of facility operation during construction, provision of all requested alternatives and construction schedule.

### SCHEDULING & ON-TIME DELIVERY

Based on our experience with other government agencies, we understand that despite the best efforts of all project stakeholders, the project schedule becomes compressed due to irregular funding, changing scope, and other factors that are outside of the control of the Project stakeholders. We have demonstrated experience in delivering projects on a compressed timeline and have developed internal processes which allow us to be flexible in re-allocating personnel between several teams to meet project milestones.



Our team will control the schedule by establishing a list of deliverables for each discipline at each major milestone. These are reviewed at the weekly team meeting to ensure that all disciplines are on track for a timely completion. Vigilance with regard to this issue allows the team to proactively manage potential delays before they become a problem. The design schedule within the master schedule will be the tool by which we can judge our pace and progress. Most importantly, we make schedule compliance a major point of discussion at each and every Design Team meeting. Should the design fall behind schedule, the Project Manager will assist the team by expediting their work within their respective disciplines. Additional resources from the individual companies may need to be called upon to “do what it takes” to get the project back on schedule.

## Knowledge of Local, State & Federal Building Codes

O&S is familiar with all local building codes and Federal building alterations requirements having worked with over 1,200 clients nationwide, including local, state, and federal government agencies; schools, universities, and industrial and institutional clients; parking authorities, healthcare providers, developers, office properties, and attorneys. In addition to working with cities, O&S has handled work performed with the following County, State, and Federal entities:



- United States Government
- Office of Thrift Supervision/ Department of Treasury
- Reagan Building
- Commerce Building
- EPA West Building
- US Army – West Point
- US Airforce
- Cannon Air Force Base (NM) & Tinker Air Force Base (OK)
- US Department of Veterans Affairs (Hospitals throughout US)
- National Institute of Health
- Atlantic City Housing Authority (NJ)
- Newark Housing Authority (NJ)
- Irvington Housing Authority (NJ)
- Elizabeth Housing Authority (NJ)
- Asbury Park Housing Authority (NJ)
- Camden Parking Authority (NJ)
- Camden Housing Authority (NJ)
- City of Trenton (NJ)
- City of Morristown (NJ)
- Phillipsburg Housing Authority (NJ)
- Trenton Housing Authority (NJ)
- Township of Cranford (NJ)
- Glassboro Township (NJ)
- New Brunswick Parking Authority (NJ)
- Hoboken Parking Authority (NJ)
- Morristown Parking Authority (NJ)
- City of Yonkers (NY)
- New Smithtown (NY)
- City of New Rochelle (NY)
- New York City Housing Authority (NY)
- Nyack Housing Authority (NY)
- Albany Parking Authority (NY)
- NYC School Construction Authority
- NYC Department of Sanitation
- Hightstown Housing Authority (PA)
- Philadelphia Parking Authority (PA)
- Pittsburgh Parking Authority (PA)
- Lancaster Parking Authority (PA)
- Montgomery County Housing Authority (PA)
- Hialeah Housing Authority (FL)
- Morris County (IDIQ Elevator Consulting) (NJ)
- Mercer County (NJ)
- Union County and Montgomery County (PA)
- Maple Heights City School District (OH)
- Seneca County Museum (Tiffin, OH)
- McAllen Independent School District (McAllen, TX)
- Georgetown College (Lexington, KY)

**STATE OF NEW JERSEY  
DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE AND ENTERPRISE SERVICES  
SHORT FORM STANDING**

**ORLANDO & SAMY ASSOCIATES, INC.**

0100673110

*I, the Treasurer of the State of New Jersey, do hereby certify that the above-named New York Foreign For-Profit Corporation was registered by this office on July 22, 1996.*

*As of the date of this certificate, said business continues as an active business in good standing in the State of New Jersey, and its Annual Reports are current.*

*I further certify that the registered agent and office are:*

VENKITASAMY PERUMALSAMY  
145 MAIN STREET  
HACKENSACK, NJ 07601



*IN TESTIMONY WHEREOF, I have  
hereunto set my hand and affixed  
my Official Seal at Trenton, this  
8th day of July, 2024*

A handwritten signature in black ink, appearing to read 'Elizabeth Maher Muoio'.

Elizabeth Maher Muoio  
State Treasurer

Certificate Number : 2820865500

Verify this certificate online at

[https://www1.state.nj.us/TYTR\\_StandingCert/JSP/Verify\\_Cert.jsp](https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp)

CERT-1

05/26/05

Taxpayer Identification# 223-429-552/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-1730.

I wish you continued success in your business endeavors.

Sincerely,

*John E. Tully*  
John E. Tully, CPA  
Director

STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/  
DIVISION OF REVENUE  
PO BOX 252  
TRENTON, N J 08646-0252

TAXPAYER NAME:  
ORLANDO & SAMY ASSOCIATES, INC.

ADDRESS:  
145 MAIN ST  
HACKENSACK NJ 07601  
EFFECTIVE DATE:

01/01/96

TRADE NAME:  
O & S ASSOCIATES INC

SEQUENCE NUMBER:  
1119281

ISSUANCE DATE:  
05/26/05

FORM-BRC(08-01)

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.



## STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

<b>Taxpayer Name:</b>	ORLANDO & SAMY ASSOCIATES, INC.
<b>Trade Name:</b>	O & S ASSOCIATES INC
<b>Address:</b>	145 MAIN ST HACKENSACK, NJ 07601-8107
<b>Certificate Number:</b>	1119281
<b>Effective Date:</b>	January 13, 2005
<b>Date of Issuance:</b>	March 20, 2024

**For Office Use Only:**  
**20240320100149152**

Certification **32623**

# CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

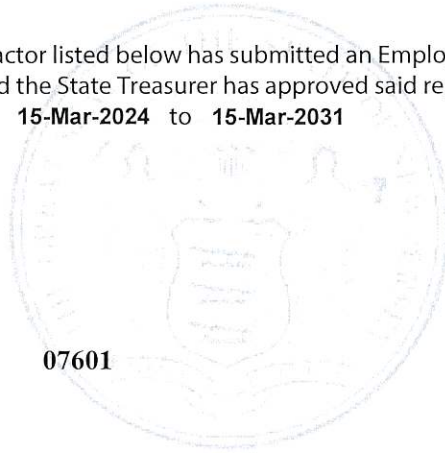
This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-Mar-2024 to 15-Mar-2031**

**O & S ASSOCIATES, INC.**

**145 MAIN STREET**

**HACKENSACK**

**NJ 07601**



*Elizabeth M. Muoio*

ELIZABETH MAHER MUOIO

State Treasurer



State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE  
Board of Prof. Engineers & Land Surveyors

HAS LICENSED

Venkatasamy Perumalsamy  
2 Sunflower Drive NJ 07458  
Upper Saddle River

FOR PRACTICE IN NEW JERSEY AS A(N): Professional Engineer

04/18/2024 TO 04/30/2026  
VALID

24GE05038300  
LICENSE/REGISTRATION/CERTIFICATION #

*Carli Bain*  
ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder

PLEASE DETACH HERE

24GE05038300  
VALID TO 04/30/2026  
SIGNATURE *Carli Bain*  
ACTING DIRECTOR  
New Jersey Office of the Attorney General  
Division of Consumer Affairs  
THIS IS TO CERTIFY THAT THE  
Board of Prof. Engineers & Land Surveyors  
HAS LICENSED  
Venkatasamy Perumalsamy  
Professional Engineer  
License/Registration/Certificate #  
24GE05038300

PLEASE DETACH HERE  
IF YOUR LICENSE/REGISTRATION  
CERTIFICATE ID CARD IS LOST  
PLEASE NOTIFY:  
Board of Prof. Engineers & Land Sur  
P.O. Box 45015  
Newark, NJ 07101

EXPIRATION DATE 2026

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**Suchith Jayasena  
D&S Associates  
145 Main St  
Hackensack NJ 07601**

FOR PRACTICE IN NEW JERSEY AS A(N): **Professional Engineer**



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Suchith Jayasena  
Professional Engineer

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*Cari Zain*

ACTING DIRECTOR

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02/21/2024 TO 04/30/2026  
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**24GE04448600**  
LICENSE/REGISTRATION/CERTIFICATION #

*Cari Zain*  
ACTING DIRECTOR

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**Suchith Jayasena**

EXPIRATION DATE **2026**

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Cari Faia  
Acting Director  
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Name: JOHN DENG

Address: Boonton, NJ

Profession/License Type: Engineers & Land Surveyors, Professional Engineer

License No: 24GE04643200

License Status: Active

Status Change Reason: License Issuance

Issue Date: 9/14/2006

Expiration Date: 4/30/2026

SPL:

NO Board Actions. For more information contact the New Jersey State Board of Professional Engineers and Land Surveyors (973)504-6460

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David Lubkin  
75 Mill Road  
Morris Plains NJ 07950

FOR PRACTICE IN NEW JERSEY AS A(N): Professional Engineer

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David Lubkin  
Professional Engineer

03/17/2024 TO 04/30/2026  
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Carri Zaris  
ACTING DIRECTOR

03/17/2024 TO 04/30/2026

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*David Lubkin*

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*Carri Zaris*

ACTING DIRECTOR

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David Lubkin

EXPIRATION DATE 2026

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**Name:** SYED TARIQ WASTI  
**Address:** Bethel,CT  
**Profession/License Type:** Architecture,Registered Architect  
**License No:** 21AI01962000  
**License Status:** Active  
**Status Change Reason:** License Issuance  
**Issue Date:** 5/13/2014  
**Expiration Date:** 7/31/2025

NO Board Actions. For more information contact New Jersey State Board of Architects - 973-504-6385

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**Name:** MICHAEL M CHUNG

**Address:** River Edge,NJ

**Profession/License Type:** Architecture,Registered Architect

**License No:** 21AI01929900

**License Status:** Active

**Status Change Reason:** License Issuance

**Issue Date:** 3/11/2013

**Expiration Date:** 7/31/2025

NO Board Actions. For more information contact New Jersey State Board of Architects - 973-504-6385

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Name: STEVE J GNAPRAGASAM

Address: Long Island City, NY

Profession/License Type: Engineers & Land Surveyors, Professional Engineer

License No: 24GE04964500

License Status: Active

Status Change Reason: License Issuance

Issue Date: 1/12/2012

Expiration Date: 4/30/2026

SPL:

NO Board Actions. For more information contact the New Jersey State Board of Professional Engineers and Land Surveyors (973)504-6460

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# Managerial/Financial Capacity Section 4



# Managerial/Financial Capacity

O&S Associates 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 firm employs over 25 licensed engineers and architects; among them are 13 Registered Architects and Professional Engineers who are currently registered to provide professional services in the State of New Jersey.

The professional services of our staff are controlled and managed with a rigorous project management system. Project assignments are performed under the close supervision of Corporate Principals using weekly meetings to ensure that the necessary resources are committed for the various project assignments. The Founder and President of O&S, Venkitasamy Perumalsamy, PE, will act as Principal-in-Charge. He will be responsible for managing, monitoring, and insuring that all work is done in a timely fashion.

Mr. Perumalsamy is a Professional Engineer with over 40 years of experience in the structural design and rehabilitation of government, commercial, industrial, and residential structures. Mr. Perumalsamy is involved with all aspects of structural design including programming, functional design, cost estimating, schematic design, code requirements, construction documents and construction administration. Mr. Perumalsamy also works collaboratively with other disciplines including architecture, civil, and MEP to ensure that the final project design comprehensively integrates all design elements. He is responsible for the preparation of information regarding design, structure specifications, materials, color, equipment, estimated costs, and construction timelines. He also consults with our clients to determine the requirements of each structure.

## PRINCIPAL-IN-CHARGE

**VP SAMY, PE** is the founder and President and Principal-In-Charge of O&S and oversees all services provided by the firm. Mr. Samy has over 40 years of engineering experience on all types of buildings including commercial, residential, industrial, and parking, among others. Samy will be responsible for all contract obligations and is authorized to act on behalf of the firm.

## PROJECT MANAGER

**SUCHI JAYASENA, PE** (Project Manager) is responsible for all phases of professional services, including preparation of technical reports, analysis and design, program development, technical

## Managerial/Financial Capacity continued...

specifications, drawings, bidding services, construction administration, and supervision. Suchi has provided engineering services for all types of structures including exterior building façades, building roofing, curtain wall studies, plaza renovations, parking garage rehabilitation projects, balcony and brick masonry evaluations and restoration.

### STRUCTURAL ENGINEERING

**JOHN DENG, PHD, PE** (Senior Structural Engineer) is responsible for project management and administration of our building restoration engineering projects. John's depth of experience and knowledge of building systems helps to ensure that projects are completed within established timelines and budgets. John's main focus is on new structural engineering design and is responsible for all phases of professional services, including preparation of technical reports, analysis and design, program development, technical specifications, drawings, bidding services, and construction administration and supervision.

**DAVID LUBKIN, PE** (Structural Engineer) is a project manager with 15 years of exterior wall restoration experience. As an Engineer, he is responsible for identifying and developing details required for the appropriate building systems that are submitted and offers input in the design process. Mr. Lubkin has been involved in providing engineering support services for all types of structures including exterior building façades, building roofing, curtain wall studies, plaza renovations, parking garage rehabilitation projects, and balcony and brick masonry evaluations and restoration.

### ARCHITECTS

**TARIQ WASTI, RA** (Senior Architecture) is a Senior Architect with more than 40 years of experience, with notable award-winning LEED projects in many states and internationally. Mr. Wasti is licensed in 14 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. He will provide all architectural services for this project including code review and product selections.

**MICHAEL CHUNG, RA, NCARB, LEED AP** (Senior Architect) is a Project Architect with more than 20 years of experience. He is a Registered Architect in seven states. In addition to a LEED accredited professional, he is also certified by the Construction Specifications Institute as a Construction Documents Technologist.

### MEP ENGINEERING

**ARI GOLDEN, PE** (Chief Mechanical Engineer) is an accomplished Mechanical Engineer whose experience includes projects ranging from Museums to Education Buildings for new and existing facilities. His broad range of experience has exposed him to a complete cross-section of systems, building types and clients.

**STEVE GNAPRAGASAM, PE, LEED AP** (Senior Electrical Engineer) is an accomplished Electrical Engineer whose experience includes designing electrical power, fire alarm and lighting systems

## Managerial/Financial Capacity continued...

for various projects ranging from educational buildings to high rise office spaces.

**GALINA MITROFANOVA, EIT** (Director of Fire Protection) is an experienced Plumbing and Fire Protection Engineer whose experience includes projects ranging from community buildings to residential buildings.



# Venkitasamy Perumalsamy, PE

## President/Principal-in-Charge

### 42+ Years' Experience

#### Previous Experience

Desman Associates  
(1987-1996)  
Sargent & Lundy, Chicago, IL  
(1984-1987)  
Consulting Engineers Group  
International, Omaha, NE  
(1980-1984)

#### Active Registrations

Registered Professional Engineer  
New York - 073225-1  
Pennsylvania - PE080161  
Connecticut - PEN.0019729  
Ohio - 76670  
New Jersey - 24GE05038300  
Florida - 75759  
District of Columbia - PE907669

#### Education

Master of Science/Civil Engineering  
(1980 - South Dakota School of  
Mines & Technology)  
Master of Science/Structural  
Engineering  
(1979 - University of Madras,  
Madras, India)  
Bachelor of Science/Civil  
Engineering (1977 - University of  
Madras, Madras, India)

#### Professional Affiliations

Precast Concrete Institute (PCI)  
American Concrete Institute (ACI)  
International Parking Institute (IPI)  
New York State Parking  
Association (NYSPA)

#### Publications

Transportation Research Board -  
"Effect on Hot Climate Slump Loss  
and Setting Times for  
Superplasticized Concrete"

Mr. VP Samy founded O&S in February 1996. Mr. Samy is responsible for business operations related to project management and administration of our design, restoration engineering, and planning services. Samy's structural and operational background ensures that projects are completed within established timelines and budgets. Mr. Samy is responsible for all phases of professional services, including preparation of technical reports, analysis and design, program development, technical specifications, drawings, bidding services, construction administration, and supervision. As Principal-in-Charge at O&S, Samy is responsible for supervising all engineering and architectural staff and overseeing production and quality control. Samy directs and coordinates production, operations, and quality assurance. Samy also heads up all hiring, training, and mentoring, and writes performance reviews and solves internal issues.

#### Representative projects in which Mr. Samy served include:

ATLANTIC CITY HOUSING AUTHORITY, ATLANTIC CITY, NJ - Principal-in-Charge for providing complete services for the inspection, evaluation, design and development of plans and specifications for the necessary repairs and maintenance to the exterior concrete/brick facades for the Atlantic City Housing Authority high-rise sites Inlet Tower (14 stories) and Shore Park High Rise (17 stories).

NEW YORK CITY HOUSING AUTHORITY, NEW YORK, NY - Principal-in-Charge for a five-year IDIQ contract that began in 2010. The first task order was for design and construction administration services for the restoration of 80 building façades and over 100 roofs. The buildings varied in size from 5-25 stories and encompassed all types of façade systems including solid wall, curtain wall, cavity wall, and precast panels.

NEW YORK CITY HOUSING AUTHORITY, NEW YORK, NY - Principal-in-Charge for a five-year IDIQ contract that began in 2010. This second task order was to perform FISP Cycle 7 Inspections for 230 buildings throughout New York. 230 FISP Cycle 7 reports were completed in 12 months.

NEW YORK CITY HOUSING AUTHORITY, NEW YORK, NY - Principal-in-Charge for another five-year IDIQ contract that began in 2016. Three task orders were received to perform Cycle 8 FISP inspection services of exterior façades of 220 buildings at various developments to comply with Local Law 11/98 requirements and identify required façade repairs and filing documents with regulatory agencies and expediting approval. Included in the third task order, NYCHA included design and construction administration services. In the third task order, O&S performed design and construction administration services for the restoration of a 31-story cavity wall building that was constructed without masonry wall ties.

HIGHTSTOWN HOUSING AUTHORITY, HIGHTSTOWN, NJ - Principal-in-Charge for the design, preparation of bid documents, and construction monitoring for the renovation and replacement of six hot water boilers and associated pumps and controls in three separate boiler rooms for the Hightstown Homes Retirement Community.

ELIZABETH HOUSING AUTHORITY, ELIZABETH, NJ - Principal-in-Charge for professional A/E services to upgrade the heating and hot water systems at Farley Towers Senior housing complex. O&S coordinated with the Housing Authority of Elizabeth's asbestos abatement consultant to safely remove the old boilers, associated pumps, valves and damaged pipes to install a new system.

## Venkitasamy Perumalsamy continued...

CLAYTON APARTMENTS, HARLEM, NY – Performed design, bid, and construction management services for a 10-year repair program for Clayton Apartments. The program includes masonry façade repairs, balcony repairs, balcony door replacement, roof replacement, interior work, electrical upgrades, and fire suppression upgrades.

NAGEL HOUSE, INC., NEW YORK, NY – Provided consulting engineering services to Nagle House Inc., a New York City HUD building. O&S replaced two Pacific CA 6630 boilers and two ICI DEG-84s oil burners, as well as provided engineering services for a gas conversion, new chimney liner, and abandonment of the PBS. 1199 HOUSING CORPORATION, NEW YORK, NY – Principal-in-Charge for on-call architectural, engineering, and construction services to 1199 Housing Corp. since 2016. O&S has provided consulting for façade repairs, concrete repairs, and site work.

VITUS PROJECTS, MULTIPLE LOCATIONS – Principal-in-Charge for the redevelopment of multiple multifamily housing sites around the country for the developer Vitus Inc. Services varied at each location, but most included design of the HVAC system, interior and exterior lightings, plumbing fixtures, kitchen and bathrooms cabinets and countertops, flooring, roof and window replacement, and asphalt paving. The site where the work was completed were Park View Terrace and Rock Creek Terrace in Englewood, NJ, for 168 total apartment units, Hadley Gardens in Miami, FL, for 151 apartment units, and Guardian Court in Louisville, KY.

DAYTON BEACH PARK, FAR ROCKAWAY, NY – Principal-in-Charge for the roofing system replacement at five buildings with a construction value of over \$4 million. O&S conducted a complete condition assessment of the roofing systems and developed a restoration program for each building. Included were prepared drawings, specifications, and bidding for repairs. This project is currently under construction and we are providing administrative services.

LINCOLN CENTER FOR THE PERFORMING ARTS, NEW YORK, NY – Principal-in-Charge in the roofing system replacement and historic façade inspections at the Rose Building and Julliard School Building. A forensic up-close investigation of travertine clad elevations for Julliard was performed using a swing-stage scaffolding and man lifts. For the Rose Building a complete binocular investigation of all the building's façades from the ground, adjacent buildings, and a lower roof was performed.

109 EAST 16th STREET, NEW YORK, NY – Principal-in-Charge of all structural projects for 109 E. 16th, which houses the New York City Human Resources Administration. O&S designed repairs for the sidewalk vault under 16th. The structural steel beams suffered extensive corrosion and required welded steel reinforcement. After Superstorm Sandy, the building also decided to install an emergency generator on the roof. O&S did the structural analysis of the roof and designed dunnage and catwalks for the generator and a chase that delivered fuel oil to the generator from the basement storage tank.

BROAD STREET BANK BUILDING CONVERSION, NEW YORK, NY – Principal-in-Charge for the exterior renovation of the building and rooftop plaza, as well as interior modification.

THE CITY OF NEW YORK DEPARTMENT OF SANITATION, QUEENS, NY – Principal-in-Charge in the performance of a condition assessment, development of a restoration program for the replacement of the roofing system and MEP services for the Queens East Garage.

UPS MANHATTAN SOUTH DISTRIBUTION CENTER, NEW YORK, NY – Principal-in-Charge for the exterior wall restoration project and the parking garage restoration project.

UPS 43rd STREET DISTRIBUTION CENTER, NEW YORK, NY – Principal-in-Charge for the exterior wall restoration project and the parking garage restoration project.

TREMCO HEADQUARTERS – LEED HQ RENOVATION, BEACHWOOD, OH – Principal-in-Charge for this renovation project. O&S was the Prime Architect for the sustainable renovation of Tremco's headquarters building. The renovation included installation of a vegetated green roof, rooftop solar panels, insulated EIFS wall panels, rainwater capture system, 1.8 KW wind turbine, and complete MEP upgrades, including HVAC and automated control systems. The renovated building achieved 84% reduction in natural gas usage, 43% reduction in electrical usage, 75% landfill avoidance, and LEED Gold certification of the renovated building.



# Suchi Jayasena, PE

## Project Manager/Principal

### 28+ Years' Experience

#### Previous Experience

Thorton Tomasetti Engineers  
(1997-2002)  
Einhorn, Yaffee, Prescott  
(2002-2004)  
City College of New York  
Adjunct Lecturer

#### Active Registrations

Registered Professional Engineer  
New York - 092902-1  
New Jersey - 24GE0448600  
Pennsylvania - PE079837  
North Carolina - 40933  
South Carolina - 31106  
New Mexico - 20984  
Rhode Island - 12364  
Ohio - 76423  
Michigan - 6201060242  
Massachusetts - 50802  
Maryland - 35100  
Wisconsin - 42183-6  
Illinois - 62.064303  
Kentucky - 28460  
Virginia - 402050388  
MTA NYC Transit Track Safety  
Certification

#### Education

ME (Structural/ Mechanics)  
1997 - City College of the City  
University of New York  
  
BE (Civil)  
1995 - City College of the City  
University of New York

Mr. Jayasena joined O&S Associates, Inc. in 2004 and is responsible for project management and administration of our parking garage and building restoration engineering projects. Suchi's depth of experience and knowledge of building systems helps to ensure that projects are completed within established timelines and budgets. Suchi is responsible for all phases of professional services, including preparation of technical reports, analysis and design, program development, technical specifications, drawings, bidding services, construction administration, and supervision. Suchi has provided engineering services for all types of structures including exterior building façades, building roofing, curtain wall studies, plaza renovations, parking garage rehabilitation projects, balcony and brick masonry evaluations and restoration.

#### Representative projects in which Mr. Jayasena served include:

ROYAL CLUB AT WINTHROP, CLIFTON, NJ - Suchi provided structural engineering services for the transition process of buildings 1 and 3. The Association selected O&S to complete an approach for the structural and waterproofing deficiencies of the balconies.

NEW YORK CITY HOUSING AUTHORITY, NEW YORK, NY - Project Engineer for a five-year IDIQ contract that began in 2016. Three task orders were received to perform Cycle 8 FISP inspection services of exterior façades of 220 buildings at various developments to comply with Local Law 11/98 requirements and identify required façade repairs and filing documents with regulatory agencies and expediting approval. Included in the third task order, NYCHA included design and construction administration services. In the third task order, O&S performed design and construction administration services for the restoration of a 31-story cavity wall building that was constructed without masonry wall ties.

1199 HOUSING CORPORATION, NEW YORK, NY - Performed on-call architectural, engineering, and construction services to 1199 Housing Corp. since 2016. O&S has provided consulting for façade repairs, concrete repairs, and site work.

CLAYTON APARTMENTS, HARLEM, NY - Performed design, bid, and construction management services for a 10-year repair program for Clayton Apartments. The program includes masonry façade repairs, balcony repairs, balcony door replacement, roof replacement, interior work, electrical upgrades, and fire suppression upgrades.

DAYTON BEACH PARK, ROCKAWAY BEACH, NY - Exterior façade rehabilitation, roof replacement, and storm resiliency upgrades of all five buildings within the residential development. Conducted a complete condition assessment and collaborated with the development of a rehabilitation plan for the residential corporation. Prepared drawings and specifications for repairs while also providing bidding services.

BELGRAVIA BUILDING, PHILADELPHIA, PA - Terracotta exterior wall consulting for historic landmark hotel built in 1910.151.

LEFRAK RESIDENTIAL AND COMMERCIAL PROPERTIES, NEW YORK, NY - Provided façade inspection, façade and exterior wall repairs restoration relating to Cycle 7 Local Law Inspection, plaza renovations, historic preservation for landmark buildings, garage repairs, roofing, NYC FISP (Local Law 11) services emergency response, and municipal consulting and violation closeout.

READING SCHOOL DISTRICT, READING, PA - Exterior wall rehabilitation of 18 schools,

## Suchi Jayasena continued...

mostly built in the 1920s and 1930s with a construction value of \$30 million.

RITZ-CARLTON HOTEL, PHILADELPHIA, PA – Historic exterior wall restoration for 30-story hotel with plaza construction on the 27th floor promenade.

THE CITY OF NEW YORK DEPARTMENT OF SANITATION, QUEENS, NY – Project Manager in the performance of a condition assessment, development of a restoration program for the replacement of the roofing system and MEP services for the Queens East Garage.

LINCOLN CENTER FOR THE PERFORMING ARTS, NEW YORK, NY – Served as Project Engineer in the roofing system replacement at the Rose Building. Conducted a complete condition assessment of the roofing system and developed a rehabilitation program for the facility. Prepared drawings and specifications for repairs while also providing bidding and construction administration services. O&S also performed an emergency structural condition assessment of a concrete floor slab and created repair drawings and specifications for repair and provided field supervision of the repair work.

CENTRAL PARKING SYSTEMS, NEW YORK, NY – Provided design and general project oversight for structural repairs and upgrades to Central's inventory of nearly 300 structured parking facilities. Projects include historic preservation, municipal consulting and violation closeout/legalization, renovations, and structural and waterproofing restoration.

TRACY TOWERS PARKING STRUCTURE AND PLAZA RENOVATION, BRONX, NY – Mr. Jayasena served as project engineer for the Tracy Towers Renovation project. Since this project is located above the MTA's Jerome Yard, all team members were required to be MTA Track Certified. O&S Associates provided a condition study of the property as well as design drawings and specifications.

2460 LEMOINE AVENUE, LEONIA, NJ – Project Manager for the vertical expansion and modification. Work included adding of a single story on the back of the building which is currently an elevated, structurally supported parking area. O&S is the Structural Engineer of Record for this project.

UPS MANHATTAN SOUTH DISTRIBUTION CENTER, NEW YORK, NY – Served as the Project Manager for the exterior wall restoration project and the parking garage restoration project.

BECTON DICKINSON, FRANKLIN LAKES, NJ – Mr. Jayasena provided engineering and construction supervision services for restoration of two parking structures consisting of 1,200 parking spaces at the Becton Dickinson main campus. O&S Associates provided condition assessment, condition report, design documents and completion of construction in a timely manner and on budget at a cost of \$6.2 million.

CENTURY TOWER PLAZA RENOVATION, FORT LEE, NJ – Completed renovation of the rear plaza of the luxury condominium complex in Fort Lee, NJ. Work included total removal of all elements up to structural slab, repairs to the structural slab, waterproofing, and complete redesign of the entire plaza level at a cost of \$1.5 million.



# John Deng, PhD, PE

## Senior Structural Engineer

### 21+ Years' Experience

#### Active Registrations

Professional Engineer  
New Jersey - 24GE04643200

#### Education

PhD - Structural Engineering  
Southern Illinois University at  
Carbondale  
MS - Civil Engineering  
Hohai University, China  
BS - Civil Engineering  
Hohai University, China

Dr. Deng joined O&S in 2014 and is responsible for project management and administration of our building restoration engineering projects. John's depth of experience and knowledge of building systems helps to ensure that projects are completed within established timelines and budgets. John's main focus is on new structural engineering design and is responsible for all phases of professional services, including preparation of technical reports, analysis and design, program development, technical specifications, drawings, bidding services, and construction administration and supervision. Prior to joining O&S Associates, Dr. Deng was responsible for all aspects of engineering restoration and design services with his prior firms. Over his career, John has provided engineering services for all types of structures including exterior building façades, building roofing, curtain wall studies, plaza renovations, parking garage rehabilitation projects, and balcony and brick masonry evaluations and restoration.

#### Representative projects Dr. Deng has served on include:

CHEEMA 307 EAST BRINKERHOFF AVENUE, PALISADES PARK, NJ - Design a new 15-unit apartment wood building on top of one-story steel parking building.

WALKER PROPERTIES 18-UNIT RESIDENTIAL BUILDING, CLIFFSIDE PARK, NJ - Design a new 18-unit residential 4-story wood building on top of one-story steel framing parking building.

FLORHAM PARK CONDO, FLORHAM PARK, NJ - Responsible for age restricted residential development. Three-story plan layout 160'X80'.

CRANFORD EAST AND WEST BUILDINGS, CRANFORD, NJ - Responsible for two-story wood building over one-story steel building. Plan layout 180'X180'. Responsible for three-story wood building over one-story steel building. Plan layout 330'X70'.

RIVERWALK APARTMENTS, WEST NEW YORK, NJ - Design and calculated deflections and loading capacities for a composite open web steel joist floor system for 6 floors. Challenges are McManus composite joist and deck system and shop details, openings thru-floor trusses/girders.

GENVIEVE GARDENS, HOBOKEN, NJ - Responsible for structural remediation performed on the 5-story building located at 163-165 Newark Street. Plan layout 50'X80'.

FLORHAM PARK CONDO ASSOCIATION, FLORHAM PARK, NJ - Two-story 156'x72' apartment building design. Designed wood lintels and Microlam beams, steel or wood posts. Challenges are multi-story wood buildings on bearing walls/lintels, and wood shear walls.

WALKER PROPERTIES LLC, CLIFFSIDE PARK, NJ - 18-unit residential building located between Walker and Johns Streets East. Three-story wood building on one-story steel parking. Plan layout 80'X100'.

42-48 NORFOLK STREET & 155-159 SUSSEX AVENUE, NEWARK, NJ - Four-story, mixed use building. Plan layout 90'X60'.

42-48 NORFOLK STREET & 155-159 SUSSEX AVENUE, NEWARK, NJ - Design of a new four-story, mixed use building.

449 MOUNT PLEASANT AVENUE, WEST ORANGE, NJ - Design and rebuild a for four-story Medical offices building.

MIDLAND BREW HOUSE, 374 NORTH MIDLAND AV, SADDLE BROOK, NJ - Design of a

## John Deng continued...

new two-story local restaurant building.

SUNRISE MART BUILDING, 366 ESSEX STREET, LODI, NJ – Design of a new convenience store building.

864 NORTH MAIN STREET, PLEASANTVILLE, NJ – Design of a new convenience store and car wash building.

PAK'S FAST SERVICES, 639 RT 17, PARAMUS, NJ – Design of a new convenience store building.

56 INDUSTRIAL AV, FAIRVIEW, NJ – Design of a new office and storage building.

159 KINGS STREET, NUTLEY, NJ – Design of a new multi-tenant mixed use building.

AVAK PROPERTIES, 7301 RIVER ROAD, NORTH BERGEN, NJ – Design of a new Starbucks building.

1 OLD COUNTRY ROAD PARKING GARAGE, NY – Design and build roof level new slab replacement 152000 SF.

RIVERSIDE SQUARE MALL PATIO AND PED BRIDGE, HACKENSACK, NJ – Design includes the creation of a supported patio between the mall structure and the parking structure, as well as two pedestrian bridges connecting the second level of the mall to the garage.

109 EAST 16TH STREET, NEW YORK, NY – Quality Assurance and Control for all structural projects for 109 E 16th which houses the New York City Human Resources Administration. O&S designed repairs for the sidewalk vault under 16th. The structural steel beams suffered extensive corrosion and required welded steel reinforcement. After Superstorm Sandy, the building also decided to install an emergency generator on the roof. O&S did the structural analysis of the roof, designed dunnage and catwalks for the generator, and a chase that delivered fuel oil to the generator from the basement storage tank.

MONMOUTH COURT HOUSE SECURITY VESTIBULE, FREEHOLD, NJ – Design the two-story addition of a new Security Vestibule with associated ADA accessible ramp and stairs at the location of the existing West Wing First Floor building entrance.

RARITAN TEMPLE AND STUDY HALL BUILDING, RARITAN, NJ – Two-Story 21000 SF new temple building structural design and new 11000SF study hall building design.

H-MART AMERICAN DREAM MALL, RUTHERFORD, NJ – Design and reinforce existing building for the H-Mart retail warehouse.

ENGLEWOOD HOSPITAL VESTIBULE, NJ – Design new Vestibule at Englewood Hospital.

KISLIN BUILDING, RED BANK, NJ – Located at 8 East Front Street. Three-story, plan layout 90'X100'.

135 CHESTNUT RIDGE STRUCTURAL EVALUATION, MONTVALE, NJ – Senior Structural Engineer for structural strengthening at 135 Chestnut Ridge Road of the file cabinet system in the new client leasing space at 135 Chestnut Ridge Road in Montvale, New Jersey.

SOUTH HILL MALL REDEVELOPMENT FOR VORNADO (300'X1000'), ROUTE 9, POUGHKEEPSIE, NEW YORK – Challenges included raised façade and penthouse, cold form building on top of roof steel.

307 EAST BRINKERHOFF AVENUE, PALISADES PARK, NJ – Cheema 15-unit apartment building. Three-story wood building on one-story steel parking. Plan layout 75'X125'.

449 MOUNT PLEASANT AVENUE, WEST ORANGE, NJ – Medical offices rebuild for four-story building. Plan layout 40'X100'.



# Dave Lubkin, PE

## Senior Structural Engineer

### 15+ Years' Experience

Mr. Lubkin is a project manager with over 8 years of exterior wall restoration experience. As an Engineer, he is responsible for identifying and developing details required for the appropriate building systems that are submitted and offers input in the design process.

Mr. Lubkin has been involved in providing engineering support services for all types of structures including exterior building façades, building roofing, curtain wall studies, plaza renovations, parking garage rehabilitation projects, and balcony and brick masonry evaluations and restoration.

### Representative projects in which Mr. Lubkin served include:

NEW YORK CITY HOUSING AUTHORITY, NEW YORK, NY – Project Engineer on the Local Law 11 and Bond B Projects.

UNIVERSITY TOWERS PAVING & SIDEWALK REPAIRS, BROOKLYN, NY – Project Engineer for the site included asphalt pavement section reconstruction, miscellaneous earthwork adjustments, concrete sidewalk replacement, concrete curb replacement, supplement and upgrade storm drainage system, new pedestrian curb cuts with detectable warning pads, new perimeter fencing, new maintenance shed, and new on-grade decorative pedestrian pavers.

UPS 43rd STREET DISTRIBUTION CENTER, NEW YORK, NY – Project Engineer for the exterior wall restoration project and the parking garage restoration project.

UPS MANHATTAN SOUTH DISTRIBUTION CENTER, NEW YORK, NY – Project Engineer for the exterior wall restoration project and the parking garage restoration project.

LEFRACK, QUEENS, NY – Project Engineer for six exterior wall restoration projects.

RENAISSANCE TOWERS, NEWARK, NJ – Project Engineer for the exterior wall restoration project.

PRUDENT PROPERTY PROJECTS, PHILADELPHIA, PA – Project Engineer for the exterior wall restoration projects at the Sidney Hillman, Philip Murray, and Four Freedoms Apartment Buildings.

MORRISTOWN MEDICAL CENTER, MORRISTOWN, NJ – Project Engineer for the structural repairs and preventative maintenance of the Visitors Garage, JCP&L Garage, Women's Association Garage, and 101 Garage.

OVERLOOK HOSPITAL, SUMMIT, NJ – Project Engineer for the structural repairs and preventative maintenance of the Physician's Garage and Garage H.

ROBERT WOOD JOHNSON, RAHWAY, NJ – Conducted a parking lot condition assessment and capacity study of the facility.

### CAPITAL RESERVE STUDIES

RIVA POINTE CONDO ASSOCIATION

INDEPENDENCE HARBOR

REGENCY AT MONROE

GREGORY COMMONS CONDOMINIUM ASSOCIATION

PORTOFINO CONDOMINIUM ASSOCIATION

THE COLONY CORPORATION

1200 GRAND CONDOMINIUM ASSOCIATION

NAGLE HOUSE CONDOMINIUM ASSOCIATION

MEDITERRANEAN TOWERS SOUTH (2000 LINWOOD AVE. OWNERS ASSOCIATION)

### Active Registrations

Registered Professional Engineer  
New Jersey – 24GE05357900

### Education

Pennsylvania State University  
Bachelor of Science in Civil  
Engineering, 2011  
Structures and Project Management  
Focus

### Memberships

American Society of Civil Engineers



# Tariq Wasti, RA AIA

## Senior Architect

### 40+ Years' Experience

Mr. Wasti is a registered architect with over 36 years of experience in the design, construction, building, restoration, code compliance, and field supervision for commercial, governmental, and residential structures.

Tariq is responsible for the preparation of information regarding design, structure specifications, materials, color, equipment, estimated costs, and construction timelines. He also consults with our project manager to determine functional and spatial requirements of each structure.

Serving as a Project Architect, Tariq maintains experience with owner's meetings, functional design, integrating structural elements, cost estimating, schematic design, architectural design, code requirements, construction documents, and all phases of construction administration.

### Projects in which Mr. Wasti served include:

1199 HOUSING CORPORATION, NEW YORK, NY – Performed on-call architectural, engineering, and construction services to 1199 Housing Corp. since 2016. O&S has provided consulting for façade repairs, concrete repairs, and site work.

VITUS PROJECTS, MULTIPLE LOCATIONS – Project Architect for the redevelopment of multiple multifamily housing sites around the country for the developer Vitus Inc. Services varied at each location, but most included design of the HVAC system, interior and exterior lightings, plumbing fixtures, kitchen and bathrooms cabinets and countertops, flooring, roof and window replacement, and asphalt paving. The site where the work was completed were Park View Terrace and Rock Creek Terrace in Englewood, NJ, for 168 total apartment units, Hadley Gardens in Miami, FL, for 151 apartment units, and Guardian Court in Louisville, KY.

NEW YORK CITY HOUSING AUTHORITY, NEW YORK, NY – Mr. Wasti provided Architectural services for Bond B contract in 2010 for design services for the restoration of 80 building façades and over 100 roofs. The buildings varied in size from 5 stories to 25 stories and encompassed all types of façade systems including solid wall, curtain wall, cavity wall, and precast panels. Second task order was to perform FISP Cycle 7 Inspections for 230 buildings throughout New York. 230 FISP Cycle 7 reports were completed in 12 months. In 2016, O&S was awarded another 5-year IDIQ contract.

LEFRAK NATIONAL 8301 & WETHEROLE BUILDINGS, BROOKLYN, NY – Façade repairs and restoration relating to Cycle 7 Local Law Inspection. Mr. Wasti was the project architect.

109 EAST 16TH STREET, NEW YORK, NY – Tariq served as a Project Architect of structural projects and Local Law 11 for Cycles 5–8 for 109 E. 16th, which houses the New York City Human Resources Administration. O&S designed repairs for the sidewalk vault under 16th. The structural steel beams suffered extensive corrosion and required welded steel reinforcement. After Superstorm Sandy, the building also decided to install an emergency generator on the roof. O&S did the structural analysis of the roof and designed dunnage and catwalks for the generator and a chase that delivered fuel oil to the generator from the basement storage tank.

METROPOLITAN MUSEUM OF ART, NEW YORK, NY – Mr. Wasti served as project architect for the renovation of the Costume Institute artifact renovation labs; new public cafeteria; new building floors concealed within the historic landmark

### Previous Experience

Lawless & Magione Architects & Engineers LLP  
Project Manager (2011–2013)  
Kevin Roche John Dinkeloo & Associates, LLC  
Architect (1999–2005; 2006–2011)  
Herbert S. Newman & Partners, PC  
Architect (2005–2006)  
Wastico, LLC  
Manager/Member (1998–1999)  
Preiss Breisemeister PC  
Senior Associate (1997–1999)  
Tariq S. Wasti, AIA Architect, & Wasti Construction  
Owner/Manager (1995–1998)  
Alex Kaali-Nagy, AIA  
Architect (1991–1995)

### Active Registrations

Registered Architect  
Alabama – 8011  
Connecticut – ARI.00005190  
Florida – AR98540  
Georgia – RA014038  
Illinois – 001.022788  
Kentucky – 7717  
Maryland – 19172  
New Jersey – 21A101962000  
New York – 026749-1  
North Carolina – 14177  
Ohio – ARC.1416250  
Pennsylvania – RA406783  
Virginia – 0401018022  
Washington DC – ARC102534

### Education

Bachelor of Science/Architecture  
Pratt Institute, 1989

## Tariq Wasti continued...

building envelope; renovations in the Rockefeller wing, the Egyptian gallery, the Roman gallery; 15-acre roof access safety plan; vehicular access security upgrades.

LINCOLN CENTER FOR THE PERFORMING ARTS, NEW YORK, NY – Provided Miscellaneous Architectural services for repairs and renovations for the façade of the Rose Building and Julliard School Building and a structural condition assessment for water infiltration of the Lincoln Center of Performing Arts tunnels.

UNITED PARCEL SERVICE – MANHATTAN (1 SITE), BRONX (1 SITE), SECAUCUS, NJ – Served as project architect and addressed miscellaneous violations, permit closeouts, exterior wall repairs, parking consulting, structural engineering, floor repairs, waterproofing, and Local law 11.

JEWISH HERITAGE MUSEUM, NEW YORK, NY – Project architect for the new waterfront building featuring a gift shop, galleries, and the contemplative entry foyer in Battery Park City 100,000+/-SF.

YALE UNIVERSITY, DAVID S. INGALLS RINK, NEW HAVEN, CT – New 12,700 SF addition to provide an underground gym for the men's and women's ice hockey team. Mr. Wasti designed the complete historic renovation of existing space, including lowering the ice surface 10" for better sight lines, and creation of club room for Yale Alumni.

NATIONAL CONFERENCE CENTRE, SPENCER DOCK, DUBLIN, IRELAND – Designed new 494,000 SF conference center and multifunction auditorium. Project included a 5,000-seat theatre and banquet space with dance floor. The stage was designed with elevators, lifts, platforms, catwalks, rigging, etc. to provide multi-function use and convenient adaptability for rigging and changes.

STATION PLACE, SECURITIES AND EXCHANGE HEADQUARTERS, WASHINGTON, DC – Designed three new 10-story security federal office buildings providing 1.5 million SF of space becoming Washington's largest private office complex and headquarters to Securities and Exchange Commission. Project included three levels of underground parking and two floors of retail connected to Union Station shopping.

1101 NEW YORK AVENUE, WASHINGTON DC – (Dreyfus Properties) – Completed a redesign of a new 12-story federal office building providing 517,590 SF of space. Project was one of the first LEED Platinum office buildings. Project features included blast-resistant construction at lower levels, "green" roof garden, and roof-level executive entertainment club space.

CITY OF NEW YORK ATTORNEY GENERAL'S OFFICE – Provided transactional, architectural, and due diligence services documenting the current and expected future quality of the interior, exterior, and site conditions of New York City-owned rental buildings being put up for private sale at Roosevelt.

UNITED PARCEL SERVICE – MANHATTAN (1 SITE), BRONX (1 SITE), MT. SECAUCUS, NJ – Addressed miscellaneous violations, permit closeouts, exterior wall repairs, parking consulting, structural engineering, floor repairs, waterproofing, and Local law 11.

SANTANDER CENTRAL HISPANO (BANK HEADQUARTERS), MADRID, SPAIN – Large office complex with extensive roof gardens and 18-hole golf course around the office buildings, hotel, and club houses. Eight office buildings, one executive office building, hotel, and club houses totaling 4,100,000 +/- SF.

LUCENT TECHNOLOGIES/AGERE, ALLENTOWN, PENNSYLVANIA – Office headquarters with executive floor security upgrades. 550,000+/-SF.

YALE UNIVERSITY, NEW HAVEN, CT – Designed new four-story mixed-use York Street Dormitory featuring ground-floor retail, sound attenuation, and underground security tunnels.



# Michael Chung, RA, LEED AP Architect

## 21+ Years' Experience

Mr. Chung has 17 years of experience in architectural design and construction management, most of which includes the following types of projects: industrial, corporate, transportation, and institutional.

Representative projects in which Mr. Chung served include:

### Previous Experience

SMJ Construction, Sr. Manager  
(2015-2017)  
HNTB, Project Architect  
(2013-2015)  
In-Arch, Principal Architect  
(2010-2013)  
Cooper Carry, Architectural Staff  
(2007-2009)  
Parette Somjen Architects  
Architectural Designer  
(2003-2007)

### Active Registrations

Registered Architect  
New York - 037530-1  
New Jersey - 21A101929900  
Virginia - 401017273  
Alabama - 7247

### Education

Bachelor of Architecture  
New Jersey Institute of Technology,  
2003

### Memberships

NCARB - National Council of  
Architectural Registration Boards

LEFRAK RESIDENTIAL AND COMMERCIAL PROPERTIES, NEW YORK, NY - Provided façade inspection, façade and exterior wall repairs restoration relating to Cycle 7 and 8 Local Law Inspection, plaza renovations, historic preservation for landmark buildings, garage repairs, roofing, NYC FISP (Local Law 11) services emergency response, and municipal consulting and violation closeout.

VITUS - ROCK CREEK TERRACE APARTMENTS COMPLEX, ENGLEWOOD, NJ - Architect for design of the HVAC system, interior and exterior lightings, plumbing fixtures, kitchen and bathrooms cabinets and countertops, flooring, roof and window replacement, and asphalt paving for 168 total apartment units.

CLAYTON APARTMENTS, HARLEM, NY - Performed design, bid, and construction management services for a 10-year repair program for Clayton Apartments. The program includes masonry façade repairs, balcony repairs, balcony door replacement, roof replacement, interior work, electrical upgrades, and fire suppression upgrades.

DAYTON BEACH PARK, ROCKAWAY BEACH, NY - Exterior façade rehabilitation, roof replacement, and storm resiliency upgrades of all five buildings within the residential development. Conducted a complete condition assessment and collaborated with the development of a rehabilitation plan for the residential corporation. Prepared drawings and specifications for repairs while also providing bidding services.

NYCT FLOOD MITIGATION PROJECTS, NEW YORK, NY - Designed flood mitigation system for six MTA subway stations and three tunnels in lower Manhattan after Superstorm Hurricane Sandy. Demonstrated construction documents, preparation, and construction administration. Developed technical solutions from product research for technical interpreting architectural design. Provided technical guidance to client and recommendations for design.

NYSTA HARRIMAN TOLL PLAZA, YONKERS, NY - Designed toll plaza for new highway system in upstate NY. Performed construction documents with coordinate civil, structure, mechanical, and electrical principals.

MOUNTAIN LAKES HIGH SCHOOL, MOUNTAIN LAKES, NJ - Addition of auditorium and media center for existing high school. Created building information model for present design in public board meeting. Developed design through construction document.

HMMA ENGINE ONE BUILDING ADDITION, MONTGOMERY, AL - Addition of existing manufacturing facility for increased productions. This project was critical with time-frame production schedule. Comprehensive with client's program requirement and reflected to design and construction documents, management construction document production schedule within time frame and budgeting. During construction phase, meeting with contractors and client for construction administration.



# Ari Golden, PE

## Chief Mechanical Engineer

### 27+ Years' Experience

Ari Golden is an accomplished Mechanical Engineer whose experience includes projects ranging from Museums to Education Buildings for new and existing facilities. His broad range of experience has exposed him to a complete cross-section of systems, building types and clients.

#### Active Registrations

##### Professional Engineer:

New York  
Connecticut  
Massachusetts  
Washington DC  
Hawaii  
Florida  
Nevada  
North Carolina  
Washington  
Tennessee  
Rhode Island  
California  
Wisconsin  
South Carolina  
Illinois  
Ohio  
Vermont

EED Accredited Professional –  
(LEED AP)

ASHRAE High-Performance Building  
Design Professional (HBDP)  
ASHRAE Building Commissioning  
Professional (BCxP)

#### Education

BS in Mechanical Engineering  
University at Buffalo

Representative projects in which Mr. Golden served include:

#### Community

Fort Totten FDNY DOC Training Academies -- Queens, NY  
Center For the Women of New York- Queens, NY  
Brooklyn Animal Care Center – Brooklyn NY  
Owl Hollow Fields Comfort Station – Fresh Kills Park, NYC  
YMCA – New York, NY

#### Education

Brooklyn Animal Care Center – Brooklyn NY  
Teachers College, Columbia University – NY, NY  
Fordham Law School – NY, NY  
Pratt Brooklyn Navy Yard – Brooklyn, NY  
Princeton University – Princeton, NJ  
Bennington College Dialogue Center – North Bennington, VT  
Government Services Buildings  
NYPD Firearms & Tactics Facility – Bronx, NY  
Fire Rescue 2, New Firehouse – Brooklyn, NY  
FDNY EMS Station 3 – Bronx, NY

#### Hotels

Marriott Moxy Time Square – NY, NY  
Marriott Moxy East Village – NY, NY  
Marriott Moxy Chelsea – NY, NY  
Public Hotel – NY, NY

#### Museums & Fine Arts Galleries

Museum of Moving Image – Queens, NY

#### Commissioning

Taystee Building - NY, NY  
Brooklyn Navy Yard, Building 77 - Brooklyn, NY  
Fordham University Business School - NY, NY  
Parker Hotel - NY, NY



# Steve Gnappagasam, PE, LEED AP

## Senior Electrical Engineer

### 18+ Years' Experience

Steve Gnappagasam is an accomplished Electrical Engineer whose experience includes designing electrical power, fire alarm and lighting systems for various project types including high-rise multi-family residential, hotels, educational buildings, high rise office buildings, museums, theaters, base building infrastructure upgrades and capital improvement planning, etc.

In addition to design, Steve has worked on the commissioning of multiple electrical systems and serves as a member of the New York City Electrical License Board and served as a member of the New York City Electrical Code Revision Committee.

Representative projects in which Mr. Gnappagasam served include:

#### Previous Experience

ads ENGINEERS, 2008 to Present

#### Active Registrations

Professional Engineer Registrations:  
New York, New Jersey,  
Pennsylvania, Florida, Hawaii,  
Colorado, Georgia, California,  
Connecticut, Nevada, North  
Carolina, Texas  
LEEDTM Accredited Professional –  
(LEED AP)

#### Education

MS in Electrical Engineering  
University of Kentucky, Lexington, KY  
BS in Electrical Engineering  
University of Kentucky, Lexington, KY  
Bachelor of Arts  
Berea College, Berea, KY

#### Professional Affiliations

IEEE – Institute of Electrical and  
Electronics Engineers

#### Community

Center For the Women of New York- Queens, NY  
Brooklyn Animal Care Center – Brooklyn NY  
YMCA – New York, NY

#### Education

Columbia Technology Ventures, Columbia University – NY, NY  
Princeton University – Princeton, NJ  
Bennington College Dialogue Center – North Bennington, VT

#### Government Services Buildings

DEP Shaft Maintenance Building – Brooklyn, NY  
NYPD Firearms & Tactics Facility – Bronx, NY

#### Hotels

Marriott Moxy Time Square – NY, NY  
Marriott Moxy East Village – NY, NY  
Marriott Moxy Chelsea – NY, NY  
Jacob Riis Park – Rockaway Beach, NY

#### Library

Hunters Point Library – Long Island City, NY  
Elmhurst Library – Queen, NY  
Glendale Library – Roosevelt Island, NY

#### Museums & Fine Arts Galleries

Museum of Moving Image – Queens, NY  
Pace Art Gallery – NY, NY

#### Residential – High End Condos

160 Leroy – NY, NY  
18 Gramercy Park South – NY, NY  
ONE11 Residences at Thompson Central Park Hotel, NY

#### Theaters & Performance Studios

Hudson River Amphitheater– NY, NY  
Public Theater – NY, NY

#### Parking Garages

East Campus Building 4 - Fort Meade, MD  
Sylvan Way - Parsippany, NJ



# Galina Mitrofanova, EIT

## Direct of Plumbing & Fire Protection

### 16+ Years' Experience

Galina Mitrofanova is an experienced Plumbing and Fire Protection Engineer whose experience includes projects ranging from community buildings to residential buildings.

Representative projects in which Ms. Mitrofanova served include:

#### Previous Experience

ads ENGINEERS, 2021 – Present  
Sr. Plumbing & Fire Protection  
Engineer  
Skyline Engineering 2018-2021  
Plumbing & Fire Protection Engineer  
Rodkin Cardinal Consulting  
Engineers,  
2015-2018  
Plumbing, Fire Protection & Civil  
Engineer  
Ettinger Engineering Associates,  
2014-2015  
Project Manager  
William Dailey Building & Zoning  
Consulting, 2009-2014

#### Active Registrations

Licensed EIT

#### Education

MS in Civil Engineering with focus  
on Environmental Studies, The City  
College of New York, NY, NY  
Plumbing Systems Design Continuing  
Education Course, NYU School of  
Professional Studies, NY, NY  
HVAC Systems Design Continuing  
Education Course, Pratt Institute,  
Brooklyn, NY

#### Residential – High End Condos

90 Sands Street – Brooklyn, NY  
67 Vestry Street – NY, NY  
Parker Condos – NY, NY  
393 West End Ave Condo – NY, NY

#### Community

Brooklyn Animal Care Center – Brooklyn, NY  
Jacob Riis Park – Rockaway Beach, NY

#### Educational – Higher Education

PS 13Q, The Clement C. Moore School – Queens, NY  
The Cooke School – NY, NY

#### Educational – Higher Education

BNYDC, PRATT Institute – Brooklyn, NY  
Columbia Technology Ventures, Columbia University – NY, NY  
Princeton University – Princeton, NJ

#### Government Services Buildings

DEP Shaft Maintenance Building – Brooklyn, NY  
NYPD Firearms & Tactics Facility – Bronx, NY

#### Hotels

Graduate Hotel – Roosevelt Island, NY  
The Wall Street Hotel – NY, NY  
Marriott Moxey Chelsea – NY, NY

#### Infrastructure

453 West 53rd Street – NY, NY  
Bedford Union Armory Courts Co-Generation Plant – Brooklyn, NY

#### Theaters & Performance Studios

Irish Arts Center Theater – NY, NY  
Lincoln Center for the Performing Arts – NY, NY  
Princeton Performance Studio – Princeton, NJ

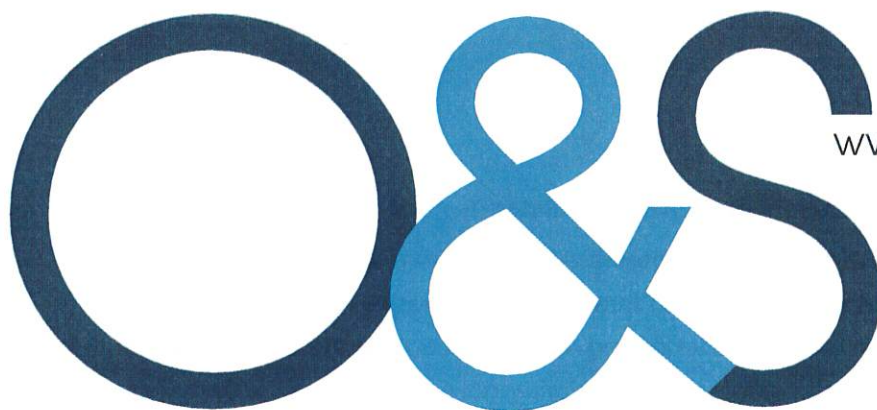
#### Wellness & Fitness

Bedford Union Armory Courts; Major R. Owens Health & Wellness Center – Brooklyn, NY  
Exhale Spa at Virgin Hotel – NY, NY  
Exhale Spa at Thompson Hotel – NY, NY  
Tonehouse – NY, NY



# Client Information Section 5





[www.oandsassociates.com](http://www.oandsassociates.com)

## RELEVANT EXPERIENCE

### New York City Housing Authority –

O&S has been an on-call consultant to NYCHA since 2011. We have developed reports, construction drawings, and specifications to NYCHA's standards for over 90 occupied buildings that varied from 5 stories to 25 stories located in 12 Developments throughout Brooklyn, Staten Island, and the Bronx. We

provided design services for façade repair, roof replacement, and water tanks and have provided construction services such as bidding, plan review, permitting, and inspections. O&S has also performed façade inspections, construction cost estimating, and construction services for over 220 mid- and high-rise buildings in all five Boroughs of New York. All buildings were 95%+ occupied during construction.

**Contract Cost:** \$99 million

**Contact:** Chirag Patel - [chirag.patel@nycha.nyc.gov](mailto:chirag.patel@nycha.nyc.gov)

**Housing Authority of Phillipsburg** – O&S is provided architectural and engineering services to evaluate and recommend upgrades, prepare bid documents, review and make recommendation of bid award, and supervise construction and construction closeout for the John F. O'Donnell Building elevators for the Housing Authority of Phillipsburg.

**Contract Cost:** \$40,500

**Contact:** Thomas McGuire - [tmcguire@phillipsburgha.com](mailto:tmcguire@phillipsburgha.com)

**Hightstown Housing Authority** – O&S provided the Hightstown Housing Authority with engineering services for the design, preparation of bid documents, and construction monitoring for the renovation and replacement of six hot water boilers and associated pumps and controls in three separate boiler rooms for the Hightstown Homes Retirement Community. The buildings are



~1,200 clients nationwide



currently 95%+ occupied during construction.

**Contract Cost:** \$250,000

**Contact:** Allen Keith LePrevost - [kleprevost@Hightstownhousing.org](mailto:kleprevost@Hightstownhousing.org)

**Asbury Park Housing Authority** – Currently, the Housing Authority owns and manages three family apartment complexes totaling 248 units and three senior complexes totaling 215 units, which totals 463 public housing units. Asbury Park Housing Authority sought professional services from O&S to provide architectural and engineering design services for various project that the Housing Authority owns/operates. The design services included site planning; structural, mechanical, boiler repair/replacement, generator repair/replacement, and electrical and civil engineering; landscaping; cost estimating; and construction administration.

**Contract Cost:** \$700,000

**Contact:** Thomas Sahlin - [thomas@aphanj.com](mailto:thomas@aphanj.com)

**Nyack Housing Authority Security Upgrades** – Responsible for electrical engineering services for the Waldron Terrance and Depew Manor sites. The outdoor pole lights and the building outside lighting had to be upgraded and focused to contribute to the lumen output for the cameras to focus on a person to be distinguish by the camera. Security cameras had to be upgraded to a modern security camera configuration, from an analog to digital transmission, with upgraded wiring to the premises camera system. The professional services included field investigation, including necessary site visits to identify data for security surveillance diagram and conduit installation and perform system study, and creation of point to service connection down to building utilization and coordination meetings.

**Contract Cost:** N/A

**Contact:** Toni Keys - [toni.keys@vonha.org](mailto:toni.keys@vonha.org)

**Dayton Beach Park Co-Op** – O&S was originally brought in to assess lasting damage from Superstorm Sandy. O&S performed a comprehensive condition assessment of the entire development. Our condition assessment of the affordable housing units included structural repairs, MEP repairs, and resilience upgrades such as new roofing, glazing, facades, MEP systems, and site/civil and building hardening. Dayton Beach Park consists of 1147 affordable co-op apartments in five high-rise buildings on a 20-acre site. O&S performed construction cost estimating, SOW development, development of the full construction bid package, permitting, and we are currently providing 2 full-time on-site Resident Architects and Construction Inspectors. All buildings are currently 95%+ occupied during construction. Dayton Beach operates under the jurisdiction of NYC HPD's Mitchell-Lama Program.

**Contract Cost:** \$45 million

**Contact:** Jennifer Grady - [Jennifer@daytonbeachpark.com](mailto:Jennifer@daytonbeachpark.com)

**1199 Housing Corporation** – O&S has provided on-call architectural, engineering, and

construction services to 1199 Housing Corp. since 2016. O&S has provided consulting for façade repairs, concrete repairs, and site work. 1199 Housing is a 1,594 unit Mitchell-Lama cooperative consisting of four high-rise buildings, underground parking, surface lots, and green spaces on a site that occupies one city block. 1199 operates under the jurisdiction of NYC HDC and NYC HPD.

**Contract Cost:** \$65 million

**Contact:** Vernon Cooper - [vcooper@marionscott.com](mailto:vcooper@marionscott.com)

**Vitus Rock Creek** – This project consisted of assessments and rehabilitation of 20 apartment buildings (144 residential units) which will become affordable housing units. Services provided by O&S were HVAC, interior renovation of the kitchens and bathrooms, siding replacement, asphalt paving, as well as striping and resealing the parking spaces.

**Contract Cost:** \$9.1 million

**Contact:** Don Jacobsen - [Don.Jacobsen@vitusgroup.com](mailto:Don.Jacobsen@vitusgroup.com)

**Vitus Park View Terrace** – O&S performed interior and exterior condition assessments of the Park View buildings, prepared drawings, and specifications for their restoration, and provided construction administration and periodic observation. The Complex is comprised of 21 multi-family residential buildings with 124 units of affordable housing.

**Contract Cost:** \$7.1 million

**Contact:** Don Jacobsen - [Don.Jacobsen@vitusgroup.com](mailto:Don.Jacobsen@vitusgroup.com)

**Vitus Hadley Gardens** – This project consisted of assessments and rehabilitation of the apartment building's 151 affordable housing units. Services provided by O&S were HVAC, interior renovation of the kitchens and bathrooms, roof and window replacement, siding replacement, asphalt paving, as well as striping and resealing the parking spaces.

**Contract Cost:** \$7.1 million

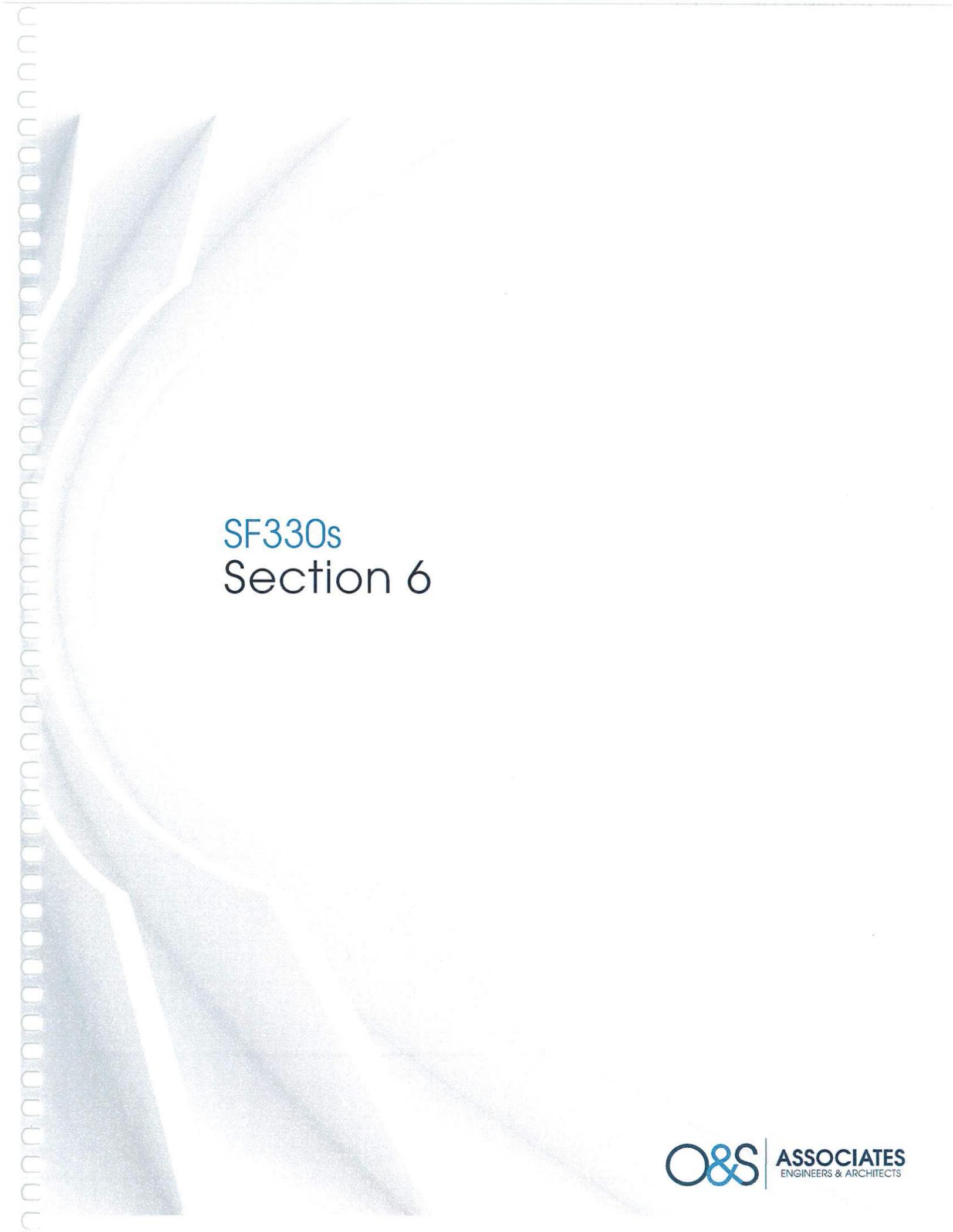
**Contact:** Don Jacobsen - [Don.Jacobsen@vitusgroup.com](mailto:Don.Jacobsen@vitusgroup.com)

**Vitus Guardian Court** – O&S Associates, Inc. was retained by Vitus Development, Inc. to perform interior and exterior condition assessment of the buildings and to also prepare permit/construction drawings and specifications for the restoration 128 affordable housing units in the Guardian Court Apartment complex. Vitus was concerned with localized and regional flooding at the site. O&S helped improve the resiliency at the site against future flooding. The services included drainage improvements, drainage structures, berms, and other site hardening.

**Contract Cost:** \$5.7 million

**Contact:** Don Jacobsen - [Don.Jacobsen@vitusgroup.com](mailto:Don.Jacobsen@vitusgroup.com)





SF330s  
Section 6



# STATEMENT OF QUALIFICATIONS

## PART I – CONTRACT SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. PROJECT TITLE AND LOCATION (City and State)

Request for Qualifications to Perform As-Needed Architectural/Engineering Services

2. PUBLIC NOTICE DATE

4/22/2025

3. SOLICITATION OR PROJECT NUMBER

N/A

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Venkitasamy Perumalsamy

5. NAME OF FIRM

O&S Associates, Inc.

6. TELEPHONE NUMBER

(201) 488-7144

7. FAX NUMBER

(732) 868-1778

8. E-MAIL ADDRESS

vpsamy@oandsassociates.com

### C. PROPOSED TEAM

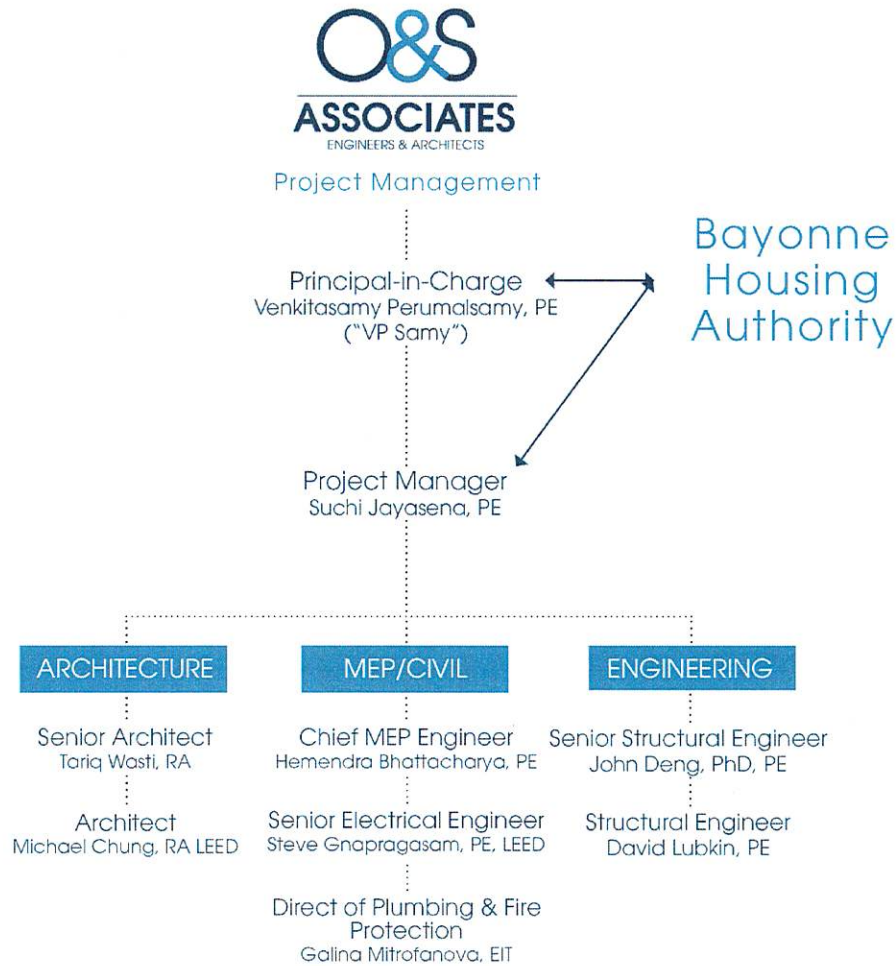
(Complete this section for the lead firm or joint venture partners, and all key consultants.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	Lead Firm	JV Partner	Sub-contractor			
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O&S Associates, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	145 Main Street Hackensack, NJ 07601	Lead Firm
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☐ (Attached)

INSERT ORGANIZATIONAL CHART BELOW OR ATTACH.



Request for Qualifications to Perform As-Needed Architectural/  
Engineering Services

Bayonne Housing Authority  
May 13, 2025

→ Communication Lines      ..... Reporting Lines

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**  
(Complete one Section E for each key person.)

<b>12. NAME</b> <b>Venkitasamy Perumalsamy, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> <b>Principal-in-Charge</b>	<b>14. YEARS EXPERIENCE</b> <table border="1"> <tr> <td>a. TOTAL <b>42</b></td> <td>b. WITH CURRENT FIRM <b>29</b></td> </tr> </table>		a. TOTAL <b>42</b>	b. WITH CURRENT FIRM <b>29</b>
a. TOTAL <b>42</b>	b. WITH CURRENT FIRM <b>29</b>				
<b>15. FIRM NAME AND LOCATION (City and State)</b> O&S Associates, Inc. – Hackensack, NJ					
<b>16. EDUCATION (DEGREE AND SPECIALIZATION)</b> M.S./Civil Engineering - SD School of Mines & Technology M.S./Structural Engineering - University of Madras, Madras, India B.S./Civil Engineering - University of Madras, Madras, India		<b>17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b> PE – NY, NJ, PA, CT, OH, FL NCEES Record, ACI, PCI, IPI, ASCE			
<b>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</b> Precast Concrete Institute (PCI), American Concrete Institute (ACI), International Parking Institute (IPI), New York State Parking Association (NYSPA)					

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION (City and State) New York City Housing Authority New York, NY	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable)	
		2014	In Progress
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm <b>Principal-in-Charge</b> - O&S is currently performing a 5-year IDIQ Architectural and Engineering services contract for NYCHA. O&S performed design for façade restoration and roof replacement on 80 high-rise buildings throughout New York City. The scope of work included assessment, construction documents, DOB filing, asbestos abatement plans, cost estimating, bidding services, and construction administration. O&S also performed Local Law 11 Cycle 7 inspections, reporting, and filing for 220 buildings. The total construction costs for façade repairs and roof replacement was \$140 million.		
b.	(1) TITLE AND LOCATION (City and State) Elevator Mods Structural Engineering Support University of Pennsylvania - Philadelphia, PA	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable)	
		2018	2018
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm <b>Principal-in-Charge</b> - O&S Associates, Inc. is completed the modifications to the elevators at Meyerson and Old Vet Halls. The elevators at Meyerson Hall that required modification were geared traction machines, which required significant overhead supports. O&S provided consulting structural engineering services related to the ride top of elevator, assess shaft for fire rating, assess overhead structural supports for machines, assess structural supports at floor sills, which have been problematic at other elevators on campus, and design platform to provide better access to machines. O&S reviewed documentation, observed conditions, wrote summary reports, provided design documentation, review completed work, and provided construction administration.		
c.	(1) TITLE AND LOCATION (City and State) Albany Times Union Center Parking Garage Albany, New York	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable)	
		2020	In Progress
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm O&S provided a condition assessment and delivered a comprehensive recommended restoration program. In 2019 O&S was retained to phase the recommended work into three smaller phases and was also retained as the restoration design professional for the Phase 1 – 2020 of work. The project is on-going, and O&S is providing Construction Phase management and technical supervision services. The project is on schedule and under budget.		
d.	(1) TITLE AND LOCATION (City and State) Housing Authority of the City of Elizabeth, NJ – Farley Towers Senior Housing Complex – Elizabeth, NJ	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable)	
		2017	2017
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm <b>Principal-in-Charge</b> - O&S is currently providing the Housing Authority of the City of Elizabeth with professional architectural and engineering services to upgrade the heating and hot water systems at Farley Towers Senior Housing Complex. O&S removed and replaced the existing boilers with new energy efficient models. We coordinated with the Housing Authority of Elizabeth's asbestos abatement consultant to safely remove contaminants. This scope of work for this project includes construction observation/administration/shop drawing review, programing, schematic design, design development, construction documents/specifications, bid analysis and project close-out.		
e.	(1) TITLE AND LOCATION (City and State) Asbury Park Housing Authority Asbury Park, NJ	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable)	
		2019-In Progress	2019-In Progress
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm <b>Principal-in-Charge</b> - O&S is currently providing our services for Asbury Park Village (126 units), Washington Village (59 units), Lincoln Village (63 units), Comstock Court (50 units), Lumley Homes (60 units), and Boston Way Village (104) units. The services provided include mold abatement at Asbury Park Village, Washington Village, Lumley Homes; elevator replacement at Lumley and Comstock Court; Roof Design at Lumley; Construction Administration; expert witness – regarding mobile phone cell towers and roofing; and apartment renovation to Asbury Park Village, Washington Village, and Lumley Homes.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

<b>12. NAME</b> <b>Suchi Jayasena, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> <b>Project Manager</b>	<b>14. YEARS EXPERIENCE</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">a. TOTAL</td> <td style="width: 50%; border: none;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center; border: none;"><b>28</b></td> <td style="text-align: center; border: none;"><b>21</b></td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	<b>28</b>	<b>21</b>
a. TOTAL	b. WITH CURRENT FIRM						
<b>28</b>	<b>21</b>						
<b>15. FIRM NAME AND LOCATION (City and State)</b> O&S Associates, Inc. – Hackensack, NJ							
<b>16. EDUCATION (DEGREE AND SPECIALIZATION)</b> M.E (Structural/ Mechanics) 1997, City CUNY BE (Civil) 1995, CUNY		<b>17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b> PE – NJ, NY, PA, NC, SC, NM, OH, MI, MA, MD, WI, IL, KY, VA					
<b>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</b> MTA NYC Transit Track Safety Certification							

### 19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	New York City Housing Authority New York, NY	PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable) In Progress
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer</b> - O&S is currently performing a 5-year IDIQ Architectural and Engineering services contract for NYCHA. O&S performed design for façade restoration and roof replacement on 80 high-rise buildings throughout New York City. The scope of work included assessment, construction documents, DOB filing, asbestos abatement plans, cost estimating, bidding services, and construction administration. O&S also performed Local Law 11 Cycle 7 inspections, reporting, and filing for 220 buildings. The total construction costs for façade repairs and roof replacement was approximately \$140,000,000.		
	Asbury Park Housing Authority Asbury Park, NJ	PROFESSIONAL SERVICES 2019-In Progress	CONSTRUCTION (If applicable) 2019-In Progress
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer</b> - O&S is currently providing our services for Asbury Park Village (126 units), Washington Village (59 units), Lincoln Village (63 units), Comstock Court (50 units), Lumley Homes (60 units), and Boston Way Village (104) units. The services provided include mold abatement at Asbury Park Village, Washington Village, Lumley Homes; elevator replacement at Lumley and Comstock Court; Roof Design at Lumley; Construction Administration; expert witness – regarding mobile phone cell towers and roofing; and apartment renovation to Asbury Park Village, Washington Village, and Lumley Homes.		
	UPS 43rd Street New York, NY	PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer</b> - The United Parcel Service has trusted O&S with more than 50 projects at more than 25 locations with a combined construction value in excess of \$20 million. In response to observed structurally unsafe wall conditions and weather-trapping issues of this 120-year-old building, O&S was retained to perform restorative services to the exterior wall and roofing. O&S performed a condition assessment and investigation regarding structural systems and prepared construction documents, bidding contracts to contractors, and construction administration.		
	1199 Housing Corporation New York, NY	PROFESSIONAL SERVICES 2016–Ongoing	CONSTRUCTION (If applicable) 2010
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer</b> - Currently under an approximately \$65-million contract, O&S has provided an assessment for the buildings' roofs, exterior walls, water pumps, electrical panels, switchgears, main panels, fire pumps, and new fire alarm. The professional services include condition assessment, design, and construction administration. The site work that O&S has been providing includes exterior concrete work, garage waterproofing, parking lot improvements, chain link fencing replacement, and brick retaining wall pointing. We are to perform the services for the Cycle 8 Façade Inspection Safety Program Report (FISP) after exterior envelope repairs to the building are complete.		
	Gregory Commons Condominiums Weehawken, NJ	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) In Progress
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer</b> - O&S is currently providing multiple services for Gregory Commons Condominiums. O&S provided a multi-discipline (A/E/MEP/FP) Condition Assessment and Repair Program and is currently working to implement several renewal projects projected to be worth over \$12 million. These projects include Roofing replacement, including main roof, penthouse terrace roofs and decks, and the potential provision of a common roof patio deck. EIFS and Masonry Wall Repairs will include upgrades and architectural enhancements to the waterproofing and aesthetic treatments.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>John Deng, PE, PhD</b>	13. ROLE IN THIS CONTRACT <b>Senior Structural Engineer</b>	14. YEARS EXPERIENCE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">a. TOTAL <b>21</b></td> <td style="width: 50%; text-align: center;">b. WITH CURRENT FIRM <b>10</b></td> </tr> </table>		a. TOTAL <b>21</b>	b. WITH CURRENT FIRM <b>10</b>
a. TOTAL <b>21</b>	b. WITH CURRENT FIRM <b>10</b>				
15. FIRM NAME AND LOCATION (City and State) <b>O&amp;S Associates, Inc. – Hackensack, NJ</b>					
16. EDUCATION (DEGREE AND SPECIALIZATION) PhD Structural Engineering, Southern Illinois University at Carbondale MS – Civil Engineering, Hohai University, China BS – Civil Engineering, Hohai, China		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) PE – New Jersey			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					

### 19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	New York City Housing Authority New York, NY	PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - O&S is currently performing a 5-year IDIQ Architectural and Engineering services contract for NYCHA. O&S performed design for façade restoration and roof replacement on 80 high-rise buildings throughout New York City. The scope of work included assessment, construction documents, DOB filing, asbestos abatement plans, cost estimating, bidding services, and construction administration. O&S also performed Local Law 11 Cycle 7 inspections, reporting, and filing for 220 buildings. The total construction costs for façade repairs and roof replacement was approximately \$140,000,000.		
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	1199 Housing Corporation New York, NY	PROFESSIONAL SERVICES 2016–Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - Currently under an approximately \$65-million contract, O&S has provided an assessment for the buildings' roofs, exterior walls, water pumps, electrical panels, switchgears, main panels, fire pumps, and new fire alarm. The professional services include condition assessment, design, and construction administration. The site work that O&S has been providing includes exterior concrete work, garage waterproofing, parking lot improvements, chain link fencing replacement, and brick retaining wall pointing. We are to perform the services for the Cycle 8 Façade Inspection Safety Program Report (FISP) after exterior envelope repairs to the building are complete.		
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Gregory Commons Condominiums Weehawken, NJ	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) In Progress
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - O&S is currently providing multiple services for Gregory Commons Condominiums. O&S provided a multi-discipline (A/E/MEP/FP) Condition Assessment and Repair Program and is currently working to implement several renewal projects projected to be worth over \$12 million. These projects include Roofing replacement, including main roof, penthouse terrace roofs and decks, and the potential provision of a common roof patio deck. EIFS and Masonry Wall Repairs will include upgrades and architectural enhancements to the waterproofing and aesthetic treatments.		
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Central Parking / SP+ - Various Locations in CT, DC, MA, NJ, NY, PA	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - In 2014, SP+ engaged O&S to provide architectural and engineering services to upgrade and modernize building systems at seven garages in New York City. The purpose of the program was to determine the required repairs and upgrades that would bring all the elevators into compliance with the current NYC Building Code. The garages had a total of 14 elevators, 13 vehicle elevators, and 1 passenger elevator.		
e.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	The Silverman Group Parking Garage Repair Morristown, NJ	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2011
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Repairs on this 2-story parking structure were completed in 2011, this project was challenging due to the hollow plank slab structure of the garage.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

<b>12. NAME</b> <b>David Lubkin, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> <b>Structural Engineer</b>	<b>14. YEARS EXPERIENCE</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">a. TOTAL <b>15</b></td> <td style="width: 50%; text-align: center;">b. WITH CURRENT FIRM <b>15</b></td> </tr> </table>		a. TOTAL <b>15</b>	b. WITH CURRENT FIRM <b>15</b>
a. TOTAL <b>15</b>	b. WITH CURRENT FIRM <b>15</b>				
<b>15. FIRM NAME AND LOCATION (City and State)</b> O&S Associates, Inc., Hackensack, NJ					
<b>16. EDUCATION (DEGREE AND SPECIALIZATION)</b> BS Civil Engineering, Pennsylvania State University		<b>17. CURRENT PROFESSIONAL REGISTRATIONS (State and Discipline)</b> Registered Professional Engineer – NJ			
<b>19. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</b>					

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION ( <i>City and State</i> )	(2) YEAR COMPLETED	
	New York City Housing Authority New York, NY	PROFESSIONAL SERVICES 2014	CONSTRUCTION In Progress
a.	(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - O&S is currently performing a 5-year IDIQ Architectural and Engineering services contract for NYCHA. O&S performed design for façade restoration and roof replacement on 80 high-rise buildings throughout New York City. The scope of work included assessment, construction documents, DOB filing, asbestos abatement plans, cost estimating, bidding services, and construction administration. O&S also performed Local Law 11 Cycle 7 inspections, reporting, and filing for 220 buildings. The total construction costs for façade repairs and roof replacement was approximately \$140 million.		
	Dayton Beach Park Cooperative Queens, NY	PROFESSIONAL SERVICES 2015–Ongoing	CONSTRUCTION 2014–current
b.	(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - 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. O&S provided architectural, mechanical, plumbing, fire protection, and electrical services for the renovation of the electrical panel room for one of the buildings that included a condition assessment of the existing main electric panel, mechanical, electrical, plumbing, and fire suppression systems. Repairs included railing pocket repairs, railing connection repairs, concrete slab edge and spandrel repairs, flashing repairs, and other masonry or structural concrete repairs.		
	Lincoln Center of Performing Arts Julliard School Building New York, NY	PROFESSIONAL SERVICES 2013–2018	CONSTRUCTION 2014–current
c.	(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - O&S Associates performed a forensic up-close investigation of the travertine clad elevations using swing-stage scaffolding and man lifts. We completed the documents for the restoration of the building façades at the request of the owner. Due to the porosity of the travertine stone cladding and water penetrates of the wall system, the original design does not provide a system to weep out. The repair program is inclusive of travertine replacement and repair and 100% building sealant replacement. The project was competitively bid and is currently under construction with a projected cost of 6.8 million dollars. Construction started in January of 2019 and consists of 3 phases to meet the owner's requirements and has an anticipated completion date of November 2020.		
	LeFrak Properties – Building Rehabilitation New York, NY	PROFESSIONAL SERVICES 2016–2019	CONSTRUCTION 2016–2019
d.	(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - O&S has provided numerous A/E services across the LeFrak Residential and Commercial Portfolio, including façade inspection, exterior wall repairs, plaza renovations, historic preservation for landmark buildings, garage repairs, roofing, NYC FISP (Local Law 11) services emergency response, and municipal consulting and violation closeout. O&S has provided FISP and extension design services on over 25 building and 5,000 residential units, on LeFrak properties.		
	Gregory Commons Condominiums Weehawken, NJ	PROFESSIONAL SERVICES 2015	CONSTRUCTION In Progress
e.	(3) BRIEF DESCRIPTION ( <i>Brief scope, size, cost, etc.</i> ) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Structural Engineer</b> - O&S is currently providing multiple services for Gregory Commons Condominiums. O&S provided a multi-discipline (A/E/MEP/FP) Condition Assessment and Repair Program and is currently working to implement several renewal projects projected to be worth over \$12 million. These projects include Roofing replacement, including main roof, penthouse terrace roofs and decks, and the potential provision of a common roof patio deck. EIFS and Masonry Wall Repairs will include upgrades and architectural enhancements to the waterproofing and aesthetic treatments.		

# **E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Air Golden, PE	Senior Mechanical Engineer	26	25

15. FIRM NAME AND LOCATION (City and State)

ads ENGINEERS, 520 Eighth Avenue, NY, NY 10018

16. EDUCATION (DEGREE AND SPECIALIZATION)

Bachelor of Science, Mechanical Engineer

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Calif., Ct, Florida, Hawaii, Illinois, Mass., Nevada, NY, NC, SC, Ohio, Rhode Island, Tennessee, Vermont, Virginia, Washington, Washington DC, Wisconsin

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

American Society of Heating, Refrigeration and Air Conditioning Engineers, (ASHRAE)- High-Performance Building Design Professional, American Society of Mechanical Engineers (ASME), United States Green Building Council (USGBC) Urban Green Council

## **19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
90 Sands Street - Brooklyn, NY	2023	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
HVAC, Electrical, Plumbing & Fire Protection design for the former Jehovah's Witnesses Watchtower Hotel. This was a conversion and renovation into a Affordable Housing Apartments for Breaking Ground.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Port Imperial South Site 10 - Weehawken, NJ	2017	2018
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Redesign and renovation of the HVAC, Electrical, Plumbing and Fire Protection Systems for a new residential development that consists of three sites, condo units, retail spaces, 2 levels of indoor parking & spa and fitness center.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
170 Amsterdam Avenue, NY, NY	2017	2018
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Design of the HVAC, Electrical, Plumbing and Fire Protection Systems for a new 215 luxury rental apartments, fitness center, library, secure parking garage. ads facilitated in the buildings LEED certification process.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
HL23 Condominium NY, NY	2012	2013
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
HVAC, Electrical, Plumbing & Fire Protection design for this 16-story luxury condo and incorporated advanced green strategies that align with sustainable development goals which procured a LEED Gold Certification.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
New York City Housing Authority - NY, NY	2000	
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Performed boiler replacement design for various NYCHA Housing Developments in NYC and Queens such as First Houses, Wyckoff Gardens, Lexington Houses, DeHostos Apartments, Jamaica Houses, Marlboro Houses.		

# **E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

<b>12. NAME</b>  Steve Gnappagasam, PE	<b>13. ROLE IN THIS CONTRACT</b>  Senior Electrical Engineer	<b>14. YEARS EXPERIENCE</b> <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td>19</td> <td>18</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	19	18
a. TOTAL	b. WITH CURRENT FIRM						
19	18						
<b>15. FIRM NAME AND LOCATION (City and State)</b> ads ENGINEERS, 520 Eighth Avenue, NY, NY 10018							
<b>16. EDUCATION (DEGREE AND SPECIALIZATION)</b>  Bachelor of Arts, Berea College BS, Electrical Engineering, University of Kentucky MS Electrical Engineering, University of Kentucky		<b>17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b>  Professional Engineer State Registrations: New York, New Jersey, Pennsylvania, Florida, Hawaii LEED Accredited					
<b>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</b>  Institute of Electrical and Electronics Engineers							

## **19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
160 Leroy Street, NY, NY	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 2016
<b>a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm  Mechanical, Electrical, Plumbing & Fire Protection design for a new 12-story luxury building that comprised of 57 apartments, amenity spaces, underground parking garage, and swimming pool.		
(1) TITLE AND LOCATION (City and State) Center for the Women of NY - Queens, NY	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2020	
<b>b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm  Gut renovation & preservation of the 1905 US Army Officers Quarters in 136-acre historic Fort Totten. The restoration & preservation included complete new base building heating, electric service, distribution, sanitary & life safety systems.		
(1) TITLE AND LOCATION (City and State) 20 Broad Street - NY, NY	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018	
<b>c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm  Transformation of 29 story stock exchange building into a mixed-use residential apartment complex. 530 apartments complemented by retail spaces & fitness cntr. Design & implementation of HVAC, electric power, plumbing & fire prot.		
(1) TITLE AND LOCATION (City and State) The Shepard House, New York, NY	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2014	
<b>d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm  133,000 SF design of 40 condo units. Electrical Engineer.		
(1) TITLE AND LOCATION (City and State) 90 Sands Street - Brooklyn, NY	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023	
<b>e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm  HVAC, Electrical, Plumbing & Fire Protection design for the former Jehovah's Witnesses Watchtower Hotel. This was a conversion and renovation into a Affordable Housing Apartments for Breaking Ground.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

<b>12. NAME</b> <b>Tariq Wasti, RA</b>	<b>13. ROLE IN THIS CONTRACT</b> <b>Senior Architect</b>	<b>14. YEARS EXPERIENCE</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"><b>a. TOTAL</b></td> <td style="width: 50%; text-align: center;"><b>b. WITH CURRENT FIRM</b></td> </tr> <tr> <td style="text-align: center;"><b>40</b></td> <td style="text-align: center;"><b>11</b></td> </tr> </table>		<b>a. TOTAL</b>	<b>b. WITH CURRENT FIRM</b>	<b>40</b>	<b>11</b>
<b>a. TOTAL</b>	<b>b. WITH CURRENT FIRM</b>						
<b>40</b>	<b>11</b>						
<b>15. FIRM NAME AND LOCATION (City and State)</b> O&S Associates - New York, NY							
<b>16. EDUCATION (DEGREE AND SPECIALIZATION)</b> BS – Architecture – Pratt Institute		<b>17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b> RA- CT, NJ, OH, IL, PE, GA, Washington D.C. NCARB Home Improvement Contractor's License					
<b>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</b> Member: NCARB, CT Home Improvement Contractor's License							

### 19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Richmond University Medical Center Façade Staten Island, NY	PROFESSIONAL SERVICES 2017–In Progress	CONSTRUCTION (If applicable) In Progress
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Chief Architect</b> - O&S designed impact-resistant windows, doors, and curtain walls in accordance with FEMA resiliency standards that exceed NYC code standards to the Main Administration building, Lorraine Bernard (Main Hospital Ward) building, Seton, Spellman, and Cook buildings. In addition to wind resiliency, O&S also designed a stiffening system around the existing windows of Seton to allow them to meet hurricane-resistance requirements, replacement of air conditioning units at fire-stopping at the Lorraine Bernard curtain wall, and repairs to masonry around openings at all buildings.		
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Gregory Commons Condominium Jersey City, NJ	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Architect</b> - O&S is currently providing multiple services for Gregory Commons Condominiums. These projects include Roofing replacement, including main roof, penthouse terrace roofs and decks, and the potential provision of a common roof patio deck. EIFS and Masonry Wall Repairs will include upgrades and architectural enhancements to the waterproofing and aesthetic treatments. All the EIFS details at building corners and window heads will be replaced. The project will also update and replace windows. The common area lobbies and hallways have received MEP services to provide upgraded heating and cooling via rooftop mechanical unit replacements.		
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Nagle House, Inc. New York, NY	PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) In Progress
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm O&S provided consulting engineering services to Nagle House, Inc., a New York City HUD building. O&S replaced two Pacific CA 6630 boilers and two ICI DEG-84s oil burners, as well as provided engineering services for a gas conversion, new chimney liner, and abandonment of the PBS. FS Project Management retained O&S to perform a Physical Needs Assessment for property condition purposes after lenders involved in the refinance were leery of the initial property condition assessment. The lenders were concerned the previous Property Condition Assessment didn't accurately represent the project costs. O&S was initially asked to evaluate projects that totaled \$1 million for parking garages, oil-gas boiler conversion, exterior wall repairs, roofing, hallway finishes, and miscellaneous site work. Based on that report, we were subsequently asked to re-evaluate the balance of the building's needs, including electrical service upgrades to apartments, life safety, elevators, and other physical needs.		
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	CUNY Macaulay Honors College HVAC Replacement New York, NY	PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Architect</b> - O&S, as Prime Consultant, provided mechanical, plumbing, fire protection, and electrical (power, lighting, fire alarm, low voltage system) engineering, design, and construction support services for replacement of eight obsolete rooftop HVAC units with two energy-efficient HVAC units (480k BTU/hour) and associated VAV boxes, ductwork, DDC controls, structural platforms, and piping electrical, along with a condensing boiler (800k BTU/hour) boiler pumps.		
e.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Dayton Beach Park Cooperative Queens, NY	PROFESSIONAL SERVICES 2015–Ongoing	CONSTRUCTION (If applicable) In Progress
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Architect</b> - 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. O&S provided architectural, mechanical, plumbing, fire protection, and electrical services for the renovation of the electrical panel room for one of the buildings that included a condition assessment of the existing main electric panel, mechanical, electrical, plumbing, and fire suppression systems. Repairs included railing pocket repairs, railing connection repairs, concrete slab edge and spandrel repairs, flashing repairs, and other masonry or structural concrete repairs.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**  
(Complete one Section E for each key person.)

12. NAME <b>Michael Chung, NCARB, LEED AP</b>	13. ROLE IN THIS CONTRACT <b>Architect</b>	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL <b>21</b></td> <td>b. WITH CURRENT FIRM <b>11</b></td> </tr> </table>		a. TOTAL <b>21</b>	b. WITH CURRENT FIRM <b>11</b>
a. TOTAL <b>21</b>	b. WITH CURRENT FIRM <b>11</b>				
15. FIRM NAME AND LOCATION (City and State) <b>O&amp;S Associates, Inc. – Hackensack, NJ</b>					
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Architecture, New Jersey Institute of Technology, 2003		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) RA - NJ, NY, GA, AL, VA, MD states U.S. Green Building Council LEED AP – Leadership in Energy & Environmental Design Accredited Professional			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Member: NCARB					

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION (City and State) Asbury Park Housing Authority Asbury Park, NJ	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019-In Progress	CONSTRUCTION (If applicable) 2017	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Architect</b> - Currently providing our services for Asbury Park Village (126 units), Washington Village (59 units), Lincoln Village (63 units), Comstock Court (50 units), Lumley Homes (60 units), and Boston Way Village (104) units. The services provided include mold abatement at Asbury Park Village, Washington Village, Lumley Homes; elevator replacement at Lumley and Comstock Court; Roof Design at Lumley; Construction Administration; expert witness – regarding mobile phone cell towers and roofing; and apartment renovation to Asbury Park Village, Washington Village, and Lumley Homes.			
b.	(1) TITLE AND LOCATION (City and State) Housing Authority of the City of Elizabeth, NJ – Farley Towers Senior Housing Complex – Elizabeth, NJ	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2017	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Architect</b> - Currently providing the Housing Authority of the City of Elizabeth with professional architectural and engineering services to upgrade the heating and hot water systems at Farley Towers Senior Housing Complex. O&S removed and replaced the existing boilers with new energy efficient models. We coordinated with the Housing Authority of Elizabeth's asbestos abatement consultant to safely remove contaminants. This scope of work for this project includes construction observation/administration/shop drawing review, programing, schematic design, design development, construction documents/specifications, bid analysis and project close-out.			
c.	(1) TITLE AND LOCATION (City and State) CUNY Macaulay Honors College HVAC Replacement New York, NY	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2016	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Architect</b> - O&S, as Prime Consultant, provided mechanical, plumbing, fire protection, and electrical (power, lighting, fire alarm, low voltage system) engineering, design, and construction support services for replacement of eight obsolete rooftop HVAC units with two energy-efficient HVAC units (480k BTU/hour) and associated VAV boxes, ductwork, DDC controls, structural platforms, and piping electrical, along with a condensing boiler (800k BTU/hour) boiler pumps.			
d.	(1) TITLE AND LOCATION (City and State) New York City Housing Authority – Architectural and Engineering New York, NY	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) In Progress	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>O&amp;S</b> is currently performing a 5-year IDIQ Architectural and Engineering services contract for NYCHA. O&S performed design for façade restoration and roof replacement on 80 high-rise buildings throughout New York City. The scope of work included assessment, construction documents, DOB filing, asbestos abatement plans, cost estimating, bidding services, and construction administration. O&S also performed Local Law 11 Cycle 7 inspections, reporting, and filing for 220 buildings. The total construction costs for façade repairs and roof replacement was approximately \$140,000,000.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.  
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION (City and State)

Asbury Park Housing Authority  
Asbury Park, NJ

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
2019-In Progress

CONSTRUCTION (if applicable)  
2019-In Progress

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Asbury Park Housing Authority

b. POINT OF CONTACT NAME

Thomas Sahlin

c. POINT OF CONTACT TELEPHONE NUMBER

(732) 774-2660

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Housing Authority of the City of Asbury Park is a public entity that provides federally subsidized housing and housing assistance to low-income families within the City of Asbury Park. Currently, the Housing Authority owns and manages three family apartment complexes totaling 248 units and three senior complexes totaling 215 units, which totals 463 public housing units. Asbury Park Housing Authority sought professional services from O&S to provide architectural and engineering design services for various project that the Housing Authority owns/operates. The design services included site planning; structural, mechanical, boiler repair/replacement, generator repair/replacement, and electrical and civil engineering; landscaping; cost estimating; and construction administration.

O&S is currently providing our services for Asbury Park Village (126 units), Washington Village (59 units), Lincoln Village (63 units), Comstock Court (50 units), Lumley Homes (60 units), and Boston Way Village (104) units. The services provided include mold abatement at Asbury Park Village, Washington Village, Lumley Homes; elevator replacement at Lumley and Comstock Court; Roof Design at Lumley; Construction Administration; expert witness – regarding mobile phone cell towers and roofing; and apartment renovation to Asbury Park Village, Washington Village, and Lumley Homes.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a. (1) FIRM NAME  
O&S Associates, Inc.

(2) FIRM LOCATION (City and State)  
Hackensack, NJ


(3) ROLE  
Prime A/E

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <b>2</b>
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<b>21. TITLE AND LOCATION (City and State)</b> New York City Housing Authority (NYCHA) New York, NY	<b>22. YEAR COMPLETED</b> <table border="1"> <tr> <td data-bbox="870 323 1084 407">           PROFESSIONAL SERVICES            2014-Ongoing         </td><td data-bbox="1084 323 1495 407">           CONSTRUCTION (If applicable)            Ongoing         </td></tr> </table>	PROFESSIONAL SERVICES 2014-Ongoing	CONSTRUCTION (If applicable) Ongoing
PROFESSIONAL SERVICES 2014-Ongoing	CONSTRUCTION (If applicable) Ongoing		

### 23. PROJECT OWNER'S INFORMATION

<b>a. PROJECT OWNER</b> New York City Housing Authority	<b>b. POINT OF CONTACT NAME</b> Angelena R. Edwards	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> (212) 306-4188
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<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)</b> O&S has several contracts with the New York City Housing Authority. O&S developed reports, construction drawings, and specifications to NYCHA's standards for over nearly 300 buildings in 70 different developments. These occupied buildings varied from 5 stories to 31 stories. We provided design services for façade repairs, roofing system replacement, installation of new water tanks, window replacement, and curtain wall replacement. O&S has performed services for NYCHA for over seven years and due to the seasonal nature of exterior construction, O&S has several times successfully ramped up production and met NYCHA's goals to deliver construction documents in time for the construction season start.	
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NYCHA serves low-income families in New York City. The work performed by O&S including roofing replacement and façade repairs improved the weather-tightness of the buildings and reduced energy consumption by increasing the R Value of Insulation in the roofing systems to meet current code requirements. As part of our scope, O&S hired a material testing lab to test for hazardous materials testing. Many elements tested positive for lead and asbestos. O&S developed a hazardous material remediation plan and these hazards were successfully removed as part of the façade and roofing work.

In 2010, the New York City Housing Authority (NYCHA) engaged O&S to provide architectural, engineering, and construction services in a 5-year IDIQ contract. Our first Task Order under the Bond B contract included design services for the restoration of 80 building façades and 100 roofs. The buildings varied in size from 5 stories to 25 stories and encompassed all types of façade systems including solid wall, curtain wall, cavity wall, and precast panels. The scope of work for façade and roof restoration included comprehensive visual inspections, construction cost estimates, production of specifications and construction drawings, and construction observation. O&S also filed all required documents with the NYC Department of Buildings (NYCDOB). 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 displayed immediate responsiveness to any changes or revisions that were required to complete the project.

For our second Task Order, O&S was engaged to perform FISP Cycle 7 (Local Law 11) Inspections for 230 buildings throughout the 5 Boroughs of New York City. 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 the buildings, including a close-up inspection using a suspended scaffold (swing stage). We also provided repair scope of work, cost estimates, and site protection plans. The Scope of Work for this contract was extremely large, with many buildings requiring service concurrently.

The initial 90% set for 100 Bond B buildings was performed in 3 months, and 230 FISP Cycle 7 reports 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. In 2016, O&S was awarded another 5-year IDIQ contract. We received 3 task orders under this contract which included FISP Cycle 8 Inspections and Reports for an additional 220 buildings in sub-cycles A, B, and C. In 2019, O&S was awarded another 5-year IDIQ contract.

### 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

<b>a. (1) FIRM NAME</b> O&S Associates, Inc.	<b>(2) FIRM LOCATION (City and State)</b> New York, NY	<b>(3) ROLE</b> Prime A/E
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**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY NUMBER**

**3**

**21. TITLE AND LOCATION (City and State)**

Farley Towers Senior Housing Complex  
Elizabeth, NJ

**22. YEAR COMPLETED**

PROFESSIONAL SERVICES  
2017

CONSTRUCTION *(if applicable)*  
2017

**23. PROJECT OWNER'S INFORMATION**

**a. PROJECT OWNER**

Elizabeth Housing Authority

**b. POINT OF CONTACT NAME**

Michael Medeiros, QPA

**c. POINT OF CONTACT TELEPHONE NUMBER**

(908) 965-2400

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)**

O&S provided the Housing Authority of the City of Elizabeth with professional architectural and engineering services to upgrade the heating and hot water systems at Farley Towers Senior housing complex. Farley Towers is a 10-story, 249-unit dwelling building in 1963, named after J. William Farley, Sr. who met with John F. Kennedy to fight for senior housing. The result of his efforts was the largest public housing project built just for the elderly in its time.

The towers were serviced by 2 Cleaver Brooks gas fired steam boilers and two Paterson Kelly gas fired domestic hot water heaters. Despite operating normally, the system had become costly and inefficient. O&S removed the existing boilers and replaced them with new energy efficient models. The existing boilers contained asbestos contaminated materials and O&S coordinated with the Housing Authority of Elizabeth's asbestos abatement consultant to safely remove the old boilers, associate pumps, valves, and damaged pipes to install a new system. The new energy efficient steam heating and domestic hot water boilers and other heating elements included individual apartment controls. The new system was installed with 100% redundancy so heat and hot water service to residents was never interrupted.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

**a. (1) FIRM NAME**

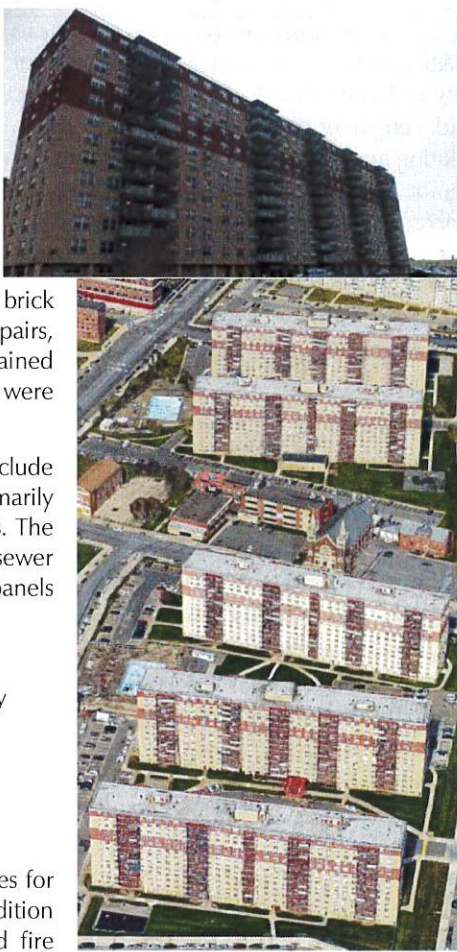
O&S Associates, Inc.

**(2) FIRM LOCATION (City and State)**

Hackensack, NJ

**(3) ROLE**

Prime A/E

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>4</b>																				
21. TITLE AND LOCATION <i>(City and State)</i> Dayton Beach Park No.1 Housing Corporation – Storm Resiliency, Interior & Exterior Restoration and Construction Administration		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015-2019 CONSTRUCTION <i>(If applicable)</i> 2015-2019																				
23. PROJECT OWNER'S INFORMATION																						
a. PROJECT OWNER Dayton Beach Park No.1 Housing Corporation	b. POINT OF CONTACT NAME Jennifer Grady – Board President	c. POINT OF CONTACT PHONE NUMBER (646) 262-1373																				
d. POINT OF CONTACT E-MAIL ADDRESS Jennifer@daytonbeachpark.com																						
28. DESCRIPTION OF PROJECT <i>(Include project info, services, benefit/value, results, relevance, references, photographs/diagrams, awards/certifications, team members)</i>																						
<p>Dayton Beach Park No. 1 Housing Corporation is a 1,147-unit, five-building complex that is jointly funded by Mitchell-Lama and NYC Housing Preservation and Development to provide Affordable Housing for middle-income families. Residents at this middle-income, cooperative in the Rockaway Beach area became concerned with the condition of the buildings due to the damage to the roofing systems caused by wind uplift during Superstorm Sandy. O&amp;S Associates, Inc. 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.</p> <p>Several exterior building envelope repairs were deemed necessary including roofing system replacement, concrete repairs, railing replacement at all balconies and roof areas, brick masonry replacement, brick masonry repointing, shelf angle replacement and flashing repairs, and other masonry or structural repairs for storm resiliency. Also, due to damage sustained during Superstorm Sandy, replacement of all the sliding glass doors and windows were replaced with hurricane impact-resistant windows and doors.</p> <p>Dayton Beach Park was concerned about the resiliency of their five buildings, which include two boiler plants, that were severely impacted during Superstorm Sandy. The work primarily focused on adding resiliency to the mechanical and electrical systems for all five 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 installation of flood doors and panels and other measures to help deal with storm-related surcharges.</p> <p><b>This project included the following services:</b></p> <table border="0"> <tr> <td>Electrical Resiliency</td> <td>Exterior Wall Repairs</td> <td>Elevator Renewals</td> <td>Balcony</td> </tr> <tr> <td>Waterproofing</td> <td>Railing Replacements</td> <td>Window Replacement</td> <td></td> </tr> <tr> <td>Fire Protection Engineering</td> <td>Mechanical &amp; Plumbing</td> <td>Electrical Improvements</td> <td></td> </tr> <tr> <td>Paving, Sidewalks, &amp; Drainage Repairs</td> <td>New Service &amp; Maintenance Yards</td> <td></td> <td></td> </tr> <tr> <td>Pool conversion to Sprinkler Garden</td> <td>AC Sleeve &amp; Louver Replacements</td> <td></td> <td></td> </tr> </table> <p>O&amp;S provided architectural, mechanical, plumbing, fire protection, and electrical services for the renovation of the electrical panel room for one of the buildings that included a condition assessment of the existing main electric panel, mechanical, electrical, plumbing, and fire suppression systems. Schematic Design to secure the existing buildings main line electrical panels into a small electrical closet was only accessible by the buildings' staff. O&amp;S also provided construction documents, bidding services and construction administration. This project is being completed in compliance with ASHRAE 90.1-2013 standards as well as New York City Asbestos municipal codes.</p> <p>In addition to structural repairs and resiliency upgrades, O&amp;S also designed a Sprinkler Garden to improve the quality of life of the resident families. The sprinkler garden replaced the existing pool and includes a jungle gym and water features for the residents to enjoy during the summer. The documents for the sprinkler garden are 100% complete. HPD provided \$50 million in funding to address the resiliency, structural conditions, and MEP upgrades to Dayton Beach Park. O&amp;S is the engineer-of-record, architect-of-record, and Program Manager for the entire scope of work. The project is currently under construction. Work started January 2018 and is scheduled to be completed in December 2019. In accordance with HPD regulations, the complete resiliency scope of work was bid out to one General Contractor.</p>			Electrical Resiliency	Exterior Wall Repairs	Elevator Renewals	Balcony	Waterproofing	Railing Replacements	Window Replacement		Fire Protection Engineering	Mechanical & Plumbing	Electrical Improvements		Paving, Sidewalks, & Drainage Repairs	New Service & Maintenance Yards			Pool conversion to Sprinkler Garden	AC Sleeve & Louver Replacements		
Electrical Resiliency	Exterior Wall Repairs	Elevator Renewals	Balcony																			
Waterproofing	Railing Replacements	Window Replacement																				
Fire Protection Engineering	Mechanical & Plumbing	Electrical Improvements																				
Paving, Sidewalks, & Drainage Repairs	New Service & Maintenance Yards																					
Pool conversion to Sprinkler Garden	AC Sleeve & Louver Replacements																					
																						
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT																						
a. (1) FIRM NAME O&S Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Hackensack, NJ	(3) ROLE / RELATIONSHIP Prime Architect & Engineer																				

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY NUMBER**

**5**

**21. TITLE AND LOCATION (City and State)**

Clayton Apartments  
Harlem, NY

**22. YEAR COMPLETED**

PROFESSIONAL SERVICES  
2017–On-Going

CONSTRUCTION (If applicable)  
On-Going

**23. PROJECT OWNER'S INFORMATION**

**a. PROJECT OWNER**

Clayton Apartments, Inc.

**b. POINT OF CONTACT NAME**

Peter Stopherd

**c. POINT OF CONTACT TELEPHONE NUMBER**

(212) 634-8985

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)**

The 161-unit Mitchell-Lama residential housing cooperative hired O&S Associates, Inc. to design, bid, and provide construction management for a 10-year repair program. The program includes masonry façade repairs, balcony repairs, balcony door replacement, roof replacement, toilet and kitchen exhaust ventilation system replacements, interior work, electrical upgrades, and fire suppression upgrades.

The entire roof will be removed and replaced with a 20-year no dollar limit warranted roofing system. Twenty toilet and kitchen toilet exhaust fans serving vertical risers and curbs will be replaced with the roofing system. The individual apartment laterals, dampers and grilles will also be replaced. The systems will be provided with constant air volume regulators to assure consistent adequate air flow from each branch take off.

The scope of work will include all necessary masonry repair work needed to restore the building's façades and make the building's envelope safe and weather tight. The deteriorated masonry chimney above the roof will also be repaired. The existing rooftop guardrails will be modified and made code compliant.

The interior work includes renovations to the lobby, corridors, community room, fitness center, electrical upgrades, and the parking garage. The existing lobby has interior entry steps making it inaccessible for handicapped individuals. The renovated lobby will be converted into a handicap-accessible space with a new interior ramp, stairs, finishes, and lighting. The corridor renovation work includes all new decorative flooring, ceilings, and painted finishes with new exit signs. The Community room renovation work includes all new decorative flooring, ceilings, finishes, acoustic insulation, and LED lighting. The community room kitchenet will also be renovated with new decorative flooring, wall, and ceiling finishes. An existing second floor vacant doctor's office will be converted into a private air-conditioned fitness center for the building's residents. The new fitness center will be protected with a new independent fire suppression sprinkler system. The apartment renovation work will include the removal and replacement of their existing electrical panels with new code-compliant electrical panels, wiring, circuits, and LED lights. The parking garage restoration work will include removing and repairing deteriorated areas of concrete and asphalt. After it has been restored, it will be restriped and finished.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

**a.** (1) FIRM NAME  
O&S Associates, Inc.

(2) FIRM LOCATION (City and State)  
New York, NY

(3) ROLE  
Prime A/E

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <b>6</b>
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<b>21. TITLE AND LOCATION (City and State)</b> Vitus Development Inc. Projects Multiple Locations	<b>22. YEAR COMPLETED</b>	
	PROFESSIONAL SERVICES 2017–2019	CONSTRUCTION (if applicable) In Progress

### 23. PROJECT OWNER'S INFORMATION

<b>a. PROJECT OWNER</b> Vitus Development, Inc.	<b>b. POINT OF CONTACT NAME</b> Don Jacobsen	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> (206) 621-7420
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### 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

**Park View Terrace Apartment Complex – Englewood, NJ**

O&S Associates performed interior and exterior condition assessments of the Park View buildings, prepared drawings and specifications for their restoration, and will provide construction administration and periodic observations. The Complex is comprised of 20 multi-family residential buildings with 124 apartments and a community building on a 10.6-acre site. The development was constructed in 1970 with concrete block foundations and wood-framed walls, vinyl siding façades.



O&S provided restoration design documents to improve the quality of housing for all the residents and staff. The work will include upgrading the finishes and utilities in all the apartments, community building and the site. The community building and 5% of the apartments will be converted to be fully handicap accessible. In addition, 2% of the apartments will be converted to sensory impaired accessible. All the other apartments will be provided with new kitchens, appliances, lighting, plumbing fixtures, painting, flooring, boilers, furnaces, smoke detectors, electrical panels, electrical wiring and upgraded apartment fire separation walls. The site renovation work will include new handicap accessible walkways, accessible ramps, accessible playgrounds, accessible barbecue picnic areas, accessible benches, bicycle racks, accessible parking, general parking, site lighting, site security cameras with speakers, repaired streets, repaired sidewalks and new landscaping. The building renovation work will include new roofs, windows and vinyl siding.

**Rock Creek Terrace Apartment Complex – Englewood, NJ**

O&S Associates performed interior and exterior condition assessments of the Park View buildings, prepared drawings and specifications for their restoration, and will provide construction administration and periodic observations. This complex consists of 20 apartment buildings with 146 apartments and a community building on a 10.7-acre site. The development was constructed in 1970 with concrete block foundations and wood-framed walls, and vinyl siding façades.



O&S provided restoration design documents to improve the quality of housing for all the residents and staff by upgrading the finishes and utilities in all the apartments, community building and the site. The community building and 5% of the apartments will be converted to be fully handicap accessible. In addition, 2% of the apartments will be converted to sensory impaired. All the other apartments will be provided with new kitchens, appliances, lighting, plumbing fixtures, painting, flooring, boilers, furnaces, smoke detectors, electrical panels, electrical wiring and upgraded apartment fire separation walls. The site renovation work will include new handicap accessible walkways, accessible ramps, accessible lifts with emergency power backup, accessible playgrounds, accessible barbecue picnic areas, accessible benches, bicycle racks, accessible parking, general parking, site lighting, site security cameras with speakers, repaired streets, repaired sidewalks and new landscaping. The building renovation work will include new roofs, windows and vinyl siding.

### 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

<b>a. (1) FIRM NAME</b> O&S Associates, Inc.	<b>(2) FIRM LOCATION (City and State)</b> New Jersey, NY	<b>(3) ROLE</b> Prime A/E
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	<b>20. EXAMPLE PROJECT KEY NUMBER</b> <p style="text-align: center;">7</p>
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<b>21. TITLE AND LOCATION (City and State)</b> Hightstown Housing Authority Boiler Replacement Hightstown, NJ	<b>22. YEAR COMPLETED</b>	
	PROFESSIONAL SERVICES 2017–2018, 2024–2025	CONSTRUCTION (If applicable) 2017–2018, 2024–2025

### 23. PROJECT OWNER'S INFORMATION

<b>a. PROJECT OWNER</b> Hightstown Housing Authority	<b>b. POINT OF CONTACT NAME</b> Allen Keith LePrevost	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> (609) 448-2268
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#### 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

In 2014, O&S provided the Hightstown Housing Authority with engineering services for the design, preparation of bid documents, and construction monitoring for the renovation and replacement of six hot water boilers and associated pumps and controls in three separate boiler rooms for the Hightstown Homes Retirement Community. The project involves the replacement of the existing gas-fired heating hot-water boilers and domestic hot water heaters with new, energy-efficient, gas-fired, condensing type heating hot water boilers and heat exchanger for domestic hot water. Included in the




project was replacing all associated equipment in Boiler room such as storage tanks, new pumps, new piping, new valves, combustion air intake and venting, specialty devices, and electrical connections. One boiler room contained two 2.2MMBTY/Hr. boilers, the Building 4 boiler room contained two 1.7MMBTY/Hr. boilers and associated pumps and the Building 7 boiler room that housed two 1.1MMBTY/Hr. boilers and associated pumps.

Condensing boilers are extremely energy efficient because they can provide ample heat for a home-heating system while operating at lower temperatures. The result of operating at these temperatures is that condensation happens within the venting system of these boilers. Lower operating temperatures result in less energy consumption and keep more heat in the heating system.

In 2022, O&S was selected again to provide design and construction administration for the complete replacement of the existing crawlspace and underground piping system that supplies heating water, domestic hot water, and domestic cold water in all 8 buildings. The primary objective of this Project is to provide design and construction administration services for the piping replacement from three boiler rooms serving seven independent structures. All associated valves to isolate each location were included. The project was bid as three separate projects. Our design was completed for all three phases but the construction was phased over three cooling seasons.

### 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

<b>a.</b> (1) FIRM NAME O&S Associates, Inc.	(2) FIRM LOCATION (City and State) Hackensack, NJ	(3) ROLE Prime A/E
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>			20. EXAMPLE PROJECT KEY NUMBER <b>8</b>
21. TITLE AND LOCATION (City and State) 1199 Housing Corporation New York, NY		22. YEAR COMPLETED PROFESSIONAL SERVICES 2016–2019 CONSTRUCTION (If applicable) In Progress	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER 1199 Housing Corporation	b. POINT OF CONTACT NAME Debbie Foster – General Manager	c. POINT OF CONTACT PHONE NUMBER (212) 534-8503	d. POINT OF CONTACT E-MAIL ADDRESS dfoster@metromanagementdev.com
28. DESCRIPTION OF PROJECT (Include project info, services, benefit/value, results, relevance, references, photographs/diagrams, awards/certifications, team members)			
<p>O&amp;S has provided on-call architectural, engineering, and construction services to 1199 Housing Corp. since 2016. O&amp;S has provided consulting for façade repairs, concrete repairs, and site work. 1199 Housing is a 1,594-unit Mitchell-Lama cooperative consisting of four high-rise buildings, underground parking, surface lots, and green spaces on a site that occupies four city blocks. 1199 operates under the jurisdiction of NYC HDC and NYC HPD.</p> <p>Currently under an approximate \$65-million construction budget, O&amp;S has provided an assessment and design for the restoration of the buildings' roofing systems, exterior walls, water pumps, electrical panels, switchgears, main panels, fire pumps, and new fire alarm system for all four buildings. Our professional services include condition assessment, design, and construction administration. The site work that O&amp;S has been providing includes exterior concrete work, garage waterproofing, parking lot improvements, chain link fencing replacement, and brick retaining wall pointing. We performed the services for the Cycle 8 Façade Inspection Safety Program Report (FISP). During the close-out phase of the exterior envelope work for each building, O&amp;S will perform the required close-up examination while also performing the final inspection of the façade work. O&amp;S will prepare the Façade Inspection Report and TR-6 as per the City Code 1 RCNY §103-04 Periodic Inspection of Exterior Walls and Appurtenances of Buildings and TPPN#1/99. The Façade Inspection Report and TR-6 will be filed with the New York City Department of Buildings.</p> <p>The project is currently under construction with an estimated completion date of June 2021.</p>			
			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME O&S Associates, Inc.	(2) FIRM LOCATION (City and State) Hackensack, NJ	(3) ROLE / RELATIONSHIP Prime Architect & Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY NUMBER**

**9**

**21. TITLE AND LOCATION (City and State)**

Nagle House, Inc.  
New York, NY

**22. YEAR COMPLETED**

PROFESSIONAL SERVICES  
2016

CONSTRUCTION (If applicable)  
2018

**23. PROJECT OWNER'S INFORMATION**

**a. PROJECT OWNER**

Nagle House, Inc.

**b. POINT OF CONTACT NAME**

Peter Stopherd

**c. POINT OF CONTACT TELEPHONE NUMBER**

(212) 634-8985

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)**

O&S provided consulting engineering services to Nagle House, Inc., a New York City HUD building. O&S replaced two Pacific CA 6630 boilers and two ICI DEG-84s oil burners, as well as provided engineering services for a gas conversion, new chimney liner, and abandonment of the PBS.

FS Project Management retained O&S to perform a Physical Needs Assessment for property condition purposes after lenders involved in the refinance were leery of the initial property condition assessment. The lenders were concerned the previous Property Condition Assessment didn't accurately represent the project costs. O&S was initially asked to evaluate projects that totaled \$1 million for parking garages, oil-gas boiler conversion, exterior wall repairs, roofing, hallway finishes, and miscellaneous site work. Based on that report, we were subsequently asked to re-evaluate the balance of the building's needs, including electrical service upgrades to apartments, life safety, elevators, and other physical needs.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

**a.** (1) FIRM NAME  
O&S Associates, Inc.

(2) FIRM LOCATION (City and State)  
New York, NY

(3) ROLE  
Prime A/E

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <b>10</b>
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<b>21. TITLE AND LOCATION (City and State)</b> Nyack Housing Authority Nyack, NY	<b>22. YEAR COMPLETED</b>	
	PROFESSIONAL SERVICES 2019-2020	CONSTRUCTION (If applicable) 2020

### 23. PROJECT OWNER'S INFORMATION

<b>a. PROJECT OWNER</b> Nyack Housing Authority	<b>b. POINT OF CONTACT NAME</b> Toni Keys	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> (845) 358-2476
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*

The Village of Nyack Housing Authority sought the design and oversight for the upgrade and improvement of existing CCTV surveillance equipment and exterior lighting for the Waldron Terrace and Depew Manor sites. The professional services included field investigation, including necessary site visits to identify data for security surveillance diagram and conduit installation and perform system study, and creation of point to service connection down to building utilization and coordination meetings. O&S was retained for the replacement of the existing site lighting to comply to the new camera layout on the Nyack Housing Authority development.

Waldron Terrace is a garden-type apartment development built in 1969 and consisting of 88 dwelling units. There are 11 buildings on the two-acre site. Depew Manor is a senior citizen, two-story masonry project built in 1968 and consists of a total of 48 dwelling units. There are two buildings on the 1.25-acre site.

The outdoor pole lights and the building outside lighting had to be upgraded and focused to contribute to the lumen output for the cameras to focus on a person to be distinguish by the camera. Foot-candles/ higher wattage and efficiency of the lights has to be upgraded so that higher foot-candles output can be achieved, including the minimum lighting that can be recognized by the security cameras.

Security cameras had to be upgraded to a modern security camera configuration, from an analog to digital transmission, with upgraded wiring to the premises camera system.

### 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

<b>a. (1) FIRM NAME</b> O&S Associates, Inc.	<b>(2) FIRM LOCATION (City and State)</b> Hackensack, NJ	<b>(3) ROLE</b> Prime A/E
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### G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
VP Samy, PE	Principal-in-Charge	X	X	X	X	X	X	X	X	X	X
Suchi Jayasena, PE	Project Manager	X	X	X	X	X			X		
John Deng, PhD, PE	Senior Structural Engineer	X	X		X	X			X		
David Lubkin, PE	Structural Engineer	X	X		X	X			X		
Tariq Wasti, RA	Senior Architect	X	X		X	X	X		X		
Michael Chung, RA	Project Architect	X	X		X	X	X		X		
Ari Golden, PE	Senior FP Engineer										
Steve Gnappagasam, PE	Senior Electrical Engineer										
Galina Mitrofanova, EIT	Director of Plumbing & Fire Protection										

### 29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Asbury Park Housing Authority	6	Vitus Development Inc. Projects
2	New York City Housing Authority	7	Hightstown Housing Authority Boiler Replacement
3	Housing Authority of the City of Elizabeth	8	1199 Housing Corporation
4	Dayton Beach Park No.1 Housing Corporation	9	HUD Nagel House, Inc.
5	Clayton Apartments	10	Nyack Housing Authority

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE CONTRACTING AUTHORITY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### FIRM QUALIFICATIONS



#### ARCHITECTURE

- New Construction
- Lobby Renewal
- Parks and Landscape
- ADA Compliance
- Renovations
- Fitness Center
- Retail Space

#### MEP ENGINEERING

- HVAC
- Fire Alarm & Sprinkler
- Panic Systems
- Retrocommissioning
- Benchmarking
- Oil/Gas Conversions
- Solar Energy
- Security & Access Controls
- Energy Audits
- Lighting Design
- Sub-metering
- Co-generation
- Back-Up Power
- Water Distribution
- Geothermal
- Plumbing

#### CIVIL/SITE ENGINEERING

- Site Planning and Design
- Municipal Approvals
- Environmental Studies
- Parking and Roads
- Storm Water
- Drainage
- Foundations
- Utility Services

#### RESTORATION AND RENEWAL

- Parking Garages
- Façades
- Condition Assessment
- Construction Management
- Structural Repair/Upgrade
- Roofing
- Windows
- Additions
- Upgrades
- Seismic Retrofit

#### CONSULTING

- Parking Consulting
- Traffic Engineering
- Façade/Structural Inspections
- Litigation Support
- Owners Representation
- Reserve Analysis
- Site Analysis
- Financial Analysis
- Due Diligence
- Bidding Services
- Transition Studies
- Facility PNAs

O&S was founded in 1996 to provide engineering, architectural, restoration, and planning services and is an MBE firm. Since our founding, we have designed, managed, planned, evaluated, and supervised over projects in 25 States for over 1,200 clients including Housing Authorities, Municipalities, Parking Authorities, Hospitals, Universities, Residential, Institutional, and Commercial clients. Our structural engineering services include structural condition assessments, inspections, construction cost estimating, third party reviews, design criteria development, value engineering, constructability reviews, repairs, rehabilitation, vertical expansion, durability consulting, and construction management.

O&S has more than 15 years of experience in the multi-family residential building design and construction and rehabilitation field, providing knowledge of rental housing construction, design, redevelopment, and associated issues. We also possess more than eight years of experience working with public housing and other affordable housing projects. O&S has had ample experience in the restoration of façades, roofs, balconies, lobbies, corridors, fitness centers, kitchens, flooring, boilers, furnaces, fire protection, electrical upgrades, and parking structures.

We are a full-service Engineering and consulting and design firm with our services including building envelopes, façade restoration, façade law inspections, roofing, windows, plazas and public spaces, waterproofing, fire protection, lighting design, paving and site civil restoration, HVAC assessments and design, energy studies, retro-commissioning, and cost estimation. Our design team members maintain a vast array of expertise and experience, offering a diverse skillset to our clients. Thus, O&S has become synonymous with functional, innovative, sustainable, and cost-effective solutions that provide great value for our clients. O&S's engineers and architects work collaboratively with our clients to define the goals and financial objectives of each project to develop facilities that exceed the expectations of our clients.

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

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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.

The professional services of the O&S staff are controlled and managed with a rigorous project management system. Project assignments are performed under the close supervision of the Corporate Principals with regularly scheduled weekly meetings to ensure that the necessary corporate resources are committed for the various project assignments. We begin our approach by reaching a mutual understanding with the client regarding the goals for the project including schedule.

### **HUD FAMILIARITY**

We have worked at many properties that are either HUD-financed or regulated, including Housing Authorities and Mitchell-Lama Developments. We have therefore become very proficient at following HUD Modernization Standards. In the past 10 years, we have provided Professional A/E services at the following properties utilizing HUD Modernization Standards:

- Trenton Housing Authority – Trenton, NJ
  - Asbury Park Housing Authority – Asbury Park Village, Washington Village, Lincoln Village, Comstock Court, Lumley Homes, and Boston Way Village
  - Atlantic City Housing Authority – Inlet Tower and Shore Park High Rise Concrete Repairs
  - Hialeah Housing Authority – Hialeah, FL
  - Newark Housing Authority – Geraldine “GiGi” Foushee Towers Restoration – Newark, NJ
  - Elizabeth Housing Authority – Farley Towers Senior Housing Complex – Elizabeth, NJ
  - Hightstown Housing Authority – Hightstown Homes Retirement Home Boiler Replacement – Hightstown, NJ
  - Nyack Housing Authority – Security Updates – Nyack, NY
  - New York City Housing Authority IDIQ – New York City, NY, Facade repairs on 90 residential buildings that include 6,067 apartments
  - HUD-Financed Dayton Beach Park Cooperative Restoration Program – Rockaway Beach, NY
  - HUD-Financed Nagel House Apartments – Condition Assessment & Restoration Program – New York, NY
  - HUD-Financed Mitchell-Lama Cooperative – Clayton Apartments – Restoration Program – New York, NY
  - Hialeah Housing Authority – Hialeah, FL
-



# STATEMENT OF QUALIFICATIONS

1. PROJECT NUMBER (If any)  
Request for Qualifications to Perform  
As-Needed Architectural/Engineering  
Services

## PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work. Limit one page per office.)

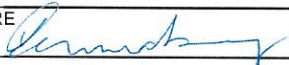
2a. FIRM (OR BRANCH OFFICE) NAME (LEGAL NAME ON FILE WITH THE OHIO SECRETARY OF STATE) O&S Associates, Inc.				3. YR ESTABLISHED 1996	4. FTID NUMBER 22-3429552
2b. STREET 145 Main Street				5. OWNERSHIP	
				a. TYPE Corporation	
2c. CITY Hackensack	2d. STATE NJ	2e. ZIP CODE 07601	2f. COUNTY Bergen County	b. SMALL BUSINESS STATUS N/A	
6a. POINT OF CONTACT NAME AND TITLE VP Samy		6b. PRESIDENT / CEO VP Samy		7. NAME OF FIRM (If Block 2a is a branch office.)	
6c. TELEPHONE NUMBER (201) 488-7144		6d. E-MAIL ADDRESS vpsamy@oandsassociates.com			
8. FORMER FIRM NAME(S) (If any)					

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	9	4	A06	Airports, Terminals	2
06	Architect	12	1	C10	Commercial Building	4
08	CADD Technician	2	1	C15	Construction Management	6
12	Civil Engineer	3		C17	Corrosion Control	1
15	Construction Inspector	4		C18	Cost Estimating	2
18	Cost Engineer/Estimator	2		D04	Design-build	3
21	Electrical Engineer	4		E02	Educational Facilities	5
25	Fire Protection Engineer	1		F03	Fire Protection	3
38	Land Surveyor	1		H04	Heating, Ventilation, Air Cond.	4
42	Mechanical Engineer	6	1	H09	Hospitals and Medical Facilities	5
48	Project Manager	9		G01	Garages, Parking Decks	6
56	Specifications Writer	2		L05	Lighting-Interior	4
57	Structural Engineer	18	10	L06	Lighting-Exterior	4
				O01	Office Buildings	2
				P07	Plumbing and Piping Design	4
				P08	Prisons and Correctional Facilities	3
				R06	Rehabilitation, Buildings, Structures	6
				R12	Roofing	3
				S03	Seismic Design and Studies	2
				S09	Structural Design	5
				T02	Testing & Inspection Services	5
	Other Employees			Z01	Land Use Studies	1
Total		73	17			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		REVENUE INDEX NUMBER	
a. Federal Work	3	1. Less than \$50,000 2. \$50,000 to less than \$100,000 3. \$100,000 to less than \$200,000 4. \$200,000 to less than \$500,000 5. \$500,000 to less than \$1,000,000	6. \$1,000,000 to less than \$2,000,000 7. \$2,000,000 to less than \$5,000,000 8. \$5,000,000 to less than \$10,000,000 9. \$10,000,000 to less than \$20,000,000 10. \$20,000,000 to less than \$50,000,000
b. Non-Federal Work	7		
c. Total Work	7		

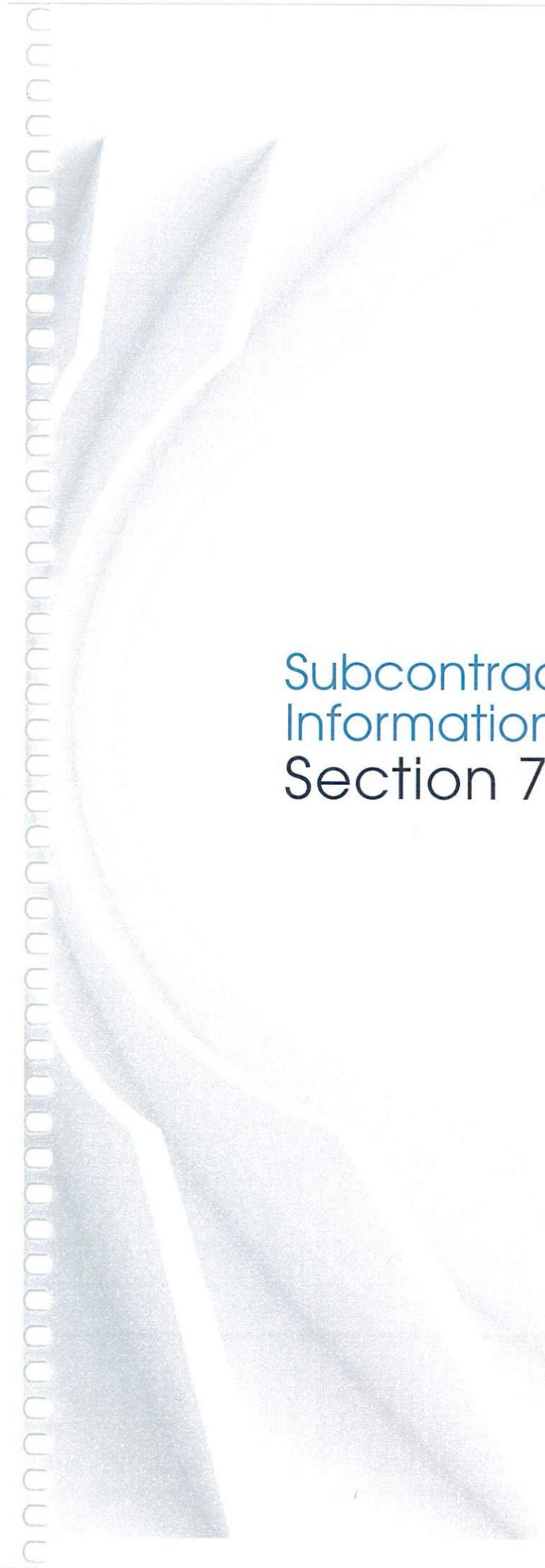
## 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 5/7/2025
c. NAME AND TITLE VP Samy – President	

Provide a separate Part II form for each firm or branch office participating on the proposed project team.





Subcontractor/Joint Venture  
Information  
Section 7



**Certifications and  
Representations  
of Offerors  
Non-Construction Contract**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No: 2577-0180 (exp. 7/30/96)

Public reporting burden for this collection of information is estimated to average 6 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offers to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**1. Contingent Fee Representation and Agreement**

(a) The bidder/offers represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offers, the bidder/offers:

(1) ☐ has, ☒ has not employed or retained any person or company to solicit or obtain this contract; and

(2) ☐ has, ☒ has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder/offers shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offers shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

**2. Small, Minority, Women-Owned Business Concern Representation**

The bidder/offers represents and certifies as part of its bid/offer that it:

(a) ☐ is, ☒ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) ☐ is, ☒ is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) ☒ is, ☐ is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- |   |  |
|---|--|
| <input type="checkbox"/> Black Americans    | <input type="checkbox"/> Asian Pacific Americans           |
| <input type="checkbox"/> Hispanic Americans | <input checked="" type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans   | <input type="checkbox"/> Hasidic Jewish Americans          |

**3. Certificate of Independent Price Determination**

(a) The bidder/offers certifies that—

(1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offers or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offers, directly or indirectly, to any other bidder/offers or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder/offers to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

(1) Is the person in the bidder/offers's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offers's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offers's organization);

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

- (iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.
- (c) If the bidder/offeree deletes or modifies subparagraph (a)2 above, the bidder/offeree must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

#### 4. Organizational Conflicts of Interest Certification

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:
- (i) Award of the contract may result in an unfair competitive advantage;
  - (ii) The Contractor's objectivity in performing the contract work may be impaired; or
  - (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.
- (b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.
- (d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

#### 5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

#### 6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

#### 7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:



5/7/2025

Typed or Printed Name:

Venkitasamy Perumalsamy

Title:

President

# Subcontractor/Joint Venture Information

NO INFORMATION IS BEING PLACED UNDER THIS TAB





## Other Information (Optional Item) Section 8





# Equal Employment Opportunity Statement

It is the policy of O&S Associates, Inc. not to discriminate against any applicant for employment, or any employee because of age, color, sex, disability, national origin, race, religion, or veteran status.

O&S Associates, Inc. will take affirmative action to ensure that the EEO Policy is implemented, with particular regard to advertising, application procedures, compensation, demotion, employment, fringe benefits, job assignment, job classification, layoff, leave, promotion, recruitment, rehire, social activities, training, termination, transfer, upgrade, and working conditions.

O&S Associates, Inc. will continue to make it understood by the employment entities with which it deals, and in employment opportunity announcements that the foregoing is company policy, and all employment decisions are based on individual merit only.

It is the policy of O&S Associates, Inc. to ensure and maintain a working environment free of coercion, harassment, and intimidation at all job sites, and in all facilities at which employees are assigned to work. Any violation of the policy should be immediately reported to your supervisor or the company EEO Officer.

Venkitasamy Perumalsamy – President



5/7/2025





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# ASSOCIATES

ENGINEERS & ARCHITECTS

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