

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC

GENERAL INFORMATION

Parks-Player Architecture & Planning, LLC
85 Cleveland St., Suite #201
Greenville, South Carolina 29601
Telephone: (864) 382-5000
E-mail address: sfox@parksplayer.com

Year Present Firm established: 2014

Names of Principals to Contact:

Randall L. Parks, President
Office: (864) 382-5000 ext. 239
rparks@parksplayer.com

Thomas (Tee) Player, Vice-President
Office: (864) 382-5000 ext. 231
tplayer@parksplayer.com

Orville V. Player, III, Manager
Office: (864) 382-5000 ext. 235
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PRINCIPALS

RANDALL L. PARKS, ARCHITECT

Mr. Parks has been employed by this firm since its formation and is a partner with the firm. Before establishing Parks-Player, he had worked for Miller/Player & Associates since 1989 and became a partner of that firm which dissolved in 2014. He earned his Degree of Bachelor of Science in 1988 and Masters of Architecture in Health Care in 1992 from Clemson University. Mr. Parks has been registered to practice architecture in the State of South Carolina since September 1994. Mr. Parks has NCARB certification and can be registered to practice architecture in any state within two to three weeks.

THOMAS (TEE) PLAYER

Mr. Player has been employed by the firm since its formation and is a partner of the firm. Before establishing Parks-Player, he was with Miller/Player & Associates since 2009 until it dissolved in 2014. He earned his Degree of Bachelor of Science in Business Administration in 2001 from the College of Charleston. Prior to working with Miller/Player, Mr. Player worked for a Commercial Real Estate Investment Company.

ORVILLE V. PLAYER, III, ARCHITECT

Mr. Player has been with this firm since its formation and is a partner with the firm. Prior to that he was with Miller/Player & Associates from 1972 to its dissolution in 2014. Prior to working with Miller/Player in which he was a partner, he spent four years in the employment of architectural firms in South Carolina, Georgia, and Puerto Rico. Mr. Player obtained his professional education at Clemson University, specializing in Architectural Design and receiving a Bachelor of Architecture Degree in 1969. He has been registered to practice architecture in the State of South Carolina since 1973 and is also registered in North Carolina, Virginia, and Georgia. Mr. Player has NCARB certification and can be registered to practice architecture in any state within two to three weeks.

PROFESSIONAL DISCIPLINES AND CAPABILITIES OF FIRM

Professional Architectural Design Services

Site Planning

Master Planning

Landscaping and Related Services (grading, erosion control, drainage, detention, etc.)

Cost Estimating and Cost Analysis

Professional Consultant Services

Review of existing projects for Code, Fire and Safety, Health and Handicapped Compliance.

Periodic inspections for lending institutions for compliance and loan disbursement.

Planning, design and cost.

Through use of outside consultants under supervision of the architectural firm, the following services:

Structural, mechanical and electrical engineering.

Environmental analysis (asbestos, lead-based paint, radon, PCB's, etc.)

Detailed cost analysis

Civil Engineering

FIRM EXPERIENCE

Parks-Player Architecture and Planning, LLC is a full-service medium-size architectural firm that has designed a broad range of projects including but not limited to apartment and dormitory complexes, assisted living facilities, medical offices, shopping centers, hotels, industrial plants, warehouses, and professional office buildings.

Over half of Randall Parks' and Orville (Buddy) Player's experience has been in the broad area of multi-family residential facilities with Miller/Player & Associates. They have designed in excess of 120,000 living units consisting of conventional apartments, independent living apartments, assisted living facilities, timeshare condominiums, resort condominiums, HUD D4 apartments, HUD 232 assisted living, government family housing, condominiums, town homes, college dormitories, single-family housing, public housing, and various states' tax credit apartments. These units have been in buildings from one to nine stories in height using many types of materials. Construction cost range from \$45,000 per unit to over \$600,000 per unit.

Mr. Parks and Mr. Player also have significant experience in the area of health care and retirement/elderly living facilities. These projects include medical offices and clinics, nursing homes and assisted living centers, housing for the elderly and the mentally challenged, and retirement communities containing patio homes, apartment buildings, and clubhouse/recreational facilities.

Parks-Player Architecture and Planning, LLC provides full architectural services, land planning, landscape and has a full range of consultants for structural, mechanical, plumbing, electrical, and civil engineering.

REFERENCES

Ted Brashier
P.O. Box 17859
Greenville, SC 29606

Kevin Connelly
Connelly Builders, Inc.
125 Old Chapin Road
Lexington, SC 29072

David Swindell
WXZ Development, Inc.
22720 Fairview Center Dr.
Suite 150
Fairview Park, OH 44126

Mark Richardson
Greenway Residential Development
14120 Ballantyne Corporate Place
Suite 575
Charlotte, NC 28277

Gordon Gibson
Hunter Gibson
Standard Capital Partners
10 S. Academy St.
Greenville, SC 29601

Alex Dmyterko
Blackstream
20 Overbrook Ct. Suite 400
Greenville, SC 29607

PROJECTS UNDER CONSTRUCTION OR IN DESIGN STAGE

Brevard Rd. – Arden, NC – 244 units
Cape Landing Apts. – Wilmington, NC – 60 units
Chandler Crossing – Greer, SC – 86 units
*Danbury Commons – Spartanburg, SC – 48 units
Glen Rose Apts. – Easley, SC - 215 units
*Livewell Terrace – Bluffton, SC – 120 units
*Magnolia – Sumter, SC – 50 units
*Marsh Pointe – Beaufort, SC – 72 units
*Orchard Commons – Hartsville, SC – 56 units
*Percival Square – Raeford, NC – 48 Units
Pine Court – Beaufort, SC – 60 units
*Sandalwood Apartments – Hilton Head – 118 units
*Sweetbay Terrace – Rock Hill, SC – 156 units
*The Village at Center Street – Bennettsville, SC 54 units
*Union at Laurel Bay – Beaufort, SC – 150 units
Venture at Okatie Bluff – Bluffton, SC – 150 units
*Woodland Townes – Lexington, SC – 56 units

**Indicates Low Income, State Housing Authority, or Work Force Housing*

+ - 10 Projects various states – SC, NC, VA, Tenn. –State Housing Authority

RECENT MULTI-FAMILY AND OTHER PROJECTS

(Some projects listed below are former Miller/Player & Associates for which the Principals of Parks-Player were the Architect of Record and directed all client meetings, design and site observations during construction)

*Addison Pointe – Columbia, SC – 80 units
Annacey Park Townhomes - Greenville, SC
Appian Way - 204 units - North Charleston, SC
Arbors At Fairview - 168 units - Simpsonville, SC – HUD
*Ashley Pointe Apartments – 56 units - Beaufort, SC
*Ashton Pointe - Tax Credit/Elderly - Walterboro, SC
Autumn Woods Apartments - 144 units - Mauldin, SC – HUD
Bailey Gardens - Lake City, SC
Beechwood Commons - 182 units - Athens, GA – HUD
*Beechwood Place – 80 units - Concord, NC
*Brookside Crossing – 162 units – Columbia, SC – Tax Credit
Cambridge Court - 64 units - Florence, SC
Cambridge Hills Independent Living - Roxboro, NC
Cambridge Oaks II – 80 units - Kings Mountain, NC
Camden Pointe Apts. – 60 units - Mocksville, NC
*Catawba Crossing – 50 units - Rockhill, SC
*Cedarbrook Apartments – 60 units - Camden, SC
*Cedarwood Pointe – 72 units - Charlotte, NC
*Centre Court Apartments – 78 units - Greenville, NC
Center Pointe Apartments - 132 units - Greenwood, SC – HUD
Chandler Crossing Apartments – 86 units – Greer, SC
Clam Farm - 62 condominium units - Folly Beach, SC
Clam Farm Condos – Phase 2 & 3 – Folly Beach, SC
Club Village/The Cliffs At Walnut Cove - 20 townhouse units - Asheville, NC

Multi-Family and Other (Con't):

Companion @ Carter Mill - 144 units - Sumter, SC - HUD
Companion @ Crescent Pointe - 144 units - Seneca, SC -
Companion @ Horton Farms - 40 units - Easley, SC
Companion @ Lee's Crossing - 192 units - Spartanburg, SC - Bond
Creeside Village - 60 units - Easley, SC
Enclave at Deep River II - 52 units - High Point, NC
Enclave Blythewood - Columbia, SC - HUD
Enclave Blythewood-Phase II - Columbia, SC - 156 units - HUD
Enclave Paris Mountain - Greenville, SC - 232 units
Enclave Paris Mountain Apts. Phase II - Greenville, SC - 170 units
*Evergreen Landing - 60 units - Gastonia, NC - Tax Credit
Fogel Building - Georgetown, SC
*Forest Glen - 60 units - Clinton, SC
Forest Pointe - 120 units - Walterboro, SC - HUD
Fox Run Apartments - 120 units - Camden, SC - HUD
Glenbrook Apts. - Easley, SC - 84 units
*Glenwood Hills - 60 units - Morganton, NC - Tax Credit
Greenbrier Apartments II - 168 units in Columbia, SC
Greer Gardens - 168 Units in Greer, S.C. - HUD
*Hallmark At Truesdale - Lugoff, SC - Tax Credit
*Hampton Crest - 64 units - Anderson, SC - Tax Credit
*Hampton Green - 72 units - Anderson, SC - Tax Credit
*Harpers Glen Apts. - Clinton, NC - 72 units
Haven at Mountain Oaks - 24 units - Sylva, NC - Housing for the elderly
*Hope Springs - Florence, SC - 40 units
*Hunter Oaks - Seneca, SC 50 units
Jasmine Cove - 184 apartment units - Simpsonville, SC
Kings Square II - 32 units - Kingstree, SC - Tax Credit
*Lakeview Place - Seneca, SC - 40 units
Larkspur Apartments - Simpsonville, SC - 144 units
Larkspur Apartments, Phase II - 96 units - Simpsonville, SC
Laurel Crest - Pigeon Forge, TN - Timeshare
Laurel Hill Apts. - Port Royal, SC
*Lawsons Ridge - 228 units - Boiling Springs, SC
Lexington Place- 144 units - Centerville, GA
*Madison Grove Apts. - 60 units - Wallace, NC
Maple Crossing - 108 units - Lebanon, TN
Marion Crossing - 45 units - Lake City, SC
Midland Terrace Apartments - 120 units - Summerville, SC - HUD
*MidTown @ Bull - Columbia, SC - 90 units
*Morgan Pointe Apts. - 120 units - Elizabeth City, NC
Mountain Loft, Phase IV - 55 Units in Gatlinburg, TN - Timeshare
Oak at Eagles Landing - Stockbridge, GA - Clubhouse
Oneil Point - 42 units - Columbia, SC
Osprey Pointe - 72 units - Tax Credit - North Charleston, SC
*Peaks at Conyers - 260 units - Conyers, GA - Tax Credit
*Peaks @ West Atlanta - 214 units - Atlanta, GA - Tax Credit
Pebblebrook Apartments - 48 units - Newberry, SC
*Piedmont Point - 48 units - Greer, SC
*Pintail Pointe - Beaufort, SC - 84 units
*Poinsett Commons - 44 units - Travelers Rest, SC
Preston Pointe Apts. - Clemson, SC
Providence Park - Phase I - 216 units - Columbia, SC - HUD

Multi-Family and Other (Con't):

Reserve @ Wescott - 192 units - North Charleston, SC
Reserve @ Wescott, Phase II - 92 apartment units - North Charleston, SC
Richland (The) At Cleveland Park - Condominiums - 24 Units over Parking - Greenville, SC
Richmond Place Apartments - 120 units - Georgetown, SC
Seven Farms Apartments - Daniel Island Shady Grove Apts. - 72 units - Charleston, SC
The Elle - Bluffton, SC - 280 units
The Streams at Battery Park - 252 units - Anderson, SC
Tuscan Heights - 252 units - Greer, SC
Townhomes on Keowee - 92 Townhomes - Keowee Lake, SC
University Center - 156 Units - Charlotte, NC
Vinings @ Brookfield - 224 units - Greenville, SC
Vinings @ Brushy Creek - 120 units - Greer, SC
Vinings @ Duncan Chapel - 196 units - Greenville County, SC - HUD
Vinings @ ICAR Apartments - 244 units - Greenville, SC
Vinings @ Market Commons - 288 units - Myrtle Beach, SC
Vinings @ Rice Creek - 264 units - Port Wentworth, GA
Vinings @ Roper Mountain - 208 units - Greenville, SC
Vinings @ Roper Mountain, Phase II - 60 units
Vinings @ Spanish Fort - 240 units - Spanish Fort, AL
Vinings @ Towne Center - 192 unit - Myrtle Beach, SC
Vinings @ University Center - 156 Units - Charlotte, NC
Vinings @ Wescott - 192 units - North Charleston, SC - HUD
Vinings @ Wildwood - 168 units - Morehead City, NC - HUD
Vinings @ Wildwood II - 60 units - Morehead City, NC
Walker's Crossing, Phase II - 72 units - Knoxville, TN
*Westbrook Trace - 84 units - Salisbury, NC
Woodridge Court - 80 units - Wilmington, NC

+/- 42,000 units designed prior to the year 2000

ELDERLY LIVING AND HEALTH CARE PROJECTS
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ASSISTED LIVING:

Bellaire @ Stone Port - Harrisonburg, VA - 64 Assisted Living and 24 Memory Care units - HUD
Cambridge Village at Apex Independent Living and Wellness Center - Apex, NC - 250 units
Cambridge Village at Wilmington, NC Independent Living, Assisted Living, Nursing and Wellness Center -
Wilmington, NC - 250 units
Country Heritage, Anderson, SC
Devonshire Assisted Living - 64 Assisted Living and 24 Memory Care units - Scott Depot, WV HUD
Lakes @ Litchfield, Litchfield, SC
Shadow Oaks, Aiken, SC
The Springs Assisted Living - Simpsonville, SC - HUD
Summit Place Assisted Living Centers:
Aiken, SC
Beaufort, SC
Beaufort, SC Phase II
Columbia, SC
Easley, SC
Genesis Place, Concord, NC
Kings Mountain, NC
Kings Mountain, NC Phase II
Mooresville, NC
Mooresville, NC Phase II
North Myrtle Beach, SC
North Myrtle Beach, SC Phase II
Riverside at Belfair - Bluffton, SC
Rock Hill, NC
Statesville, NC

ELDERLY INDEPENDENT LIVING:

Apex, NC – 250 Independent living units; 24 2-BR villas; clubhouse
Cambridge Village – Wilmington, NC 112 units
AHEPA 284 III – Irmo, SC - 43 units
AHEPA 284 IV – Columbia, SC - 38 units
Laurel Hill - 72 units - Port Royal, SC
Maplewood Apartments, Barbourville, KY (FmHA 515)
Meadowfield Apartments, Lancaster, KY (FmHA 515)
River Club, Port Royal, SC (90) (D-4)
Roxboro, NC – independent living units; clubhouse
Shady Grove - Charleston, SC - 72 units
Woodcreek Apartments, Boiling Springs, NC (FmHA 515)

CONTINUING CARE RETIREMENT:

(Active Adult Community which includes some or all of Independent Living, Assisted Living, Multi-Family, Single Family and Nursing Center ± 40 acres).

The Lakes at Litchfield - Litchfield, SC
Roxboro, NC
Summit Hills - Spartanburg, SC
Homestead Hills – Winston-Salem, NC
Kalmia Landing - Aiken, SC
Pinehurst Retirement Center - Pinehurst, SC
Ridgecrest- Mount Airy, NC
Swansgate - Greenville, SC

HEALTHCARE:

Charleston Physicians Imaging Center, Charleston, SC
Elderly Administrative Offices for Greenville
County Commission on Alcohol and Drug Abuse, Greenville, SC
Greenville Physicians MRI Imaging – Greenville, SC
Lancaster Dialysis Center – Lancaster, SC
Oakwood Orthopedic – Greenville, SC
Orthopedic Associates – Spartanburg, SC
Spartanburg Alcohol & Drug Abuse Office/Outpatient
Clinic Building, Spartanburg, Hilton Head, SC
Drs. Algary and Ross Medical Office-Greenville, SC
Medical Arts IV Medical Office Bldg.-Lancaster, SC
Medical Arts V Medical Office Bldg.-Lancaster, SC
Women's Residential Treatment Center, Detox Ctr. Greenwood, SC
and Outpatient Clinics - Spartanburg, SC