

Project Team

Developer



General Contractor



Architect





RESUMES

GENERAL QUALIFICATIONS

Mr. Tillman, Founder and President of Bridging the Gap Development, LLC (BTG), leads the company’s mission to rebuild healthy, sustainable communities through residential & commercial development by “bridging the [real estate and opportunity] gap[s]” in a community. In order to achieve this goal, he guides the development of a variety of projects including multi-family afford-able housing, mixed-income, and market rate rental and homeownership properties; community and cultural spaces; as well as commercial real estate. BTG also has over 150 new units slated for new construction in 2022-2023. As a board member of the Housing Alliance of Pennsylvania, Mr. Tillman continues to work to ensure all Pennsylvanians, especially the most vulnerable, have access to a home within reach. He is dedicated to tackling blight, homeownership, energy efficiency, affordable housing, and homelessness. The Housing Alliance of PA supports all of our efforts, including education, coalition building, research, and advocacy with the goal to make a safe and decent home available for all Pennsylvanians.

BTG has also been able to use its business acumen to innovatively train many unemployed and underemployed individuals with construction and/or weatherization skills. BTG, itself a Minority Business Enterprise, is committed to providing opportunities to other M/WBE enterprises.

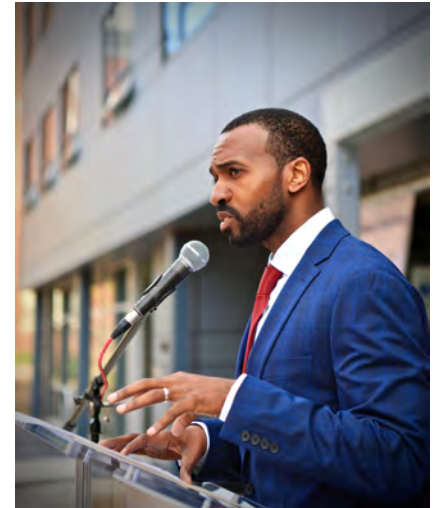
HISTORY

BTG was founded in 2006 and is a diversified real estate development firm based in Pittsburgh. To date, BTG has redeveloped over 85 units which include multi-family, commercial and single-family properties. Additionally, we previously were a partner in a weatherization business that weatherized over 900 homes throughout seven counties in Pennsylvania within a three year period. This multi-million dollar weatherization business had contracts with Gas and Electric utility companies, Housing Authorities and County Action agencies to perform services for homeowners and tenants to make their homes more energy efficient. We performed services for residents in Pittsburgh, Allegheny, Armstrong, Butler, Washington, Greene and Franklin Counties prior to selling our interests to focus on Development.

Overall, Tillman believes his unique combination of brokering commercial and residential deals as well as owning and operating several successful companies gives him a great advantage in business and serving his clients. A product of the environment he is providing for, Tillman knows what it is like to be unable to obtain employment and is very familiar with the communities he is developing. Tillman identifies mentorship as a key component and as a way to assisting people to get on tract to reaching their potential.

Expertise: Real estate Development, Real estate Sales and acquisition, Real estate Negotiation, Real-estate Rehabbing, Commercial Brokerage & Leasing, Property Management, Sustainable Design/Construction and Weatherization, Union Negotiation, Networking, Restaurant Management & Operations, Marketing.

DERRICK L. TILLMAN DEVELOPMENT TEAM, PRESIDENT



YEARS OF EXPERIENCE

15



DEGREES

B.S., 2004, Information Science, University of Pittsburgh

LICENSES/ CERTIFICATIONS

Residential and Commercial Realtor, Pennsylvania

PROFESSIONAL AFFILIATIONS

Pennsylvania Housing Alliance Board

Mayor’s City of Pittsburgh Equitable Development Committee

Inclusionary Zoning Executive Committee

Housing Opportunity Trust Fund Board

Financial Freedom Ministry Leader - Macedonia Church of Pittsburgh



THE URA WILL GET AN EXPERIENCED TEAM WITH THE RELEVANT SKILLS AND KNOWLEDGE TO HELP REALIZE A SUCCESSFUL PROJECT, GAINED THROUGH COMPLETING SIMILAR LOCAL AND NATIONWIDE PROJECTS THAT STIMULATE CREATIVE SOLUTIONS TO COMPLEX URBAN CHALLENGES.

MILLER STREET APARTMENTS

PITTSBURGH, PENNSYLVANIA

THE SITE

BTG devised a strategy to redevelop 328 Miller Street, Hill District, Pittsburgh, Pennsylvania into the Miller Street Apartments. Prior to demolition, a derelict building and a vacant parcel were situated there amongst newly built affordable and market rate housing. Redeveloping the site has become the anchor for helping to revitalize the block.

TARGET POPULATION

The Miller Street Apartments will serve 36 families within one five-story building. Of the 36 units, BTG will have Section 8 PBV subsidy from the Housing Authority of the City of Pittsburgh for nine units. These residents will pay no more than 30% of their income toward rent. More than 60% of the units serve households earning at or below 50% AMI, and all units will serve residents at or below 60% AMI. Six units will be designed for persons with mobility impairments.

RESIDENTIAL DESIGN AND COMMUNITY AMENITIES

The Miller Street Apartments is designed to include 28 one-bedroom apartments and eight two-bedroom apartments. For convenience, there is a washer and dryer in each unit. Amenities and services include a community room and office space for supportive services and property management. Residents can enjoy a landscaped entrance courtyard. Exceedingly rare, 328 Miller provides off street parking, which provides direct and private access to the building and the residential elevator.

CLIENT

Urban Redevelopment Authority of Pittsburgh

COMPLETION DATE

2019

PROJECT COSTS

\$12,000,000

BRIDGING THE GAP'S ROLE

- Developer
- Team Creation & Management
- Visionary & Innovator of Unique Affordable Housing Model
- Financing





F U K U I ARCHITECTS

OUR FIRM

Our mission at Fukui Architects is to create architectural environments that reflect the aspirations of our clients.

SMALL BUT POWERFUL

Since 1992 we've been designing beautiful places that delight the senses for work, play, thinking, living, studying, making, dining, and planning. Clients have included Verizon, Phipps Conservatory, PPG Paints Arena, Carnegie Mellon University, Consol Arena, Pittsburgh Penguins Arena, PNC Bank, The Community Builders, Cygnus Manufacturing, and Armada Supply Chain Solutions, among many others. Find our full list of clients [here](#).

We use space planning, light, sustainable materials, color, texture, site orientation, and building systems to both engage and protect from the natural world, especially in context with the surroundings. We work collaboratively with our clients to develop the ultimate strategic design to address our clients' financial objectives and their needs for functionality, beauty, and sometimes whimsy.

Our projects have included new construction and renovations of offices, retail stores, restaurants, single-family and multifamily residences, higher education, and warehouse facilities. We consistently deliver on-time, on-budget. Fukui is a certified minority-owned business.

LEADERSHIP (PEOPLE)



AIA, IIDA, NCARB, LEED AP

Felix established Fukui Architects in 1992 several years after receiving his Master of Architecture degree from Carnegie Mellon University. He is a registered architect in Pennsylvania, Ohio, New York, Connecticut, Kentucky, Virginia, and West Virginia, and is IIDA and NCARB Certified. His design projects range from a two-million-plus square foot business park to a demonstration kitchen at Phipps Conservatory and the PPG Paints Arena People's Gate Eternal Flame Monument.



AIA, NCARB, LEED AP, EcoDistricts AP

Kento has been with Fukui Architects for over 21 years and is now a partner. He is a registered architect in Pennsylvania and Florida and is NCARB certified. He took over as project manager for the firm's small projects within a year of graduating and has been taking on larger roles ever since. Now, all atypical projects in the office land on Kento's desk! He graduated from Carnegie Mellon University with a Bachelor of Architecture degree, and received a bilingual (Japanese/English) diploma from the St. Mary's International School in Tokyo. In addition to being a LEED AP, he is certified as an EcoDistricts Accredited Professional and is a Certified Accessibility Inspector and Plans Examiner by the International Code Council (ICC).

OUR FIRM CULTURE



ARTICLE from BikePGH. We are also engaged as a company and as individuals with various community-focused projects; you can read about some of them HERE.

WHAT WE DO

We work with a range of real estate needs in office, industrial, retail, residential, and institutional projects such as:

- New Construction
- Adaptive Reuse
- Design/Build
- Building Renovation
- Historic Renovation
- Building Audit
- ADA Compliance Audit
- Landlord Support/Tenant Services
- Building Inventory/CAD Database



Louis E. Waller III

President

Executive Summary

Mr. Waller began his career with Waller Corporation in 1987 and became President in 1999. He has developed a core group of highly experienced estimators, project managers, and supervisors. Mr. Waller has developed a company philosophy on contracting and project management that is simple – Provide experienced and knowledgeable professionals, who understand every aspect of construction, use only the highest quality and cost affective materials available, and use state of the art construction techniques for every project regardless of the size or scope.

Community is an essential part of Mr. Waller's life and he continues to be very active in the Washington County charitable community. He currently is the Campaign Chairman of the Annual United Way fund drive, Director of the Washington Federal Savings Bank, and a board member of the Washington County Airport Advisory Board. In the past, Mr. Waller was the Chairman of the Washington County Drug and Alcohol Advisory Board, Chairman of the Washington County American Heart Association, Directors of the American Red Cross, Director of the Washington County Habitat for Humanity, Member of the Washington Kiwanis Club, and Director of the Washington Y.M.C.A. He was also the head coach of the Canon McMillan Girls Basketball Team for two seasons.

Mr. Waller graduated from Trinity High School in Washington, Pennsylvania. From there he went on to receive his Bachelor of Science from West Virginia University. Mr. Waller also received his M.B.A. from Waynesburg University.

Education

- Carnegie Mellon University Wean Hall Entrance and LaPrima Coffee Bar
- Carnegie Mellon University Margaret Morrison Carnegie Hall
- Carnegie Mellon University – University Center
- University of Pittsburgh Homewood Community Engagement Center Phase I & II
- University of Pittsburgh LRDC 4th Floor Restroom
- University of Pittsburgh Cathedral of Learning
- University of Pittsburgh Victoria Hall
- University of Pittsburgh McGowan Institute
- University of Pittsburgh Langley/Crawford Hall Classroom
- University of Pittsburgh Mervis Hall
- West Virginia University Evensdale Library
- California University of Pennsylvania Kara Alumni House
- Waynesburg University – Multiple Dormitories
- Waynesburg University Wellness Center
- California Middle School Addition/Renovations
- Trinity Middle School Interior Renovations
- Washington Elementary School interior/Exterior Renovations

Retail/Commercial

- Canon House
- Washington County Court House Annex
- Washington County Redevelopment Authority New Eagle Senior Housing
- Washington County Health Center Renovations
- Washington County Redevelopment Authority Burgettstown Elderly Housing
- Washington County 911 Data Center
- Washington County Redevelopment Authority Liberty Towers Apartments
- Washington County Redevelopment Authority Century Plaza Apartments
- JC Penny
- The Marquee Theater – The Highlands
- Quaker Steak and Lube – The Highlands
- Washington Christian Outreach
- Citizens Library Renovations
- Ebenezer Baptist Church
- TJ Max – The Highlands
- Books-A-Million – The Highlands
- Liberty Towers
- Century Plaza
- Verizon – The Highlands

Waller Corporation
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Retail/Commercial continued

- Falk Library Elevator Renovations
- Hazelwood Housing Phase 2
- Bidwell Training Center Material Supply
- Nazareth Baptist Church
- First United Methodist Church
- TRPIL Headquarters Additions/Renovations Phase

Healthcare/Medical

- UPMC Forbes Tower Dry Cooler
- UPMC Presbyterian Gamma Knife Equipment Replacement
- UPMC Presbyterian Elevator Renovations
- UPMC Presbyterian/Shadyside Starbucks Upgrades
- UPMC Presbyterian Hospital Nutritionist Offices
- UPMC Presbyterian/Montefiore Linen Rooms
- UPMC Presbyterian GI Lab Fluoro
- UPMC WPIC Sleep Lab
- UPMC Department of Surgery Labs
- UPMC Shadyside Pain Management Building
- UPMC Shadyside Ground Floor Lab Renovations
- UPMC Latrobe Heart Associates Expansion
- UPMC Scaife Hall Molecular Lab
- UPMC Department of Pathology Offices
- UPMC Kaufmann Building Renovations
- UPMC Iroquois Building
- UPMC Braddock Wellness Center
- UPMC St. Margaret Linear Accelerator
- UPMC Magee Woman's Hospital Islay Building 3rd Floor
- Washington Hospital Wellness Center
- Pinnacle Treatment Center